

## CHAPTER THREE

### Original consultation

- Summary of feedback
- Response and recommended amendments to Code Spatial Application

## **Chapter 3: Original consultation – Summary of feedback, response and recommended amendments to Code Spatial Application**

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The following section details the amendments sought to the spatial application of the Code. Included is a summary of the amendments requested through engagement feedback, as well as a list of changes recommended by the Commission, and those that have not been supported.

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## Summary

### New Zones / Subzones / Overlays

The following new zones are proposed to be added to the Code Framework. The location where they are to apply is discussed in further detail in the local government area summaries in the following sections of this chapter.

Type	Name	Rules for application
Zone	Established Neighbourhood Zone	To those residential areas where a historic area or character area overlay applies, and areas where current development plan policy seeks a built form character which is not compatible with General Neighbourhood Zone or Suburban Neighbourhood Zone.
Zone	Hills Neighbourhood Zone	To those residential areas with steep topography such as existing 'Hills' or 'Foothills' zones/policy areas from Development Plans.
Zone	Waterfront Neighbourhood Zone	To residential areas in waterfront locations with policy specific to dual frontage of water-facing sites (such as West Lakes and properties fronting the Esplanade at Henley Beach).
Zone	Township Neighbourhood Zone	To residential areas of townships where commercial land uses are not envisaged, and which seek for development to complement the township settlement pattern (such as Willunga, Hahndorf and Lyndoch).
Zone	Local Activity Centre Zone	To existing Local Centre zones from Development Plans.

### Summary of key feedback

Significant feedback was received from communities across metropolitan Adelaide, particularly in Unley, Burnside, Norwood, Payneham and St Peters, Prospect, West Torrens, and Alexandrina, seeking the conversion of some localities from the General Neighbourhood Zone to the Suburban Neighbourhood Zone, which provides for TNVs.

Similarly, a large number of respondents also sought the conversion of localities from the proposed Housing Diversity Neighbourhood Zone to the Suburban Neighbourhood Zone.

Other spatial issues raised by community members for consideration included:

- For residents in the Adelaide Hills, retention of the 'median rule land division tool', which was incorporated into the Adelaide Hills Council Development Plan as part of a 2017 Development Plan Amendment.
- Development and implementation of a Critical Habitat Overlay that includes critical habitat for threatened species and ecological communities listed nationally and at the State level.
- Development and implementation of a Biodiversity Overlay to be added to the Open Space Zone.
- Requests to map National, Commonwealth and Aboriginal Heritage in order to identify referrals to the Commonwealth Government.
- The community at Kudla in the Town of Gawler voiced their strong support for seeing the area rezoned from the Rural Zone to the Rural Living Zone.

Feedback from councils expressed concerns around quality of flood mapping within the Code and have requested the inclusion of up-to-date flood data be considered, even if it is not currently reflected in

Development Plans. Additionally, multiple councils requested the transition of the current Metropolitan Open Space System to the Open Space Zone.

Other spatial issues raised by multiple councils for consideration included:

- Retention of Concept Plans within specific zones to guide development.
- Review of the application of the Community Facilities Zone which appears to be too broad in the proposed Code.
- Review of the application of the Peri-Urban Zone.
- Consider introducing new overlays to manage development along scenic routes and in Primary Production Priority Areas (PPPA).

Discussion and recommendations in relation to this feedback are discussed further in the section based on local government areas.

Similarly, a large number of respondents also sought the conversion of localities from the proposed Housing Diversity Neighbourhood Zone to the Suburban Neighbourhood Zone due to concerns regarding the higher density envisaged in the former. It was perceived that conversion to the Suburban Neighbourhood Zone would enable existing quantitative provisions to be carried over into the Code as TNVs.

### **Development Plan Amendments**

While not forming part of the Phase Three Amendment, a number of approved Development Plan Amendments (DPAs) have resulted in changes to the spatial layers of the Phase Three Amendment including:

- Abattoirs Road DPA - Port Pirie
- Adelaide Minor Amendments DPA – Adelaide City
- Findon Road Kidman Park (North) Mixed Use (Residential and Commercial) DPA - Charles Sturt
- Playford Health Precinct DPA - Playford
- Value Adding (Virginia) DPA - Playford
- Lot Fourteen DPA (Ministerial) – Adelaide City
- Devon Park DPA (Ministerial) – Port Adelaide Enfield
- Morphettville Racecourse DPA – Marion/West Torrens
- Old Reynella Winery - Mixed Use - Onkaparinga
- Lonsdale Residential DPA (Ministerial) - Onkaparinga
- Totness Employment Land DPA – Mount Barker
- Growth Precincts DPA - Mitcham
- Norman Terrace Everard Park Residential Regeneration DPA - Unley
- Regency Park DPA – Port Adelaide Enfield.

## Spatial amendments spanning multiple council areas

### Conservation Zone

Feedback observed the spatial application of this zone to protected areas under the *National Parks and Wildlife Act 1972* or the *Wilderness Protection Act 1992* is inconsistent in the draft Code online mapping viewer.

There was also a request to create a Wilderness Protection Subzone for the fourteen areas currently proclaimed under the *Wilderness Protection Act 1992* with policy that mirrors the provisions of that Act i.e. that prohibits roads, tracks, buildings or structures except those that are specifically authorised by the plan of management. (See MCR-765)

### Commission's Response:

It was intended that the Conservation Zone apply to all areas subject to the *National Parks and Wildlife Act 1972* or the *Wilderness Protection Act 1992* and this error in the mapping was resolved for the Phase 2 release of the Code.

### Commission's Recommendations:

**SA.1**      **APPLY** the Conservation Zone to all reserves constituted under the *National Parks and Wildlife Act 1972* and all areas constituted as wilderness protection areas or zones under the *Wilderness Protection Act 1992*.

### Historic Area Overlay

A small number of community submissions sought expansion or reduction in the application of the Historic Area Overlay:

- Port Elliot and Waterport – expansion
- Middleton – expansion
- Gawler (Town Centre) – reduction
- Glen Osmond Road – reduction
- Aldinga (Eco Arts Village) – reduction.

### Commission's Response:

The Historic Area Overlay has been applied to existing historic areas following current Development Plan zone boundaries. Given the implications of the Historic Area Overlay on development rights, it is not considered appropriate to alter the extent of the overlay without re-consultation. Accordingly, these changes are not supported.

### Affordable Housing Overlay

State Agency feedback identified that the Affordable Housing Overlay should be applied to:

- Existing Development Plan Zones or Policy Areas where Council Wide or General Objectives and Principles of Development Control envisage Affordable Housing.

- The entirety of the Code's Urban Renewal Neighbourhood Zone.

### Commission's Response:

Existence of policies in the Council-wide or General Sections of existing Development Plans regarding affordable housing are not considered appropriate to spatially capture in the Overlay, given it would capture entire local government areas.

The Overlay is intended to be spatially applied to the following:

- Areas subject to the existing Affordable Housing Overlay identified in Development Plans.
- Development Plan zones, policy areas or precincts that expressly seek a minimum 15% affordable housing.
- In cases where 15% affordable housing is specified in Council Wide or General policies, to Development Plan zones, policy areas or precincts which envisage affordable housing.

The Overlay is not appropriate to apply to the following:

- Over entire local government areas where Council Wide policies seek 15% affordable housing.
- In Development Plan zones, policy areas or precincts where affordable housing is mentioned as an anticipated form of development, but there is no minimum requirement for 15%.

Application of the Overlay to the Code's Urban Renewal Neighbourhood Zone is only appropriate where in accordance with these principles.

It is noted that the consultation version of the Affordable Housing Overlay contained some discrepancies against these principles in that policy areas or precincts contained in a zone which sought 15% affordable housing were not included in the Overlay. It is considered appropriate to rectify these discrepancies.

### Commission's Recommendations:

**SA.2** **SPATIALLY APPLY** the Affordable Housing Overlay to areas where a minimum 15% affordable housing is expressly sought in Development Plans.

### Heritage Overlays

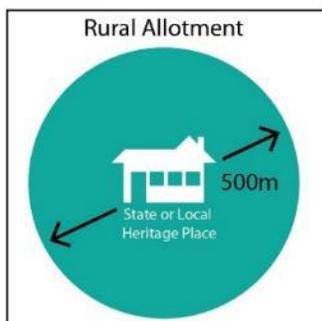
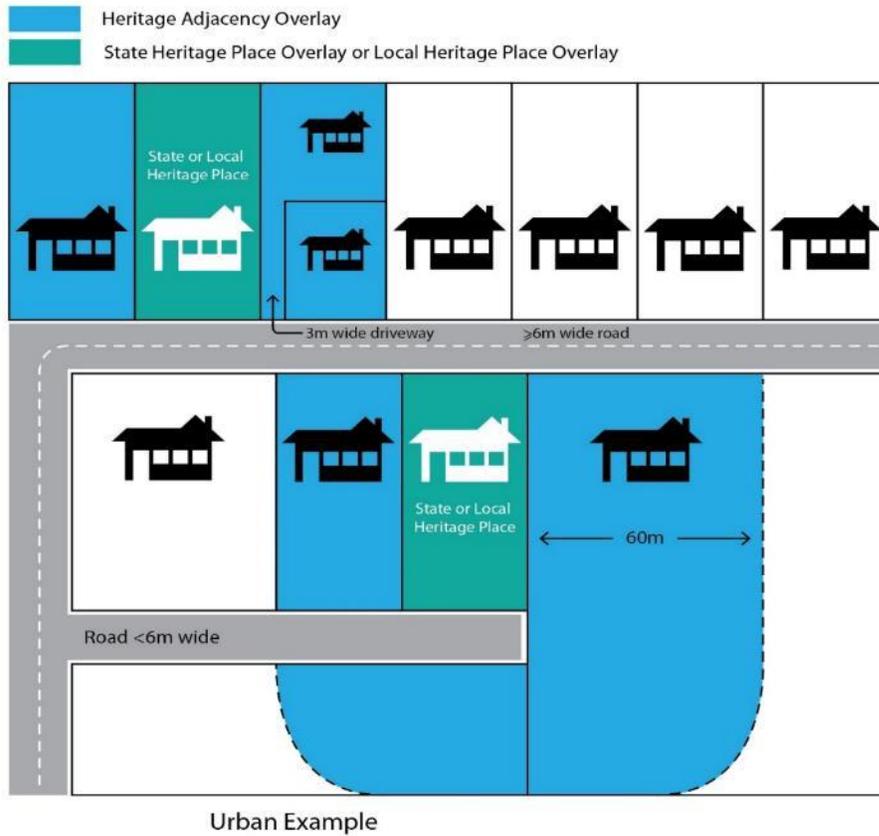
Feedback raised concerns that some non-heritage listed properties were being treated in the same way as listed properties because the proposed spatial application for the State Heritage Place and Local Heritage Place Overlays capture land adjacent to these places.

In relation to the State Heritage Area Overlay, submissions queried the spatial extent of the Overlay and sought further control of development adjacent these areas.

### Commission's response:

As discussed in the Local Heritage Place and State Heritage Place sections in the Code Policy Content part of this report, the Commission supports the creation of a new Heritage Adjacency Overlay.

The way in which the new Overlay is to be applied is demonstrated in the diagrams below:



Rural Example 1



Rural Example 2

Application of the Heritage Adjacency Overlay around State Heritage Areas is considered inappropriate given adjacency considerations are less relevant to listed areas than for specific listed places. It is also recommended that the State Heritage Area Overlay covers only the listed State Heritage Area to provide clearer delineation and relevance to the State Heritage Area Overlay policy, which is not intended to apply to areas outside the State Heritage Area.

### Commission's Recommendations:

**SA.3 REMOVE SPATIAL APPLICATION** of any areas in the State Heritage Place Overlay and Local Heritage Place Overlay which are not within the extent of listed properties and **AND REPLACE** with the new Heritage Adjacency Overlay in accordance with the following mapping rules:

(a) Within urban areas:

- Any directly abutting allotment, to a maximum distance of 60 metres.
- Any property within 6 metres of the allotment on which the heritage place is located, to a maximum distance of 60 metres, except where separated by a road/reserve greater than 6 metres wide.
- Any land that falls within 30 metres of a place where the place is located within a road reserve.

(b) Within rural areas:

- Any land that falls within 500 metres of a heritage place and that is on a separate allotment to the heritage place.

**SA.4 AMEND** the spatial application of the State Heritage Area Overlay to match extent of listed area only in order to provide clear delineation between listed properties and adjacent properties.

### Coastal Overlays

Submissions highlighted that the spatial application of the Coastal Areas Overlay has, in some cases, meant that coastal hazard risk minimisation policy no longer applies to some towns and settlements (or portion of) that are exposed to coastal flooding hazard risks. This is due to the loss of the hazard risk minimisation policies that were in the general section of existing Development Plans.

### Commission's Response:

The Commission recognises that there are locations that are subject to coastal hazard flooding that are not covered by the Coastal Areas Overlay. It is considered reasonable to apply this Overlay to additional discreet localities in circumstances where coastal flood hazard risk is present and where there is limited development opportunity.

In addition, for locations where there is greater scope for development and coastal flood hazard risk is present, a new Coastal Flooding Overlay has been created. The new Coastal Flooding Overlay seeks to replicate the existing Coastal Hazard Risk Minimisation general policy from SAPPL and call up relevant finished floor and ground levels derived from Development Plan data.

The following are the specific locations, where the absence of coastal hazard policy is of particular concern:

- **City of Port Adelaide Enfield:**
  - The Port Adelaide Regional Centre which has policy requiring specific finished floor and site levels.
  - The Gillman area is low lying, flood prone, subject to acid sulphate soils and contains intertidal saltmarsh habitat. The existing Gillman Policy Area 74 provides a range of specific, local policy and associated concept plans that address coastal issues.
  - The coastal wetland area between Club Road and North Arm Road (on land not within a council area) that currently splits the Gillman Policy Area 74.
  - 100m landward of the Port River that reflects current Schedule 8 referral mechanisms – there are currently gaps where the Overlay does not apply landward, e.g. along the eastern side of Lefevre Peninsula at Osbourne.
  - Torrens Islands and Garden Island.

#### **Commission's Response:**

The Commission agrees that the nature of this area and the existing Development Plan policy warrant application of the Coastal Areas Overlay. In respect to the existing Port Adelaide Regional Centre zoned land, it is considered that due to the heavily developed nature of this land that the most suitable tool to minimise coastal flood risk is to apply the new Coastal Flooding Overlay that will require development to meet relevant finished floor and site levels.

- **City of Onkaparinga:**
  - The Coastal Areas Overlay boundary extends too far along the Onkaparinga River. A reasonable landward boundary 'cut-off' could align with the Saltfleet Street Bridge.
  - Low lying land around Moana.

#### **Commission's Response:**

The Commission agrees that the nature of the low lying land at Moana area and the existing Development Plan policy warrant application of the Coastal Areas Overlay.

Further, the Commission supports the reduction of the application of the Coastal Areas Overlay along the Onkaparinga River and recognises that other water related overlays and policies apply here.

- **City of Port Pirie:**
  - The township of Port Pirie is subject to coastal flood risk and minimum site and building floor levels (3.15m and 3.40m AHD, respectively), as expressed under the Port Pirie General Section Coastal Areas Hazard Risk Minimisation PDC 18 currently apply.

#### **Commission's Response:**

The Commission recognises the challenges of applying appropriate coastal hazard policy for the Port Pirie township, including that a levee is in place to prevent flooding from sea level rise until the year 2050. It is considered that applying the Coastal Areas Overlay to this large, developed township is not an appropriate solution and that the more tailored Coastal Flood Overlay is the best solution in this circumstance. The Coastal Flooding Overlay will apply to the majority of the township within the vicinity of the coast and provide for the minimum floor areas for the DW Plan

- **District Council of Yankalilla:**
  - The township of Lady Bay.

### Commission's Response:

The Commission agrees that the nature of this area and the existing Development Plan policy warrants application of the Coastal Areas Overlay.

### Commission's Recommendations:

- SA.5** **SPATIALLY APPLY** the new Coastal Flooding Overlay to the Port Pirie township (or part thereof).
- SA.6** **SPATIALLY APPLY** the new Coastal Flooding Overlay to the existing Port Adelaide Regional Centre Zoned land.
- SA.7** **SPATIALLY APPLY** the Coastal Areas Overlay to Port Adelaide Industry Zone-Gillman Policy Area 74 and Coastal Resource Recovery Policy Area 10.
- SA.8** **SPATIALLY APPLY** the Coastal Areas Overlay to the coastal wetland area between Club Road and North Arm Road (on land not within a council area) that currently splits the existing Gillman Policy Area 74.
- SA.9** **SPATIALLY APPLY** the Coastal Areas Overlay 100m landward of the Port River to reflect current Schedule 8 referral mechanisms.
- SA.10** **SPATIALLY APPLY** the Coastal Areas Overlay to the existing Country Township Zone at Lady Bay.
- SA.11** **SPATIALLY REMOVE** the Coastal Areas Overlay from where it applies along the Onkaparinga River east of the Saltfleet Street bridge.

### Technical and Numeric Variations (TNVs)

A high volume of requests were received from councils to apply, remove and amend the values contained within the various Technical and Numeric Variations (TNVs) in specific locations.

Notably, not all zones have the capability for TNVs. Any amendment to the Code's policy to enable TNV data to populate the relevant policy have been considered in the Code Policy Content section of this report.

Requests to vary TNV values and amendments to TNVs are supported in cases where:

1. The zone/subzone/overlay policy applying to the location has capability to be populated by TNV data; and
2. The TNV value reflects current Development Plan policy.

Amendments to TNVs that sought to apply different values to those that appear in the current Development Plan are not supported as they are deemed to be outside the scope of the Phase Three Amendment.

### Commission's Recommendations:

**SA.12 SPATIALLY APPLY** Technical and Numeric Variation data in accordance with current development plan criteria in cases where the relevant policy in the zone/subzone/overlay references TNVs.

## Spatial amendments by local government area

The following section summarises the feedback received in each local government area and lists the Commission's recommendations for changes to the spatial application of zones, subzones, overlays, TNVs and concept plans.

## City of Adelaide

Feedback received from the City of Adelaide sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new Subzones:
  - City High Street Subzone under the City Main Street Zone (replacing the Urban Corridor (Main Street) Zone), to be applied to the current Main Street O'Connell Street, Melbourne Street East and Hutt Street zones, as well as Halifax and Sturt Streets (both within the current Main Street (Adelaide) Zone).
  - Melbourne Street West Subzone under the Business Neighbourhood Zone to be applied to Melbourne Street West.
  - East Terrace Subzone under the City Living Zone to be applied to the current East Terrace Policy Area 29.
  - North Adelaide Low Intensity Subzone under the City Living Zone to be applied to all areas where the zone is proposed to be applied to North Adelaide.
  - St Andrew's Hospital Precinct Subzone under the Community Facilities Zone to be applied to the current Institutional (St Andrew's) Zone.
  - WCH and Memorial Hospital Precinct Subzone under the Community Facilities Zone to be applied to the current Women's and Children's Hospital Policy Area 9.
  - Government House Subzone under the City Riverbank Zone to be applied to the current Institutional (Government House) Zone.
- Removal of the proposed Adelaide Oval Subzone and the Eastern Park Lands Subzone from the Code Framework and applying the Adelaide Park Lands Zone only to both locations.
- Removal of the proposed City Living Zone from all six squares in the council area – Victoria Square, Light Square, Hurtle Square, Whitmore Square, Hindmarsh Square and Wellington Square – and replace with the application of the City Park Lands Zone.
- Retention and application of the following Concept Plans within the current City of Adelaide Development Plan:
  - Existing Adelaide (City) Primary Pedestrian Area Map Adel/1 (Overlay 2A) to be transitioned across to the Code in modified form to the Capital City and City Main Street Zones.
  - Concept Plan Fig T/1 (site formerly occupied by Channel 9 in Tynte Street).
  - Concept Plan Fig SE/1 (Carrington Street South).
  - Concept Plan Fig MU (I)/1 (Mixed Use (Innovation) Zone applied to former Royal Adelaide Hospital site).
- Expanding the application of the Noise and Air Emissions Overlay to include the Capital City Zone and City Main Street Zone.

### Non-council submissions

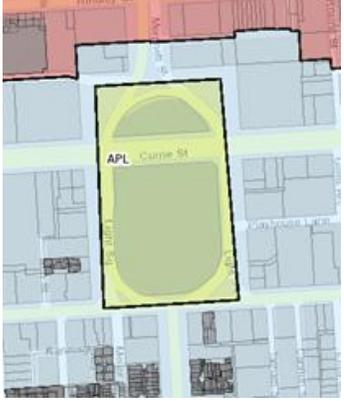
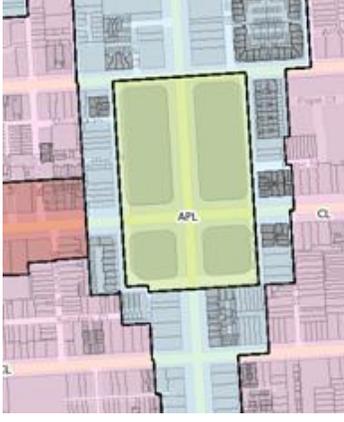
In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

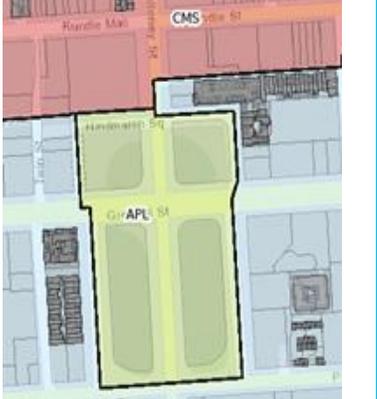
- Creation of a new Subzone to address policy intent, guidance and dispensation in relation to St Andrew's Hospital and neighbouring businesses.
- Rezoning of the St Andrew's Hospital site from the proposed Community Facilities Zone to a combination of the Urban Corridor (Main Street) Zone and Capital City Zone.
- Expansion of the application of the Advertising near Signalised Intersections Overlay.
- Expansion of the application of the Rundle Mall Subzone further west to the border of King William Street.

- Expansion of the application of the North Adelaide Low Intensity Subzone to an individual property.

**Commission’s Recommendations:**

**SA.13 REMOVE SPATIAL APPLICATION** of the Capital City Zone from all CBD squares within the City of Adelaide **AND REPLACE** with the Adelaide Park Lands Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Victoria Square		
Light Square		
Hurtle Square		

Whitmore Square		
Hindmarsh Square		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in the City of Adelaide as the city squares are already considered part of the Park Lands under the *Adelaide Park Lands Act 2005*.

