



## Agenda Report for Decision

**Meeting Date: 24 November 2022**

<b>Item Name</b>	Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Stanley Flat Code Amendment
<b>Presenters</b>	Paul Bennett, Jason Bailey and Nadia Gencarelli
<b>Purpose of Report</b>	Decision
<b>Item Number</b>	4.2
<b>Strategic Plan Reference</b>	4. Discharging Statutory Obligations
<b>Work Plan Reference</b>	4.2 Advise the Minister on Code Amendments
<b>Confidentiality</b>	Not Confidential (Release Delayed). To be released following final decision by the Minister for Planning on initiation of the Code Amendment. Anticipated by December 2022
<b>Related Decisions</b>	N/A

### Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment. Anticipated by December 2022.
2. Advise the Minister that it:
  - 2.1 Recommends the approval of the Stanley Flat Code Amendment under section 73(2)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
    - a) Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
    - b) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations provided for under the published Planning and Design Code (the Code) (on the date the Amendment is released for consultation).
    - c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

- 2.2 Recommends that Nicholls Sunset Pty Ltd (care of URPS) be the Designated Entity responsible for undertaking the Code Amendment process.
3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
- Department for Infrastructure and Transport
  - South Australian Country Fire Service
  - Department for Environment and Water
  - Native Vegetation Council
  - Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
  - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
4. Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
  - Explore the application of a smaller minimum allotment size Technical and Numeric Variation (TNV) to create additional residential land supply.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letter(s) with conditions (**Attachment 2**).
6. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
7. Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

## Background

Section 73(2)(b)(vii) of the Act provides that a proposal to amend the Code may be initiated by a person who has an interest in the relevant land with the approval of the Minister, acting on the advice of the Commission, in relation to the following matters:

- Strategic assessment against the State Planning Policies and *The Mid North Regional Plan (2011)* (the Regional Plan).
- Any person or body that must be consulted by the Designated Entity, pursuant to section 73(6)(e) of the Act.
- Any investigations to be carried out or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

The purpose of this report is therefore to provide the Commission with advice to be provided to the Minister in relation to the Proposal to Initiate submitted by Nicholls Sunset Pty Ltd (**Attachment 1**).

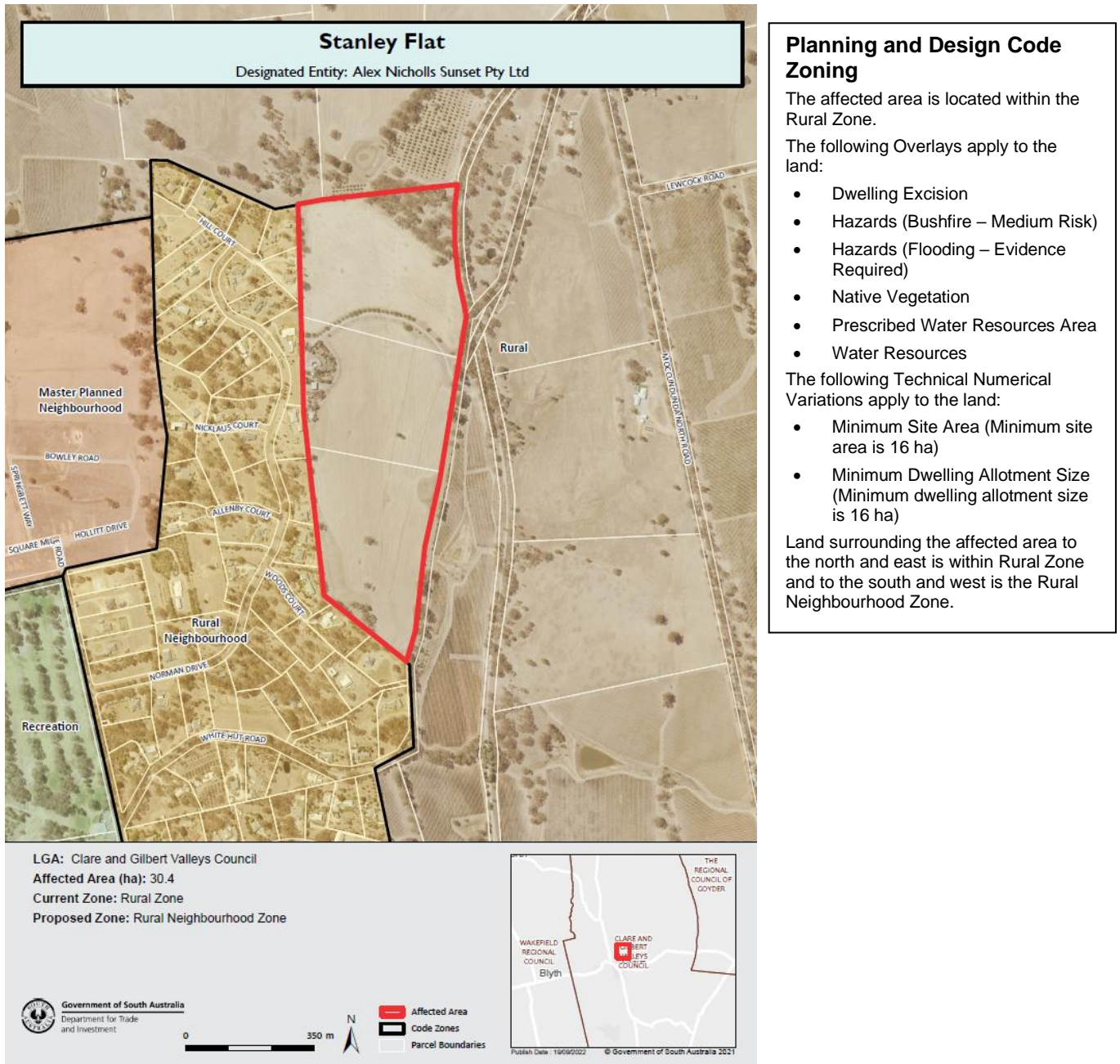
## Discussion

### Scope of the Amendment

The Proposal seeks to rezone approximately 30 hectares across three allotments from the Rural Zone to the Rural Neighbourhood Zone, providing up to 35 allotments with a minimum site area of 8,000 square metres. The affected area is located in the Clare and Gilbert Valleys Council (the Council) on Karna Country.

The affected area and current zoning are shown in the figure below.

Detailed discussion is provided in the advice to the Minister in **Attachment 3**.



The Proponent has highlighted that the Proposal is consistent with the existing pattern of land use, providing for a continuous rural neighbourhood development, that will meet demand for additional rural neighbourhood type allotments. Council has provided support to the proposed rezoning and has not raised any specific matters or concerns contained in the Proposal.

### Advice to the Minister

The attached advice to the Minister sets out the statutory and procedural elements that must be considered as part of the initiation of a Code Amendment (**Attachment 3**).

The advice recommends that the Minister approve the initiation of the Code Amendment for the following reasons and subject to conditions (as set out below).

#### *Strategic considerations*

The proposed Code Amendment will provide an additional source of Rural Neighbourhood zoned land for the township and region that is directly adjacent existing Rural Neighbourhood land to the west and south of the affected area. The Proposal will therefore increase the supply of Rural Neighbourhood Zoned land adjacent to land in the same zone, and thus, facilitate a cohesive pattern of development.

It is considered that the Rural Neighbourhood Zone has a different intent than the Rural Living Zone within the Code.

Rural Neighbourhood land is anticipated to be residential land in regional areas characterised by larger blocks (generally between 1,000m<sup>2</sup> to two hectares) than the Neighbourhood Zone, but smaller than the Rural Living Zone (generally greater than two hectares). Unlike the Rural Neighbourhood Zone, the Rural Living Zone also anticipates rural areas where dwellings are in conjunction with farming activities.

The affected area has an existing public road access, White Hut Road, providing a physical separation from the primary production land to the east.

The affected area is subject to the *Mid North Regional Plan (2011)*.

The proposed Code Amendment is considered appropriate as it:

- Is located adjacent existing Rural Neighbourhood land and is therefore considered to represent a consistent, orderly sequence of land development.
- Is not located within Character Preservation District, Environment and Food Production Areas (EFPA), scenic quality, significant landscape protection or state significant native vegetation overlay(s).
- Seeks to provide additional Rural Neighbourhood land to accommodate projected growth in the area. It also supports recent studies that have been undertaken by Council that indicate there is a strong demand for land in the Rural Neighbourhood Zone resulting in the existing zoned supply reaching capacity.
- Does not impact on the future expansion of the urban area/township.
- Will provide a minimum site area of a size (8,000 square metres) that is compatible with adjacent rural neighbourhood development and that will retain existing rural neighbourhood amenity.
- Facilitate cost-effective access to available infrastructure.
- Be accessible to a key centre with a range of community facilities and services.

Further strategic considerations and discussion are provided in **Attachment 3**.

*Procedural considerations*

The Proposal to Initiate meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 3**).

*Conditions proposed and items specified*

A number of conditions have been recommended to be specified by the Minister, pursuant to sections 73(5)(b) of the Act. In addition, it has been recommended that the Commission specify persons or bodies to be consulted with by the Designated Entity under section 73(6)(e) of the Act, as outlined in the advice to the Minister (**Attachment 3**).

**Attachments:**

1. Proposal to Initiate the Stanley Flat Code Amendment (#19279364).
2. Draft approval letters to:
  - a) Nicholls Sunset Pty Ltd (#19307006)
  - b) Clare and Gilbert Valley Council (#19307015).
3. State Planning Commission Advice to the Minister (#19306853).

Prepared by: Monika Matej

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Endorsed by: Nadia Gencarelli

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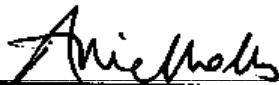
Date: 28 October 2022

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# Proposal to Initiate an Amendment to the Planning & Design Code

Stanley Flat Code Amendment

By Person with Interest in the Land (the Proponent)



(Signature Required)

Alex Nicholls Sunset Pty Ltd (the Proponent)

Date: 19 September 2022

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.

MINISTER FOR PLANNING

Date:



# Contents

<b>1.</b>	Introduction .....	1
1.1	Designated Entity for Undertaking the Code Amendment.....	1
1.2	Rationale for the Code Amendment .....	2
<b>2.</b>	Scope of the Code Amendment .....	3
2.1	Affected Area .....	3
2.2	Scope of the Proposed Code Amendment.....	4
<b>3.</b>	Strategic Planning Outcomes .....	5
3.1	Alignment with State Planning Policies .....	5
3.2	Alignment with Regional Plans .....	8
3.3	Alignment with other Relevant Documents .....	12
<b>4.</b>	Investigations and Engagement .....	14
4.1	Investigations Already Undertaken.....	14
4.2	Further Investigations Proposed.....	14
4.3	Engagement Already Undertaken .....	15
4.4	Further Engagement Proposed .....	16
<b>5.</b>	Code Amendment Process .....	17
5.1	Engagement Plan .....	17
5.2	Engagement Report .....	17
5.3	Code Amendment Timetable .....	17
	Attachment A: Certificates of Title.....	1
	Attachment B: Map of Affected Area.....	1
	Attachment c: Council Letter.....	2
	Attachment D: Letter to MP .....	3
	Attachment E: Timetable for Code Amendment by Proponent .....	1
	Attachment F: Rural Neighbourhood Zone .....	1



# 1. Introduction

The proponent (Nicholls Sunset Pty Ltd) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Allotments 1, 2 and 3 (Plan Parcel D48966) White Hut Road, Stanley Flat (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval from the Minister for Planning (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act). This proposal seeks to rezone the Affected Area from Rural to Rural Neighbourhood with a minimum allotment size of 8,000 square metres, consistent with the adjacent land.

Nicholls Sunset Pty Ltd is the proprietor for the whole of the Affected Area.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

## 1.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:  
  
Grazio Maiorano RPIA (Fellow),  
Director,  
URPS  
[gmaiorano@urps.com.au](mailto:gmaiorano@urps.com.au)  
(08) 8333 7999
- 1.1.3. This person is equivalent to an Accredited Professional level 1.
- 1.1.4. The Engagement Activities will be overseen by Anna Deller-Coombs Associate Director of URPS, who is accredited under IAP2.
- 1.1.5. The proponent intends to undertake the Code Amendment by:
  - (a) engaging URPS to provide the professional services required to undertake the Code Amendment.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

## 1.2 Rationale for the Code Amendment

The Code Amendment will support residential growth on larger allotments situated in a rural setting. The proposal is located to the northeast of Clare in the locality of Stanley Flat. The allotments within the Affected Area are situated within the Rural Zone, however, directly abut a Rural Neighbourhood Zone. This Code Amendment is seeking to extend the zoning which applies to the abutting Rural Neighbourhood Zone over the Affected Area.

The land is currently utilised for cropping and grazing purposes. However, the allotments are considered moderate in scale and not considered to be productive in their own right.

There is strong demand for land in the Rural Neighbourhood Zone which has resulted in the existing supply reaching capacity. The Technical and Numeric Variation (TNV) which applies limits minimum allotment sizes to 8000m<sup>2</sup>, lifestyle benefits and a shifting culture post COVID era are key factors fuelling this demand.

Recent studies commissioned by Council suggest there is a short supply of residential land and demand is strong. Furthermore, residential development currently underway in the nearby Master Planned Neighbourhood Zone have resulted in reduced yields as a response to demand for larger allotment sizes. When complete the estate will accommodate allotments varying in area from 450 sqm to 5,400 sqm. Allotments on the northern side of the estate range in area from 3,000 sqm to 8,000 sqm.