**SA.14** , **REMOVE SPATIAL APPLICATION** of the City Living Zone from Wellington Square in North Adelaide within the City of Adelaide **AND REPLACE** with the Adelaide Park Lands Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Wellington Square		

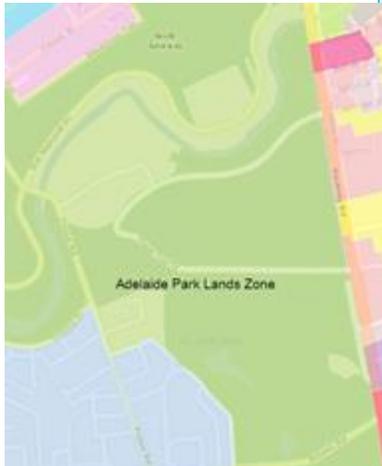
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in the City of Adelaide as the city squares are already considered part of the Park Lands under the *Adelaide Park Lands Act 2005*.

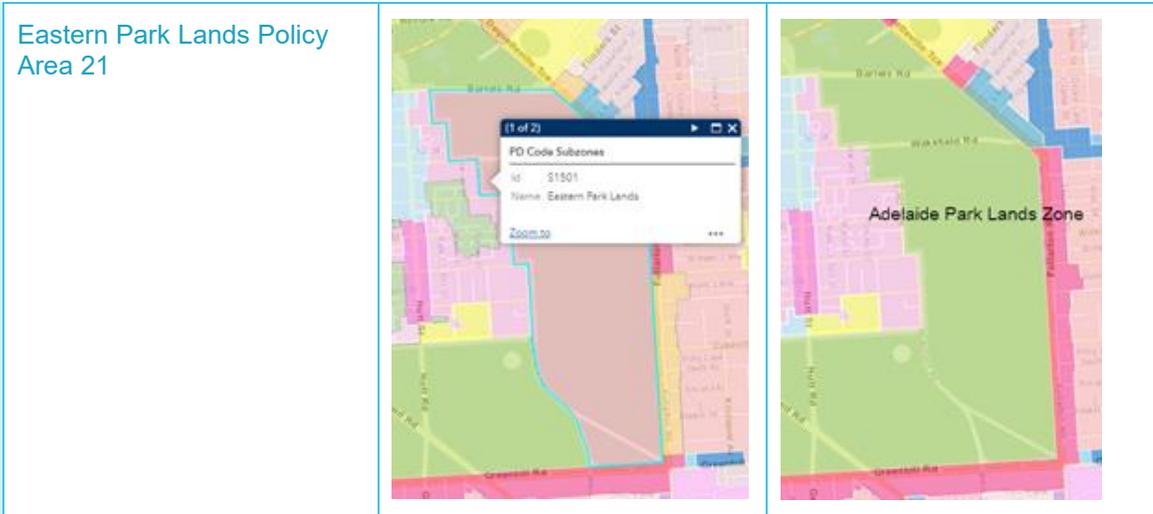
**SA.15 REMOVE SPATIAL APPLICATION** of the Adelaide Oval Subzone from the land located in the existing Adelaide Oval Policy Area 25 within the City of Adelaide as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Adelaide Oval Policy Area 25		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

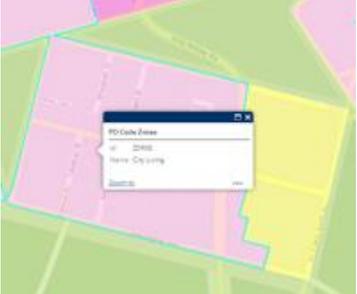
**SA.16 REMOVE SPATIAL APPLICATION** of the Eastern Park Lands Subzone from the land located in the existing Botanic Policy Area 19 and Eastern Park Lands Policy Area 21 within the City of Adelaide as identified in the recommended amendment map:

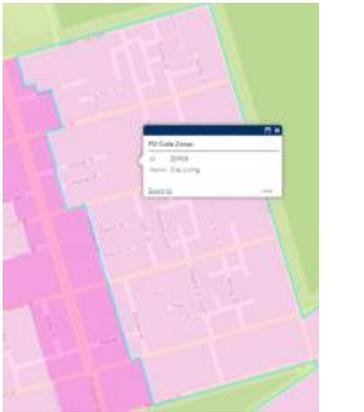
Location within Council area	Draft application for consultation	Amended application
Botanic Policy Area 19		



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

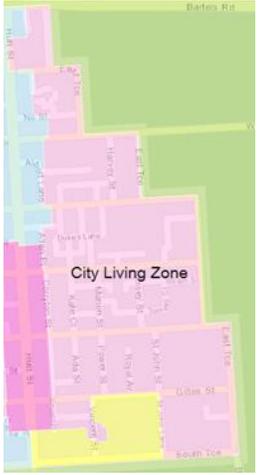
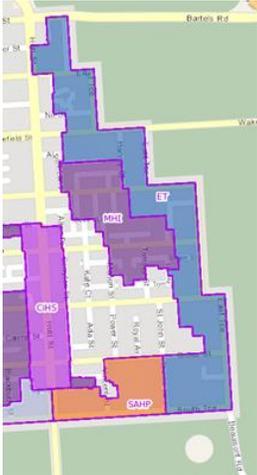
**SA.17 SPATIALLY APPLY** the North Adelaide Low Intensity Subzone to the land located in the City Living Zone in North Adelaide within the City of Adelaide as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Hill Street Policy Area 1            Childers East Policy Area 2            Wellington Square Policy Area 3            Tynte Policy Area 4            Carclew Policy Area 5            Archer West Policy Area 15</p>		
<p>Cathedral Policy Area 8</p>		

<p>Margaret Street Policy Area 6</p> <p>Lefevre Policy Area 7</p>		
<p>Stanley West Policy Area 10</p> <p>Kentish Arms Policy Area 11</p> <p>Finniss Policy Area 12</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.18 SPATIALLY APPLY** the East Terrace Subzone to the land located in the existing East Terrace Policy Area 29 within the City of Adelaide as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>East Terrace Policy Area 29</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.19** , **REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the land located in the existing Mixed Use (Melbourne West) Zone within the City of Adelaide, **REPLACE** it with the Business Neighbourhood Zone, **AND SPATIALLY APPLY** the Melbourne West Subzone as identified in the recommended amendment map:

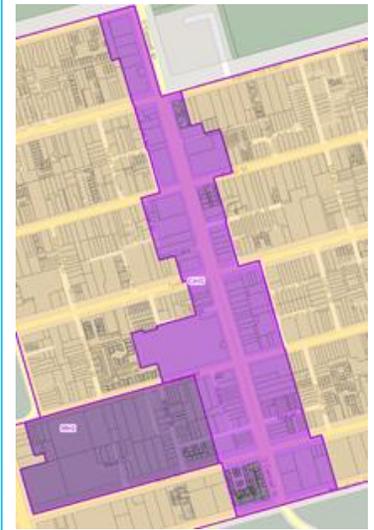
Location within Council area	Draft application for consultation	Amended application
Mixed Use (Melbourne West) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.20** , **REMOVE SPATIAL APPLICATION** of the Urban Corridor (Main Street Zone) from all locations within the City of Adelaide, **REPLACE** with the City Main Street Zone, **AND SPATIALLY APPLY** the City High Street Subzone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
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Main Street (O'Connell) Zone



Main Street (Melbourne East) Zone



Main Street (Hutt) Zone

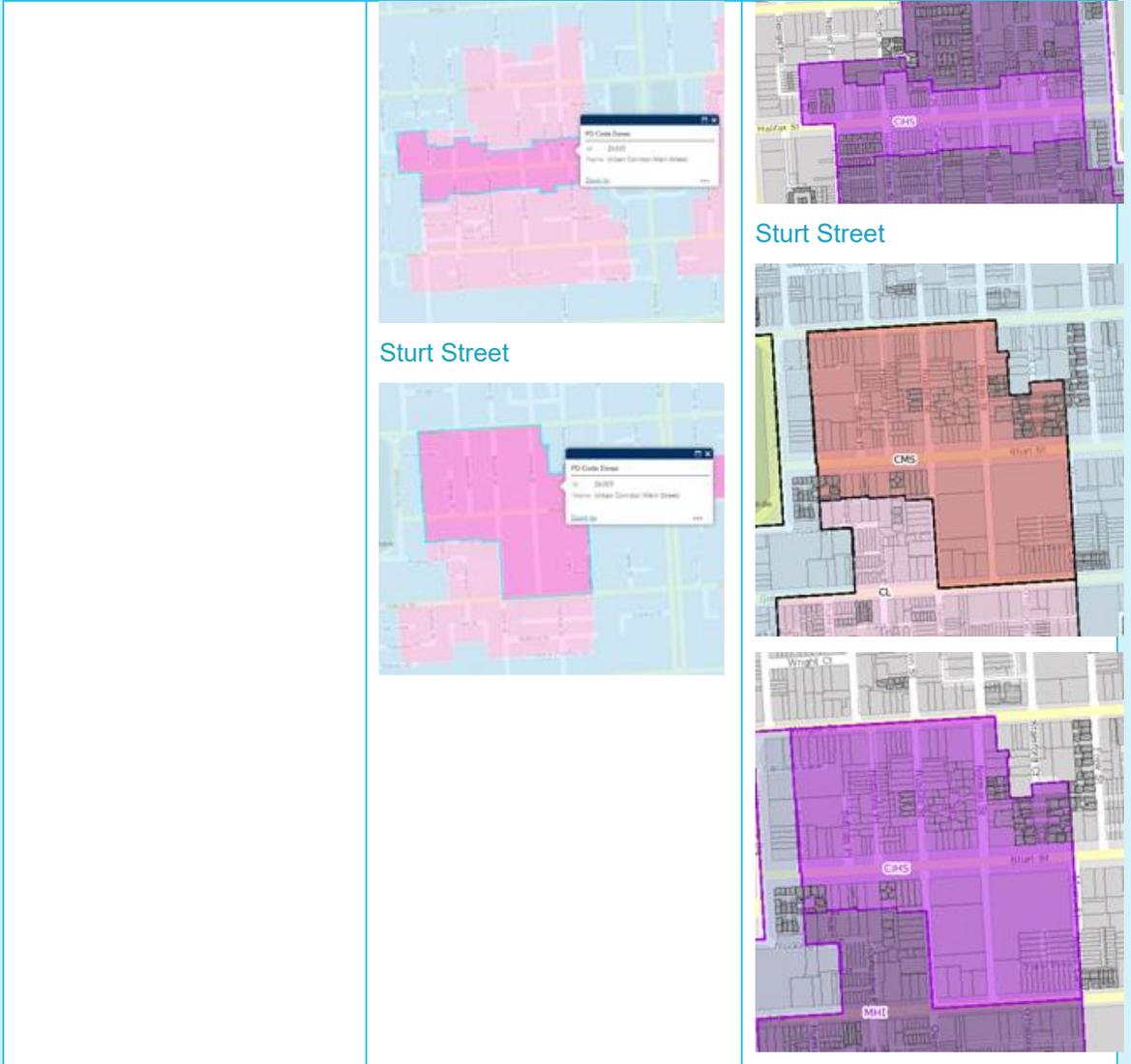


Main Street (Adelaide) Zone

Halifax Street

Halifax Street





Sturt Street

Sturt Street

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

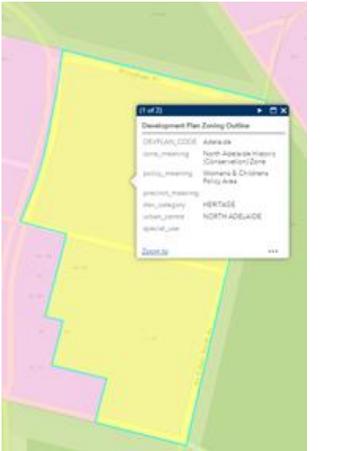
**SA.21** , **SPATIALLY APPLY** the St Andrew’s Hospital Subzone to the land located in the existing I1 Institutional (St Andrew’s) Zone within the City of Adelaide as identified in the recommended amendment maps:

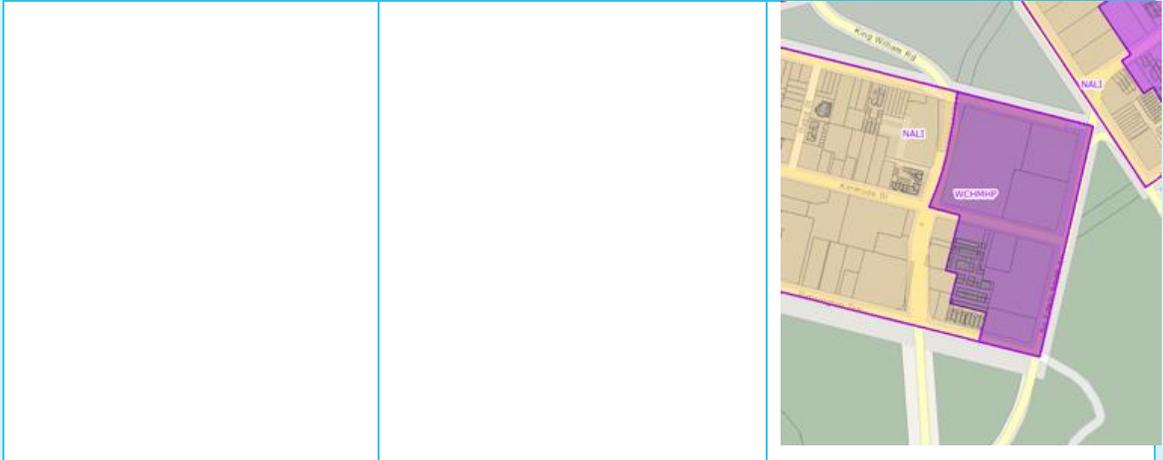
Location within Council area	Draft application for consultation	Amended application
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<p>11 Institutional (St Andrew's) Zone</p>		
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**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.22** , **SPATIALLY APPLY** the WCH and Memorial Hospital Subzone to the land located in Women's & Children's Policy Area 9 within the City of Adelaide as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>North Adelaide Historic (Conservation) Zone, Women's &amp; Children's Policy Area 9</p>		



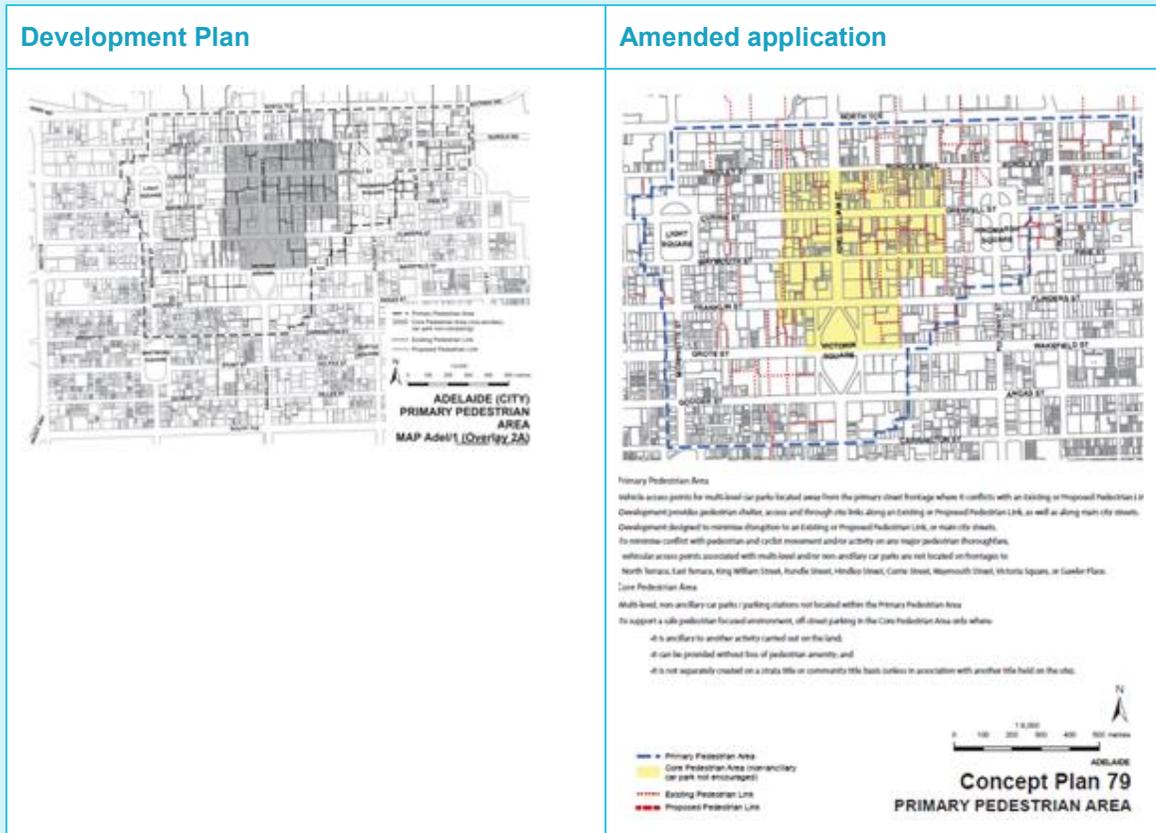
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.23 EXTEND SPATIAL APPLICATION** of the Noise and Air Emissions Overlay to include all land located in the Capital City Zone and City Main Street Zone within the City of Adelaide as identified in the recommended amendment maps:

Draft application for consultation	Amended application

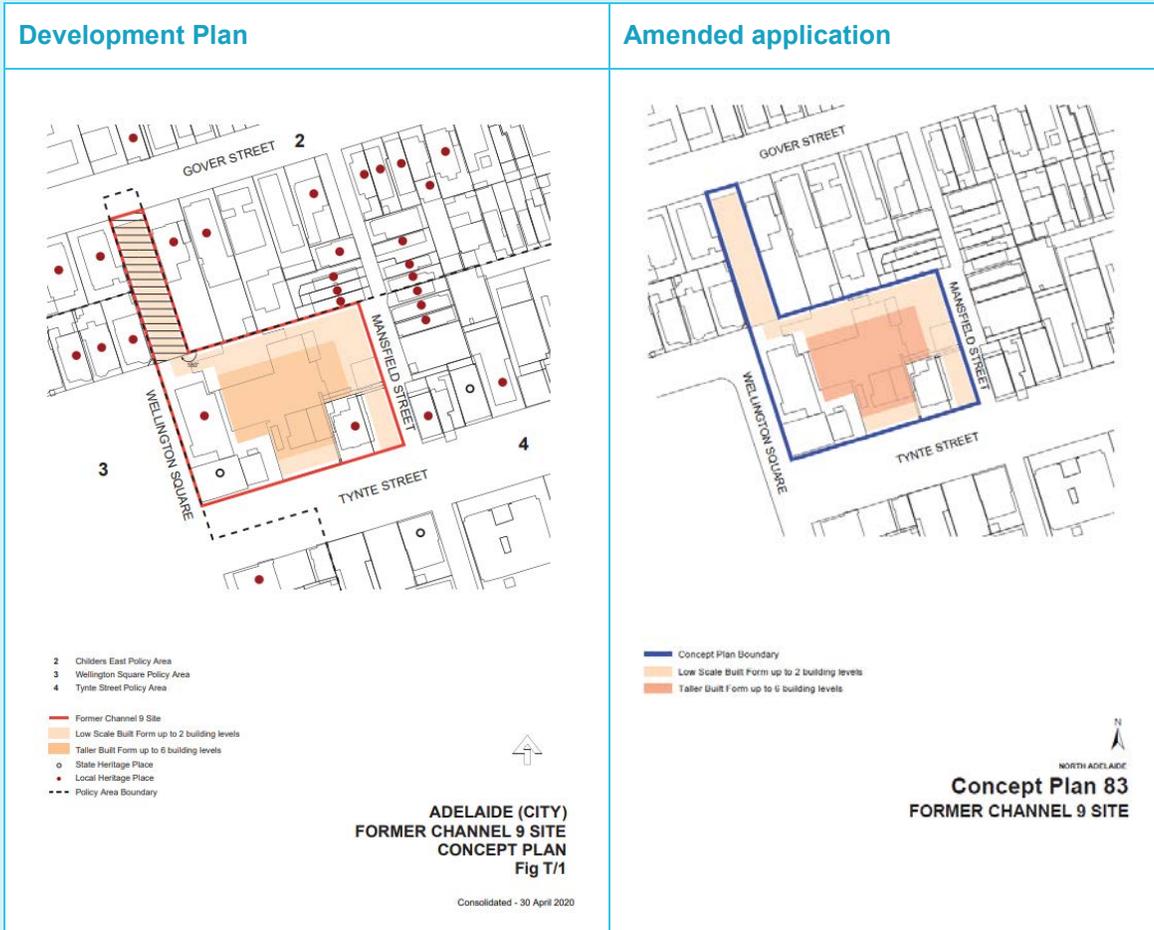
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.24** , **SPATIALLY APPLY** the existing Adelaide (City) Primary Pedestrian Area Map Adel/1 (Overlay 2A) as a Concept Plan to the land located in the Capital City Zone, City Main Street Zone and Adelaide Park Lands Zone within the City of Adelaide as identified in the recommended amendment map:



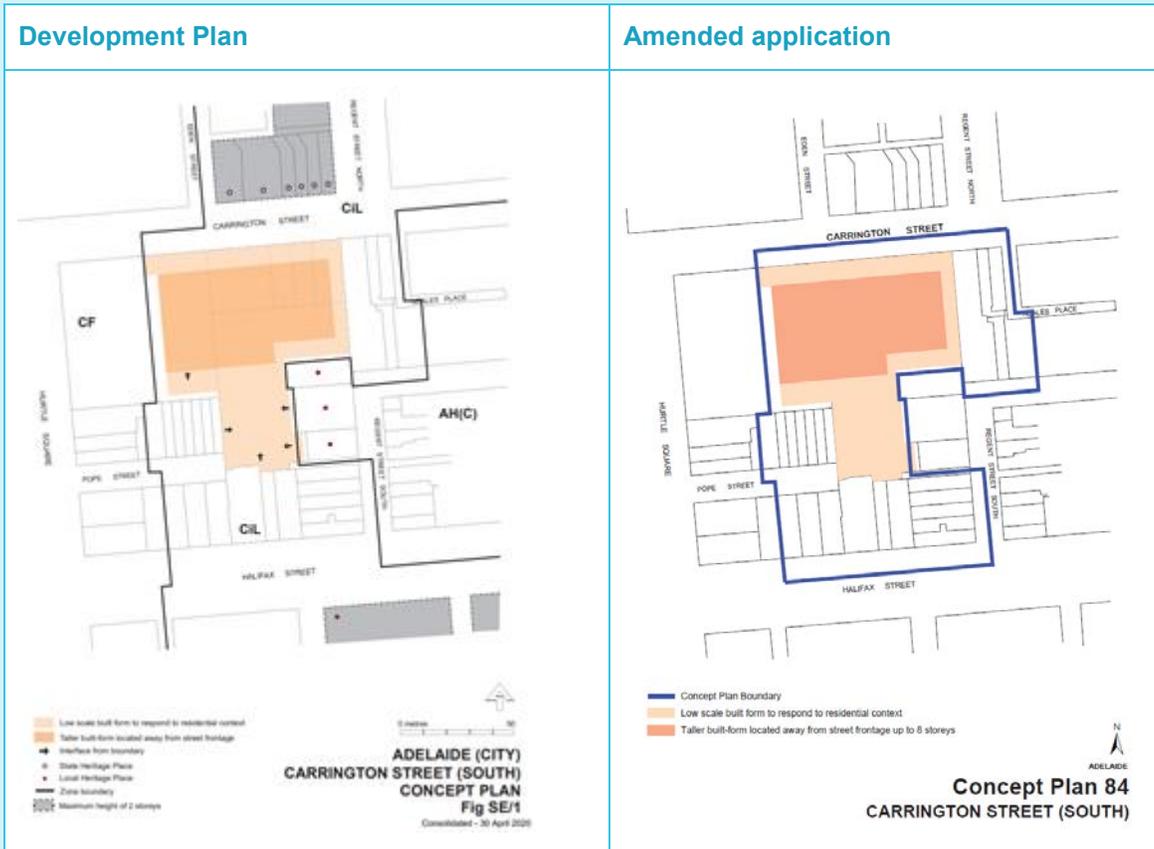
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.25** , **SPATIALLY APPLY** the existing Concept Plan Fig T/1 Former Channel 9 Site to the land located in the existing Tynte Street Policy Area 4 within the City of Adelaide as identified in the recommended amendment map:



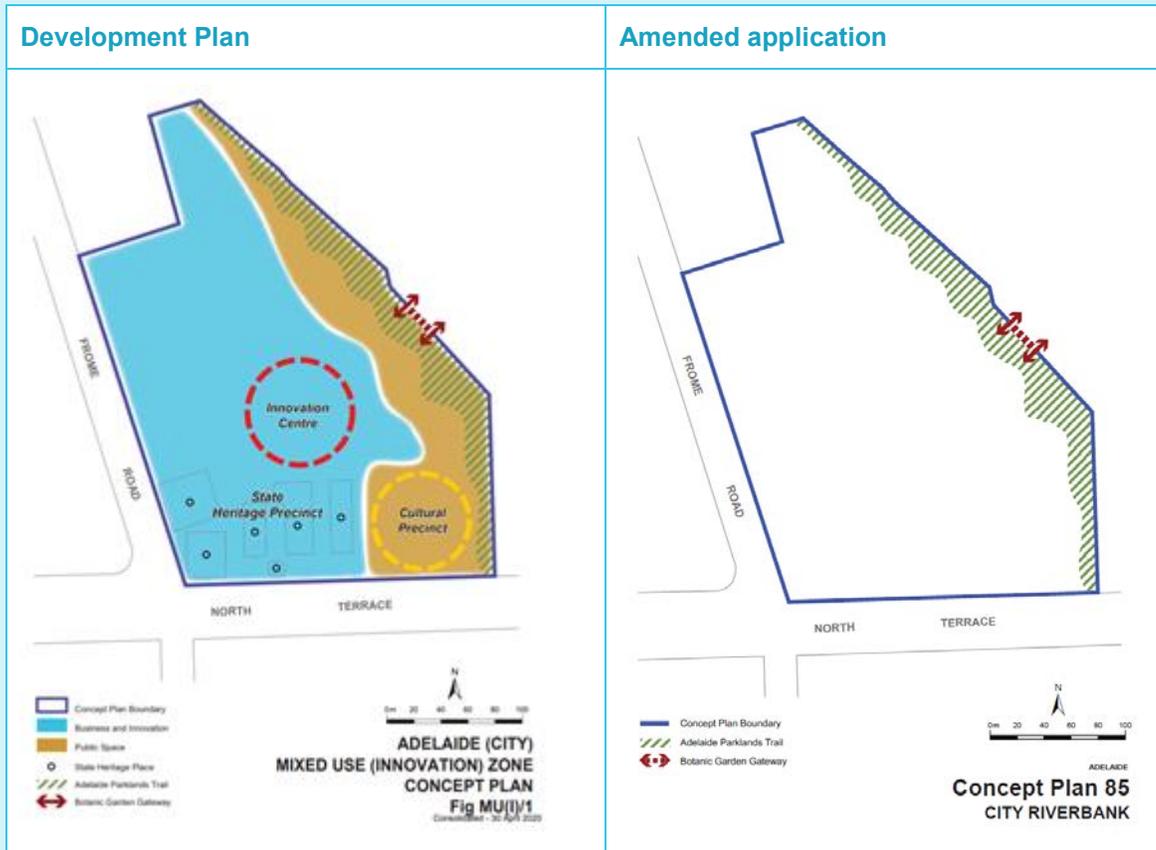
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.26** , **SPATIALLY APPLY** the existing Concept Plan Fig SE/1 to the land located in the existing South East Policy Area 31 within the City of Adelaide as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.27** , **SPATIALLY APPLY** the existing Concept Plan Fig MU(I)/1 to the land located in the existing Mixed Use (Innovation) Zone within the City of Adelaide as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

<p><b>Spatial amendments <u>not</u> recommended by the Commission:</b></p>	<p><b>Reason:</b></p>
<p><b>City of Adelaide</b></p> <p>Creation of a new Government House Subzone to provide further policy support to the application of the Adelaide Riverbank Zone at the location.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council’s current Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Creation of a new Subzone to address policy intent, guidance and dispensation in relation to St Andrew’s Hospital and neighbouring businesses.</p>	<p>The proposed amendment was addressed via Council’s request to create a Subzone for the site.</p>

<p><b>Public Submission</b></p> <p>Rezoning of the St Andrew’s Hospital site from the proposed Community Facilities Zone to a combination of the Urban Corridor (Main Street) Zone and Capital City Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Expansion of the application of the Advertisement Near Signalised Intersections Overlay within the City of Adelaide LGA.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Expansion of the application of the Rundle Mall Subzone further west to the border of King William Street.</p>	<p>The current spatial application of the Code Zoning for the location is more consistent with Council’s current Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Expansion of the application of the North Adelaide Low Intensity Subzone to a single property.</p>	<p>The proposed amendment was initially not supported as the request was considered to be outside the scope of the current Phase Three Amendment.</p> <p>However, the proposed amendment has since been addressed via Council’s request to apply the North Adelaide Low Intensity Subzone to all areas in North Adelaide covered by the City Living Zone.</p>

# Adelaide Hills Council

Feedback received from the Adelaide Hills Council sought the following amendments to the spatial application of the Code within its local government area:

- Alternative sought to the proposed spatial application of the Township Main Street Zone to the entire township areas of Birdwood and Balhannah.
- Removal of a portion of land from the Township Activity Centre Zone at Aldgate and replacement with the Township Main Street Zone.
- Alternative sought to the proposed spatial application of the Infrastructure Zone to the Wairoa House site at Aldgate.
- Removal of the General Neighbourhood Zone from the area currently within the Residential (Medium Density) Policy Area of the Residential Zone and replacement with the Suburban Neighbourhood Zone.
- Creation and spatial application of a new subzone of the Peri-Urban Zone for the former Inverbrackie accommodation site.
- Creation and spatial application of new subzones of the Peri-Urban Zone for the existing settlement Policy Areas of the Watershed (Primary Production) Zone at Verdun, Inglewood and Lenswood.
- Correction of historic zoning inconsistencies associated with policy areas of the current Public Purpose Zone, including the Public Lands, Education, Conservation, Open Space and Recreation Policy Areas.
- Removal of areas of the current Hills Face Zone east of the Mount Lofty Ranges ridgeline from the proposed Code Hills Face Zone, and replacement with the Peri-Urban Zone.
- Transitioning policies associated with the Median Rule Land Division Tool for areas currently within the Country Living Zone proposed to transition to the Code Rural Neighbourhood (formerly Residential Neighbourhood) Zone.
- Spatial application of the Limited Land Division Overlay to the area currently within Ayers Hill Road Historic Policy Area 73 of the Country Living Zone.
- Creation and spatial application of a new Desired Character Area Overlay to areas of Stirling currently within the District Centre Zone, and to other townships throughout the council area to transition policy elements of Desired Character Statements not addressed by Code policy.
- Alternative sought to the proposed spatial application of the Suburban Neighbourhood Zone to areas of Stirling and Crafers currently within the Mixed Residential Zone.
- Correction of an identified zone boundary anomaly associated with the Mixed Residential Zone at Stirling.
- Creation and spatial application of a new Scenic Routes Overlay to provide for a transition of the scenic routes and associated policy identified in Figure AdHi(EC)/1 of the Development Plan.

## Non-council submissions

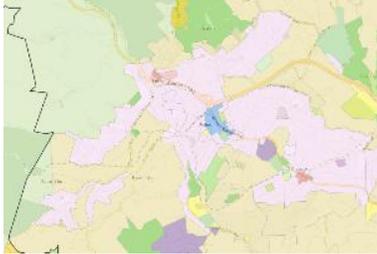
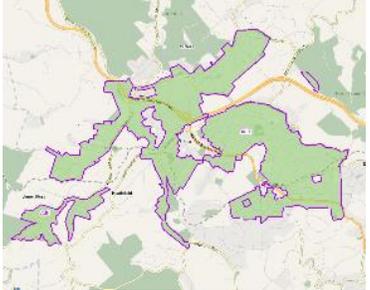
In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments within its local government area:

- Removal of a parcel of community land at Beavis Court, Gumeracha from the Environment and Food Production Areas Overlay.
- Transitioning policies associated with the Median Rule Land Division Tool, allotment sizes, building heights and frontage widths for areas of Aldgate, Stirling, Crafers, Upper Sturt, Bridgewater and nearby areas currently within the Country Living Zone proposed to transition to the Code Rural Neighbourhood (formerly Residential Neighbourhood) Zone.
- Rezoning of Cleland Conservation Park from the Hills Face Zone to the Conservation Zone (this change was supported by the Commission in association with the Phase 2 Code Amendment).

- Rezoning of the Lobethal Quarry site from Rural Zone to Resource Extraction Zone, with the spatial application of the Resource Extraction Protection Area Overlay to areas surrounding the site.
- Rezoning of land at the former Inverbrackie facility site near Woodside from Peri-Urban Zone to the Township Zone, and removal of the Limited Land Division Overlay.
- Rezoning of land at Crafers from the Residential Neighbourhood Zone to the Peri-Urban Zone.
- Creation and spatial application of a new overlay to transition policies and spatial information underpinning PIRSA’s Primary Production Priority Area mapping to the Code.
- Creation of a Design Standard to reflect and transition the Stirling Village Guidelines within the Code.

**Commission’s Recommendations:**

**SA.28 SPATIALLY APPLY** the Adelaide Hills Subzone to the areas of the existing Country Living Zone proposed to transition to the Rural Neighbourhood Zone, except the existing Country Living (Bridgewater) Policy Area 27 and Country Living (Ayers Hill Road Historic) Policy Area 73 within Adelaide Hills Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Country Living Zone		

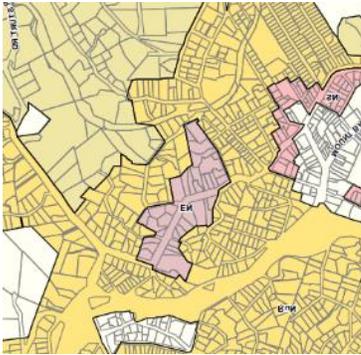
**Reason:** The Commission supports the proposed amendments to ensure the policy intent of what is known as the Median Rule Land Division Tool is reflected in Code policies for areas currently covered by that provision.

**SA.29** , **SPATIALLY APPLY** the Limited Land Division Overlay to the existing Country Living Zone, Country Living (Ayers Hill Road Historic) Policy Area 73 within Adelaide Hills Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Country Living (Ayers Hill Road Historic) Policy Area 73		

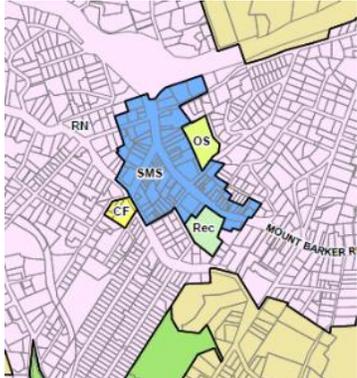
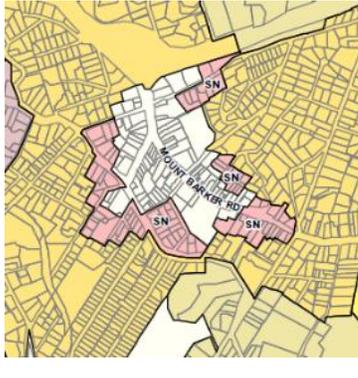
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.30** **REMOVE SPATIAL APPLICATION** of the Residential Neighbourhood Zone from the existing Country Living Zone, Country Living (Ayers Hill Road Historic) Policy Area 73 within Adelaide Hills Council **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Country Living (Ayers Hill Road Historic) Policy Area 73		

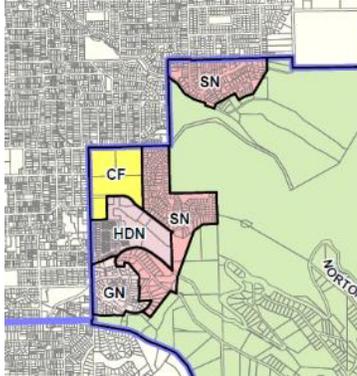
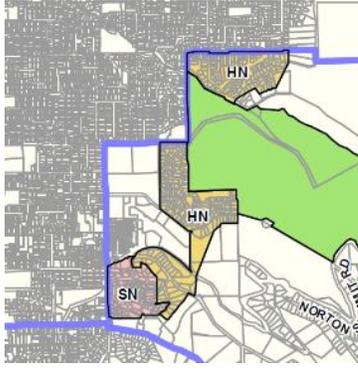
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.31 REMOVE SPATIAL APPLICATION** of the Residential Neighbourhood Zone from the areas of Stirling within the Mixed Residential Zone within Adelaide Hills Council **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Residential Zone		

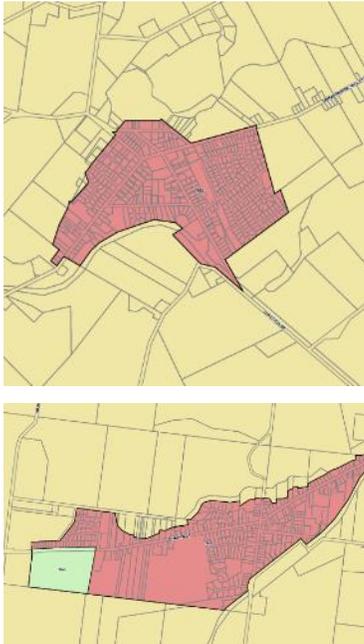
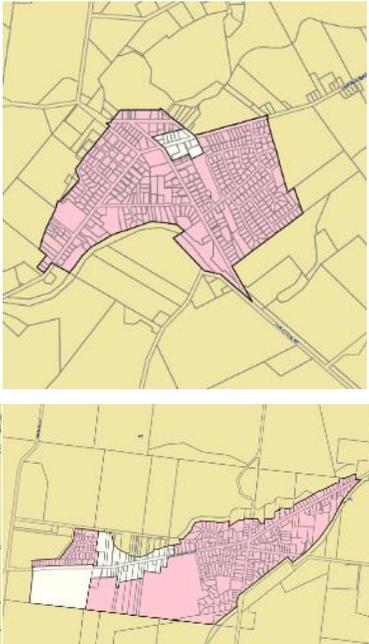
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.32 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Residential (Foothills) Policy Area 31 within Adelaide Hills Council **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential (Foothills) Policy Area 31		

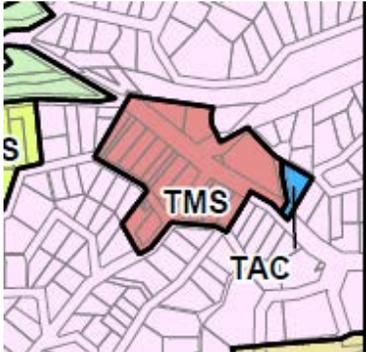
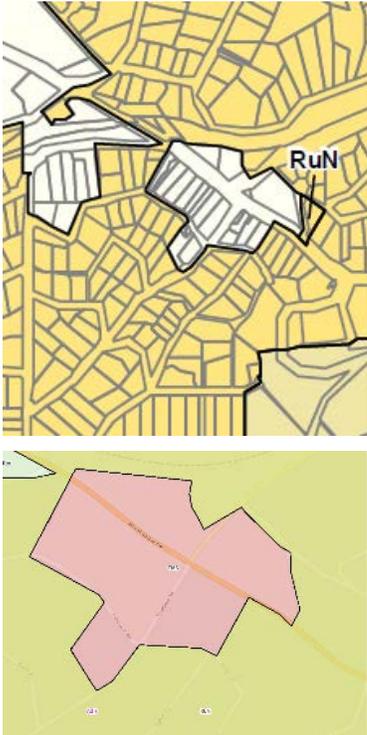
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.33 REMOVE SPATIAL APPLICATION** of the Township Main Street Zone from the existing Township Zone, Township (Balhannah) Policy Area 33 and Township (Birdwood) Policy Area 34 within Adelaide Hills Council **AND REPLACE** with the Township Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Township Zone, Township (Balhannah) Policy Area 33 and Township (Birdwood) Policy Area 34</p>		

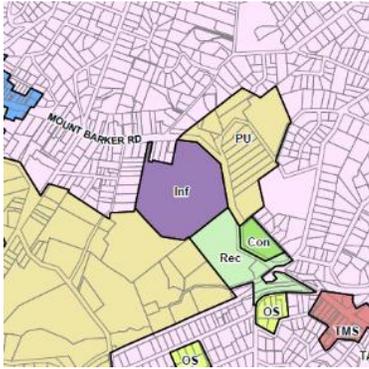
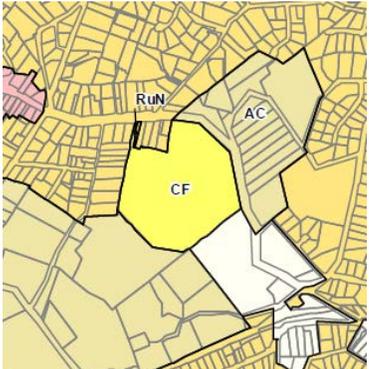
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.34 REMOVE SPATIAL APPLICATION** of the Township Activity Centre Zone from a portion of the existing Neighbourhood Centre Zone which lies outside of the existing Policy Area 57 at Aldgate within Adelaide Hills Council **AND REPLACE** with the Rural Neighbourhood Zone and Adelaide Hills Subzone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Neighbourhood Centre Zone, Aldgate		

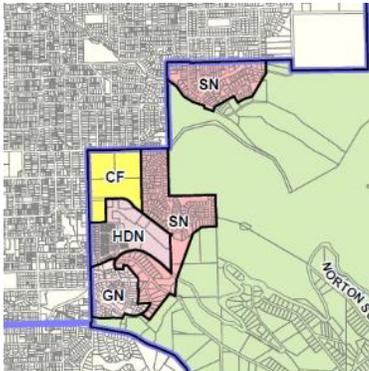
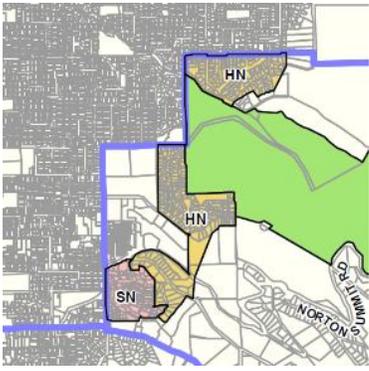
**Reason:** The Commission supports the proposed amendment to correct an identified Development Plan mapping anomaly and to ensure the proposed Code Zoning reflects both the intent of the Development Plan and surrounding residential land uses.

**SA.35 REMOVE SPATIAL APPLICATION** of the Infrastructure Zone from the existing Public Purpose Zone, Public Purpose (Public Lands) Policy Area 67 (the Wairoa House Site at Aldgate) Zone within Adelaide Hills Council **AND REPLACE** with the Community Facilities as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Public Purpose Zone, Public Purpose (Public Lands) Policy Area 67 (the Wairoa House Site at Aldgate)		

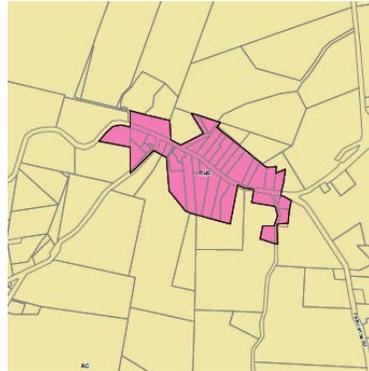
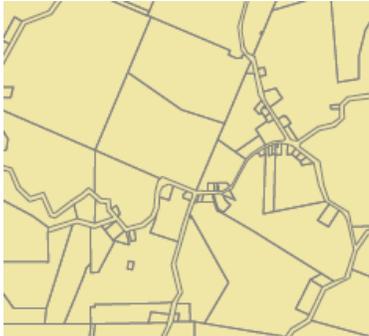
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.36 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Residential (Medium Density) Policy Area 32 within Adelaide Hills Council **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential (Medium Density) Policy Area 32		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.37 REMOVE SPATIAL APPLICATION** of the Peri-Urban Zone from the existing Watershed (Primary Production) Zone, Settlement Policy Area 18 (Inglewood, Lenswood and Verdun) within Adelaide Hills Council **AND REPLACE** with the Rural Settlement Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Watershed (Primary Production) Zone, Settlement Policy Area 18 (Inglewood, Lenswood and Verdun)</p>		
		
		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>Adelaide Hills Council</b></p> <p>Removal of the Infrastructure Zone from the existing Public Purpose (Public Lands) Policy Area 67 of the Public Purpose Zone (the Wairoa House Site at Aldgate) and replacement with the Residential Neighbourhood Zone.</p>	<p>An alternative spatial application of the Code zoning was applied by the Commission at this location which is considered more consistent with current Development Plan policy.</p>
<p><b>Adelaide Hills Council</b></p> <p>Request the creation of a subzone of the Code Peri-Urban Zone for the Inverbrackie Site to better reflect the existing nature and use of the land, and provide policies to guide future development.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Adelaide Hills Council</b></p> <p>Request that several zoning inconsistencies which still persist in relation to some areas of the existing Public Purpose Zone (and are attributed to the legacy of the council amalgamation process), are addressed as part of the Code transition process.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Adelaide Hills Council</b></p> <p>Request that areas of the Hills Face Zone on the eastern side of the Mount Lofty Ranges ridgeline are considered for inclusion in the Code Peri-Urban Zone instead of a transition to the Code Hills Face Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Adelaide Hills Council</b></p> <p>Propose that the most important elements of Desired Character Statements are transitioned to the Code via a Desired Character Area Overlay or as a TNV for relevant areas.</p>	<p>The Commission considers that the most important policy aspects of Desired Character Statements are able to be transitioned to the Code via a combination of General Policies, Zone, Subzone, Overlay and Technical and Numeric Variations.</p> <p>TNVs have been transitioned across to the Code wherever relevant or applicable under the parent zone.</p> <p>For example, maximum building height limits have been transitioned as TNVs for the Stirling Core and Stirling Fringe Policy Areas of the current District Centre Zone. Maximum building height limits have also been transitioned for townships including Aldgate, Birdwood, Balhannah, Lobethal and Woodside.</p>

<p><b>Adelaide Hills Council</b></p> <p>Oppose the application of the Suburban Neighbourhood Zone to the existing Mixed Residential Zone at Crafers. Request that an alternative zoning transition is developed to capture the intent of the General Neighbourhood Zone, while allowing for TNV functionality.</p>	<p>The Commission considers that the Suburban Neighbourhood Zone provides a suitable transition for the Mixed Residential Zone as it:</p> <ul style="list-style-type: none"> <li>• Contains policies which support a diversity of housing types at low densities;</li> <li>• Includes a particular policy emphasis on supporting residential character and amenity; and,</li> <li>• Supports a wide range of TNV capabilities.</li> </ul>
<p><b>Adelaide Hills Council</b></p> <p>Request that the scenic routes and associated policy as identified in the Development Plan form the basis of the creation of a Scenic Routes Overlay in the Code.</p>	<p>The Commission considers that the Scenic Quality Overlay cannot be applied to the linear routes identified in the Development Plan as they have no defined spatial extent in terms of areas or view sheds to which the Overlay should apply.</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented as it is considered that more extensive policy investigations and consultation is required.</p>
<p><b>Cr Malcolm Herriman</b></p> <p>Removal of the Environment and Food Production Area Overlay from land at Beavis Court, Gumeracha.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change. Changing the EFPA boundary would also require a legislative change.</p>

# Adelaide Plains Council

Feedback received from the Adelaide Plains Council sought the following amendments to the spatial application of the Code within its local government area:

- Retention and application of the following Concept Plans within the current Mallala Development Plan:
  - Concept Plan Map Mal/1 (Recreation Two Wells)
  - Concept Plan Map Mal/3 (Mallala Residential)
  - Concept Plan Map Mal/7 (Two Wells)
  - Concept Plan Map Mal/8 (Two Wells) – Site Contamination Investigation Areas
  - Concept Plan Map Mal/10 (Two Wells Town Centre Areas)
- Creation and spatial application of a bespoke Adelaide Plains Animal Husbandry Zone to support the unique policy settings and land uses present in the areas of the council currently within the Animal Husbandry Zone of the Development Plan.
- Spatial application of the Significant Industry Interface Overlay to land surrounding the Dublin Landfill Facility.
- Creation and spatial application of a new Mallala Racecourse Subzone of the Code Motorsport Park Zone to land currently within the Mallala Racecourse Zone and neighbouring Policy Area 2 of the Light Industry Zone, rather than the proposed transition to the Code Recreation Zone.
- Spatial application of the Suburban Neighbourhood Zone (or alternative) instead of the General Neighbourhood Zone to areas of Two Wells and Mallala currently within the Residential Zone.
- Creation and spatial application of a new Two Wells Subzone of the Code Housing Diversity Neighbourhood Zone to the growth areas of Two Wells currently within the Suburban Neighbourhood Zone of the Development Plan.
- Removal of the proposed Township Activity Centre and Community Facilities Zones from the town centre area of Two Wells and replacement with the Township Main Street Zone.
- Creation and spatial application of a new Two Wells Subzone of the Code Township Main Street Zone to the area currently within the Two Wells Town Centre Policy Area 5 of the Town Centre Zone.
- Transition specific policies regarding animal keeping, commercial land uses and minimum allotment frontage widths from Precinct 3 of the current Rural Living Zone to the Code via the creation of either a new Subzone, a new overlay or a change to an alternative zone.
- Creation and spatial application of a new Subzone of the Rural Settlement Zone to allow for the transition of a range of locally-specific policies relating to allowable land uses and public notification, included within the current Settlement Zone of the Development Plan.
- Creation and spatial application of a new Adelaide Plains Coastal Subzone of the Rural Settlement Zone to allow for the transition of a range of locally-specific policies relating to land use restrictions, development parameters and procedural directions, included within the current Coastal Settlement Zone of the Development Plan.
- Creation and spatial application of a more detailed suite of Flood Hazard Overlays which accurately map areas of high, medium and low flood risk and transition specific flood related policy from the Development Plan.
- Realign the zone boundary between areas within the current Precinct 3 – Two Wells of the Rural Living Zone and Policy Area 4 of the Residential Zone at Two Wells to better follow cadastre and road alignments and avoid the dissection of numerous allotments into different zones.
- Removal of the Environment and Food Production Areas Overlay from the Rural Living and Animal Husbandry Zones, due to their residential land use focus.
- Correction of a series of anomalies identified by council relating to the boundary of the Environment and Food Production Areas Overlay around the periphery of the Mallala township area.

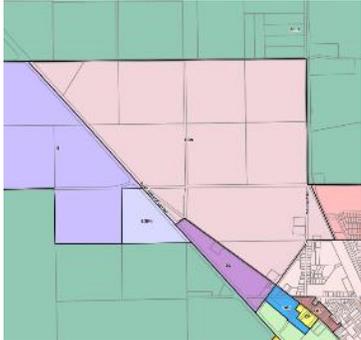
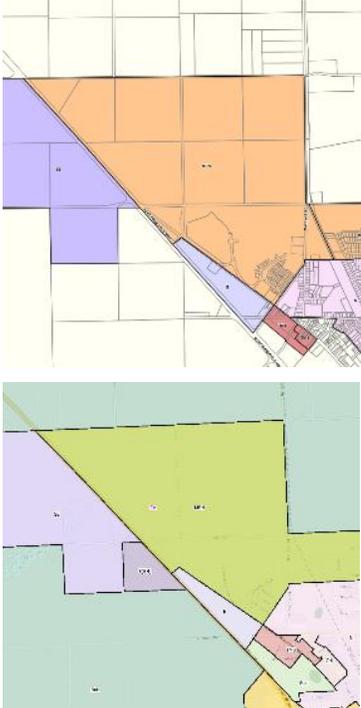
Non-council submissions

In addition to council’s feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments within its local government area:

- Removal of the proposed Suburban Neighbourhood Zone from the area of Two Wells currently within Residential Policy Area 4 of the Residential Zone and replacement with the Greenfield Neighbourhood Zone.
- Removal of the Dwelling Subzone of the Conservation Zone from coastal areas of the council currently within the Coastal Conservation Zone.

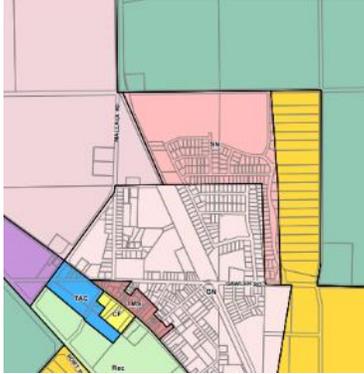
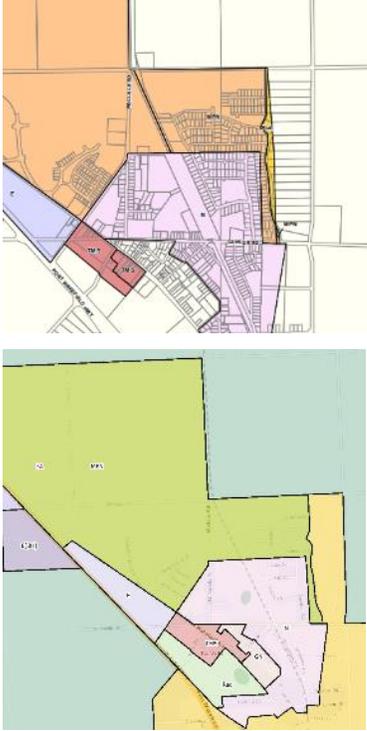
**Commission’s Recommendations:**

**SA.38 . REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the existing Suburban Neighbourhood Zone at Two Wells within Adelaide Plains Council **AND REPLACE** with the Master-Planned Neighbourhood Zone and Emerging Activity Centre Subzone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Suburban Neighbourhood Zone, Two Wells		

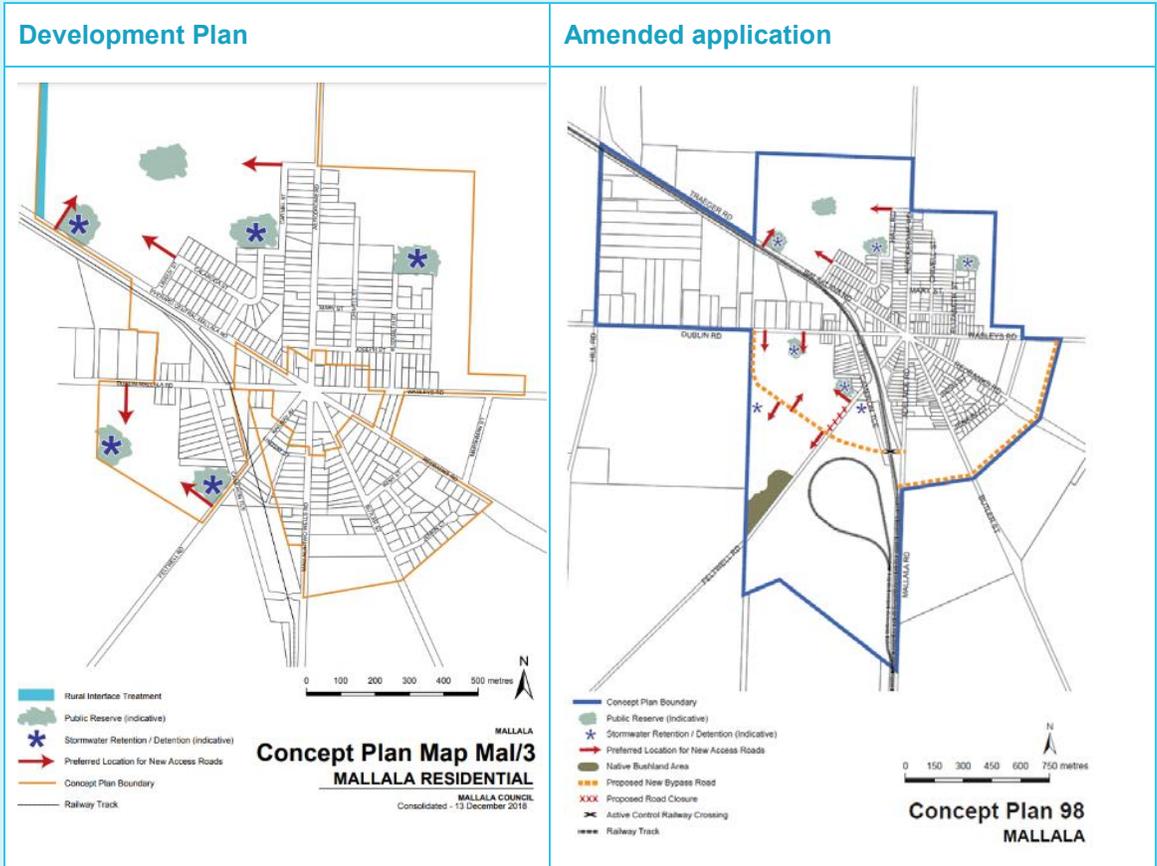
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan, including provision for a future retail and service centre to support the future growth of Two Wells.

**SA.39 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Policy Area 4 at Two Wells within Adelaide Plains Council **AND REPLACE** with the Master-Planned Neighbourhood Zone and Emerging Activity Centre Subzone. Also realign the eastern boundary of the zone (abutting the Rural Zone) to align with the centreline of Almond Boulevard and Magnolia Boulevard as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Policy Area 4, Two Wells		

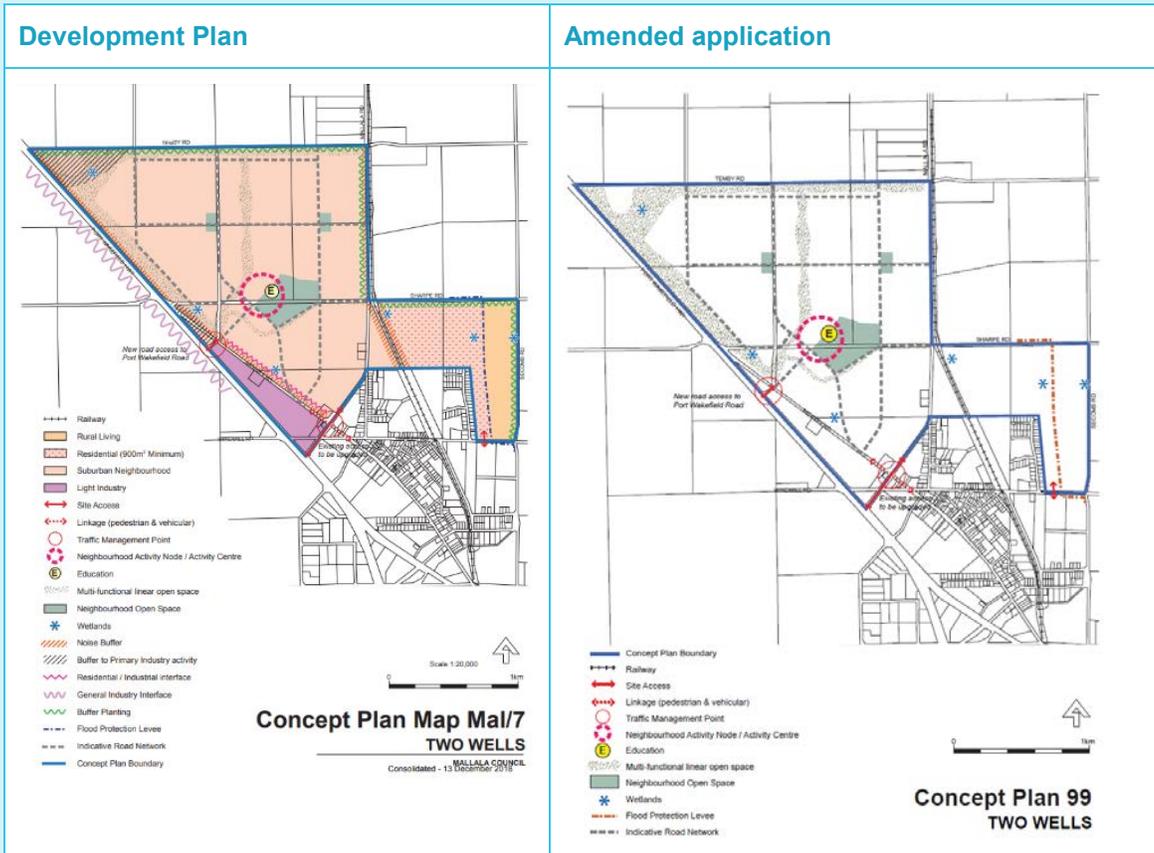
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan, including provision for a future retail and service centre to support the future growth of Two Wells.

**SA.40 SPATIALLY APPLY** the existing Concept Plan Mal/3 to the Mallala area within the Adelaide Plains Council. Also merge key stormwater, bypass road alignment and other infrastructure from existing Concept Plan Mal/9 into Concept Plan Mal/3 to transition these elements to the Code, as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.41 SPATIALLY APPLY** the existing Concept Plan Mal/7 to the Two Wells area within the Adelaide Plains Council as identified in the recommended amendment map:



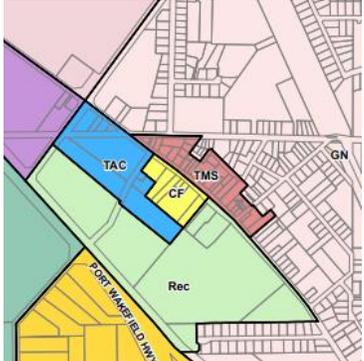
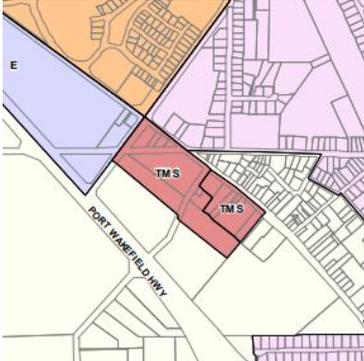
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.42 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone at Two Wells and Mallala within Adelaide Plains Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Two Wells		

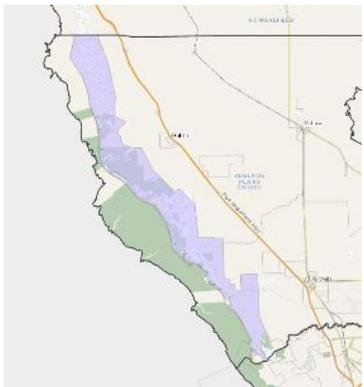
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and will ensure policy support is provided for larger minimum allotment sizes in circumstances where alternative wastewater connection or disposal arrangements are required.

**SA.43 REMOVE SPATIAL APPLICATION** of the Township Activity Centre Zone and Community Facilities Zone from the existing Town Centre Zone in Two Wells within Adelaide Plains Council **AND REPLACE** with the Township Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Town Centre Zone, Two Wells		

**Reason:** The Commission supports the proposed amendment to reverse the originally proposed split of zones per a council request, which is considered to deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.44 REMOVE SPATIAL APPLICATION** of the Dwelling Subzone of the Conservation Zone from the Adelaide Plains Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Coastal Conservation Zone		

**Reason:** The Commission supports the proposed amendment in recognition of the existing Development Plan policy that does not support dwellings in this location.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>Adelaide Plains Council</b></p> <p>Request existing Concept Plan Mal/1 is transitioned into the Code.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request to include a revised and upgraded version of existing Concept Plan Mal/10 in the Code, to more explicitly identify the spatial elements of a subzone for the Two Wells Centre proposed by council.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the proposed Animal Husbandry Subzone and Code Rural Living Zone are replaced with the creation of a new, bespoke Adelaide Plains Animal Husbandry Zone to support the unique policy settings and land uses present in the areas of</p>	<p>The proposed Rural Living Zone and Animal Husbandry Subzone will deliver desired policy outcomes that are closely aligned with the Development Plan.</p>

<p>council currently within the Animal Husbandry Zone of the Development Plan.</p>	
<p><b>Adelaide Plains Council</b></p> <p>Request the Significant Industry Interface Overlay to be spatially applied to the Dublin Landfill Facility, inclusive of neighbouring land, which is sufficient to ensure a reasonable buffer is incorporated to help safeguard the ongoing operation of the facility into the future.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p> <p>In any event, current landfill operations are considered a low risk of being constrained by other land uses, as sensitive urban development is not envisaged in the vicinity.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the existing Mallala Racecourse Zone and neighbouring Policy Area 2 of the Light Industry Zone are transitioned to the Motorsport Park Zone with a new Mallala Racecourse Subzone, rather than the proposed transition to the Code Recreation Zone.</p>	<p>The Code Motorsport Park Zone contains policies that are tailored to the very specific, multi-use nature of the Tailem Bend facility and do not represent a suitable policy transition for the Mallala site.</p> <p>In response to submissions, the Commission has made amendments to the Recreation Zone to provide specific policy support for motorsport-related and complementary land uses, which are considered to provide a more suitable transition for this facility.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the creation of a new Two Wells Subzone of the Housing Diversity Neighbourhood Zone to be applied to growth areas of Two Wells currently within the Suburban Neighbourhood Zone.</p>	<p>The Commission has applied the Master-Planned Neighbourhood Zone instead of the Housing Diversity Neighbourhood Zone to the affected land, in alignment with the revised Code Framework. This zoning is also proposed to apply to the neighbouring land within Residential Policy Area 4 to ensure a coordinated policy approach.</p> <p>The Emerging Activity Centre Subzone has also been spatially applied to the subject land, which contains specific policies to address the development of a retail centre over time in association with relevant master plans and Concept Plans for the growth area.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the creation of a new Two Wells Subzone under the Code Township Main Street Zone to capture locally important policy in the existing Two Wells Centre Policy Area 5.</p>	<p>The Commission considers that the separation of land uses through the creation of policy in a bespoke Subzone is inconsistent with the Code Framework application principles.</p> <p>The Township Main Street Zone will deliver desired policy outcomes that are closely aligned with the Development Plan.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the transition to the Code of specific policy regarding animal keeping, commercial use restrictions and minimum frontage policies for the</p>	<p>The Commission considers that the application of the Rural Living Zone facilitates a consistent approach to policy application whilst providing appropriate levels of guidance for the performance</p>

<p>area currently comprising the Rural Living Zone, Precinct 3 of the Development Plan via one of the following proposals:</p> <ol style="list-style-type: none"> <li>1. The creation of a special spatial Overlay.</li> <li>2. The creation of a new Subzone under the Code Rural Living Zone.</li> <li>3. The transition of the subject area into the adjoining low density Suburban Neighbourhood Zone with a 0.5 ha minimum allotment size.</li> </ol>	<p>assessment of non-residential development. Additional policy controls have also been included for areas of this zone subject to the Hazards (Flood) Overlay suite.</p> <p>Further, a 5000sqm Minimum Site Area TNV has been applied and the western boundary of the proposed Rural Living Zone has been realigned with Almond Boulevard and Magnolia Boulevard to better align zone boundaries with cadastre.</p> <p>The Commission also notes that a minimum frontage dimension of 50m is provided in DPF 3.1 of the Code Rural Living Zone.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the creation of a new Subzone under the proposed Rural Settlement Zone to incorporate local policies specific to the Adelaide Plains Area currently included in the Settlement Zone of the Development Plan.</p>	<p>The Commission considers that there is insufficient justification for the creation of a standalone Subzone.</p> <p>The current spatial application of the Code will deliver desired policy outcomes consistent with Development Plan policy.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the creation of an Adelaide Plains Coastal Subzone under the Rural Settlement Zone to capture locally important policies from the existing Coastal Settlement Zone of the Development Plan.</p>	<p>The Rural Settlement Zone together with the Coastal Areas Overlay will deliver desired policy outcomes that are consistent with Development Plan policy.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request the removal of the EFPA over the Rural Living and Animal Husbandry Zones as they are historically not food production areas and geared toward a more residential focus on detached dwellings and further subdivisions.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change. Changing the EFPA boundary would also require a legislative change.</p>
<p><b>Adelaide Plains Council</b></p> <p>Request that a series of identified anomalies to the boundary of the EFPA around the Mallala township be amended via this Code amendment.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change. Changing the EFPA boundary would also require a legislative change via a separate process.</p>

# Alexandrina Council

Feedback received from the Alexandrina Council sought the following amendments to the spatial application of the Code within its local government area:

- Replace the spatial application of General Neighbourhood Zone with an alternate zone that is more consistent with Development plan policy.
- Replace the spatial application of the Community Facilities Zone with the Recreation Zone to the District Centre Zone, Goolwa Centre Policy Area 3, Precinct 2 Civic Focus.
- Replace the spatial application of the Community Facilities Zone with the Recreation Zone to the Open Space Zone, Strathalbyn Recreation and Community Policy Area 33.
- Replace the spatial application of the Community Facilities Zone with the Open Space Zone to the District Centre Zone, Strathalbyn Centre Policy Area 4, Precinct 5 Angus River and Soldiers Memorial.
- Review the spatial application of the Suburban Neighbourhood Zone to the Mount Compass Golf Course and adjacent residential zoned land.
- Review the spatial application of the Housing Diversity Neighbourhood Zone to the Residential Zone, Goolwa Historic Policy Area 13.
- Replace the spatial application of the General Neighbourhood Zone with the Tourism Development Zone to the land north of the Port Elliot Caravan Park.
- Retain the following Concept Plans:
  - Concept Plan Map Alex/1 - Streetscape Elevations (Port Elliot and Goolwa)
  - Concept Plan Map Alex/2 - Streetscape Elevations (Port Elliot and Goolwa)
  - Concept Plan Map Alex/3 - Streetscape Elevations (Port Elliot and Goolwa)
  - Concept Plan Map Alex/4 - Streetscape Elevations (Port Elliot and Goolwa)
  - Concept Plan Map Alex/12 - Residential Marina (Hindmarsh Island)
  - Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North)
  - Concept Plan Map Alex/21 - Rural Living
- Review the spatial application of the Building near Airfields Overlay to the Goolwa Airport.
- Apply the Character Area Overlay to each of the main townships of the Council District and the Historic Goolwa Wharf to reflect existing Desired Character Statements.
- Replace the application of the Historic Area Overlay with the Character Area Overlay to the Residential Zone, Goolwa Historic Policy Area 13 to better reflect the desired character.
- Consider the spatial application of the Key Railway Crossings Overlay to local road crossings.
- Apply the Key Railway Crossings Overlay to Goolwa Road and the S-Bend at Goolwa, which are both DPTI Roads.
- Create and apply a Paper Township Overlay to paper townships such as Wellington and Leasingham to ensure that no dwellings can be established in these areas.
- Apply the Limited Land Division Overlay to the Peri-Urban Zone.
- Review the spatial application of the Limited Land Division Overlay to the Langhorne Creek Region to ensure the creation of additional allotments for horticultural/farming purposes will still be an option in limited circumstances.
- Amend the existing Ramsar Wetlands Overlay or create and apply a new overlay to include a 'Key Ramsar Habitat Areas' layer.
- Update the Ramsar Wetlands Overlay to reflect amended Ramsar boundary in the vicinity of the Milang Township.
- Create and apply a new Scenic Routes Overlay with supporting policy for managing visual impact in a number of scenic routes across the State, including but not limited to the routes currently identified in the Development Plan.