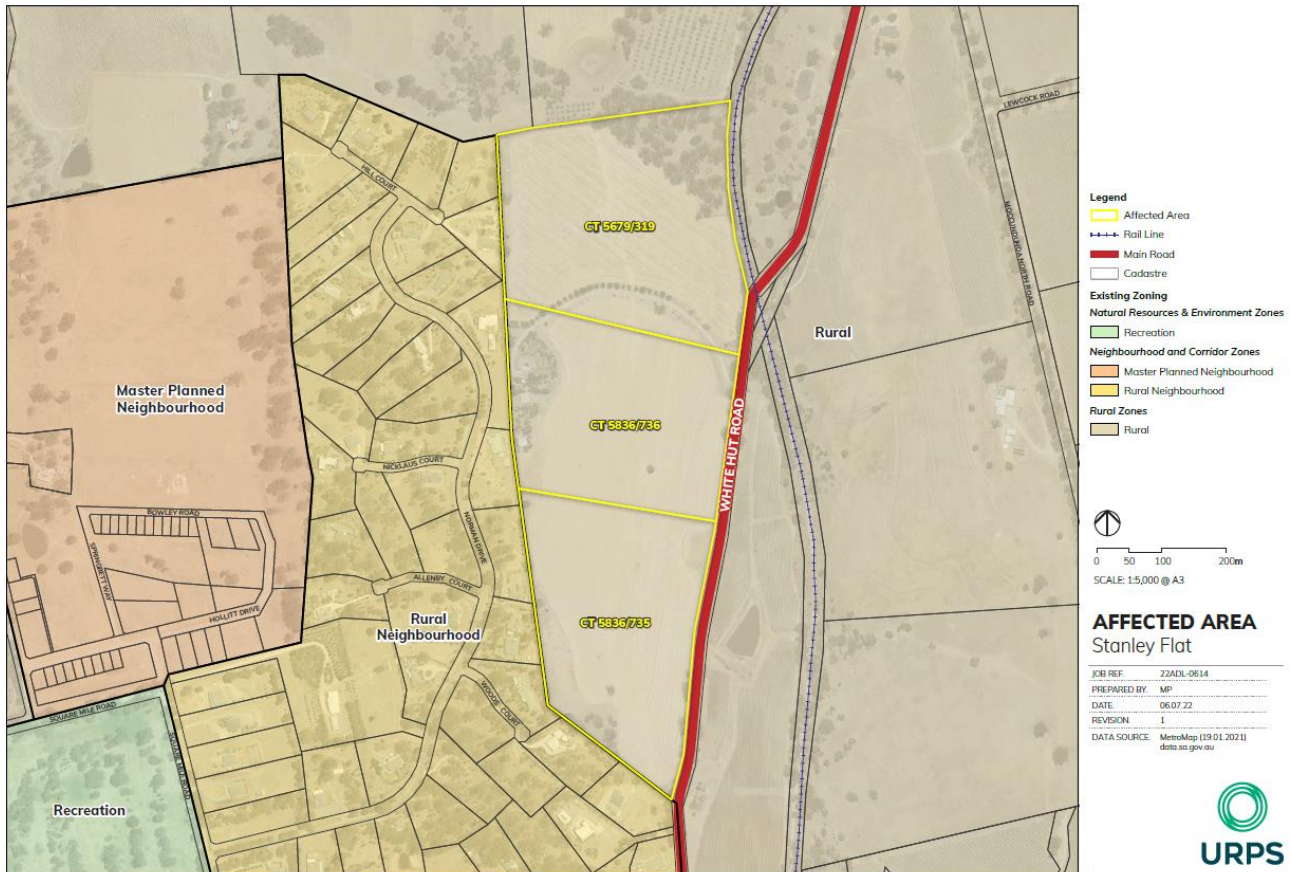
The advancement of this Code Amendment will:

- Provide an opportunity to start addressing the challenges and opportunities identified in Council's Residential Land Supply Study, through the consolidated and staged development of the area. Namely, the provision of new housing stock designed in a manner that addresses future demand and contributes to increased population and township vitality.
- Leverage a new opportunity to deliver an expansion to the sought-after Rural Neighbourhood Zone.
- Support the natural expansion of the greater township via the extension of an existing zone opposed to an ad hoc approach which could unreasonably intrude on the desired and ongoing use of neighbouring zoned land.

## 2. Scope of the Code Amendment

### 2.1 Affected Area

The Affected Area is illustrated in the map below and is also contained in **Attachment A**. The Affected Area is within the Rural Zone of the Clare and Gilbert Valleys Council.



The proposal seeks to rezone the Affected Area from Rural to Rural Neighbourhood. The Affected Area includes the following three parcels of land (Affected Area):

- CT5836/735
- CT5836/736
- CT5679/319

The Affected Area is described as the land bounded by White Hut Road to the east and the Rural Neighbourhood Zone to the west and to the south. A TNV currently applies over the land permitting a minimum allotment size of 16 hectares. A dwelling and outbuildings are currently located on the western boundary of CT5836/736 with access provided from White Hut Road. Generally, the land slopes from north to south but is undulating across the Affected Area as a whole. The northern site boundary has several established gum trees which will need to be assessed by an arborist to determine if they are significant. The remainder of the site has been cleared for cropping and grazing.

## 2.2 Scope of the Proposed Code Amendment

Allotments 1, 2 and 3 (Plan Parcel D48966) Stanley Flat

Policy	Outline
Current Policy	<p><u>Zone</u></p> <ul style="list-style-type: none"> <li>• Rural</li> </ul> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>• Dwelling Excision</li> <li>• Hazards (Bushfire - Medium Risk)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Native Vegetation</li> <li>• Prescribed Water Resources Area</li> <li>• Water Resources</li> </ul> <p><u>TNV</u></p> <ul style="list-style-type: none"> <li>• Minimum Site Area (Minimum site area is 16 ha)</li> <li>• Minimum Dwelling Allotment Size (Minimum dwelling allotment size is 16 ha)</li> </ul>
Amendment Outline	The objective of the Code Amendment is to rezone the land to Rural Neighbourhood Zone.
Intended Policy	<p><u>Zone</u></p> <ul style="list-style-type: none"> <li>• Rural Neighbourhood</li> </ul> <p><u>Overlays</u></p> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Hazards (Bushfire - Medium Risk)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Native Vegetation</li> <li>• Prescribed Water Resources Area</li> <li>• Water Resources</li> </ul> <p><u>TNV</u></p> <ul style="list-style-type: none"> <li>• Minimum Site Area (Minimum site area is 8,000 sqm)</li> </ul>

### 3. Strategic Planning Outcomes

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents

#### 3.1 Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<b>SPP 1 – Integrated Planning</b> To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	
1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	The three allotments offer a valuable land holding which could create up to 35 allotments and support Council identified growth and demand.
1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.	The Affected Area abuts a Rural Neighbourhood Zone and would create a logical extension of this zone. The proposal will accommodate additional dwellings and support population growth.
<b>SPP 2 – Design Quality</b> To elevate the design quality of South Australia’s built environment and public realm.	
2.9 Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.	The proposed zoning will reflect the surrounding context and maintain the balance between residential and urban living offerings on larger lifestyle type allotments.
<b>SPP 4 – Biodiversity</b> To maintain and improve our state’s biodiversity and its life supporting functions.	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.	The proposed rezoning will intensify current land uses, however, it is seeking to do so on land identified to have lower value from a primary production. Future development will necessitate minimum allotment sizes which could provide greater benefit to supporting biodiversity in contrast to common farming practices.
4.2 Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions.	The proposal will be considerate in design to manage interface and maintain the qualities of the area, whilst increasing the number of dwellings.
<p><b>SPP 5 – Climate Change</b></p> <p>To maintain and improve our state’s biodiversity and its life supporting functions</p>	
5.7 Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage.	The rezoning of the Affected Area and the future land division plan will consider the overall management of the area, its natural attributes and how to site new dwellings and infrastructure. Future development will necessitate minimum allotment sizes which could in fact prove to be of greater benefit to supporting biodiversity in contrast to common farming practices.
5.9 Encourage development that does not increase our vulnerability to or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.	The Code Amendment seeks to balance relevant environmental factors and utilise site investigation to inform development.
<p><b>SPP 6 Housing Supply and Diversity:</b></p> <p>To promote the development of well-serviced and sustainable housing and land choices where and when required.</p>	
6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.	The Code Amendment will support a variety of living and lifestyle options, responding to population growth and the demands that exists within the community.
6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and	As identified by the Councils Residential Land Supply Study there is a need for greater vacant serviced land to meet medium-long term demand. The Code

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
infrastructure needed to support liveable and walkable neighbourhoods.	Amendment will support the creation of allotments to achieve this objective. Additionally, the Code Amendment is seeking a logical expansion to the existing Rural Neighbourhood Zone capitalising on existing linkages with the existing township.
6.4 The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.	The Code Amendment will promote the organic growth of the township in respect to residential land supply. The Affected Area is considered the most appropriate, complementing development occurring to the east and promoting greater connectivity with the township.
6.10 Limit the establishment of rural living allotments in areas that impact on the future expansion of townships and result in the inefficient delivery of infrastructure and social services.	The desired zoning of the Code Amendment is Rural Neighbourhood Zone and not Rural Living. The zone requires higher densities than a Rural Living Zone whilst promoting an alignment to existing services.
6.11 Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.	As standalone parcels, the Affected Area is considered to be of low primary production value. The proposed zoning and envisaged size of allotments will allow for the appropriate interface management with neighbouring land uses.
<p><b>SPP 8 Primary Industry:</b></p> <p>A diverse and dynamic primary industry sector making the best use of natural and human assets.</p>	
8.2 Create local conditions that support new and continuing investment in primary industry while seeking to promote co-existence with adjoining primary industries and avoid land use conflicts.	The Affected Area will interface with Rural Zoned land which will continue to be used for primary production.
8.4 Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.	The interface with the Rural Zone will be managed through the appropriate siting and size of allotments as well as through the application of various policies provided in Code.
<p><b>SPP 11 Strategic Transport Infrastructure:</b></p> <p>To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p>	



State Planning Policy (SPP)	Code Amendment Alignment with SPPs
11.3 Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.	Site investigations will determine the scope of infrastructure works to be undertaken and how these will need to be managed.
<p><b>SPP 14 Water Security and Quality:</b></p> <p>To ensure South Australia’s water supply is able to support the needs of current and future generations.</p>	
14.5 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.	The future development of the Affected Area will consider the characteristics of the land and ensure that water sensitive urban design principles are incorporated.
14.6 Support development that does not adversely impact on water quality.	<p>The Affected Area is subject to both the Prescribed Water Resources Area and the Water Resources Overlays in the Planning and Design Code.</p> <p>The Code provides appropriate controls to ensure that the future development of the land protects water quality.</p>
<p><b>SPP 15 – Natural Hazards</b></p> <p>To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p>	
15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change	<p>The Affected Area is subject to both the Hazards (Bushfire Medium Risk) and the Hazards (Flooding - Evidence Required) Overlays in the Planning and Design Code.</p> <p>Additionally, through the Code Amendment process investigations and consultation relative to flooding and bushfire matters will be undertaken to ensure future development will appropriately manage these risks.</p>

### 3.2 Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The Mid North (Region Plan) volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<b>P1 - Recognise, protect and restore the region's environmental assets</b>	
1.2 Apply water-sensitive urban design principles and appropriate buffers to ensure development does not affect natural watercourses and drainage patterns.	The Code Amendment will include site investigations to ensure that stormwater, flooding and other environmental issues can be managed appropriately.
1.4 Pursue water-use efficiency through the built form at both house and town level by using water-sensitive urban design techniques.	The future development of the Affected Area will take into account the characteristics of the land and ensure that water sensitive urban design principles are incorporated into designs.
<b>P2 - Protect people, property and the environment from exposure to hazards</b>	
2.1 Design and plan development to prevent the creation of hazards and to avoid naturally occurring hazards.	<p>The Affected Area is subject to both the Hazards (Bushfire Medium Risk) and the Hazards (Flooding - Evidence Required) Overlays in the Planning and Design Code.</p> <p>Appropriate investigations will be undertaken to understand such hazards, their risk and mitigation measures for the Affected Area.</p>
<b>P4 - Create the conditions for the region to adapt and become resilient to the impacts of climate change</b>	
4.5 Support the incorporation of sustainable energy and water supply, conservation and efficiencies in the design of residential, commercial and industrial developments and subdivisions (for example, stormwater re-use, wind and solar technologies, green buffers, WSUD, building orientation to maximise solar access and shaded areas).	Subdivision of the allotments and future development will incorporate sustainable outcomes for the residents and broader community.
4.6 Set building standards and design guidelines to create more thermally and energy efficient buildings.	Future development will be of a suitable standard and design. The Building Code of Australia (BCA) contains technical provisions for the design and construction of buildings and other structures.
<b>P6 - Retain and strengthen the economic potential of primary production land</b>	

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>6.1 Prevent loss of productive agricultural land and potential conflict with incompatible land uses by:</p> <ul style="list-style-type: none"> <li>• focusing housing (including rural living) and industrial development in towns and industrial estates, unless directly related to primary industry</li> <li>• preventing fragmentation of agricultural land</li> <li>• managing interfaces with residential areas and other sensitive activities through the use of buffers</li> <li>• ensuring tourist-based developments are sited away from agricultural land where practical</li> <li>• designating areas of primary production significance (in particular, high value agricultural land) in Development Plans and introducing a standard set of planning controls to protect their use.</li> </ul>	<p>As standalone parcels, the Affected Area is not considered high value agricultural land. The proposed zoning and envisaged size of allotments will allow for appropriate interface management with neighbouring land uses. It is noted that this interface is currently being managed effectively.</p>
<p><b>P10 - Strategically plan and manage town growth</b></p>	
<p>10.1 Focus growth and development in existing towns and settlements based on their roles and functions, as described in Principle 10 and shown on Map D3.</p>	<p>Development of the Affected Area will see the logical expansion of the existing and established township of Clare. Furthermore, the Affected Area abuts a Rural Neighbourhood Zone and with an identified shortage of land for residential development, rezoning this land will contribute to achieving the additional capacity sought.</p>
<p>10.2 Expansion of towns should:</p> <ul style="list-style-type: none"> <li>• ensure new areas are continuous with and form compact extensions of existing built-up areas</li> <li>• prevent linear development along the coast and arterial roads</li> <li>• not encroach on areas of importance to economic development</li> <li>• not encroach on environmentally sensitive areas</li> </ul>	<p>Development of the Affected Area will promote a logical expansion of the existing and established township of Clare. As a result, residents will benefit from close linkages with the township and further contribute to its vitality.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> <li>• support the cost-effective provision of infrastructure and services (for example, health and education), avoiding unnecessary expansion or duplication of existing regional infrastructure and services</li> <li>• promote strong links between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space</li> <li>• promote development on vacant land, surplus government land and infill sites, and renewal of existing developed areas (where it does not compromise town character or heritage), before developing broadacre or greenfield sites</li> <li>• locate land for rural living in towns in such a way that opportunities for future town expansion are retained</li> <li>• retain a functional and visual separation between towns.</li> </ul>	
<p>10.8 Manage the interface between primary production activities and urban areas and towns through appropriate separation buffers such as screening vegetation and alignment of allotment boundaries</p>	<p>The proposed large 8000 sqm allotments and application of existing land use interface Code policies will ensure appropriate interface management.</p>
<p><b>P11 - Design towns to provide safe, healthy, accessible and appealing environments</b></p>	
<p>11.3 Retain town centres as the focus of retail, commercial, recreation, entertainment, community and civic activities in accordance with the role and function of the town.</p>	<p>Retail, commercial, recreation, entertainment and community services will remain within the township with dwellings and their supporting infrastructure the only envisaged development in the Affected Area.</p>
<p><b>P12 - Provide land for a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors</b></p>	
<p>12.1 Ensure a 15-year zoned supply of land for residential development in towns/centres identified for growth (refer Principle 10 and Map D3).</p>	<p>Council have identified a shortage of land supply over the next 15 years. Therefore, this land is considered of strategic importance to support population growth.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
12.2 Ensure that towns that are appropriately serviced have a range of housing types and densities to enable people to stay in their community as their housing needs change and to cater for the region's changing demographics.	The Code Amendment will support the development of additional dwellings in a rural/urban setting, ultimately offering a greater range of densities and housing types for the community and future population.