- Apply the River Murray Flood Plain Overlay in areas where Schedule 8 of Development Regulations 2008 provides an exemption for specific Zones. Review the application of the Overlay in the areas where it is currently exempt to minimise unnecessary referrals that do not currently occur.

Non-council submissions

In addition to council’s feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Request to rezone the existing Residential Policy Area 11 within Port Elliot and Middleton from General Neighbourhood Zone to Suburban Neighbourhood Zone, and include all relevant TNVs.
- Request to rezone the existing Residential Zone – Strathalbyn Southwest Policy Area 27 from Suburban Neighbourhood Zone to Greenfields Neighbourhood Zone.
- A number of submissions objected to the proposed increase of maximum building height to two storeys, as there are many historic single storey buildings
- A number of submissions consider it important that the current minimum allotment sizes, building heights and frontage widths maintain those currently included in the relevant Development Plan.

**Commission’s Recommendations:**

**SA.45** , **REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the following existing Residential Zone, Southern Policy Area 11, Precinct 16, 17, 18, 19, 20, 21, 22, Goolwa Central Policy Area 12, Goolwa North Policy Area 14, Port Elliot Drive In Policy Area 22, Strathalbyn Residential Policy Area 25 and the Residential Zone at Mount Compass & at Goolwa within the Alexandrina Council **AND REPLACE** with the Neighbourhood Zone area as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone: Southern Policy Area 11, Precinct 16 Boomer Beach		
Residential Zone: Southern Policy Area 11, Precinct 17 Chiton Rocks		

Residential Zone: Southern Policy Area 11, Precinct 18 Goolwa Beach



Residential Zone: Southern Policy Area 11, Precinct 19 Middleton



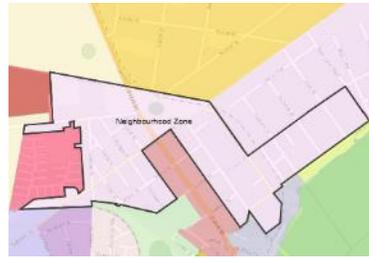
Residential Zone: Southern Policy Area 11, Precinct 21 South Lakes



Residential Zone: Southern Policy Area 11, Precinct 22 Surfers Beach



Residential Zone: Goolwa Central Policy Area 12



Residential Zone: Goolwa North Policy Area 14



Residential Zone: Southern Policy Area 11, Precinct 20 Port Elliot Residential

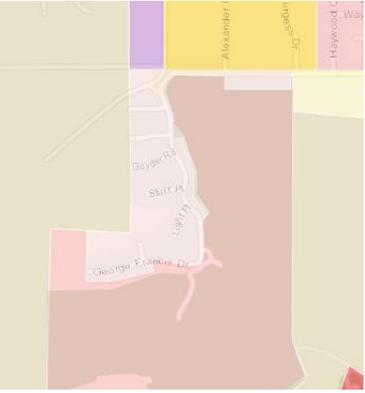


Residential Zone: Port Elliot Drive In Policy Area 22



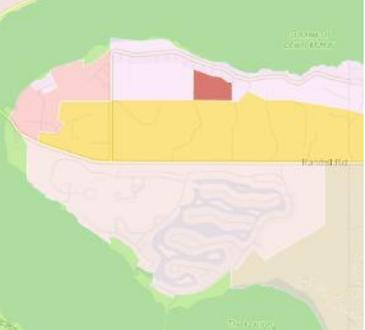
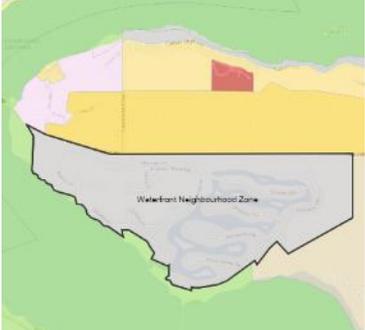
Residential Zone: Strathalbyn Residential Policy Area 25



<p>Residential Zone (Mount Compass)</p>		
<p>Residential Zone (Goolwa)</p>		

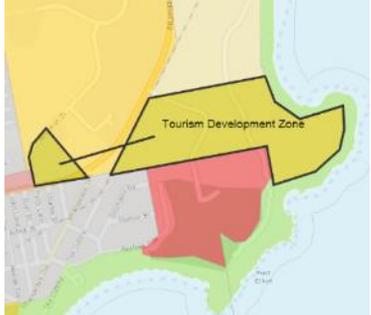
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that the Neighbourhood Zone is a better fit to these areas that have a rural/regional nature where infrastructure provision is limited.

**SA.46 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone: Marina Policy Area 18 within the Alexandrina Council **AND REPLACE** with the Waterfront Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone: Marina Policy Area 18</p>		

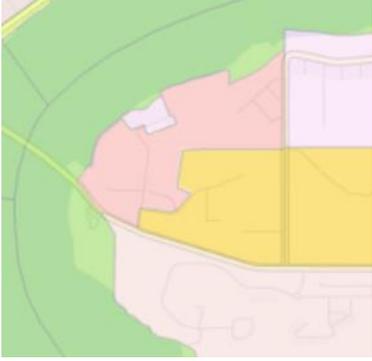
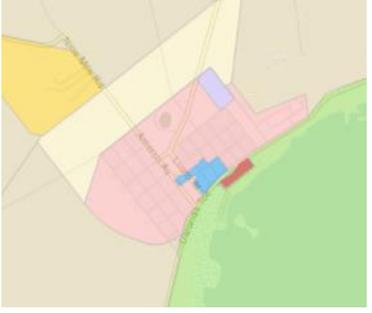
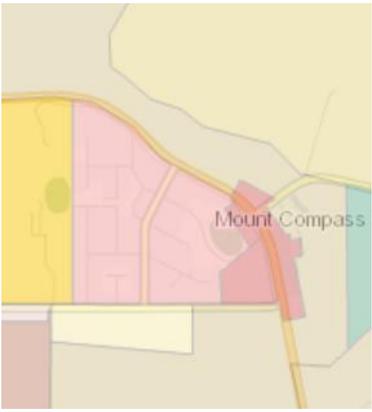
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.47 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Tourist Accommodation Zone at Goolwa and Port Elliot within the Alexandrina Council **AND REPLACE** with the Tourism Development Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Tourist Accommodation Zone: Goolwa		
Tourist Accommodation Zone: Port Elliot		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.48 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Hindmarsh Island West Policy Area 16, Milang Policy Area 19, Mount Compass Policy Area 21 and Port Elliot West Policy Area 24 within the Alexandrina Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment maps:

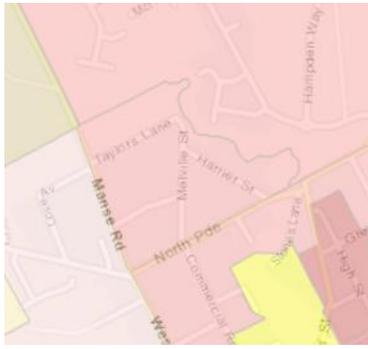
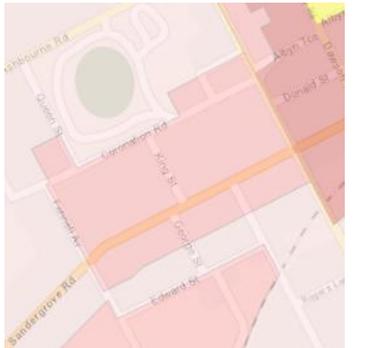
Location within Council area	Draft application for consultation	Amended application
Residential Zone: Hindmarsh Island West Policy Area 16		
Residential Zone: Milang Policy Area 19		
Residential Zone: Mount Compass Policy Area 21		



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

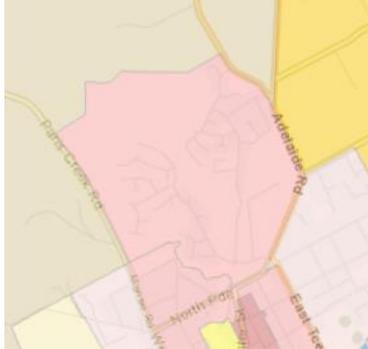
**SA.49 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Southern Policy Area 11, Port Elliot Historic Policy Area 23, Strathalbyn Residential Policy Area 25 – Precinct 23 Historic Strathalbyn Central, Precinct 24 Historic Strathalbyn Northern, Precinct 25 Historic Strathalbyn Western within the Alexandrina Council **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone: Port Elliot Historic Policy Area 23</p>		
<p>Residential Zone: Strathalbyn Residential Policy Area 25 – Precinct 23 Historic Strathalbyn Central</p>		

<p>Residential Zone: Strathalbyn Residential Policy Area 25 – Precinct 24 Historic Strathalbyn Northern</p>		
<p>Residential Zone: Strathalbyn Residential Policy Area 25 – Precinct 25 Historic Strathalbyn Western</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.50 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Strathalbyn North Policy Area 26 within the Alexandrina Council **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone, Strathalbyn North Policy Area 26</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.51 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Strathalbyn Southwest Policy Area 27 within the Alexandrina Council **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone -Strathalbyn Southwest Policy Area 27		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.52 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the existing Residential Zone, Goolwa Historic Policy Area 13 within the Alexandrina Council **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Goolwa Historic Policy Area 13		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.53 REMOVE SPATIAL APPLICATION** of the Rural Neighbourhood Zone from part of the existing Residential Zone, Hindmarsh Island North Policy Area 15 within the Alexandrina Council **AND REPLACE** with the Waterfront Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone: Hindmarsh Island North Policy Area 15 (part)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.54 REMOVE SPATIAL APPLICATION** of the Golf Course Estate Zone from the existing Residential Zone, Mount Compass Golf Course Policy Area 20 within the Alexandrina Council **AND REPLACE** with the Recreation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone – Mount Compass Golf Course Policy Area 20		

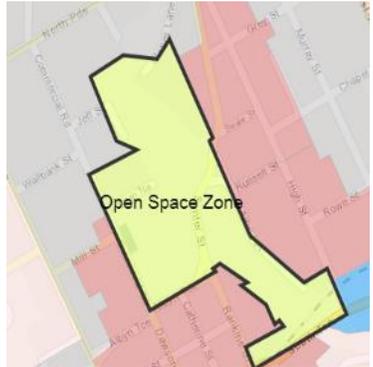
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.55 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing District Centre Zone, Goolwa Centre Policy Area 3, Precinct 2 Civic Focus and the Open Space Zone, Strathalbyn Recreation and Community Policy Area 33 within the Alexandrina Council **AND REPLACE** with the Recreation Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Goolwa Centre Policy Area 3, Precinct 2 Civic Focus		
Open Space Zone, Strathalbyn Recreation and Community Policy Area 33		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.56 REMOVE SPATIAL APPLICATION** of the Community Facilities from the existing District Centre Zone, Strathalbyn Centre Policy Area 4, Precinct 5 Angus River and Soldiers Memorial within the Alexandrina Council **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Strathalbyn Centre Policy Area 4, Precinct 5 Angus River and Soldiers Memorial		

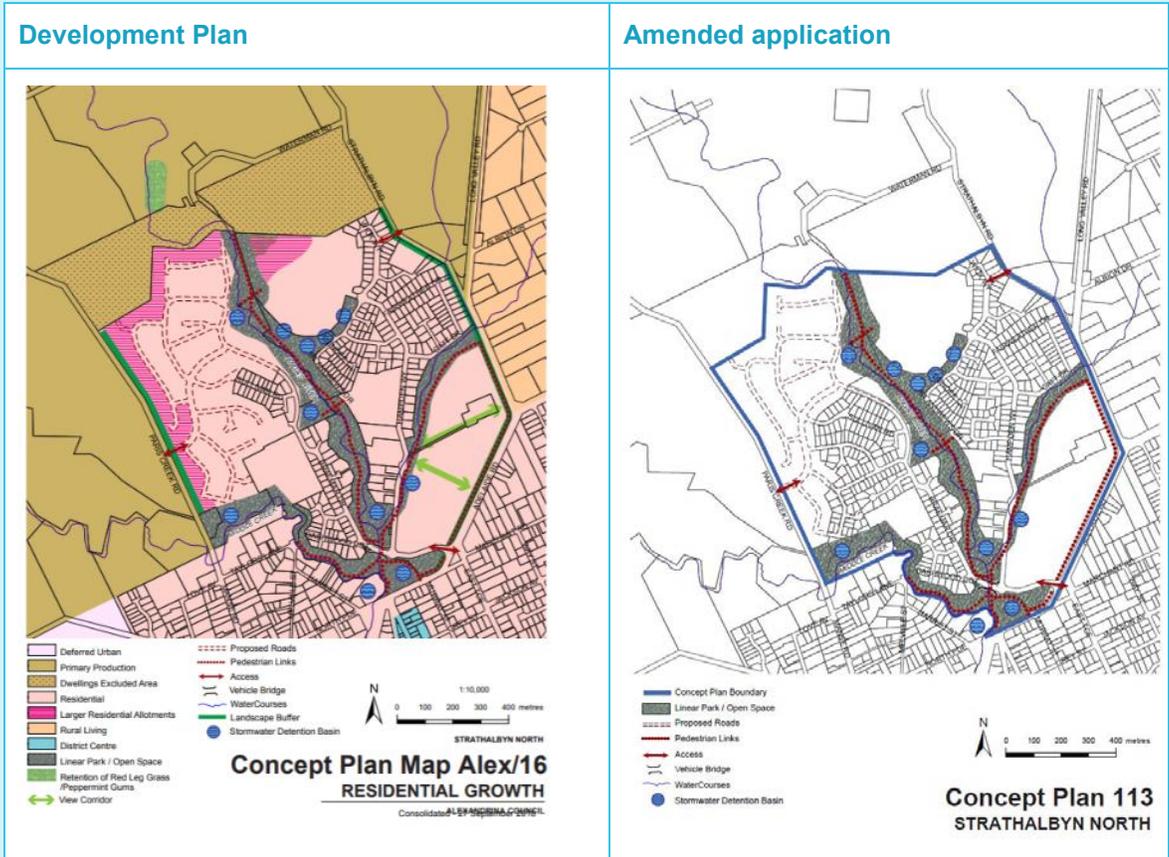
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.57 REMOVE SPATIAL APPLICATION** of the Rural Zone from the existing Primary Production Zone- Langhorne Creek Region within the Alexandrina Council **AND REPLACE** with the Rural Horticulture Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Langhorne Creek Region of the Primary Production Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.58 SPATIALLY APPLY** the existing Concept Plan Alex/16 Residential Growth to the Hills Neighbourhood Zone at Strathalbyn to the land located in the existing Residential Zone, Strathalbyn North Policy Area 26 within the Alexandrina Council as identified in the recommended amendment map:



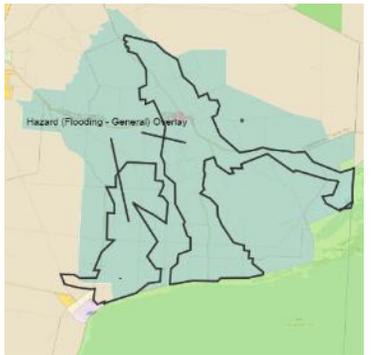
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.59 REMOVE SPATIAL APPLICATION** of the Limited Land Division Overlay from the existing Primary Production Zone to the Langhorne Creek Region within the Alexandrina Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Langhorne Creek Region of the Primary Production Zone		

**Reason:** The Commission recognises that existing policy provides for land division in the locality for the purposes of more intensive forms of primary production.

**SA.60 SPATIALLY APPLY** the Hazards (Flooding – General) Overlay to the existing Primary Production Zone Flood Policy Area 7 within the Alexandrina Council Area as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone Flood Policy Area 7		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.61 SPATIALLY APPLY** the Limited Dwelling Overlay, Limited Land Division Overlay and Hazards (Flooding) Overlay to the existing Primary Production Zone Flood Policy Area 7, Precinct 10 Langhorne Creek within the Alexandrina Council as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Primary Production Zone Flood Policy Area 7, Precinct 10 Langhorne Creek</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.62 SPATIALLY APPLY** the Character Area Overlay to the existing Town Centre Zone at Milang within the Alexandrina Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Town Centre Zone, Milang</p>		

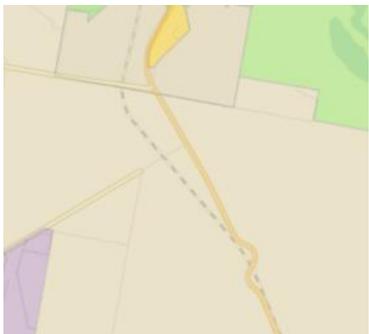
**Reason:** On careful consideration of all of the relevant policy in the Alexandrina Development Plan, the Commission determined that the policy content in the existing Town Centre Zone at Milang warranted the addition of a Character Area Overlay.

**SA.63** **SPATIALLY APPLY** the Limited Land Division Overlay to the existing Watershed Protection (Mount Lofty Ranges) Zone and the Primary Production Zone, Policy Area 9 Mount Lofty Ranges Precinct 14- Landscape (both proposed Adelaide Country Zone) within the Alexandrina Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Watershed Protection (Mount Lofty Ranges) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.64** **SPATIALLY APPLY** the Key Railway Crossings Overlay to the S-Bend on Alexandrina Road within the Alexandrina Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
S-Bend, Alexandrina Road		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>Alexandrina Council</b></p> <p>The application of the Infrastructure (Ferry and Marina Facilities) Zone to the existing Open Space Zone, Goolwa Wharf and Surrounds Policy Area 6 is incompatible. Change to more appropriate and/or new Zone that better reflects the land uses and historic Goolwa Wharf and surrounds.</p>	<p>The Infrastructure Ferry &amp; Marina Facilities) Zone offers a reasonable transition of policy for this area based on the existing policy intent with the State Heritage Area Overlay providing the heritage related policy content to the majority of the Policy Area.</p>
<p><b>Alexandrina Council</b></p> <p>Creation of a Currency Creek subzone including PDCs from the existing policy area or the application of Concept Plan Map Alex/21 - Rural Living (Currency Creek).</p>	<p>The Limited Dwelling Overlay together with the zone will deliver desired policy outcomes that are consistent with Development Plan policy.</p>
<p><b>Alexandrina Council</b></p> <p>Review the spatial application of the Limited Land Division Overlay to the Langhorne Creek Region to ensure the creation of additional allotments for horticultural/farming purposes will still be an option in limited circumstances.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Alexandrina Council</b></p> <p>Request existing Concept Plans Alex/1, Alex/2, Alex/3, Alex/4, Alex/12 and Map Alex/20 are transitioned to the Code.</p>	<p>The retention of the Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Further it is considered that the Limited Dwelling Overlay, together with zone policy and other water related overlays will achieve the policy intent in relation to Alex/20.</p>
<p><b>Alexandrina Council</b></p> <p>The extent to which the Building Near Airfields Overlay applies surrounding the Goolwa Airport should be reconsidered to a more suitable extent.</p>	<p>The current spatial application of the overlay meets the industry requirement for a 6km radius to be provided around airfields.</p>
<p><b>Alexandrina Council</b></p> <p>Include a Character Area Overlay for each of the main townships of the Council District and the Historic Goolwa Wharf to reflect existing Desired Character Statements.</p>	<p>On consideration of the relevant policy in the Alexandrina Development Plan, the Commission has determined that the policy content in the existing Town Centre Zone at Milang warrants the addition of a Character Area Overlay, however, that there is inadequate justification to apply this Overlay in other locations. In respect to Mount Compass, the application of the new Established Neighbourhood</p>

	Zone was considered to provide an appropriate policy framework.
<p><b>Alexandrina Council</b></p> <p>The Character Area Overlay rather than the Historic Area Overlay should apply to existing Residential Zone, Goolwa Historic Policy Area 13 to better reflect the desired character.</p>	The Commission considers that the Historic Area Overlay provides the most appropriate policy framework to this location.
<p><b>Alexandrina Council</b></p> <p>Given the unique scenario of Currency Creek and other paper townships such as Wellington and Leasingham etc., it is suggested that a 'Paper Township Overlay' is created to ensure that no dwellings can be established in these areas.</p>	The Commission consider that the Limited Dwelling Overlay that applies in this location provides adequate policy.
<p><b>Alexandrina Council</b></p> <p>Clarification is sought as to what constitutes a 'key railway crossing' &amp; whether the Key Railway Crossings Overlay should be applied to local road crossings.</p>	The Key Railway Crossings Overlay applies to state roads crossing a rail line and has therefore been appropriately applied.
<p><b>Alexandrina Council</b></p> <p>Key Ramsar Habitat Area not reflected within overlays. Update and/or provide additional layer for 'key habitat areas', provide new administrative definition for 'key habitat areas' and include PDC's 45-49 of the Natural Resource Module to ensure adequate protection of the key areas identified.</p>	The Commission recognises the need to review this policy in conjunction with a broader review of key habitat areas for threatened or endangered species, however this is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<p><b>Alexandrina Council</b></p> <p>Update the Ramsar Wetlands Overlay to reflect amended Ramsar boundary in the vicinity of the Milang township.</p>	The Commission received advice from the Department for Environment and Water that these new boundaries have not been ratified yet so the current boundary is correct. If ratified, a Section 76 amendment will be undertaken.
<p><b>Alexandrina Council</b></p> <p>Creation of a 'Scenic Routes' Overlay with supporting policy for managing visual impact in a number of scenic routes across the State, including but not limited to the routes currently identified in the Development Plan. Equally this overlay could also be expanded upon to cover the SATC (South Australian Tourism Commission) Brown Scenic Routes or Way signs such as the 'Fleurieu Way'</p>	The Commission considers that the application of this Overlay should be the subject of a future Code amendment including analysis to identify specific landscapes to be retained.