### 3.3 Alignment with other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Clare & Gilbert Valleys Council Strategic Plan 2019-2029	<p>The Clare and Gilbert Valleys Council Strategic Plan provides high level direction for the future investment and delivery of services by the Council. The vision of the Plan is to:</p> <p><i>Grow our population while maintaining an engaged, vibrant and attractive community with a shared respect for our natural and built environment and a productive economy that fosters innovation and excellence</i></p> <p>The proposed Code Amendment aligns with the following strategies, which highlight three separate yet unique matters which the Council is seeking to promote.</p> <p>Strategies:</p> <p><i>1.7. Design and deliver well-planned townships with adequate capacity for housing, infrastructure, employment, business activity and recreational areas.</i></p> <p><i>2.6. Promote the live-ability of the district as an attractive location for resettlement.</i></p> <p><i>3.10. Protect the visual and heritage amenity of the district in conjunction with Heritage South Australia.</i></p> <p>The future development of the Affected Area will contribute to each of the above strategies. It will do so by providing in demand housing stock, attractive to people looking to move to the country for lifestyle reasons whilst maintaining a Country feel which is in line with the existing character of the locality.</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>Residential Land Supply Study – Clare and Gilbert Valleys Council (2021)</p>	<p>This study identified that the Clare &amp; Gilbert Valleys Council is experiencing demand for residential growth in an environment of constrained supply. Amongst other matters, the study confirmed that:</p> <ul style="list-style-type: none"> <li>• current supply of zoned, vacant land will not meet medium-long term demand with all focus townships having less than 15-years available supply.</li> <li>• Infrastructure costs have been identified as a significant impediment to bringing land to market.</li> <li>• Council should consider investigating rezoning additional land in Clare and Auburn to meet demand for larger rural living and rural neighbourhood zoned land.</li> </ul> <p>The development of the Affected Area will aid in supplying land required to meet medium-long term demand.</p>
<p>Clare and Gilbert Valleys Economic Development Plan (2018)</p>	<p>Key objectives of the plan include implementing planning and development policies and practices that enhance the amenity of the district, encourage economic diversity, attract new residents, and support business investment. In addition, the plan seeks to develop and promote the amenity of the district to attract new residents, businesses and visitors.</p> <p>The proposed Code Amendment will promote development and attract additional residents to the area and attract township investment and community vitality.</p>

## 4. Investigations and Engagement

### 4.1 Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Residential Land Supply Study – Clare and Gilbert Valleys Council (2021)	Deliver a clear picture of current land supply across the Council LGA to support anticipated and desired population growth.	<p>The study identified that the Clare &amp; Gilbert Valleys Council is experiencing demand for residential growth in an environment of constrained supply.</p> <p>Current supply of zoned, vacant land will not meet medium-long term demand with all focus townships having less than 15-years available supply.</p> <p>Council is encouraged to consider investigating rezoning additional land in Clare and Auburn to meet demand for larger rural living and rural neighbourhood zoned land.</p>

### 4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Supply & Demand	Undertake further analysis to build upon the existing Residential Land Supply Study to confirm strong demand for residential land, particularly within a Rural Neighbourhood Zone.
Rural Interface	Review the Code to determine what policies are applicable to address land use interface issues. In discussions with PLUS, consider if a concept plan is desired to reinforce interface management issues.



Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Agronomy	Confirmation that as standalone parcels, the Affected Area is considered of low primary production value.
Stormwater and Flooding	Investigations to confirm stormwater and localised flooding can be appropriately managed. Stormwater engineer to be engaged.
Native Vegetation, including flora and fauna	Site analysis of flora, fauna and native vegetation to determine any impacts caused by development and appropriate management strategies. Flora and Fauna consultant to be engaged.
Traffic	Investigate the potential impact of the area's development upon the local road network. Traffic engineer to be engaged.
High level infrastructure capacity including wastewater	Identification of the availability of water and power to service the land. Investigation into the appropriateness of onsite wastewater systems being utilised. Services engineer to be engaged.
Bushfire	Consult with the CFS to determine the risk and appropriate mitigation strategies in relation to Bushfires.

### 4.3 Engagement Already Undertaken

In accordance with Practice Direction 2, the Clare and Gilbert Valleys Council has been consulted. The Council's letter is in Attachment C and provides support for this Proposal. No issues were raised.

Engagement has been undertaken with Planning and Land Use Services (Code Control Group) on this proposal. In summary, the following matters were raised by the agency:

Agency	Investigations / Matters Highlighted by Council (TOG)	Preliminary Response
PLUS	Services and Utilities, including wastewater management	Addressed under proposed investigations.
PLUS	Infrastructure provision – the mechanism for providing infrastructure to the area	Investigate available mechanisms for providing necessary infrastructure.  Unlikely to be required. However, noting this will be dependent on traffic investigations.
PLUS	Traffic study	Addressed under proposed investigations.

Agency	Investigations / Matters Highlighted by Council (TOG)	Preliminary Response
PLUS	Supply and demand	Addressed under proposed investigations.
PLUS	Environmental – flora, fauna, native veg	Addressed under proposed investigations.
PLUS	Interface management, including adjacent rural uses, horticulture and on-site wastewater management	Addressed under proposed investigations.
PLUS	Bushfire	Addressed under proposed investigations.
PLUS	Possible site contamination	The Site Contamination Framework requires site contamination assessment at land division where a more sensitive use is proposed. It is therefore not proposed to undertake site contamination investigations at this stage.

#### 4.4 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the associated Engagement Plan outlines what additional engagement will be undertaken to support the Code Amendment.

## 5. Code Amendment Process

### 5.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity has prepared a preliminary Engagement Plan for the proposed Code Amendment. The Engagement Plan includes the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
  - the owners or occupiers of the land; and
  - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

### 5.2 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

### 5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined Attachment B. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

# Attachment A: Certificates of Title



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5836 Folio 735

Parent Title(s) CT 5679/317  
Creating Dealing(s) TG 8901482  
Title Issued 05/02/2001 Edition 2 Edition Issued 30/03/2019

### Estate Type

FEE SIMPLE

### Registered Proprietor

NICHOLLS SUNSET PTY. LTD. (ACN: 631 503 912)  
OF PO BOX 821 CLARE SA 5453

### Description of Land

ALLOTMENT 1 DEPOSITED PLAN 48966  
IN THE AREA NAMED STANLEY FLAT  
HUNDRED OF CLARE

### Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE ETSA CORPORATION (TG 6244552)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 8901482)

### Schedule of Dealings

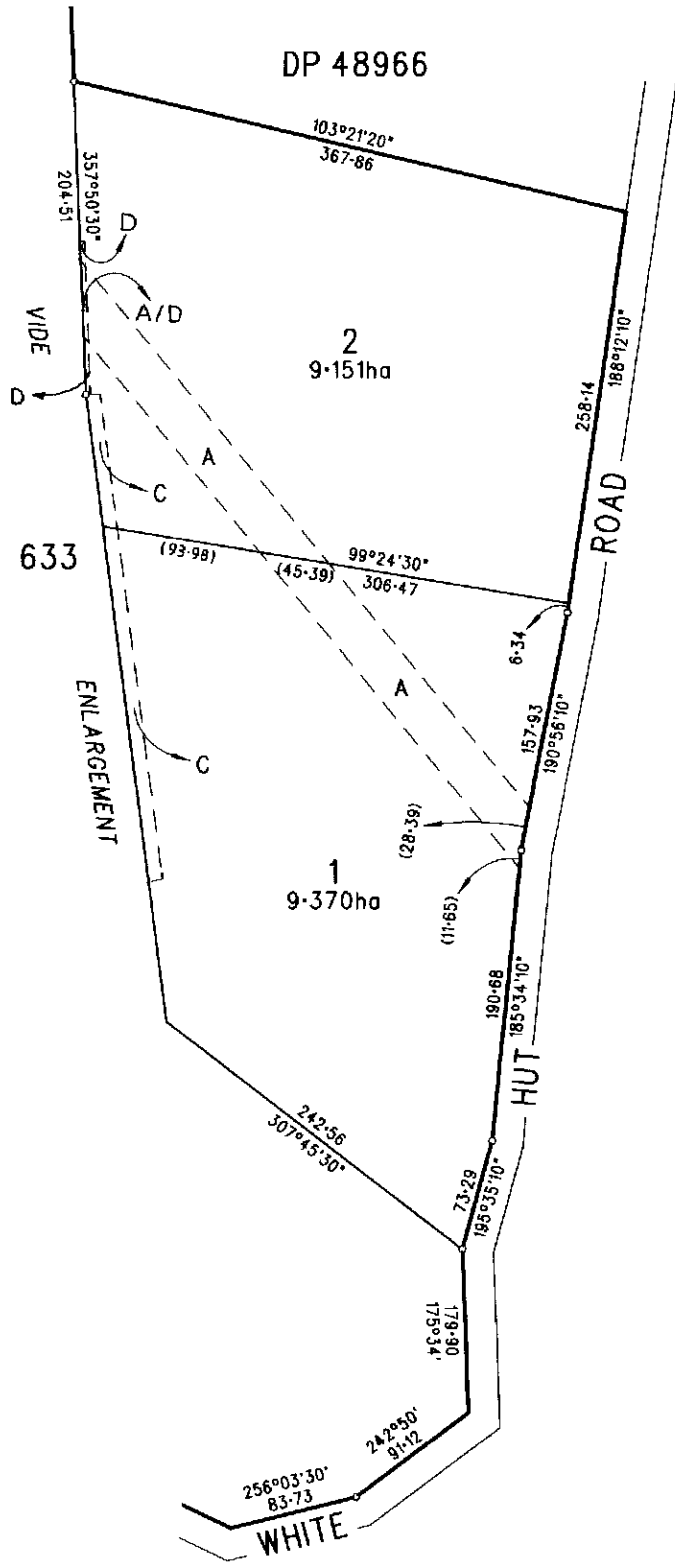
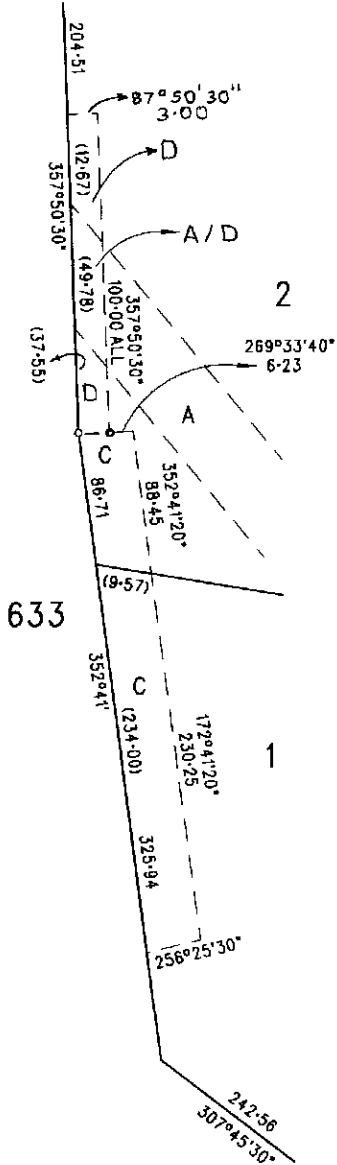
Dealing Number	Description
8375482	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



**ENLARGEMENT**  
NOT TO SCALE



## Certificate of Title

**Title Reference:** CT 5836/735  
**Status:** CURRENT  
**Parent Title(s):** CT 5679/317  
**Dealing(s) Creating Title:** TG 8901482  
**Title Issued:** 05/02/2001  
**Edition:** 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/03/2019	30/03/2019	13081415	TRANSFER	REGISTERED	NICHOLLS SUNSET PTY. LTD. (ACN: 631 503 912)
08/10/1997	15/01/1998	8375482	AGREEMENT	REGISTERED	





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5836 Folio 736

Parent Title(s) CT 5679/318  
Creating Dealing(s) TG 8901482  
Title Issued 05/02/2001 Edition 2 Edition Issued 30/03/2019

### Estate Type

FEE SIMPLE

### Registered Proprietor

NICHOLLS SUNSET PTY. LTD. (ACN: 631 503 912)  
OF PO BOX 821 CLARE SA 5453

### Description of Land

ALLOTMENT 2 DEPOSITED PLAN 48966  
IN THE AREA NAMED STANLEY FLAT  
HUNDRED OF CLARE

### Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE ETSA CORPORATION (TG 6244552)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C AND D TO DISTRIBUTION LESSOR CORPORATION  
(SUBJECT TO LEASE 8890000) (TG 8901482)

### Schedule of Dealings

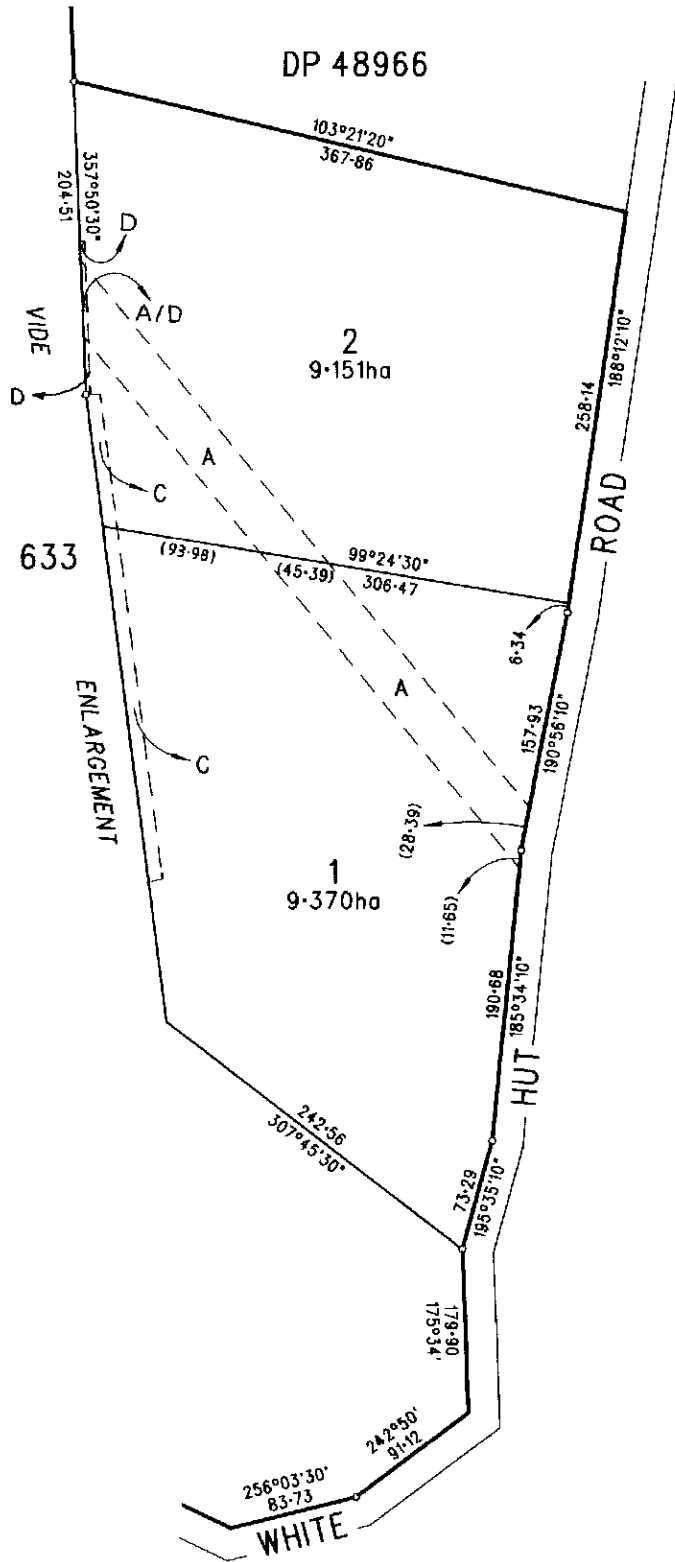
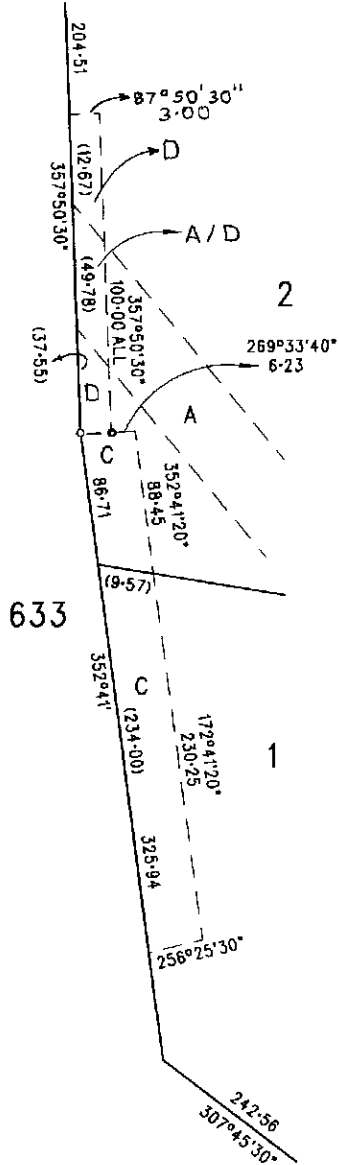
Dealing Number	Description
8375482	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



**ENLARGEMENT**  
NOT TO SCALE



## Certificate of Title

Title Reference: CT 5836/736  
Status: CURRENT  
Parent Title(s): CT 5679/318  
Dealing(s) Creating Title: TG 8901482  
Title Issued: 05/02/2001  
Edition: 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/03/2019	30/03/2019	13081415	TRANSFER	REGISTERED	NICHOLLS SUNSET PTY. LTD. (ACN: 631 503 912)
08/10/1997	15/01/1998	8375482	AGREEMENT	REGISTERED	

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5679 Folio 319

Parent Title(s) CT 5469/187  
Creating Dealing(s) RTU 8449814  
Title Issued 05/08/1999 Edition 2 Edition Issued 30/03/2019

### Estate Type

FEE SIMPLE

### Registered Proprietor

NICHOLLS SUNSET PTY. LTD. (ACN: 631 503 912)  
OF PO BOX 821 CLARE SA 5453

### Description of Land

ALLOTMENT 3 DEPOSITED PLAN 48966  
IN THE AREA NAMED STANLEY FLAT  
HUNDRED OF CLARE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
8375482	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2) FOR DEVELOPMENT

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



## Certificate of Title

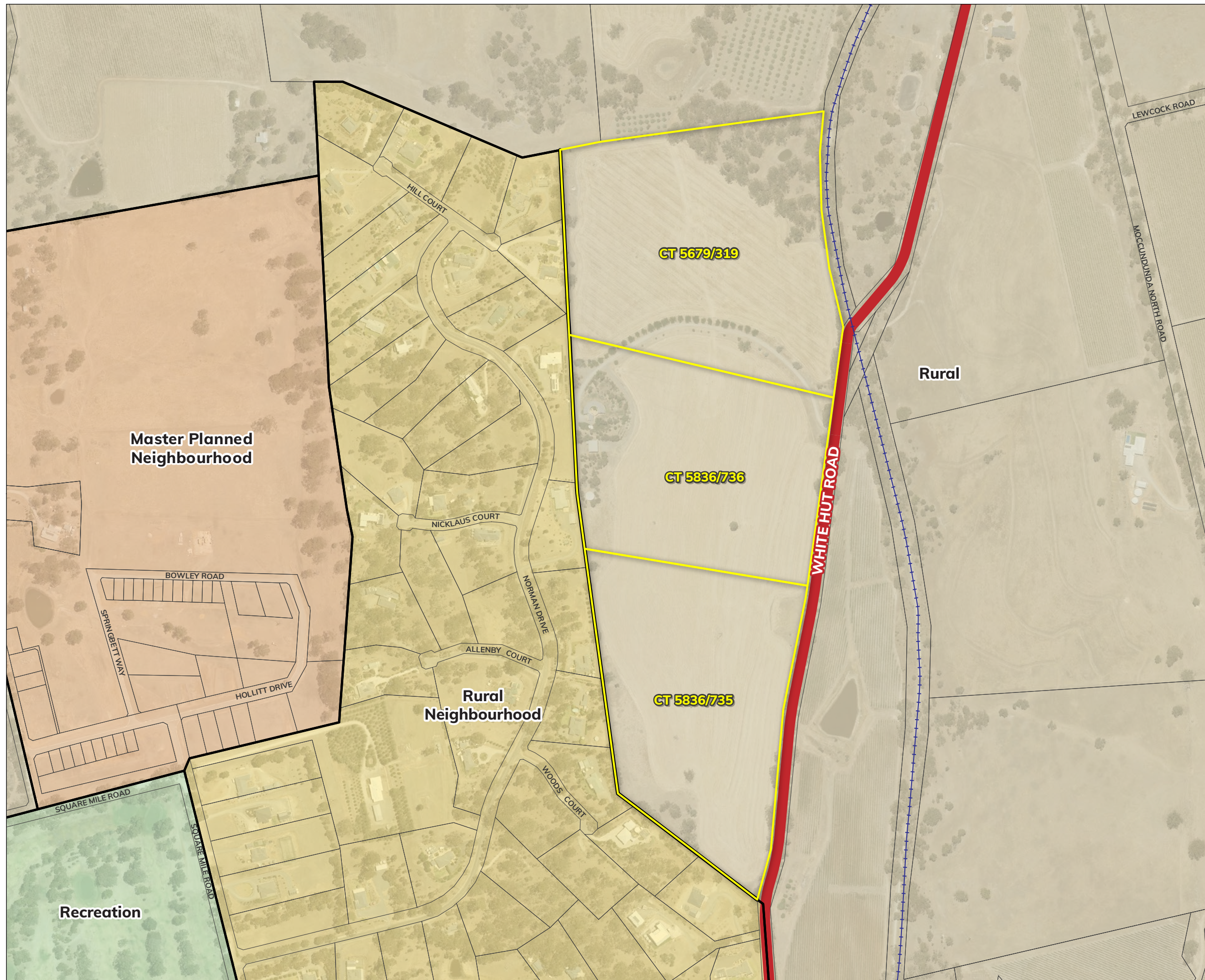
**Title Reference:** CT 5679/319  
**Status:** CURRENT  
**Parent Title(s):** CT 5469/187  
**Dealing(s) Creating Title:** RTU 8449814  
**Title Issued:** 05/08/1999  
**Edition:** 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/03/2019	30/03/2019	13081415	TRANSFER	REGISTERED	NICHOLLS SUNSET PTY. LTD. (ACN: 631 503 912)
08/10/1997	15/01/1998	8375482	AGREEMENT	REGISTERED	

# Attachment B: Map of Affected Area





**Legend**

- Affected Area
- Rail Line
- Main Road
- Cadastre

**Existing Zoning**

**Natural Resources & Environment Zones**

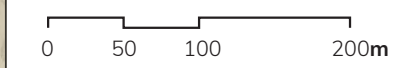
- Recreation

**Neighbourhood and Corridor Zones**

- Master Planned Neighbourhood
- Rural Neighbourhood

**Rural Zones**

- Rural



SCALE: 1:5,000 @ A3

**AFFECTED AREA**  
Stanley Flat





Attachment c: Council Letter



CLARE & GILBERT  
VALLEYS COUNCIL

26 August 2022

URPS  
12/154 Fullarton Road  
Rose Park SA 5067

Att: Mr. Grazio Maiorano

Dear Mr. Maiorana,

**Re: Proposed Code Amendment - Allotments 1, 2 and 3 (Plan Parcel D48966)**

**White Hut Road, Stanley Flat**

Thank you for your presentation to the Clare and Gilbert Valleys Council (the Council) on 15 August 2022 in relation to a proposal to initiate a Code Amendment proposing the rezoning of above land from Rural to Rural Neighbourhood with a minimum lot size of 8000m<sup>2</sup>.

The Council passed the following resolution in relation to the proposal to initiate:

**9.1. Proposed White Hut Road, Stanley Flat code amendment rezone from rural to rural neighbourhood**

Moved: Cr Bartholomaeus  
Seconded: Cr Willson

**That Council supports the proposed rezoning of land at White Hut Road, Stanley Flat.**

**CARRIED 300 - 22**

Please don't hesitate to contact me by phone (88426400) or email [development@cgvc.sa.gov.au](mailto:development@cgvc.sa.gov.au) if you have any queries in relation to this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Christiansen'.

Andrew Christiansen  
Director – Development & Community

Attachment D: Letter to MP

22 August 2022

Penny Pratt MP - Member for Frome  
PO Box 1242  
CLARE SA 5453

[frome@parliament.sa.gov.au](mailto:frome@parliament.sa.gov.au)

Dear Ms Pratt,

## Stanley Flat Code Amendment

We are writing on behalf of Nicholls Sunset Pty Ltd who is proposing the rezoning of land from rural to low-density residential at Stanley Flat.

You may be aware that under the *Planning, Development and Infrastructure Act 2016*, landowners can lodge with the Minister for Planning a *Proposal to Initiate* an amendment to the Planning and Design Code (the planning rules). In preparing a Proposal, landowners are required to consult with the relevant Council and are encouraged to engage with local Members of Parliament.

The attached draft Proposal to Initiate and draft Engagement Plan was endorsed by the Clare and Gilbert Valleys Council on 15 August 2022. The Proposal explains the reasons and objectives of the proposed rezoning, proposed investigations and our approach to community engagement.

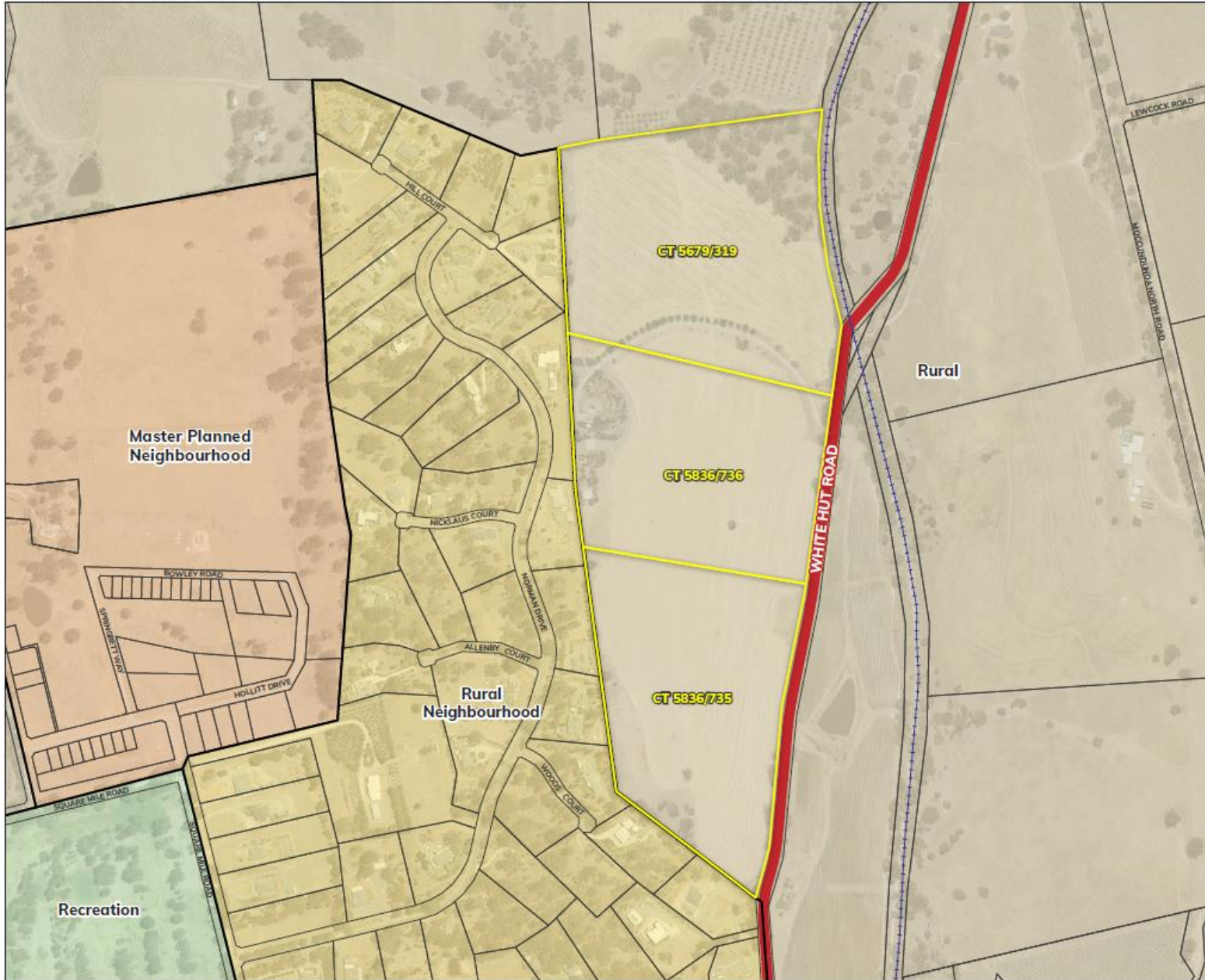
To ensure local issues are considered early in the rezoning process, we are seeking your preliminary view on matters that should be considered or investigated. Your feedback and acknowledgment of receipt of this letter would be appreciated within two weeks to enable us to lodge the proposal with the Minister.