<p><b>Alexandrina Council</b></p> <p>Spatially apply the Limited Land Division Overlay to the Peri-Urban Zone to limit land division.</p>	<p>The land division policy contained within the Peri-Urban Zone (renamed Adelaide Country Zone) provides sufficient policy guidance.</p>
<p><b>Alexandrina Council</b></p> <p>The Limited Land Division Overlay does not reflect existing policies for the Langhorne Creek Region, which in limited circumstances enables the creation of additional allotments for horticultural/farming purposes. Reconsider how the Limited Land Division Policies apply to the Langhorne Creek Region.</p>	<p>The land division policy contained within the Rural Horticulture Zone and accompanying TNVs realises the intent of these policies, notwithstanding those allotments created prior to the Development Plan date which is considers will be able to be performance assessed and approved where assessment deems suitable.</p>
<p><b>Alexandrina Council</b></p> <p>The application of the River Murray Flood Plain Overlay in areas where Schedule 8 of Development Regulations 2008 provides an exemption for specific Zones.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

## The Barossa Council

Feedback received from the Barossa Council sought the following amendments to the spatial application of the Code within its local government area:

- Removal of the General Neighbourhood Zone from areas of Nuriootpa, Tanunda and Angaston currently within the Residential Zone and replacement with the Suburban Neighbourhood Zone (or similar).
- Creation and spatial application of a new Subzone of the Township Zone for areas of Lyndoch, Williamstown and Mount Pleasant currently within residential-oriented policy areas.
- Removal of the General Neighbourhood Zone from the area currently within the Residential (Gawler East) Zone and replacement with the Master-Planned Neighbourhood Zone.
- Retention and application of the following Concept Plans within the current Barossa Development Plan:
  - Concept Plan Map Baro/1 (Nuriootpa District Town Centre Zone)
  - Concept Plan Map Baro/2 (Nuriootpa Township)
  - Concept Plan Map Baro/8 (Cockatoo Valley Rural Living)
  - Concept Plan Map Baro/9 (Moppa Road South Industry (Barossa Valley Region))
  - Concept Plan Map Baro/10 (Kroemer Crossing)
  - Concept Plan Map Baro/11 (Light Industry and Warehouse Area)
  - Concept Plan Map Baro/15 (Gawler East)
  - Concept Plan Map Baro/16 (Tanunda Residential).
- Creation and spatial application of a new Subzone of the Rural Zone to transition the unique policies of the current Sturt Highway Service Centre Policy Area 13 of the Primary Production (Barossa Valley Region) Zone at Nuriootpa to the Code.
- Spatial application of the Limited Land Division Overlay to areas of Bethany and Krondorf currently within the Settlement Zone.
- Creation and spatial application of a new Subzone to ensure that the unique policies relating to the management of interfaces and the staging of residential development are transitioned to the Code for the areas of Tanunda currently within Menge Road Policy Area 11 and Precinct 40 Illaparra Winery of the Residential Zone.
- Creation and spatial application of a new Subzone of the Township Zone to transition the policies of Residential Lyndoch Policy Area 12, and Residential Mount Pleasant Policy Area 8 of the existing Township Zone, supporting the residential growth of those townships.
- Creation and spatial application of a new Subzone of the Rural Living Zone to enable the transition of unique policies from Precinct 32 – Tanunda of the current Rural Living Zone of the Development Plan.
- Transition areas of Lyndoch, Williamstown and Mount Pleasant currently within the Township Zone, Town Centre Policy Area 10 to the Township Main Street Zone.
- Merge the zone split for Nuriootpa District Town Centre Zone into a single Township Activity Centre Zone.
- Transition the Goat Square area of Tanunda from the General Neighbourhood Zone to the Suburban Neighbourhood Zone.
- Transition the residential areas of Angaston covered by the Historic Area Overlay (Baro2) from the General Neighbourhood Zone to the Suburban Neighbourhood Zone.
- Removal of the Character Area Overlay at Lyndoch and Tanunda in areas where the Historic and Character Area Overlays currently overlap.
- Expand the extent of the Suburban Neighbourhood Zone to incorporate the entirety of the allotments at 26-38 Basedow Road, Tanunda.
- Spatially apply the Major Urban Transport Routes Overlay to allotments separated from Barossa Valley Way by the railway corridor between Nuriootpa and Tanunda.
- Spatially apply the Limited Land Division Overlay to all land proposed to transition to the Resource Extraction Zone.

- Spatially apply the Resource Extraction Protection Area Overlay to all land adjacent to land in the Resource Extraction Zone.
- Removal of the Township Zone from the Moculta Recreation Park and replacement with the Recreation Zone.
- Removal of all ovals and recreation grounds at Angaston and Tanunda from their relevant Neighbourhood Zones and replacement with the Recreation Zone.
- Removal of allotments at 3-5, 7 and 9 Elizabeth Street, Tanunda from the General Neighbourhood Zone and replacement with the Suburban Neighbourhood Zone.
- Removal of 127 Menge Road from the Community Facilities Zone and replacement with the Rural Zone.
- Removal of allotments at the following locations from the Recreation Zone and replacement with either the General Neighbourhood Zone or Suburban Neighbourhood Zone:
  - 1D, 1E, 2A Murray Street
  - Allot 442 Murray Street
  - 2A and 4 Maria St
  - Lot 476 Maria Street, Tanunda.
- Removal of allotments at the following locations from the Recreation Zone and replacement with the Township Main Street Zone:
  - 51 Melrose St
  - 53 Melrose St
  - 55 Melrose St
  - 57 Melrose St
  - 57A Melrose St
  - 59 Melrose Street
  - Allot 1 Talunga Park Road, Mount Pleasant.
- Removal of the Recreation Zone from the land care reserve at Altona and replacement with the Conservation Zone.
- Removal of the Rural Zone from land currently within Watershed Policy Area 3 of the Rural Living Zone and replacement with the Peri-Urban Zone.
- Removal of the Limited Land Division Overlay and Minimum Site Area TNV from land at the following locations:
  - Moppa Road South, Peramangk Road and Old Kapunda Road in Nuriootpa
  - 3241 Eden Valley Road, and Herriot Road in Mount Pleasant
- Transition the policy intent and spatial identification of the 'Infill Dwelling Sites' listed in Table Baro/3 of the Development Plan.
- Removal of the Peri-Urban Zone from all land currently within the Primary Production (Barossa Valley Region) Zone and replacement with the Rural Zone.

#### Non-council submissions

In addition to council's feedback, a public submission was received during the consultation period seeking the following spatial amendment:

- Removal of the Peri-Urban Zone from all land currently within the Primary Production (Barossa Valley Region) Zone and replacement with the Rural Zone.

**Commission’s Recommendations:**

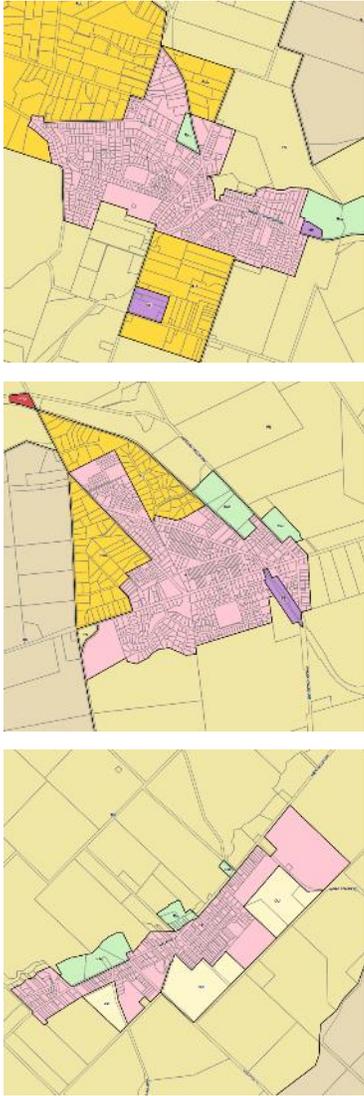
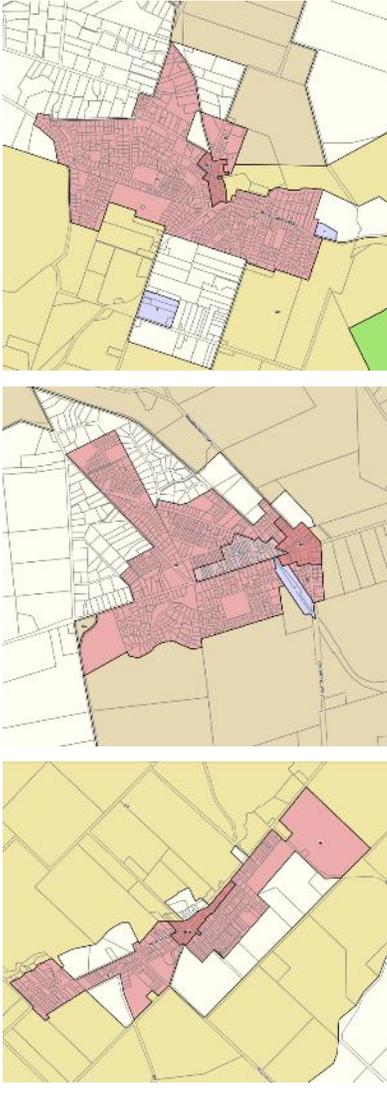
**SA.65 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone at Nuriootpa, Tanunda and Angaston within the Barossa Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone, Nuriootpa, Tanunda and Angaston</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely

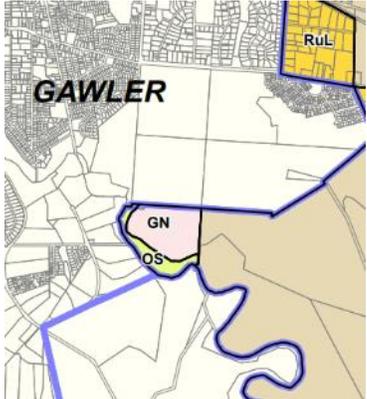
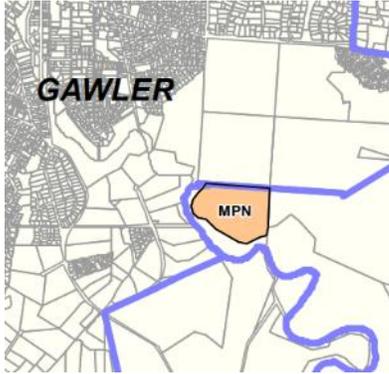
aligned with Council's Development Plan and to ensure policy support is provided for larger minimum allotment sizes in circumstances where alternative wastewater connection or disposal arrangements are required.

**SA.66 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Residential Policy Areas 7 and 8 at Williamstown, Lyndoch and Mount Pleasant within the Barossa Council **AND REPLACE** with the Township Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Policy Areas 7 and 8, Williamstown, Lyndoch and Mount Pleasant		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.67 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential (Gawler East) Zone within the Barossa Council **AND REPLACE** with the Master-Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential (Gawler East) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.68 REMOVE SPATIAL APPLICATION** of the Employment Zone from the existing Primary Production (Barossa Valley Region) Zone, Sturt Highway Service Centre Policy Area 13 within the Barossa Council **AND REPLACE** with a split of:

- The Strategic Employment Zone for ‘Area 1’; and
- The Employment Zone and Roadside Service Centre Subzone for ‘Area 2’.

As depicted on the existing Concept Plan Baro/18 and identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
 <p>Concept Plan Map Baro/18 STURT HIGHWAY SERVICE CENTRE</p>		

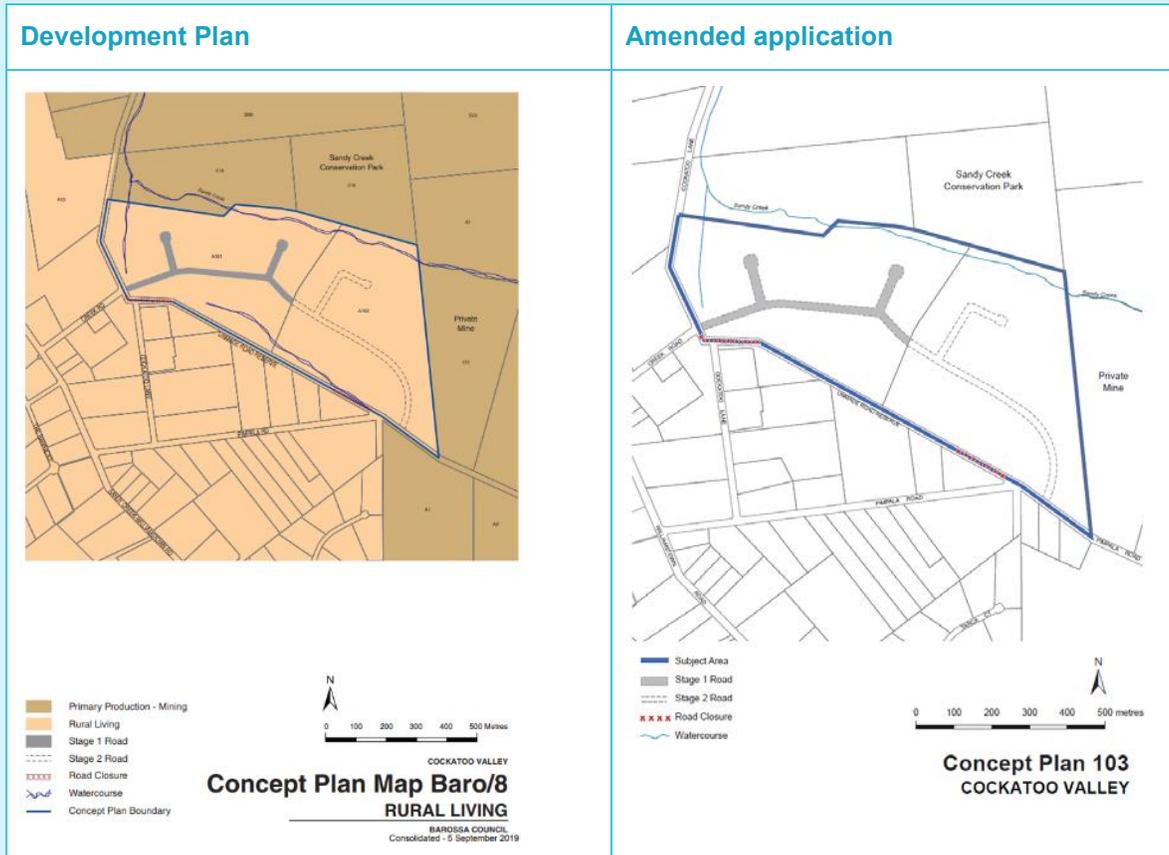
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.69 REMOVE SPATIAL APPLICATION** of the Greenfield Neighbourhood Zone and Deferred Urban Zone from the existing Menge Road Policy Area 11 and Illaparra Winery Precinct 40 **AND REPLACE** with the Neighbourhood Zone within the Barossa Council. Also **SPATIALLY APPLY** the Interface Management Overlay to the existing Precinct 40 as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Menge Road Policy Area 11 and Illaparra Winery Precinct 40</p>	 <p>The draft application map shows three distinct zones: a top section labeled 'Greenfield Neighbourhood Zone' in yellow, a middle section labeled 'Deferred Urban Zone' in light yellow, and a bottom section labeled 'Greenfield Neighbourhood Zone' in yellow. The map is overlaid on a street grid.</p>	 <p>The amended application map shows the same area with updated zoning. The top and bottom sections are now labeled 'Neighbourhood Zone' in orange. A new blue-shaded area in the middle is labeled 'Neighbourhood Zone and Interface Management Overlay'. The street grid remains visible.</p>

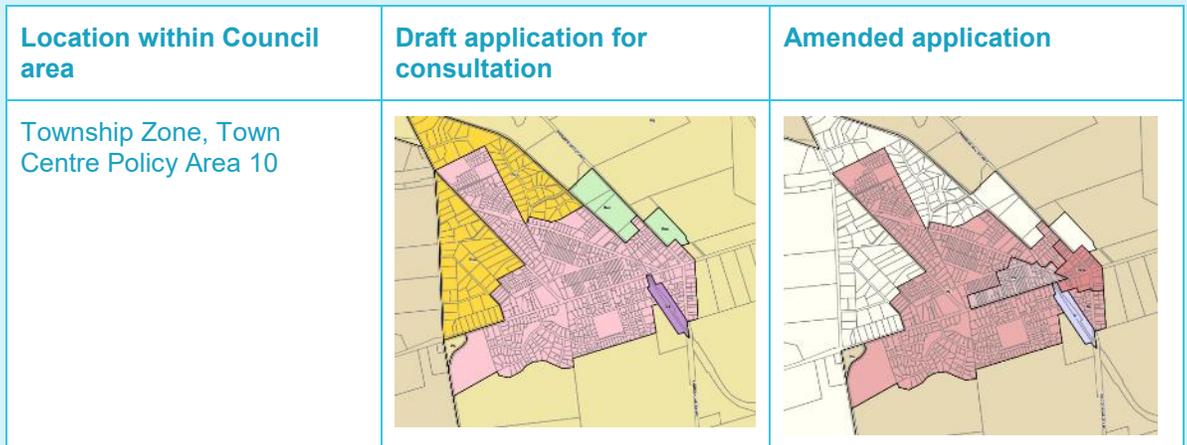
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan and to ensure policies to help manage the interface with industrial land uses are retained.

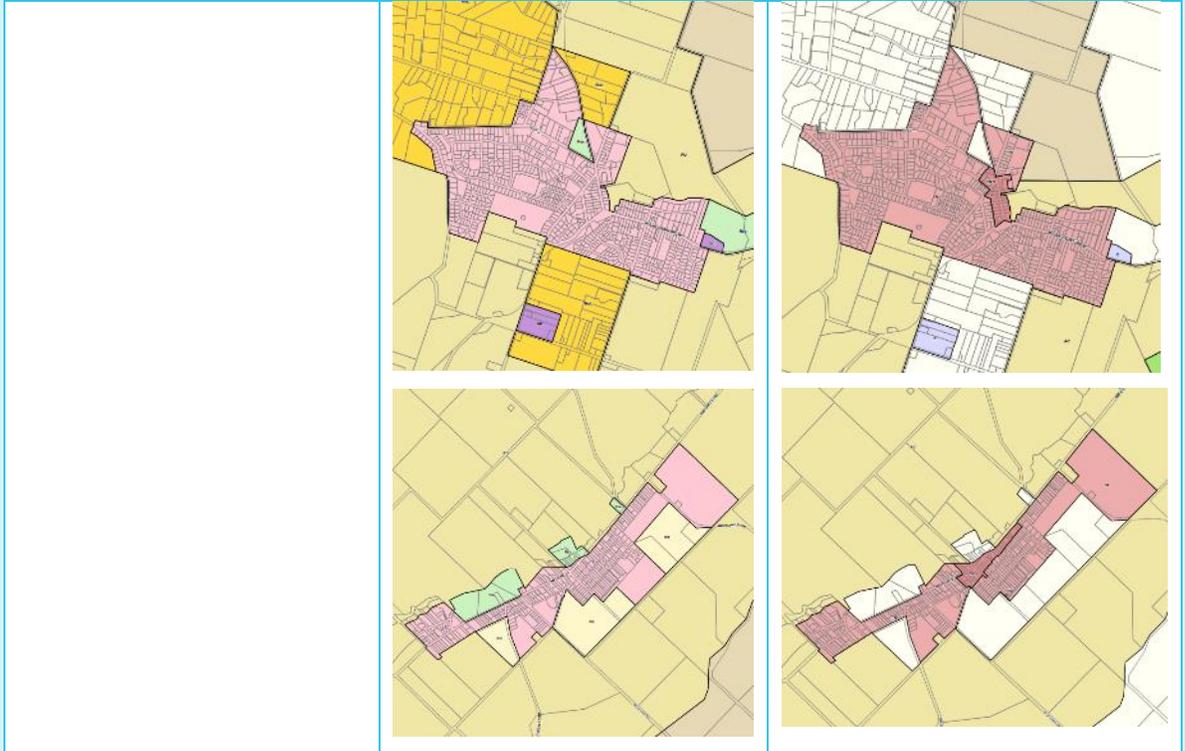
**SA.70 SPATIALLY APPLY** the existing Concept Plan Baro/8 to the Rural Living Zone in Cockatoo Valley within the Barossa Council as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.71 REMOVE SPATIAL APPLICATION** of the Township Zone from areas of Lyndoch, Williamstown and Mount Pleasant in the existing Township Zone, Town Centre Policy Area 10 within the Barossa Council **AND REPLACE** with the Township Main Street Zone as identified in the recommended amendment maps:





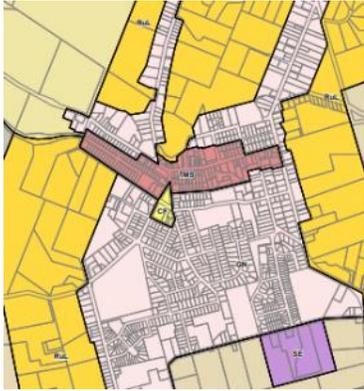
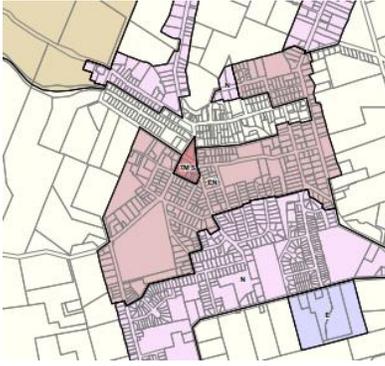
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.72 REMOVE SPATIAL APPLICATION** of the Township Main Street Zone from part of Nuriootpa in the existing District Town Centre Zone within the Barossa Council **AND REPLACE** with the Township Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Town Centre Zone, Nuriootpa		

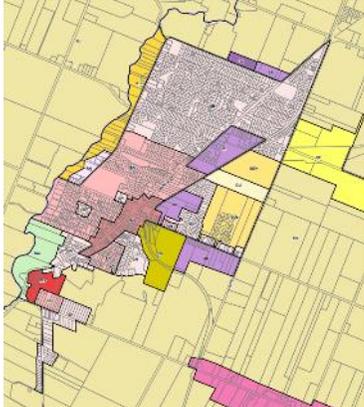
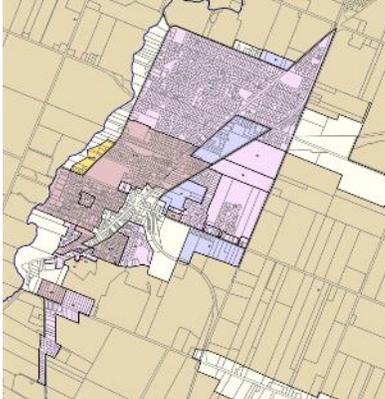
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

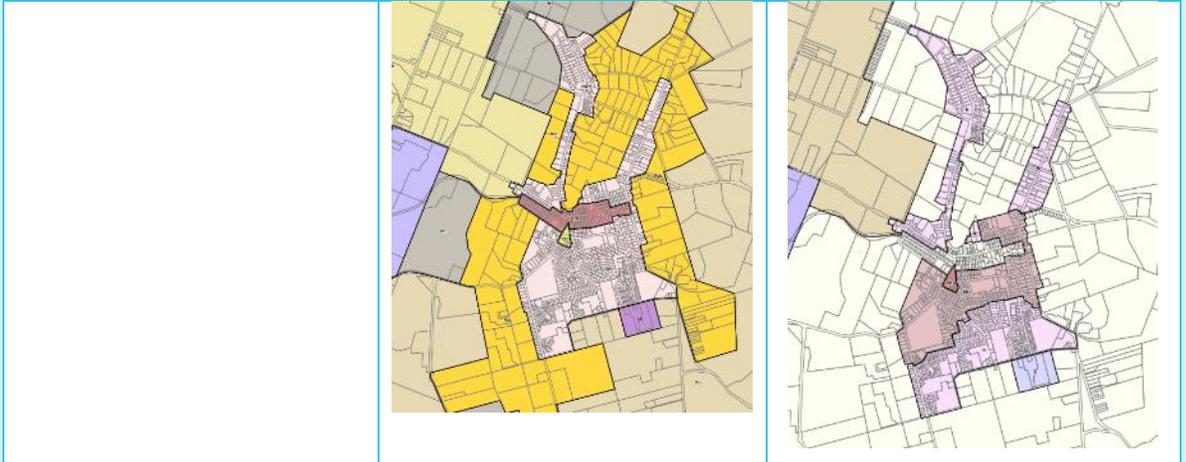
**SA.73 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from part of Angaston in the existing District Town Centre Zone within the Barossa Council **AND REPLACE** with the Township Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Town Centre Zone, Angaston		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.74 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone **AND REPLACE** with the new Established Neighbourhood Zone in the areas covered by a Historic Area Overlay in Goat Square at Tanunda (Baro10), Angaston residential areas (Baro2) and Tanunda residential areas (Baro9) within the Barossa Council, as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Tanunda, Angaston		



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

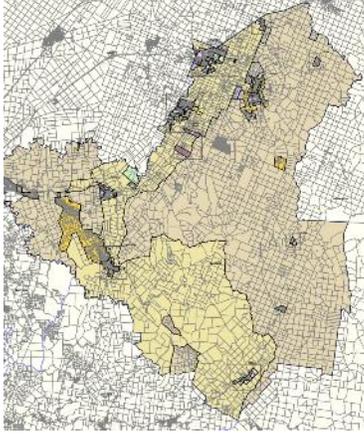
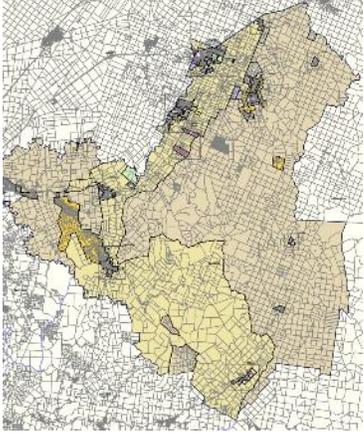
**SA.75 REMOVE SPATIAL APPLICATION** of the Character Area Overlay in areas of Lyndoch and Tanunda where both the Character Area Overlay and Historic Area Overlay apply within the Barossa Council, as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Lyndoch, Tanunda		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely

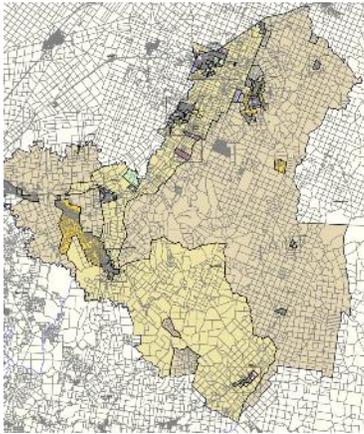
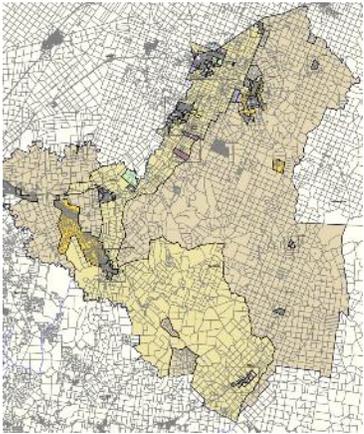
aligned with Council's Development Plan and to correct a spatial anomaly where only one of the overlays should apply in a given location.

**SA.76 REMOVE SPATIAL APPLICATION** of the Rural Zone from the existing Rural Living Zone, Watershed Policy Area 3 within the Barossa Council **AND REPLACE** with the Adelaide Country Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Rural Living Zone, Watershed Policy Area 3		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.77 REMOVE SPATIAL APPLICATION** of the Peri-Urban Zone from the existing Primary Production (Barossa Valley Region) Zone within the Barossa Council **AND REPLACE** with the Rural Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Primary Production (Barossa Valley Region) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>Barossa Council</b></p> <p>Retain Concept Plan Baro/15 in relation to the Springwood growth area at Gawler East.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p><b>Barossa Council</b></p> <p>Create a new subzone of the Rural Zone for the service centre land on the Sturt Highway north of Nuriootpa.</p>	<p>The Commission has resolved to spatially apply the Strategic Employment Zone to 'Area 1' and the Employment Zone and Roadside Service Centre Subzone to 'Area 2' in Concept Plan Baro/18.</p> <p>The Strategic Employment Zone and Roadside Service Centre Subzone will deliver desired policy outcomes that are consistent with Development Plan policy.</p>
<p><b>Barossa Council</b></p> <p>Apply the Limited Land Division Overlay to Settlement Zone at Bethany and Krondorf.</p>	<p>The spatial application of the Historic Area Overlay and Character Preservation District Overlay will limit land division in these areas without the need for the Limited Land Division Overlay.</p>
<p><b>Barossa Council</b></p> <p>Request that the policy provisions of existing Residential Zone, Menge Road Policy Area 11 and Precinct 40 Illaparra Winery are transitioned to a new Subzone. Also request the transition of Concept Plan Baro/16 to the Code.</p>	<p>The spatial application of the Neighbourhood Zone to Policy Area 11 and the spatial application of the Interface Management Overlay to Precinct 40 will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p> <p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p><b>Barossa Council</b></p> <p>Request existing Concept Plans Baro/1, Baro/2, Baro/8, Baro/9, Baro/10 and Baro/11 are transitioned to the Code.</p>	<p>The retention of Concept Plans Baro/1, Baro/2, Baro/9, Baro/10 and Baro/11 is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>An updated version of Concept Plan Baro/8 has been retained in the Code to guide the future provision of essential infrastructure.</p>

<p><b>Barossa Council</b></p> <p>Request existing policy exempting land division from being non-complying (where for the purposes of establishing a linear reserve along the North Para River) within Precinct 32 (Tanunda) of the Rural Living Zone, are transitioned to the Code via the creation of a Subzone.</p>	<p>Land division in the Rural Living Zone is a performance based assessment (i.e. not Restricted) whether or not the subject land is covered by the Limited Land Division Overlay.</p> <p>In this context, it is further considered that the Code contains suitable policy for a performance based assessment of land division proposals in the subject area noting the following key overlays apply which generally discourage land division to create additional rural living allotments (as distinct from land division to create a public linear reserve):</p> <ul style="list-style-type: none"> <li>• Limited Land Division Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Hazards (Flooding – General) Overlay</li> <li>• Water Resources Overlay.</li> </ul>
<p><b>Barossa Council</b></p> <p>Request land outside of existing Policy Area 11 at 26-38 Basedow Road, Tanunda is transitioned to the Suburban Neighbourhood Zone, consistent with the balance of the allotments at those addresses located within Policy Area 11.</p>	<p>The new Established Neighbourhood Zone Commission has been spatially applied to the land currently within Policy Area 2, Precinct 11, which will be covered by the Historic Area Overlay (Baro11).</p> <p>The portion of the subject allotments not covered by the Historic Area Overlay will transition to the Neighbourhood Zone instead of the General Neighbourhood Zone.</p> <p>The proposed change to zone boundaries is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Barossa Council</b></p> <p>Request the Major Urban Transport Routes Overlay is spatially applied to allotments separated from Barossa Valley Way by the rail corridor between Nuriootpa and Tanunda.</p>	<p>The presence and ownership of the rail corridor, and the limited ability to gain vehicular access points across it, means that the current spatial extent and application does not require amendment.</p>
<p><b>Barossa Council</b></p> <p>Request the Limited Land Division Overlay is applied to land proposed to transition to the Code Resource Extraction Zone.</p>	<p>The policies of the Resource Extraction Zone expressly discourage the division of allotments and it is therefore considered that the current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Barossa Council</b></p> <p>Request the Resource Extraction Protection Area Overlay is applied to land immediately adjacent to land within the Resource Extraction Zone.</p>	<p>This overlay has not been spatially applied to long-established resource extraction zones, particularly those close to urban areas where surrounding zoning already permits certain land uses and the application of the overlay would result in the reasonable expansion or development of those land</p>

	uses becoming more difficult over time. The Overlay was also only applied outside of Greater Adelaide, unless a zone already existed within a current development plan for that purpose.
<p><b>Barossa Council</b></p> <p>Request ovals and recreation parks at Angaston and Tanunda, and the Moculta Recreation Park are transitioned to the Recreation Zone instead of the mix of township or neighbourhood zones.</p>	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<p><b>Barossa Council</b></p> <p>Request allotments located at 3-5, 7 and 9 Elizabeth Street, Tanunda currently within the Residential Zone are transitioned to the Suburban Neighbourhood Zone instead of the General Neighbourhood Zone.</p>	<p>The Commission has resolved to spatially apply the Neighbourhood Zone to these sites to retain consistency with the transition for other parts of the current Residential Zone at Tanunda.</p> <p>These matters would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Barossa Council</b></p> <p>Request privately owned land currently within the Community Zone at 127 Menge Road is transitioned to the Rural Zone instead of the Community Facilities Zone.</p>	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<p><b>Barossa Council</b></p> <p>Request the following sites at Tanunda transition to either the General Neighbourhood Zone or Suburban Neighbourhood Zone instead of the Recreation Zone:</p> <ul style="list-style-type: none"> <li>• 1D, 1E, 2A Murray Street</li> <li>• Allot 442 Murray Street</li> <li>• 2A and 4 Maria St</li> <li>• Lot 476 Maria Street.</li> </ul>	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<p><b>Barossa Council</b></p> <p>Request the following sites currently within the Recreation Policy Area 6 of the Township Zone at Mount Pleasant transition to the Township Main Street Zone instead of the Recreation Zone:</p> <ul style="list-style-type: none"> <li>• 51 Melrose St</li> <li>• 53 Melrose St</li> <li>• 55 Melrose St</li> <li>• 57 Melrose St</li> <li>• 57A Melrose St</li> <li>• 59 Melrose Street</li> <li>• Allot 1 Talunga Park Road.</li> </ul>	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.

<p><b>Barossa Council</b></p> <p>Request the land care reserve which is currently within the Recreation Zone at Altona be transitioned to the Code Conservation Zone instead of the Recreation Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Barossa Council</b></p> <p>Request to remove the Limited Land Division Overlay and Minimum Site Area TNV from the following land:</p> <ul style="list-style-type: none"> <li>• Moppa Road South, Peramangk Road and Old Kapunda Road in Nuriootpa</li> <li>• 3241 Eden Valley Road and Herriot Road in Mount Pleasant</li> </ul>	<p>The Limited Land Division Overlay has been spatially applied to land within the Watershed Protection (Mount Lofty Ranges) Zone and wherever the Per-Urban Zone (renamed Adelaide Country Zone) has been applied. The Commission considers that this application is considered to deliver the highest level of consistency with current policy for these areas.</p> <p>Future changes to the spatial application of this Overlay and TNV would require a separate Code Amendment with extensive policy investigations and consultation.</p>

## City of Burnside

Feedback received from the City of Burnside sought the following alterations to the spatial application of the Code within its local government area:

- Creation and application of new zones for the following areas:
  - Middle order centre zone to be applied to the existing Neighbourhood Centre Zone.
  - Lower order centre zone to be applied to the existing Local Centre Zone.
  - Smaller scale commercial zone to be applied to the existing Office Zone.
  - New zone that reflects the urban context and ongoing winery operations to the existing Winery (Magill Estate) Zone.
  - Local business zone to be applied to the existing Local Commercial (Auldana) Zone.
- Replace the spatial application of the General Neighbourhood Zone with the Suburban Neighbourhood Zone to all existing residential policy areas.
- Replace the spatial application of the Suburban Employment Zone with the Business Neighbourhood Zone to the existing Business (Fullarton Road) Zone.
- Replace the application of the Suburban Business Zone with the Business Neighbourhood Zone to the existing Local Business Zone.
- Replace the Strategic Innovation Zone with a residential-type zone to the existing Mixed Use (Glenside) Zone, Policy Area 2.
- Retention and application of the following existing Concept Plan:
  - Fig DCe/1 – District Centre.
- Application of the Character Area Overlay to specific areas of the existing Residential Zone to reflect existing character.
- Application of the Hazards (Flooding) Overlay to the existing Watercourse Zone.

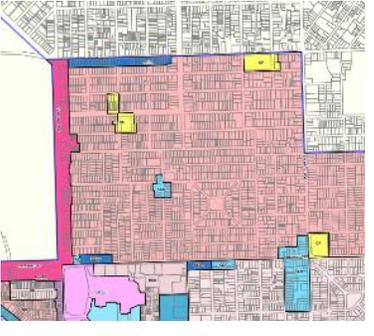
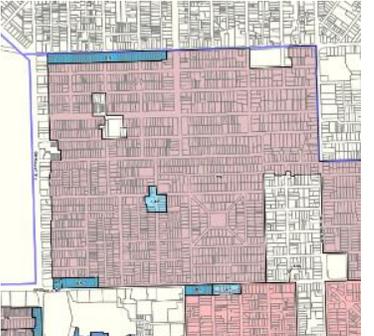
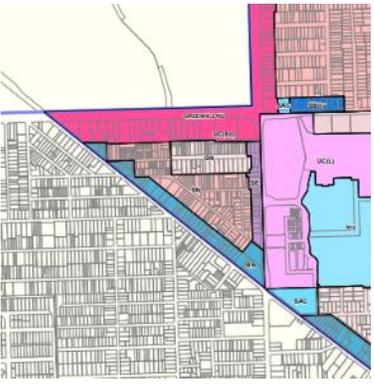
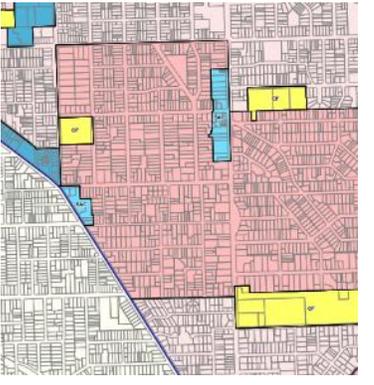
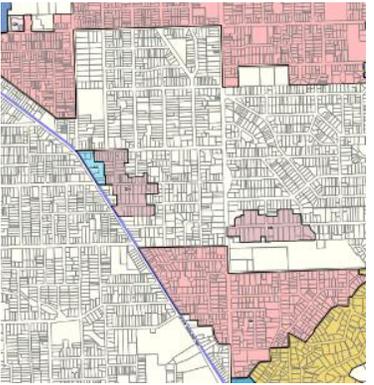
### Non-council submissions

In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

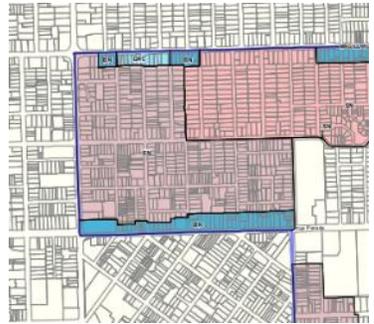
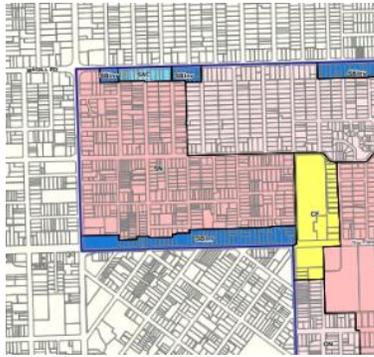
- Rezoning of various existing Residential Zone Policy Areas from General Neighbourhood to Suburban Neighbourhood.
- Removal of the Local Heritage Place Overlay and Traffic Generating Development Overlay from land in Rose Park.
- Rezoning of land in Rose Park from Community Facilities to Suburban Neighbourhood.
- Rezoning of land on Greenhill Road from Suburban Business to Urban Corridor (Boulevard).
- Rezoning of land along Osborn Avenue, Beulah Park, from General Neighbourhood Zone to Suburban Neighbourhood Zone.
- Rezoning of land owned by Pembroke School from Suburban Neighbourhood to Community Facilities Zone.
- Rezoning of the former Massada College and Adelaide Synagogue site from Community Facilities Zone to Strategic Innovation or Housing Diversity Neighbourhood Zone.
- Rezoning of land in Eastwood from Suburban Neighbourhood to Urban Corridor (Boulevard) or Business Neighbourhood.
- Creation of a new zone to be applied to the existing Local Centre Zone.