Subject to the Minister for Planning's approval of the Proposal to Initiate, we will again engage with you during the required community engagement process. In the meantime, if you have any questions regarding this matter, please contact me on 0401 614 818 / [dpetruzzella@urps.com.au](mailto:dpetruzzella@urps.com.au) or Grazio Maiorano on 0400 005 885 or via email at [gmaiorano@urps.com.au](mailto:gmaiorano@urps.com.au)

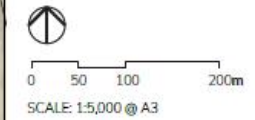
Yours sincerely



David Petruzzella  
Senior Consultant



- Legend**
- Affected Area
  - Rail Line
  - Main Road
  - Cadastre
- Existing Zoning**
- Natural Resources & Environment Zones**
- Recreation
- Neighbourhood and Corridor Zones**
- Master Planned Neighbourhood
  - Rural Neighbourhood
- Rural Zones**
- Rural



**AFFECTED AREA**  
Stanley Flat

JOB REF.	22ADL-0614
PREPARED BY	MP
DATE	06.07.22
REVISION	1
DATA SOURCE	MetroMap (19.01.2021) data.sa.gov.au



## Attachment E: Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
<b>Approval of the Proposal to Initiate</b>		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks (includes lodgement and allocation + referral to Government Agencies within the first week)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	<b>Commission</b>	<b>+ 3 weeks</b>
<b>Proposal to Initiate</b> agreed to by the Minister	Minister	2 weeks
<b>Preparation of the Code Amendment</b>		
Engagement Plan Prepared. Investigations conducted; <b>Code Amendment Report</b> prepared The Drafting instructions and draft mapping provided to AGD	Designated Entity	12 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	To be informed by Engagement Plan
<b>Engagement on the Code Amendment</b>		
<b>Code Amendment Report</b> released for public consultation in accordance with the Community Engagement Charter and the prepared <b>Community Engagement Plan</b>	Designated Entity	To be informed by Engagement Plan
<b>Consideration of Engagement and Finalisation of Amendments</b>		

Step	Responsibility	Timeframe
Submissions summarised; Amended drafting instructions provided, <b>Engagement Report</b> prepared and lodged with AGD	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	<b>Commission</b>	<b>+ 3 weeks</b>
<b>Decision Process</b>		
Minister considers the <b>Code Amendment Report</b> and the <b>Engagement Report</b> and makes decision	Minister	3 weeks
<b>Implementing the Amendment (operation of the Code Amendment)</b>		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved <b>Code Amendment</b> to ERDC	AGD	8 weeks



# Attachment F: Rural Neighbourhood Zone

## Part 2 - Zones and Sub Zones

### Rural Neighbourhood Zone

#### Assessment Provisions (AP)

Desired Outcome (DO)

<b>Desired Outcome</b>	
DO 1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Land Use and Intensity	
PO 1.1  Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households.	DTS/DPF 1.1  Development comprises one or more of the following:  (a) Ancillary accommodation (b) Consulting room (c) Detached dwelling (d) Office (e) Outbuilding (f) Pre-school (g) Recreation area (h) Shop
PO 1.2  Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2  A shop, consulting room or office (or any combination thereof) satisfies any one of the following:  (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m <sup>2</sup> gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage  (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
PO 1.3  Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3  None are applicable.
PO 1.4  Non-residential development located and designed to improve community accessibility to services, primarily in the form of:	DTS/DPF 1.4  None are applicable.

<p>(a) small-scale commercial uses such as offices, shops and consulting rooms</p> <p>(b) community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services</p> <p>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</p> <p>(d) open space and recreation facilities.</p>	
<p><b>Building Height</b></p>	
<p>PO 2.1</p> <p>Buildings contribute to a low-rise residential character and complement the height of nearby buildings.</p>	<p>DTS/DPF 2.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m except in the case of a gable end.</p>
<p><b>Primary Street Setback</b></p>	
<p>PO 3.1</p> <p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 3.1</p> <p>The building line of a building set back from the primary street boundary:</p> <p>(a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</p> <p>(b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building</p> <p>or</p> <p>(c) not less than 8m where no building exists on an adjoining site with the same primary street frontage.</p>
<p><b>Secondary Street Setback</b></p>	
<p>PO 4.1</p> <p>Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.</p>	<p>DTS/DPF 4.1</p> <p>Buildings walls are set back at least 2m from the boundary of the allotment with the secondary street frontage.</p>
<p><b>Side Boundary Setback</b></p>	
<p>PO 5.1</p> <p>Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties.</p>	<p>DTS/DPF 5.1</p> <p>Building walls are set back from the side boundaries at least 2m.</p>
<p><b>Rear Boundary Setback</b></p>	
<p>PO 6.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) open space recreational opportunities</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the rear boundary at least 6m.</p>
<p><b>Ancillary Buildings and Structures</b></p>	
<p>PO 7.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 7.1</p> <p>Ancillary buildings and structures:</p> <p>(a) are ancillary to a dwelling erected on the site</p> <p>(b) have a floor area not exceeding</p> <p>(i) 100m<sup>2</sup> on sites less than 2000m<sup>2</sup></p> <p>(ii) 120m<sup>2</sup> on sites 2000m<sup>2</sup> or more</p>

	<p>(c) are not constructed, added to or altered so that any part is situated:</p> <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>(ii) within 2m of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> <li>(iii) within 2m of a side boundary</li> </ul> <p>(d) in the case of a garage or carport, have a primary street setback that is at least as far back as the dwelling</p> <p>(e) in the case of a garage or carport, do not exceed 10m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street</p> <p>(f) have a wall height or post height not exceeding 4m above natural ground level (and not including a gable end)</p> <p>(g) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(h) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour</p> <p>(i) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="903 584 1520 1581"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 7.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 7.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design Table 1 - Private Open Space</li> <li>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</li> </ul>										
<p>Site Dimensions and Land Division</p>											
<p>PO 8.1</p> <p>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant <i>Minimum Allotment</i></p>	<p>DTS/DPF 8.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p>										

Size *Technical and Numeric Variation* or are of suitable size and dimension to contribute to a pattern of development consistent to the locality and suitable for their intended use.

or

Allotments/sites for residential purposes accord with the following:

- (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than:

<b>Minimum Site Area</b>
Minimum site area is 1,000 sqm
Minimum site area is 1 ha
Minimum site area is 100 ha
Minimum site area is 1,200 sqm
Minimum site area is 1,300 sqm
Minimum site area is 1,500 sqm
Minimum site area is 1,800 sqm
Minimum site area is 2,000 sqm
Minimum site area is 2 ha
Minimum site area is 2,500 sqm
Minimum site area is 2,800 sqm
Minimum site area is 3,000 sqm
Minimum site area is 4,000 sqm
Minimum site area is 8,000 sqm

- (b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:

- (i) 1200m<sup>2</sup>

- (ii) the following:

<b>Minimum Site Area</b>
Minimum site area is 1,000 sqm
Minimum site area is 1 ha
Minimum site area is 100 ha
Minimum site area is 1,200 sqm
Minimum site area is 1,300 sqm
Minimum site area is 1,500 sqm
Minimum site area is 1,800 sqm
Minimum site area is 2,000 sqm
Minimum site area is 2 ha
Minimum site area is 2,500 sqm
Minimum site area is 2,800 sqm
Minimum site area is 3,000 sqm
Minimum site area is 4,000 sqm
Minimum site area is 8,000 sqm

- (c) site frontages are not less than 20m.

In relation to DTS/DPF 8.1, in instances where:

- (d) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development
- (e) no value is returned for DTS/DPF 8.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy
- (f) no value is returned for DTS/DPF 8.1(b)(ii) then the value for DTS/DPF 8.1(b)(ii) is zero.

Concept Plans

PO 9.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the

DTS/DPF 9.1

The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:

orderly development of land through staging of development and provision of infrastructure.	<b>Description</b>
	Concept Plan 3 - Mount Barker and Littlehampton Concept Plan 18 - Playford North Concept Plan 19 - Playford North Infrastructure Concept Plan 77 - Infrastructure and Staging - Berri East Concept Plan 78 - Paringa North Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints Concept Plan 88 - Swanport Concept Plan 100 - Gawler East
In relation to DTS/DPF 9.1, in instances where:	
(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met.	
Advertisements	
PO 10.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 10.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m <sup>2</sup> and mounted flush with a wall or fence.

**Table 1 - Accepted Development Classification**

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

Class of Development	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan Except where any of the following apply: <ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The item will be installed on or within an existing dwelling.</li> <li>2. The item being installed does not encroach on a public street.</li> <li>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</li> </ol>
Brush fence Except where any of the following apply: <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The fence is formed (wholly or partially) from brush.</li> <li>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).</li> <li>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).</li> <li>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.</li> </ol>
Building work on railway land Except where any of the following apply: <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway.</li> <li>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017).</li> <li>3. It is required for the conduct or maintenance of railway activities.</li> <li>4. It does not involve the clearance of native vegetation.</li> <li>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.</li> </ol>
Carport Except where any of the following apply: <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.</li> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.</li> <li>5. Total floor area - does not exceed 60m<sup>2</sup>.</li> <li>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).</li> <li>7. Building height - does not exceed 5m.</li> <li>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11m unless:                             <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.</li> </ol> </li> </ol>

9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
  - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
  - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
10. Door opening for vehicle access facing a street frontage - does not exceed, in total, 10m in width or 50% of the width of the allotment frontage (whichever lesser).
11. The carport is located so that vehicle access:
  - (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
  - (b) is not obtained from a State Maintained Road, and will use a driveway that:
    - (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
    - (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
    - (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
    - (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
    - (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
13. Does not involve the clearance of native vegetation
14. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
  - (a) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">&gt;450</td> <td style="width: 50%; text-align: center; padding: 5px;">25%</td> </tr> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	>450	25%
>450	25%		
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. There will be no increase in the total floor area of the building</li> <li>2. Other than where located within the Historic Area Overlay there will be no alteration to the external appearance of the building to any significant degree.</li> <li>3. There will be no alteration to the external appearance of the building where located within the Historic Area Overlay.</li> </ol>		
<p>Outbuilding Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</li> <li>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</li> <li>3. It is detached from and ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</li> <li>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</li> <li>6. Total floor area - does not exceed 60m<sup>2</sup></li> <li>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</li> <li>8. Building height - does not exceed 5m</li> <li>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:             <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ol> </li> <li>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):             <ol style="list-style-type: none"> <li>(a) It will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</li> </ol> </li> <li>11. If the outbuilding is a garage - door opening for vehicle access - does not exceed, in total, 10m in width or 50% of the width of the allotment frontage (whichever lesser)</li> <li>12. if the building is a garage, it is located so that vehicle access:             <ol style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</li> <li>(b) is not obtained from a State Maintained Road, and will use a driveway that:                 <ol style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;</li> <li>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average</li> <li>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access</li> <li>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ol> </li> </ol> </li> <li>13. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour.</li> <li>14. Does not involve-             <ol style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1 metre; or</li> <li>(b) filling exceeding a vertical height of 1 metre,</li> </ol> <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.</p> </li> </ol>		



	<p>15. Does not involve the clearance of native vegetation</p> <p>16. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="901 235 1520 1232"> <thead> <tr> <th data-bbox="901 235 1225 958"><b>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</b></th> <th data-bbox="1225 235 1520 958"><b>Minimum percentage of site</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="901 958 1225 985">&lt;150</td> <td data-bbox="1225 958 1520 985">10%</td> </tr> <tr> <td data-bbox="901 985 1225 1064">150-200</td> <td data-bbox="1225 985 1520 1064">15%</td> </tr> <tr> <td data-bbox="901 1064 1225 1142">201-450</td> <td data-bbox="1225 1064 1520 1142">20%</td> </tr> <tr> <td data-bbox="901 1142 1225 1232">&gt;450</td> <td data-bbox="1225 1142 1520 1232">25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	<b>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</b>	<b>Minimum percentage of site</b>	<150	10%	150-200	15%	201-450	20%	>450	25%
<b>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</b>	<b>Minimum percentage of site</b>										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>Partial demolition of a building or structure Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>None</p>										
<p>Private bushfire shelter Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.</li> <li>3. Primary street setback - at least as far back as the building to which it is ancillary.</li> <li>4. Secondary street setback - at least 900mm from the boundary of the allotment.</li> <li>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)</li> <li>6. Does not involve the clearance of native vegetation.</li> </ol>										
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.</li> <li>3. Shade sail consists of permeable material.</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup>.</li> <li>5. No part of the shade sail will be:             <ol style="list-style-type: none"> <li>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.</li> </ol> </li> </ol>										

6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.
8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
9. Does not involve the clearance of native vegetation.
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)  
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool  
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m.
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
  - (a) not less than 5m where the filtration system is located inside a solid

structure that will have material impact on the transmission of noise; or  
**(b)** not less than 12m in any other case.

7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

**(a)** a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

**(b)** the amount of existing soft landscaping prior to the development occurring.

Verandah  
 Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site.
4. Primary street setback - as far back as the building line of the building to which it is ancillary.
5. Total floor area - does not exceed 60m<sup>2</sup>.
6. Post height - does not exceed 3m measured from natural ground level.
7. Building height - does not exceed 5m.
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

**(a)** a total area as determined by the following table:

Dwelling site area (or	Minimum percentage
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	<table border="1"> <tr> <th data-bbox="901 107 1225 645">in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1225 107 1516 645">of site</th> </tr> <tr> <td data-bbox="901 645 1225 672">&lt;150</td> <td data-bbox="1225 645 1516 672">10%</td> </tr> <tr> <td data-bbox="901 672 1225 752">150-200</td> <td data-bbox="1225 672 1516 752">15%</td> </tr> <tr> <td data-bbox="901 752 1225 835">201-450</td> <td data-bbox="1225 752 1516 835">20%</td> </tr> <tr> <td data-bbox="901 835 1225 918">&gt;450</td> <td data-bbox="1225 835 1516 918">25%</td> </tr> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	of site	<150	10%	150-200	15%	201-450	20%	>450	25%
in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.</li> <li>3. The tank is part of a roof drainage system.</li> <li>4. Total floor area - not exceeding 15m<sup>2</sup>.</li> <li>5. The tank is located wholly above ground.</li> <li>6. Tank height - does not exceed 4m above natural ground level.</li> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.</li> <li>9. Does not involve the clearance of native vegetation</li> <li>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</li> </ol> <p>(a) a total area as determined by the following table:</p> <table border="1"> <tr> <th data-bbox="901 1473 1225 2087">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site</th> <th data-bbox="1225 1473 1516 2087">Minimum percentage of site</th> </tr> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site	Minimum percentage of site								
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site	Minimum percentage of site										

	<b>area) (m<sup>2</sup>)</b>	
	<150	10%
	150-200	15%
	201-450	20%
	>450	25%
	(b) the amount of existing soft landscaping prior to the development occurring.	
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"><li>Coastal Areas Overlay</li><li>Hazards (Acid Sulfate Soils) Overlay</li><li>Ramsar Wetlands Overlay</li></ul>		<ol style="list-style-type: none"> <li>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.</li> <li>The tank (including any associated pump) is located wholly below the level of the ground.</li> <li>Does not involve the clearance of native vegetation.</li> </ol>

**Table 2 - Deemed-to-Satisfy Development Classification**

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

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation Except where any of the following apply: <ul style="list-style-type: none"> <li>Coastal Areas Overlay</li> <li>Hazards (Bushfire - General Risk) Overlay</li> <li>Hazards (Bushfire - High Risk) Overlay</li> <li>Hazards (Bushfire - Medium Risk) Overlay</li> <li>Hazards (Bushfire - Regional) Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Heritage Adjacency Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay</li> <li>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay</li> <li>River Murray Flood Plain Protection Area Overlay</li> <li>Scenic Quality Overlay</li> <li>Significant Interface Management Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	None	Clearance from Overhead Powerlines DTS/DPF 1.1  Design [All development [Earthworks and sloping land]] DTS/DPF 8.1  Design [All Residential development [Ancillary Development]] DTS/DPF 13.1, DTS/DPF 13.2  Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2  Transport, Access and Parking [Corner Cut-Offs] DTS/DPF 10.1	None	Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1  Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1  Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1  Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1  Building Near Airfields Overlay DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3  Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1  Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1  Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1  Gateway Overlay [Landscape Amenity] DTS/DPF 2.1  Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1  Hazards (Bushfire - Outback) Overlay [Habitatable Buildings] DTS/DPF 1.1  Hazards (Bushfire - Outback)

				<p>Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>Ancillary Buildings and Structures DTS/DPF 7.1, DTS/DPF 7.2</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Gateway Overlay [Landscape Amenity] DTS/DPF 2.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p>

				<p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] DTS/DPF 5.4</p> <p>Scenic Quality Overlay [Earthworks] DTS/DPF 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) –</p>
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				<p>New Access Points] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>
<p>Detached dwelling Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Bookmark Creek Subzone</li> <li>• Character Area Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Gas and Liquid Petroleum Pipelines (Facilities) Overlay</li> <li>• Gateway Overlay</li> <li>• Hazards (Bushfire - General Risk) Overlay</li> <li>• Hazards (Bushfire - High Risk) Overlay</li> <li>• Hazards (Bushfire - Medium Risk) Overlay</li> <li>• Hazards (Bushfire - Regional) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Heritage Adjacency Overlay</li> <li>• Historic Area Overlay</li> <li>• Interface Management Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay</li> <li>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• Resource Extraction Protection Area Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Scenic Quality Overlay</li> <li>• Significant Interface Management Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>Building Height DTS/DPF 2.1</p> <p>Primary Street Setback DTS/DPF 3.1</p> <p>Secondary Street Setback DTS/DPF 4.1</p> <p>Side Boundary Setback DTS/DPF 5.1</p> <p>Rear Boundary Setback DTS/DPF 6.1</p> <p>Site Dimensions and Land Division DTS/DPF 8.1</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] DTS/DPF 10.1, DTS/DPF 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] DTS/DPF 11.1</p> <p>Design [All Residential development [Outlook and amenity]] DTS/DPF 12.1</p> <p>Design [All Residential development [Garage appearance]] DTS/DPF 14.1</p> <p>Design [All Residential development [Private Open Space]] DTS/DPF 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.1, DTS/DPF 19.2, DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Design [All Residential development [Design of Transportable Dwellings]] DTS/DPF 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] DTS/DPF 22.4</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] DTS/DPF 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.1, DTS/DPF 12.2</p> <p>Site Contamination DTS/DPF 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1</p>	<p>Adelaide Hills Subzone [Site Dimensions and Land Division] DTS/DPF 2.1</p>	<p>Affordable Housing Overlay [Land Division] DTS/DPF 1.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>Coastal Flooding Overlay DTS/DPF 1.1</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and</p>



				<p>Exit (Traffic Flow) DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Limited Dwelling Overlay DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Stormwater Management Overlay DTS/DPF 1.1</p>
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<p>Dwelling addition Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Bushfire - General Risk) Overlay</li> <li>• Hazards (Bushfire - High Risk) Overlay</li> <li>• Hazards (Bushfire - Medium Risk) Overlay</li> <li>• Hazards (Bushfire - Regional) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Heritage Adjacency Overlay</li> <li>• Interface Management Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Water Resources Overlay</li> </ul>	<p>Building Height DTS/DPF 2.1</p> <p>Primary Street Setback DTS/DPF 3.1</p> <p>Secondary Street Setback DTS/DPF 4.1</p> <p>Side Boundary Setback DTS/DPF 5.1</p> <p>Rear Boundary Setback DTS/DPF 6.1</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Design [All Residential development [Garage appearance]] DTS/DPF 14.1</p> <p>Design [All Residential development [Dwelling additions]] DTS / DPF 16.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	<p>None</p>	<p>Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Character Area Overlay [Alterations and Additions] DTS/DPF 3.1</p> <p>Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>Coastal Flooding Overlay DTS/DPF 1.1</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Gateway Overlay [Built Form and Character] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p>

				<p>Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1</p> <p>Historic Area Overlay [Alterations and additions] DTS/DPF 3.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions]</p>
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				<p>DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.5, DTS/DPF 3.9</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1</p> <p>Scenic Quality Overlay [Earthworks] DTS/DPF 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p>
<p>Dwelling or residential flat building undertaken by:</p> <p>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies or</p> <p>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Character Area Overlay</li> <li>• Coastal Areas Overlay</li> <li>• Gateway Overlay</li> <li>• Hazards (Bushfire - General Risk) Overlay</li> </ul>	None	<p>Housing Renewal [Land Use and Intensity] DTS/DPF 1.1</p> <p>Housing Renewal [Building Height] DTS/DPF 2.1</p> <p>Housing Renewal [Primary Street Setback] DTS/DPF 3.1</p> <p>Housing Renewal [Secondary Street Setback] DTS/DPF 4.1</p> <p>Housing Renewal [Boundary Walls] DTS/DPF 5.1, DTS/DPF 5.2</p>	None	<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p>

<ul style="list-style-type: none"> <li>• Hazards (Bushfire - High Risk) Overlay</li> <li>• Hazards (Bushfire - Medium Risk) Overlay</li> <li>• Hazards (Bushfire - Regional) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Heritage Adjacency Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay</li> <li>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• Resource Extraction Protection Area Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Scenic Quality Overlay</li> <li>• Significant Interface Management Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Water Resources Overlay</li> </ul>		<p>Housing Renewal [Side Boundary Setback] DTS/DPF 6.1</p> <p>Housing Renewal [Rear Boundary Setback] DTS/DPF 7.1</p> <p>Housing Renewal [Buildings elevation design] DTS/DPF 8.1, DTS/DPF 8.2</p> <p>Housing Renewal [Outlook and amenity] DTS/DPF 9.1</p> <p>Housing Renewal [Private Open Space] DTS/DPF 10.1</p> <p>Housing Renewal [Visual privacy] DTS/DPF 11.1, DTS/DPF 11.2</p> <p>Housing Renewal [Landscaping] DTS/DPF 12.1</p> <p>Housing Renewal [Car Parking] DTS/DPF 14.1, DTS/DPF 14.2, DTS/DPF 14.3</p> <p>Housing Renewal [Waste] DTS/DPF 16.1</p> <p>Housing Renewal [Vehicle Access] DTS/DPF 17.2, DTS/DPF 17.3, DTS/DPF 17.4</p> <p>Housing Renewal [Earthworks] DTS/DPF 19.1</p> <p>Housing Renewal [Service connections and infrastructure] DTS/DPF 20.1</p> <p>Housing Renewal [Site contamination] DTS/DPF 21.1</p>		<p>Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Limited Dwelling Overlay DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location</p>
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				(Spacing) – New Access Points] DTS/DPF 4.1  Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1  Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1  Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1  Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1  Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1  Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1  Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1  State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1  Stormwater Management Overlay DTS/DPF 1.1  Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1  Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1  Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1  Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1  Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1  Urban Transport Routes Overlay [Access – Mud and Debris] DTS/DPF 6.1  Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1  Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1  Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1  Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1  Urban Tree Canopy Overlay DTS/DPF 1.1
Land division Except where any of the following apply:  <ul style="list-style-type: none"> <li>• Bookmark Creek Subzone</li> <li>• Environment and Food Production Area Overlay</li> </ul>	None	Land Division [All land division [Allotment configuration]] DTS/DPF 1.1	None	Limited Land Division Overlay [General] DTS/DPF 1.1
Outbuilding Except where any of the following apply:	Ancillary Buildings and Structures DTS/DPF 7.1, DTS/DPF 7.2	Clearance from Overhead Powerlines DTS/DPF 1.1	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form]

<ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Non-stop Corridor Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>		<p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>		<p>DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Gateway Overlay [Landscape Amenity] DTS/DPF 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] DTS/DPF 2.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] DTS/DPF 3.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] DTS/DPF 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] DTS/DPF 2.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p>
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				<p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] DTS/DPF 5.4</p> <p>Scenic Quality Overlay [Earthworks] DTS/DPF 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions]</p>
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				DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1  Water Resources Overlay [Water Catchment] DTS/DPF 1.5
Replacement building Except where any of the following apply:  <ul style="list-style-type: none"> <li>Coastal Areas Overlay</li> <li>Hazards (Bushfire - High Risk) Overlay</li> <li>Hazards (Bushfire - Medium Risk) Overlay</li> <li>Hazards (Flooding) Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>River Murray Flood Plain Protection Area Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	None	None	None	None
Temporary accommodation in an area affected by bushfire	None	None	None	None
Verandah Except where any of the following apply:  <ul style="list-style-type: none"> <li>Coastal Areas Overlay</li> <li>Historic Area Overlay</li> <li>Local Heritage Place Overlay</li> <li>Non-stop Corridor Overlay</li> <li>Significant Landscape Protection Overlay</li> <li>State Heritage Area Overlay</li> <li>State Heritage Place Overlay</li> </ul>	Ancillary Buildings and Structures DTS/DPF 7.1, DTS/DPF 7.2	Clearance from Overhead Powerlines DTS/DPF 1.1  Design [All development [Earthworks and sloping land]] DTS/DPF 8.1  Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1  Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1  Building Near Airfields Overlay DTS/DPF 1.3  Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1  Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1  Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1  Gateway Overlay [Landscape Amenity] DTS/DPF 2.1  Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5  Historic Shipwrecks Overlay [General] DTS/DPF 1.1  Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1  Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9  Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1  Scenic Quality Overlay [Earthworks] DTS/DPF 4.1  State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1  Water Resources Overlay [Water Catchment] DTS/DPF 1.5

**Table 3 - Applicable Policies for Performance Assessed Development**

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a

development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation	None	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.4</p> <p>Design [All Residential development [Ancillary Development]] PO 13.1, PO 13.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	None	<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p>

				<p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p>
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				<p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p>
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			<p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p>
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				<p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Carport</p>	<p>Ancillary Buildings and Structures PO 7.1, PO 7.2</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.3, PO 19.4, PO 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection]</p>

				<p>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p>
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				<p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenities] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p>
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				<p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and</p>
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				<p>Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) -</p>
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				<p>New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Demolition	None	None	None	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
Detached dwelling	<p>Building Height PO 2.1</p> <p>Primary Street Setback PO 3.1</p> <p>Secondary Street Setback PO 4.1</p> <p>Side Boundary Setback PO 5.1</p> <p>Rear Boundary Setback PO 6.1</p> <p>Site Dimensions and Land Division PO 8.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2</p>	<p>Bookmark Creek Subzone [Land Use and Intensity] PO 1.1</p> <p>Adelaide Hills Subzone [Site Dimensions and Land Division] PO 2.1, PO 2.2</p>	<p>Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity]</p>

	<p>Design [All Residential development [Outlook and amenity]] PO 12.1</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.2, PO 22.3, PO 22.4</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.4</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk)</p>
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			<p>Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p>
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				<p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p>
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				<p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection</p>
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				<p>Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p>
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				<p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Dwelling addition	<p>Land Use and Intensity PO 1.1</p> <p>Building Height PO 2.1</p> <p>Primary Street Setback PO 3.1</p> <p>Secondary Street Setback PO 4.1</p> <p>Side Boundary Setback PO 5.1</p> <p>Rear Boundary Setback PO 6.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6</p>	None	<p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1, PO 3.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p>

		<p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p>		<p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p>
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				<p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p>
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				<p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]</p>
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				<p>PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.5, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.5, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.2</p> <p>Significant Landscape Protection</p>
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				<p>Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs]</p>
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				PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Dwelling or residential flat building undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	None	Housing Renewal [Land Use and Intensity] PO 1.1, PO 1.2  Housing Renewal [Building Height] PO 2.1, PO 2.2  Housing Renewal [Primary Street Setback] PO 3.1  Housing Renewal [Secondary Street Setback] PO 4.1  Housing Renewal [Boundary Walls] PO 5.1, PO 5.2  Housing Renewal [Side Boundary Setback] PO 6.1  Housing Renewal [Rear Boundary Setback] PO 7.1  Housing Renewal [Buildings elevation design] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5  Housing Renewal [Outlook and amenity] PO 9.1, PO 9.2  Housing Renewal [Private Open Space] PO 10.1  Housing Renewal [Visual privacy] PO 11.1, PO 11.2  Housing Renewal [Landscaping] PO 12.1  Housing Renewal [Water Sensitive Design] PO 13.1  Housing Renewal [Car Parking] PO 14.1, PO 14.2, PO 14.3, PO 14.4, PO 14.5  Housing Renewal [Overshadowing] PO 15.1  Housing Renewal [Waste] PO 16.1, PO 16.2  Housing Renewal [Vehicle Access] PO 17.1, PO 17.2, PO 17.3, PO 17.4, PO 17.5, PO 17.6, PO 17.7  Housing Renewal [Storage] PO 18.1  Housing Renewal [Earthworks] PO 19.1  Housing Renewal [Service connections and infrastructure] PO 20.1  Housing Renewal [Site contamination] PO 21.1	None	Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1  Aircraft Noise Exposure Overlay [Built Form] PO 2.1  Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1  Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1  Building Near Airfields Overlay PO 1.3  Character Area Overlay [All Development] PO 1.1  Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5  Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2  Character Preservation District Overlay [Land Use and Intensity] PO 1.2  Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3  Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6  Character Preservation District Overlay [Earthworks] PO 4.1  Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5  Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2  Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7  Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4  Coastal Flooding Overlay PO 1.1  Defence Aviation Area Overlay [Built Form] PO 1.1  Design Overlay [General] PO 1.1  Future Local Road Widening Overlay [Future Road Widening] PO 1.1  Future Road Widening Overlay [Future Road Widening] PO 1.1  Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1  Gas and Liquid Petroleum

				<p>Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p>
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				<p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p>
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			<p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Fence	None	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Fences and Walls]] PO 9.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Ancillary Development] PO 4.4</p> <p>Coastal Flooding Overlay</p>

				<p>PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Landscaping] PO 3.3</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.6</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Ancillary development] PO 4.4</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.4</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]</p>
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				<p>PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7</p>
Land division	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 8.1</p> <p>Concept Plans PO 9.1</p>	<p>Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2</p> <p>Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7</p> <p>Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.9, PO 3.10, PO 3.11</p> <p>Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1</p>	<p>Bookmark Creek Subzone [Land Use and Intensity] PO 1.1</p> <p>Adelaide Hills Subzone [Site Dimensions and Land Division] PO 2.1, PO 2.2</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1</p> <p>Aircraft Noise Exposure Overlay [Land Division] PO 3.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Land Division] PO 5.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.1</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Dwelling Excision Overlay [Land Division] PO 1.1</p> <p>Environment and Food Production Areas Overlay PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]</p>

				<p>PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1</p> <p>Hazards (Flooding) Overlay [Land Division] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Land Division] PO 2.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Land Division] PO 5.1</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight</p>
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				<p>Lines)) PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Land Division Overlay [General] PO 1.1, PO 1.2</p> <p>Local Heritage Place Overlay [Land Division] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p>
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			<p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land Division] PO 5.1, PO 5.2</p> <p>Native Vegetation Overlay [Land division] PO 2.1</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Ramsar Wetlands Overlay [Land Division] PO 2.1</p> <p>Regulated and Significant Tree Overlay [Land Division] PO 3.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>State Heritage Area Overlay [Land Division] PO 4.1</p> <p>State Heritage Place Overlay [Land Division] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Land division] PO 2.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]</p>
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				<p>PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p>
<p>Outbuilding</p>	<p>Ancillary Buildings and Structures PO 7.1, PO 7.2</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.3, PO 19.4, PO 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay</p>

				<p>[Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form]</p>
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				<p>PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p>
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				<p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity]</p>
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				<p>PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p>
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				<p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Retaining wall	None	Design [All development [Fences and Walls]] PO 9.1, PO 9.2	None	<p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay</p>

				<p>[General] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Regulated and Significant Tree Overlay [Land Division] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.4</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
Verandah	Ancillary Buildings and Structures PO 7.1, PO 7.2	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection]</p>



			<p>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p>
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				<p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]</p>
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				<p>PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.2, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

**Table 4 - Restricted Development Classification**

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

Class of Development	Exclusions
Shop	Any of the following:  (a) shop with a gross leasable floor area less than 1000m <sup>2</sup> (b) shop that is a restaurant.
Land Division within the Bookmark Creek Subzone	Land division that creates allotments greater than 2 hectares in area.

**Table 5 - Procedural Matters (PM) - Notification**

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

**Interpretation**

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following:  1. residential flat building(s) of 3 storeys or greater 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) detached dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) retaining wall	Except development that does not satisfy Rural Neighbourhood Zone DTS/DPF 2.1.

Policy24 - Enquiry

<ul style="list-style-type: none"> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool</li> <li>(p) verandah</li> <li>(q) water tank.</li> </ul>	
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that does not satisfy any of the following:</p> <ol style="list-style-type: none"> <li>1. Rural Neighbourhood Zone DTS/DPF 1.2</li> <li>2. Rural Neighbourhood Zone DTS/DPF 2.1.</li> </ol>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) recreation area</li> <li>(d) replacement building</li> <li>(e) temporary accommodation in an area affected by bushfire</li> <li>(f) tree damaging activity.</li> </ul>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

**Bookmark Creek Subzone**

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	Development does not compromise the quality of groundwater on site or water in Bookmark Creek and the River Murray.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

<p>PO 1.1</p> <p>Allotments/sites created for residential purposes pose a negligible or no risk to pollution of water resources.</p>	<p>DTS / DPF 1.1</p> <p>Allotments/sites less than 2 hectares in area accord with the following:</p> <ul style="list-style-type: none"> <li>(a) are connected to a community wastewater management scheme or</li> <li>(b) are the subject to a legally binding agreement that requires subsequent development that generates wastewater to be connected to an on-site wastewater system that contains the wastewater and prevents it entering into surface water or groundwater.</li> </ul>
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**Adelaide Hills Subzone**

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Additional residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the area.
DO 2	Land division is sympathetic to the allotment pattern and characteristics within the locality.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>A limited additional range of accommodation options that complement the prevailing residential character.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the land uses listed, in addition to those listed in Rural Neighbourhood Zone DTS 1.1:</p> <ul style="list-style-type: none"> <li>(a) Supported accommodation</li> <li>(b) Tourist accommodation.</li> </ul>
Site Dimensions and Land Division	
<p>PO 2.1</p> <p>Allotments/sites created for residential purposes are consistent with the established pattern of division surrounding the development site to maintain local character and amenity.</p>	<p>DTS/DPF 2.1</p> <p>Development satisfies (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) it will not result in more than 1 dwelling on an existing allotment</li> <li>(b) allotments/sites have an area the greater of the following (excluding the area within the access 'handle' if in the form of a battle-axe development):                             <ul style="list-style-type: none"> <li>(i) 2000m<sup>2</sup></li> <li>(ii) the median allotment size of all residential allotments in the Adelaide Hills Subzone either wholly or partly within a radius of 200m measured from the centre of the main allotment frontage.</li> </ul> </li> </ul>
<p>PO 2.2</p> <p>Allotments/sites are sized and configured maximise the retention of mature vegetation to maintain landscape amenity.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>

SHAPING  
GREAT  
COMMUNITIES





**TO: MINISTER FOR PLANNING**

**RE: PROPOSAL TO INITIATE THE STANLEY FLAT CODE AMENDMENT BY  
NICHOLLS SUNSET PTY LTD – FOR INITIATION**

## **PURPOSE**

To recommend that you approve, with conditions, the Proposal to Initiate the Stanley Flat Code Amendment (the Proposal).

## **BACKGROUND**

Section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act) provides that a proposal to amend a designated instrument may be initiated by a person who has an interest in land with your approval, acting on the advice of the State Planning Commission (the Commission).

The Proponent, Nicholls Sunset Pty Ltd, care of URPS, has lodged a Proposal to Initiate the Stanley Flat Code Amendment to amend the Planning and Design Code (the Code) as it relates to the affected area (**Attachment 1**).

The Commission considered the Proposal at its meeting of 24 November 2022 and resolved to support the Code Amendment, subject to conditions.

## **DISCUSSION**

The following sets out the strategic, policy and procedural considerations in relation to the Proposal to Initiate, including conditions that are recommended should you agree to initiate the Code Amendment.

### **Proposal**

The Proposal seeks to rezone approximately 30 hectares across three allotments from the Rural Zone to the Rural Neighbourhood Zone, providing up to 35 allotments with a minimum site area of 8,000 square metres. The affected area has a road frontage to White Hut Road to the east. The land is generally undulating and sloping down to the east at the road boundary. The affected area is located in the Clare and Gilbert Valleys Council (the Council) on Karna Country.

The affected area and current zoning are shown in the figures below.



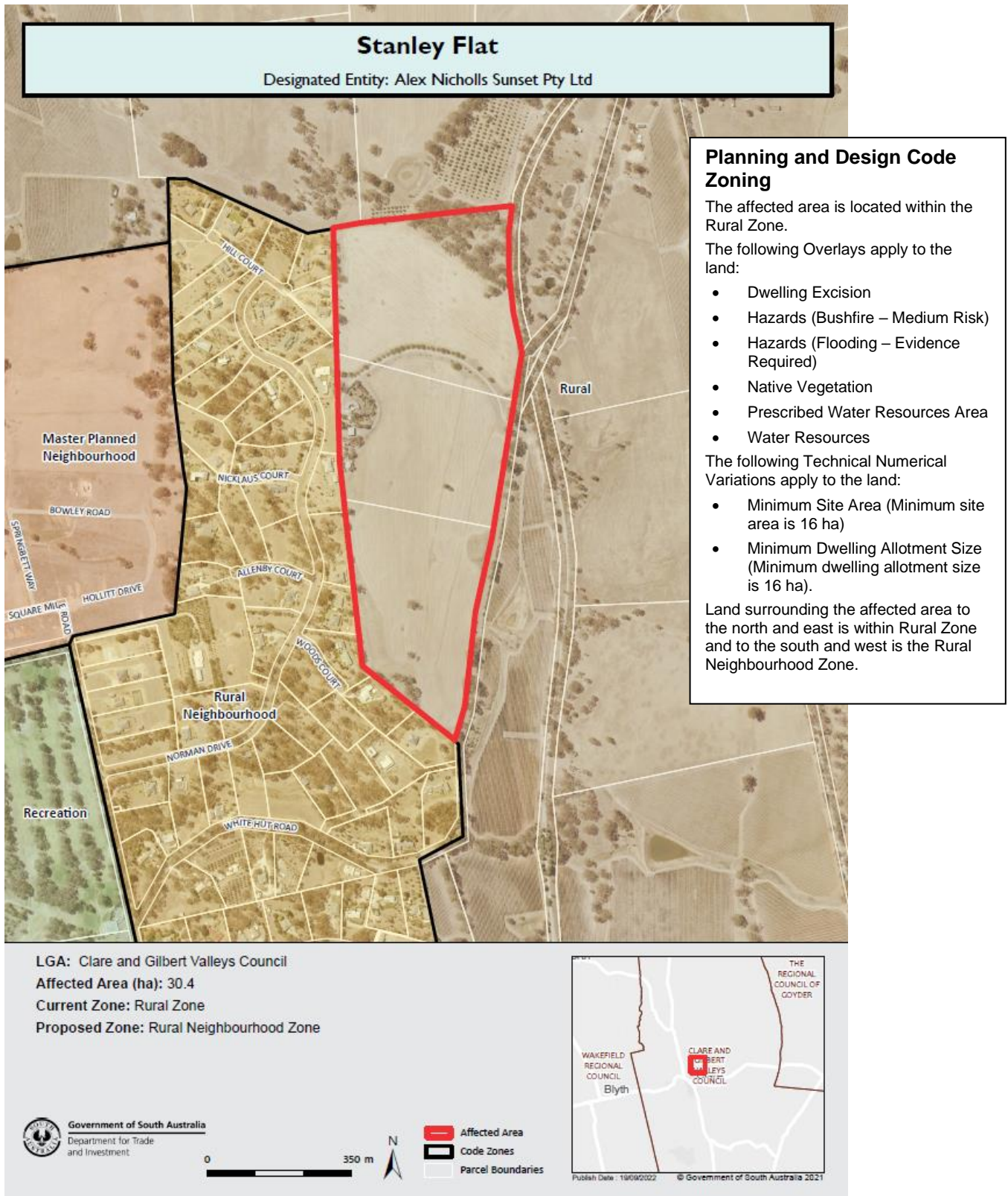


Figure 1 - Affected area map



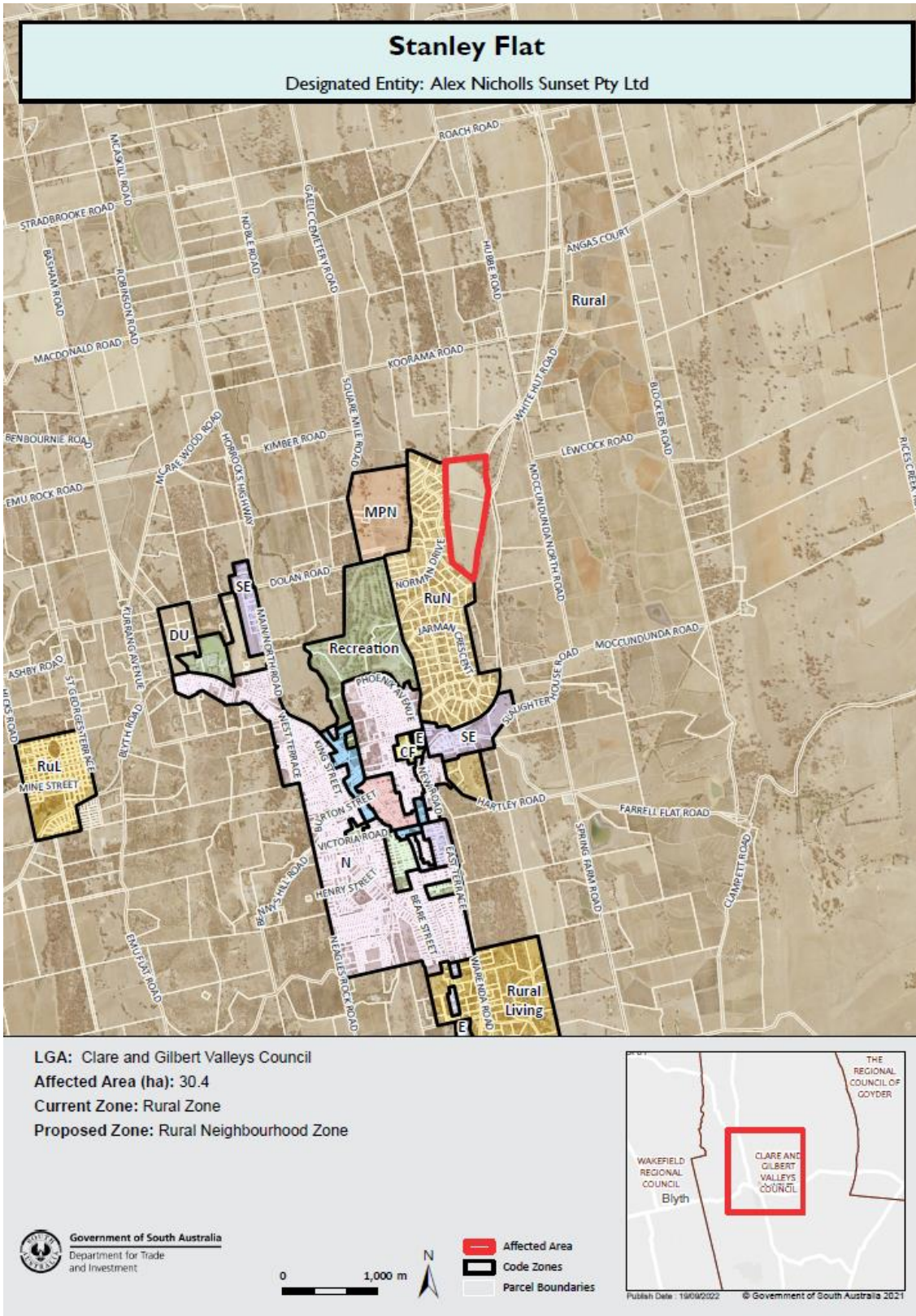


Figure 2 - Affected area map, outer extent

## Strategic considerations

The following sets out the strategic considerations relating to this proposal and rationale for the Commission recommending support for the Code Amendment.

An assessment against the State Planning Policies (SPPs) and relevant Regional Plan are provided in **Appendix A**.

## Strategic advice

The proposed Code Amendment will facilitate large residential allotments within a rural setting with the intended rezoning from the Rural Zone to Rural Neighbourhood Zone. The affected area abuts an established Rural Neighbourhood Zone to the west reflecting a logical expansion to this zone. White Hut Road predominantly bounds the eastern side of the affected area providing an existing physical separation from the Rural Zoned land to the east. The proposed minimum site area of 8,000 square metres is proportionate to the Rural Neighbourhood Zone to the west; however, the Commission does not consider that this is sufficient to address the significant shortfall of housing supply in the region and recommends allotments of 1,200-3,000 square metres (discussed further below).

The affected area is subject to the *Mid North Regional Plan (2011)*. The proposed Code Amendment:

- Is located adjacent existing Rural Neighbourhood land and is therefore considered to represent an orderly sequence of land development.
- Is not located within Character Preservation District, Environment and Food Production Areas (EFPA), scenic quality, significant landscape protection or state significant native vegetation overlay(s).
- Seeks to provide additional Rural Neighbourhood land to accommodate projected growth in the area.
- Supports recent studies that have been undertaken by Council that indicate there is a strong demand for land in the Rural Neighbourhood Zone resulting in the existing zoned supply reaching capacity.

## *Population Projections 2016-2036*

- Projections estimate the Council area will grow by just over 1,100 people. This equates to an average annual growth rate of 0.6 per cent.
- Based on an average household size of 2.3 (2016 ABS Census), this would equate to an estimated future dwelling demand of close to 480 dwellings over the same period.

Land use characteristics

The affected area is bound by White Hut Road to the east and the Rural Neighbourhood Zone to the south and west. Further west of the established Rural Neighbourhood Zone is the Master Planned Neighbourhood Zone. A dwelling and outbuildings are located along the western boundary of the affected area. The land predominantly slopes down from west to east with the lower aspect along the White Hut Road boundary.

*Land supply and demand*

The Proponent has identified investigations already undertaken in the *Residential Land Supply Study – Clare and Gilbert Valleys Council 2021* (the Land Supply Study), which forecast population increases in the region and land supply availability.

The Land Supply Study identified that the Clare township has two major residential land developments – the Square Mile Estate located in the Master Planned Neighbourhood Zone (potentially 142 allotments) and Hanlins Rise Estate in the Neighbourhood Zone (potentially 26 allotments). Overall, the Land Supply Study suggests that there may only be 7.6 years of residential land supply, assuming that the landowners release the land for development and/or significant constraints can be overcome. If this does not occur, the report suggests that Clare has constrained land supply available. It was also identified that there will likely be a shortage of Rural Neighbourhood type supply in Clare in the medium-long term.

The Square Mile Estate will provide a variety of allotments; however, these allotments are community titled which may have contributed to the slow uptake in the market. Furthermore, the Land Supply Study identified that the COVID-19 pandemic has contributed to a “flight to the country” with larger allotments being more desirable in a region easily accessible from metropolitan Adelaide. The trend for smaller allotments is declining with the Square Mile Estate originally intending to develop 360 allotments, but have now reduced yield in response to demand for larger allotment sizes.

The Land Supply Study has identified the theoretical development potential of Clare, as based on existing zoning as follows:

Zone	Minimum Code Requirements	Total theoretical yield
Neighbourhood	Assumes 600m <sup>2</sup> minimum site area and 15m frontage	1481
Rural Neighbourhood	8,000m <sup>2</sup> minimum site area	15
Rural Living	1.5ha minimum site area	61
Total		1557

Noting that the Land Supply Study has not specifically identified the affected area for potential urban growth, the Proponent has proposed further investigations to analyse land supply demand for larger residential allotments in rural setting.

### *Infrastructure, transport and access*

The Proponent has identified further investigations to be undertaken into infrastructure requirements. There currently is no Community Wastewater Management Systems (CWMS) infrastructure in the locality. Investigations have also been proposed by the Proponent into the appropriateness of onsite wastewater systems. The availability of water and power to service the land is also to be further investigated.

### *Land use interface*

The proposed Code Amendment to facilitate residential development requires consideration of potential interface issues with the neighbouring primary production areas to the east of the affected area. The Proponent has proposed discussions with Planning and Land Use Services (PLUS) in considering a concept plan to reinforce interface management issues.

### *Flooding, stormwater and bushfire*

The Proponent has identified further investigations into flooding and bushfire to be undertaken and that water sensitive urban design principles will be incorporated.

### *Native vegetation*

The affected area is located within the Native Vegetation Overlay which seeks to protect, retain and restore areas of native vegetation. A number of established gum trees are located within the north-eastern aspect of the affected area. Further investigations have been proposed and an arborist is to be engaged to determine if the trees have particular environmental value. The remainder of the site has been cleared for cropping and grazing. It is recommended that a condition be applied to ensure the both the Native Vegetation Council and the Department for Environment and Water are engaged on the Code Amendment.

### *Primary production value*

The affected area is located on the edge of the existing township and bounded by existing Rural Neighbourhood development to the west and south, and fragmented from rural land to the east by White Hutt Road. Whilst further investigations into the agricultural land are proposed to be undertaken as part of the Code Amendment, it is anticipated the value of this land for primary production purposes low due to these existing constraints.

## **Procedural considerations**

The following sets out the key procedural considerations that satisfy the legislative requirements. Pursuant to section 73(5) of the Act, approval for a Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by you, as Minister for Planning. As such, a number of conditions are recommended by the Commission as set out below.



### Information requirements

In accordance with *Practice Direction 2 – Preparation of Amendment of Designated Instruments*, the mandatory information requirements have been met, and therefore, the Proposal is of a suitable form to be considered by you.

### Consistent with the State Planning Policies and Regional Plan

The Code must be consistent with the principles of the SPPs and should be consistent with the directions of the relevant Regional Plan, which, in this instance, is *The Mid North Regional Plan 2011*.

This assessment is provided in **Appendix A**. A more detailed analysis is also located in the Proposal. In summary, the Proposal is considered to be consistent with the SPPs and Regional Plan.

You recently advised the Commission that you have resolved to not support proposals for rezoning of land to the Rural Living Zone until such time that Regional Plans have been completed and where the Code Amendment is led by a council.

The Commission does not consider the Rural Neighbourhood Zone as a form of rural living development. By way of background, Rural Neighbourhood land is anticipated to be residential land in regional areas characterised by larger blocks (generally between 1,000m<sup>2</sup> to two hectares) than the Neighbourhood Zone, but smaller than the Rural Living Zone (generally greater than two hectares). The Rural Living Zone anticipates rural areas where dwellings are in conjunction with farming activities.

The *Guide to the Planning and Design Code (June 2022)* (the Code Guide) articulates the rules, structure and hierarchy of the Code. The Rural Neighbourhood Zone is clearly identified as a 'Township and Regional Area' type zone rather than a Rural Living type zone.

The zone provides for housing on large allotments in a spacious rural setting, often together with large outbuildings, as well as addressing access, parking, landscaping and onsite wastewater treatment. Furthermore, it enables the provision of limited goods, services and facilities that enhance the residential amenity. The zone has been applied to residential land in regional areas characterised by larger blocks than the Neighbourhood Zone, but smaller than the Rural Living Zone.

Excerpts from the Code Guide are provided in **Appendix B**.

The Proposal will increase the supply of Rural Neighbourhood Zoned land adjacent to land in the same zone; thus, facilitating a cohesive expansion of the urban area. However, given the constraints on the existing urban-zoned land within the township, it is considered that the efficient use of the affected area is paramount.

The Commission holds significant concerns about the limited contribution the proposal will make to land supply (35 lots at 8,000 square metres), which is not considered to be an efficient use of the land.

Given the significant land supply shortfall in the region, this Proposal presents an immediate means of alleviating demand and is therefore supported. However, the Commission considers that a smaller minimum allotment size of between 1,200-3,000 square metres must be explored to further promote housing choice and increased supply.

In addition, the Commission seeks the use of a Concept Plan to ensure connection of the road network with existing residential areas and to establish a land use pattern that will enable the future densification of the area.

Furthermore, the Commission considers that Council should be strongly encouraged to undertake strategic planning and Code Amendments as a priority to increase land supply in the region.

### Designated Entity

As this proposal is by a private proponent, under section 73(4) of the Act, you may decide to enable the Proponent to be the Designated Entity and conduct the Code Amendment processes.

The documentation should, however, be prepared by a suitably qualified person to ensure statutory procedures and good planning outcomes are addressed.

### Investigations to support the Amendment

The investigations undertaken to date are outlined in the Proposal (**Attachment 1**). The Proponent has identified further investigations to support the Code Amendment, including:

- Supply and Demand
- Rural interface
- Agronomy
- Stormwater and Flooding
- Native Vegetation, including flora and fauna
- Traffic
- High level infrastructure capacity including wastewater
- Bushfire.

Pursuant to section 73(6)(f) of the Act, it is recommended that a search of the Register of Aboriginal Sites and Objects (Taa wika) be undertaken to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.

It is also recommended that a condition be placed on this Code Amendment under section 73(5) of the Act, to ensure that appropriate funding agreements are in place prior to approval of the Code Amendment.

### Application of the Code

The Proposal seeks to rezone land from the Rural Zone to the Rural Neighbourhood Zone to support residential development on large allotments in a spacious rural setting. Consideration will be given to amending the minimum site area Technical and Numeric Variations (TNV) from 16 hectares to 8,000 square metres, removing the Dwelling Excision Overlay and applying the Affordable Housing Overlay. The Commission recommends, pursuant to section 73(6)(f) of the Act, that the application of a smaller minimum allotment size be explored (subject to appropriate infrastructure capacity) in order to facilitate additional residential land supply.

### Engagement

The Proponent has undertaken preliminary engagement with Council who have advised support for the proposed rezoning from the Rural Zone to the Rural Neighbourhood Zone.

In accordance with the Community Engagement Charter, the Designated Entity is required to prepare an Engagement Plan that will outline how, when and with whom it engages with regarding the proposed Code Amendment. Consultation is scheduled to commence in early 2023.

The Commission has determined to specify the following further persons or bodies that the Designated Entity must consult with in relation to the proposed Code Amendment, as permitted under section 73(6)(e) of the Act:

- Department for Infrastructure and Transport
- South Australian Country Fire Service
- Native Vegetation Council
- Department for Environment and Water
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

In addition, in accordance with sections 44(6) and 73(6)(d) of the Act, engagement must be undertaken with:

- Clare and Gilbert Valleys Council
- Owners or occupiers of the land and adjacent land in accordance with the *Planning, Development and Infrastructure (General) Regulations 2017*.



**RECOMMENDATIONS**

It is recommended that you:

- |   |                          |
|---|--------------------------|
| <p>1. Note the advice of the State Planning Commission provided to you as required under section 73(2)(b) of the Act.</p>   | <p>NOTED / NOT NOTED</p> |
| <p>2. Note that the State Planning Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must consult with the following nominated individuals and entities, and advise the Designated Entity accordingly:</p> <ul style="list-style-type: none"> <li>• Department for Infrastructure and Transport</li> <li>• South Australian Country Fire Service</li> <li>• Department for Environment and Water</li> <li>• Native Vegetation Council</li> <li>• Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers.</li> <li>• State Members of Parliament for the electorates in which the proposed Code Amendment applies.</li> </ul>  | <p>NOTED / NOT NOTED</p> |
| <p>3. Note that the State Planning Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations to that outlined in the Proposal to Initiate, and advise the Designated Entity accordingly:</p> <ul style="list-style-type: none"> <li>• Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.</li> <li>• Unless there is a landscape or topographical constraint, apply a minimum allotment size Technical and Numeric Variation (TNV) between 1,200-3,000 square metres to create additional residential land supply.</li> <li>• Prepare a Concept Plan which demonstrates integration of the road network with adjoining residential areas and enables future densification of the area.</li> </ul> | <p>NOTED / NOT NOTED</p> |

4. Approve initiation under section 73(2)(b) of the Act, subject to the following conditions, under section 73(5) of the Act:

APPROVED / NOT APPROVED

- a) Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
- b) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).
- c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

5. Under section 73(4)(a) of the Act, approve the initiation of the Code Amendment on the basis that Nicholls Sunset Pty Ltd will undertake the Code Amendment processes (as the Designated Entity) required under the Act.

APPROVED / NOT APPROVED

6. Agree to sign the Proposal to Initiate the Stanley Flat Code Amendment (**Attachment 1**).

AGREED / NOT AGREED

7. Agree to sign the attached letters to Nicholls Sunset Pty Ltd (**Attachment 2**) and the Clare and Gilbert Valleys Council (**Attachment 3**) advising of your approval and conditions.

AGREED / NOT AGREED

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**NICK CHAMPION MP**  
/ / 2022



**CRAIG HOLDEN**

Chair, State Planning Commission  
07 / 12 / 2022

**Attachments:**

1. Proposal to Initiate the Stanley Flat Code Amendment (#19279364).
2. Suggested letter to the Nicholls Sunset Pty Ltd (#19307006).
3. Suggested letter to the Clare and Gilbert Valley Council (#19307015).

**Appendices:**

- A. Assessment against the State Planning Policies and Regional Plan (#19306960).
- B. Excerpts from the *Guide to the Planning and Design Code (June 2022)* (#19392220).

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