**Commission’s Recommendations:**

**SA.78 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Historic Conservation Areas in Rose Park, Eastwood, St Georges (Wootona Terrace), Beulah Park, Tusmore, Toorak Gardens (North), Toorak Gardens (Fergusson Square), Glenunga Park and Kensington Gardens (Reserve) within the City of Burnside **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Historic Conservation Area 1 Rose Park		
Historic Conservation Area 2 Eastwood		
Historic Conservation Area 3 St Georges (Wootona Terrace)		

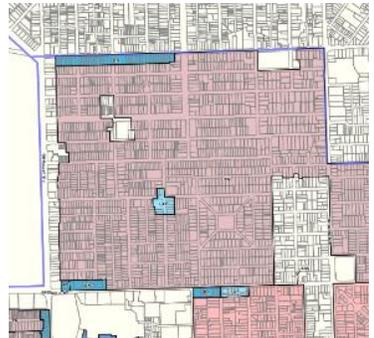
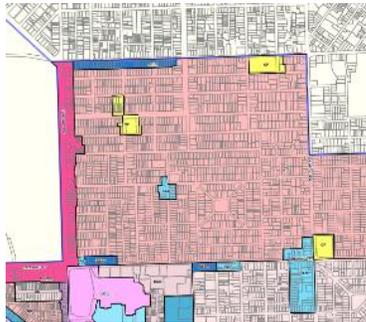
Historic Conservation Area  
4 Beulah Park



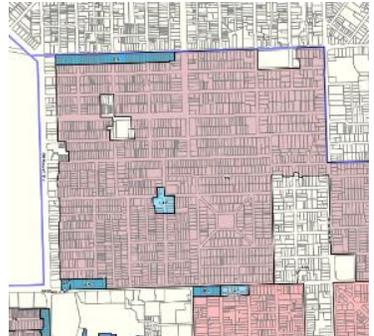
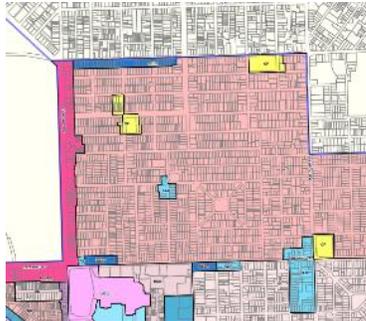
Historic Conservation Area  
5 Tusmore

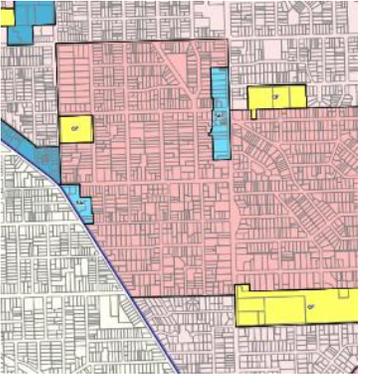
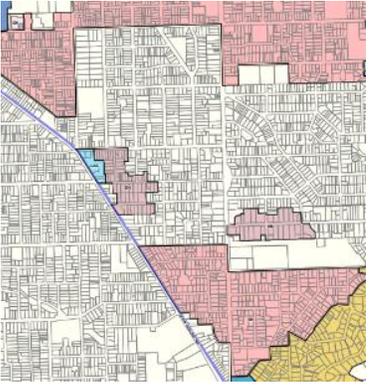
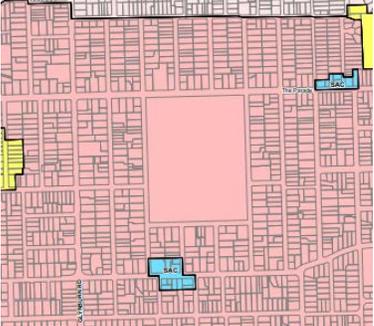


Historic Conservation Area  
6 Toorak Gardens (North)



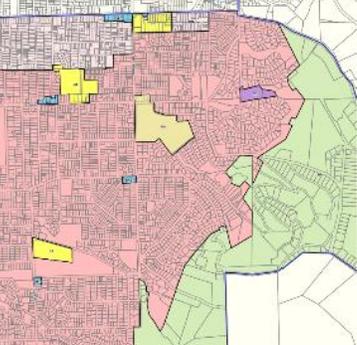
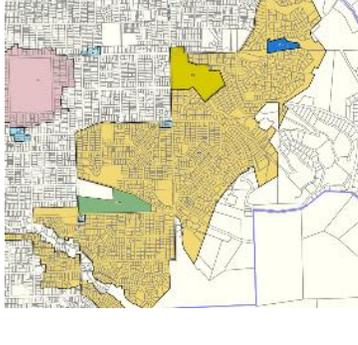
Historic Conservation Area  
7 Toorak Gardens  
(Fergusson Square)

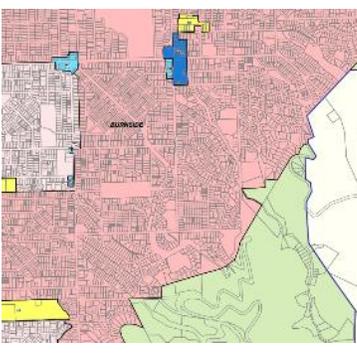
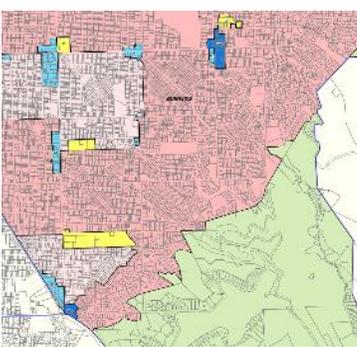
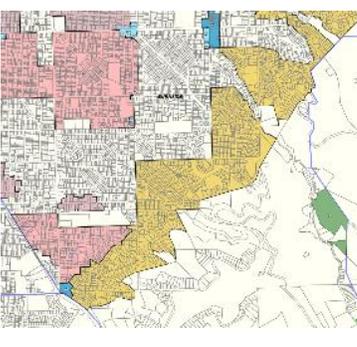
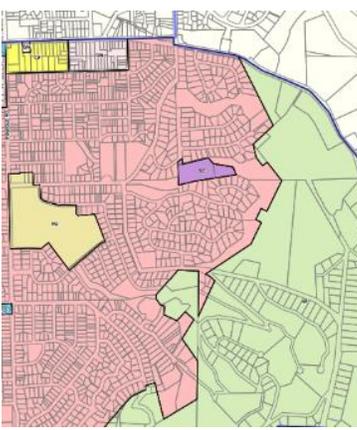
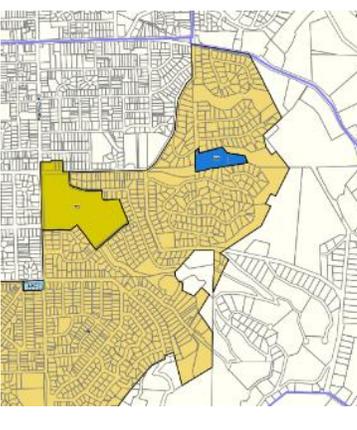


<p>Historic Conservation Area 8 Glenunga Park</p>		
<p>Historic Conservation Area 9 Kensington Gardens (Reserve)</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.79 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from existing Residential Zone, Residential Policy Area 9 Northern Foothills, Residential Policy Areas 17 Ferguson, Residential Policy Area 27 Southern Foothills and Residential Policy Area 29 Skye and Auldana within the City of Burnside **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment maps:

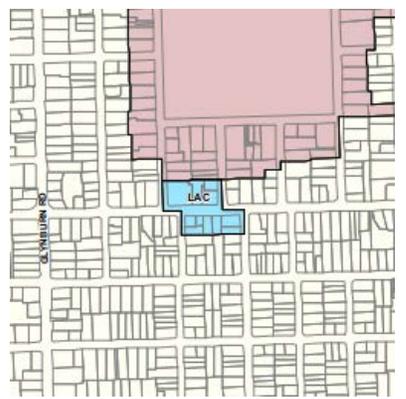
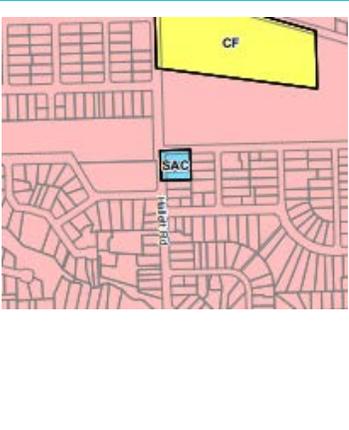
Location within Council area	Draft application for consultation	Amended application
<p>Residential Area 9 Northern Foothills</p>		

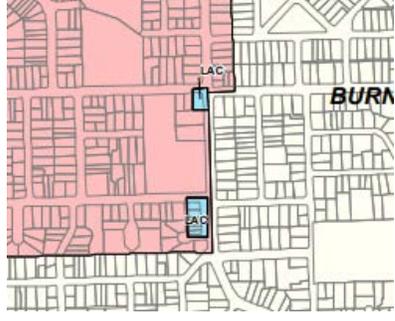
<p>Residential Area 17 Ferguson</p>		
<p>Residential Area 27 Southern Foothills</p>		
<p>Residential Area 29 Skye and Auldana</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.80 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the City of Burnside **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Beulah Park	 <p>This map shows a street grid with a central area highlighted in pink. A blue-shaded area labeled 'SAC' (Suburban Activity Centre) is located in the center, flanked by 'SBInv' (Suburban Business Inv) zones. A 'SN' (Suburban Neighbourhood) zone is visible at the bottom.</p>	 <p>This map shows the same street grid. The central area is now highlighted in light red. A blue-shaded area labeled 'LAC' (Local Activity Centre) is located in the center, flanked by 'BN' (Business Neighbourhood) zones. An 'EN' (Employment Neighbourhood) zone is visible at the bottom.</p>
Local Centre Zone, Kensington Park/Kensington Gardens	 <p>This map shows a street grid with a central area highlighted in pink. A blue-shaded area labeled 'SAC' is located in the center.</p>	 <p>This map shows the same street grid. The central area is now highlighted in light red. A blue-shaded area labeled 'LAC' is located in the center.</p>
Local Centre Zone, Magill	 <p>This map shows a street grid with a central area highlighted in pink. A blue-shaded area labeled 'SAC' is located in the center, adjacent to a yellow-shaded area labeled 'CF' (Community Facility). 'The Parade' is labeled on the left.</p>	 <p>This map shows the same street grid. The central area is now highlighted in light red. A blue-shaded area labeled 'LAC' is located in the center. 'The Parade' is labeled on the left.</p>

<p>Local Centre Zone, Kensington Gardens/Erindale</p>		
<p>Local Centre Zone, Wattle Park</p>		
<p>Local Centre Zone, Leabrook</p>		
<p>Local Centre Zone, Stonyfell</p>		

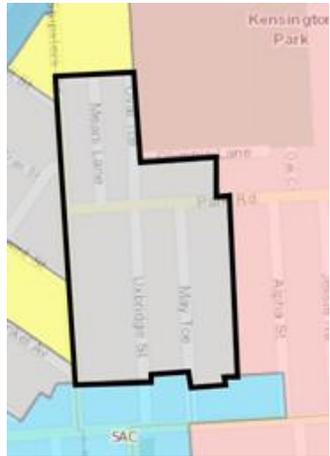
<p>Local Centre Zone, Dulwich</p>		
<p>Local Centre Zone, Glenside</p>		
<p>Local Centre Zone, Tusmore/Hazelwood Park/Linden Park</p>		
<p>Local Centre Zone, Linden Park</p>		

<p>Local Centre Zone, Hazelwood Park</p>		
<p>Local Centre Zone, Glenunga</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

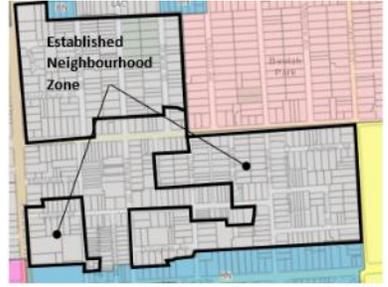
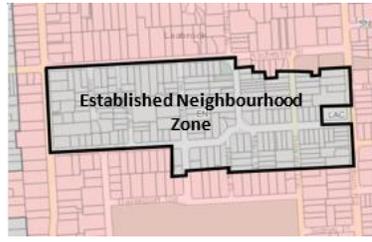
**SA.81 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Residential Policy Area 18 Eastwood and Residential Area 5 Kensington Park (South West) within the City of Burnside **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

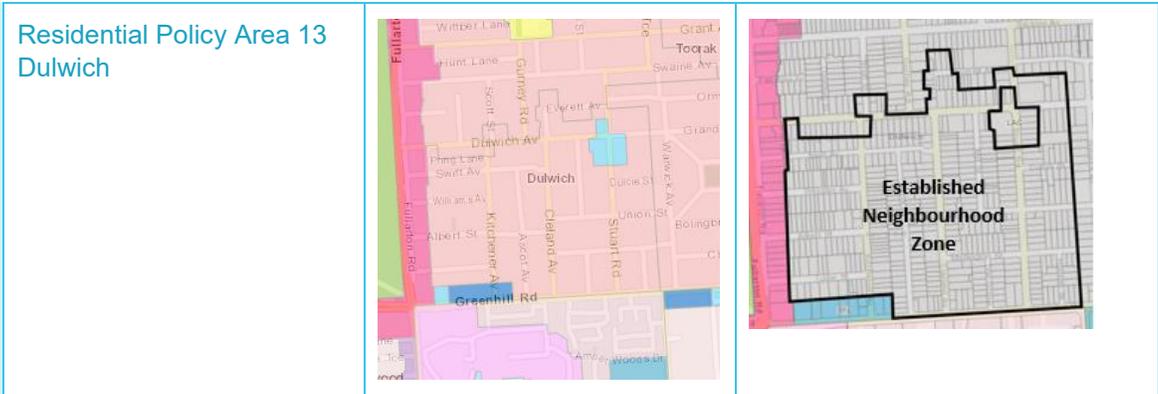
<p>Location within Council area</p>	<p>Draft application for consultation</p>	<p>Amended application</p>
<p>Residential Zone, Residential Policy Area 18 Eastwood</p>		

<p>Residential Zone, Residential Policy Area 5 Kensington Park (South West)</p>		
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**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan

**SA.82 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone in the existing Residential Zone, Residential Policy Area 1 Greater Beulah Park, Residential Policy Area 10 Leabrook (North), and Residential Policy Area 13 Dulwich within the City of Burnside **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

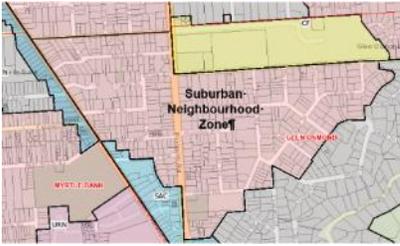
Location within Council area	Draft application for consultation	Amended application
<p>Residential Policy Area 1 Greater Beulah Park</p>		
<p>Residential Policy Area 11 Leabrook (South)</p>		



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

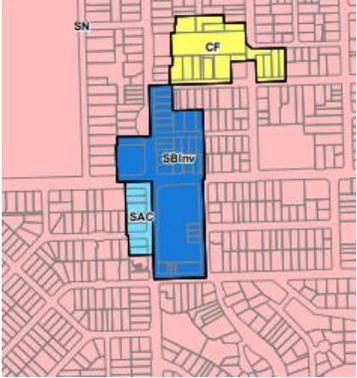
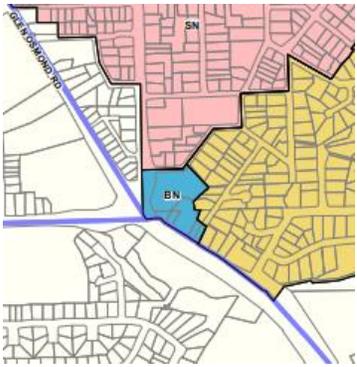
**SA.83 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone in the existing Residential Zone, a portion of Residential Policy Area 2 Northern, Residential Policy Area 20 Glenside (Village), Residential Policy Area 21 Linden Park, Residential Policy Area 23 Frewville and Residential Policy Area 28 Glen Osmond within the City of Burnside **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment maps:

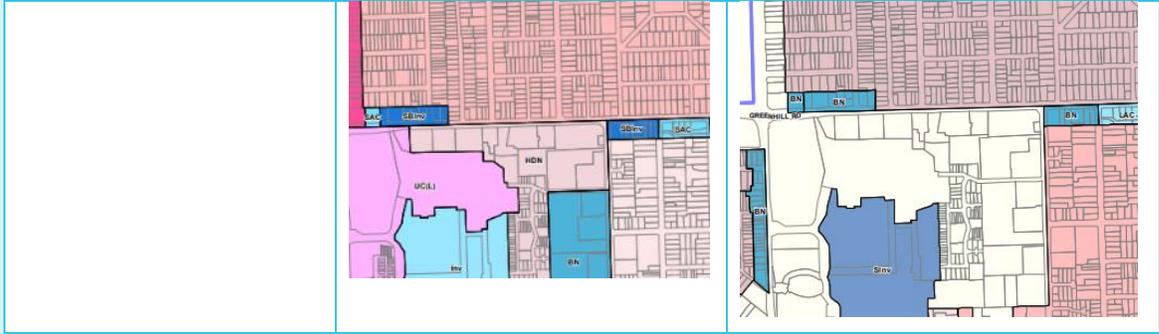
Location within Council area	Draft application for consultation	Amended application
Residential Area 2 Northern (part – area subject to Residential Code to remain General Neighbourhood) – includes Osborn Avenue, Beulah Park		
Residential Area 20 Glenside (Village)		

<p>Residential Area 21 Linden Park</p>		
<p>Residential Area 23 Frewville</p>		
<p>Residential Area 28 Glen Osmond</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.84 REMOVE SPATIAL APPLICATION** of the Suburban Business and Innovation Zone from the existing Office Zone and Local Business Zone within the City of Burnside **AND REPLACE** with the Business Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Office Zone	 <p>A map showing a portion of the Office Zone. A pink area is labeled 'Bc'. A blue area is labeled 'SAC' and 'SBIInv'. A purple area is labeled 'UC(L)'.</p>	 <p>A map showing the same area as the draft application, but with the blue area now labeled 'BN' (Business Neighbourhood Zone). The text 'Business Neighbourhood Zone' is written below the map. 'Greenhall Rd' and 'Dunrobin Rd' are also labeled.</p>
Local Business Zone	 <p>A map showing a portion of the Local Business Zone. A pink area is labeled 'SN'. A yellow area is labeled 'CF'. A blue area is labeled 'SBIInv' and 'SAC'.</p>  <p>A map showing a portion of the Local Business Zone. A blue area is labeled 'SAC' and 'SBIInv'. 'Cross Rd' is labeled.</p>  <p>A map showing a portion of the Local Business Zone. A blue area is labeled 'SAC' and 'SBIInv'.</p>	 <p>A map showing the same area as the draft application, but with the blue area now labeled 'BN' (Business Neighbourhood Zone). A yellow area is labeled 'LAC'. A pink area is labeled 'SN'.</p>  <p>A map showing the same area as the draft application, but with the blue area now labeled 'BN' (Business Neighbourhood Zone). A yellow area is labeled 'LAC'. A pink area is labeled 'SN'. 'Cross Rd' is labeled.</p>  <p>A map showing the same area as the draft application, but with the blue area now labeled 'BN' (Business Neighbourhood Zone). A yellow area is labeled 'LAC'. A pink area is labeled 'SN'.</p>



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.85 REMOVE SPATIAL APPLICATION** of the Suburban Business and Innovation Zone from the existing Business (Fullarton Road) Zone within the City of Burnside **AND REPLACE** with the Business Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Business (Fullarton Road) Zone		

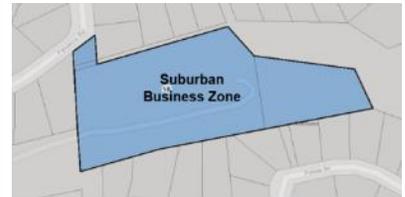
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.86 REMOVE SPATIAL APPLICATION** of the Peri Urban Zone (renamed Adelaide Country Zone) from the existing Winery (Magill Estate) Zone within the City of Burnside **AND REPLACE** with the Tourism Development Zone and new Winery Experience Subzone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Winery (Magill Estate) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.87 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone from the existing Local Commercial (Auldana) Zone within the City of Burnside **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Commercial (Auldana) Zone		

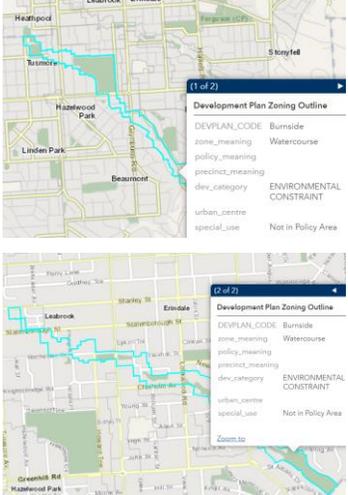
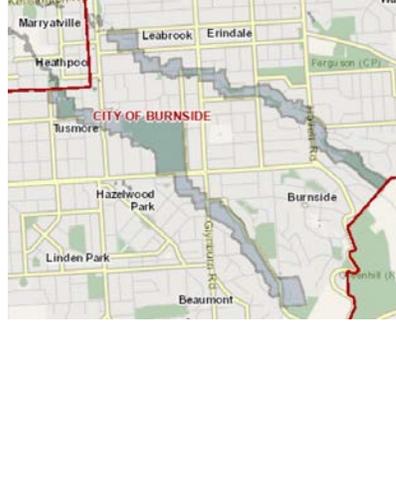
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.88 REMOVE SPATIAL APPLICATION** of the Strategic Innovation Zone from the existing Mixed Use (Glenside) Zone, Policy Area 2 within the City of Burnside **AND REPLACE** with the General Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Use (Glenside) Zone, Policy Area 2		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.89 SPATIALLY APPLY** the Hazards (Flooding) Overlay to the existing Watercourse Zone within the City of Burnside as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Watercourse Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

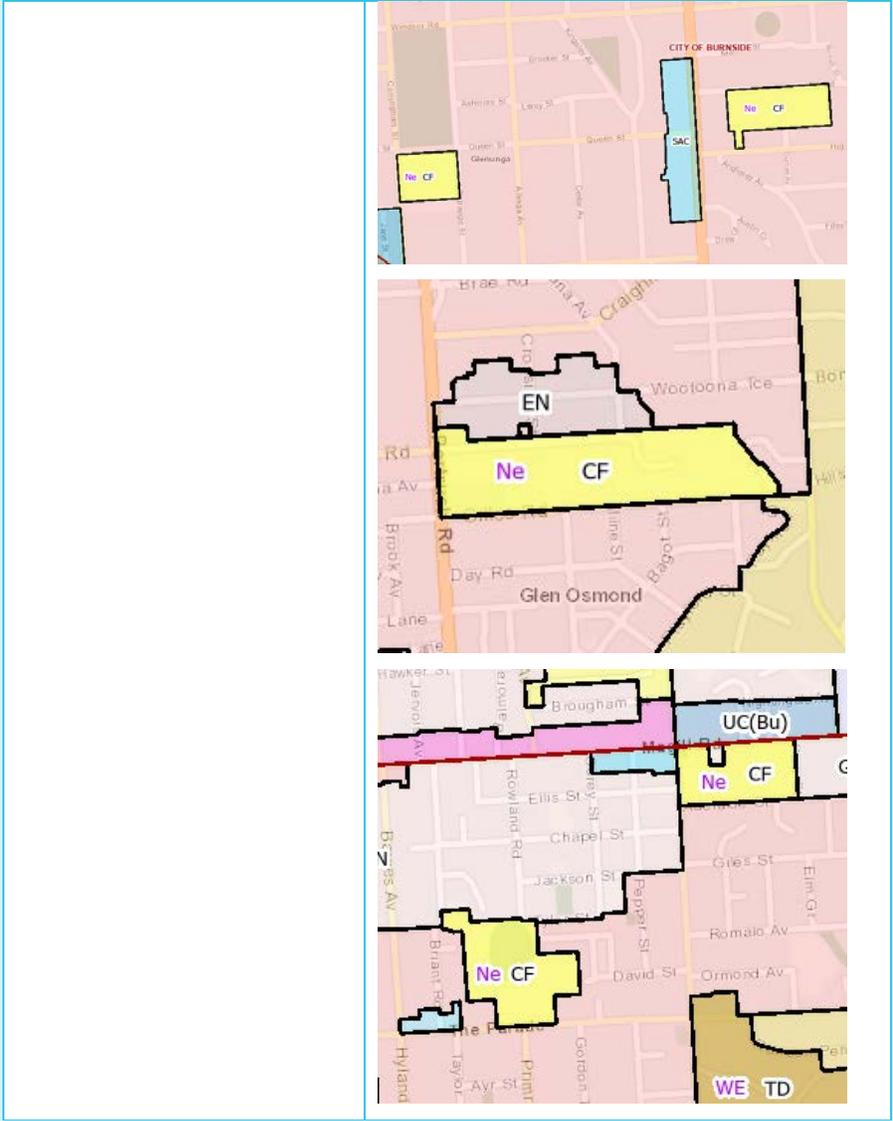
**SA.90 REMOVE SPATIAL APPLICATION** of the Local Heritage Place Overlay from land at 46 Watson Avenue, Rose Park within the City of Burnside as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Community Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.91 SPATIALLY APPLY** the new Neighbourhood Subzone to the Community Zone to allow for residential development to occur as an acceptable alternative land use, in line with current policy within the City of Burnside as identified in the recommended amendment map:

Location within Council area	Amended application
Community Zone	



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Burnside</b></p> <p>Middle order zone to be applied to the existing Neighbourhood Centre Zone.</p>	<p>A middle order retail zone is not required as the Suburban Activity Zone has been drafted to apply to both Neighbourhood and District Centres. A new Local Activity Centre Zone has been introduced in recognition that a lower-order retail zone is required.</p>

<p><b>City of Burnside</b></p> <p>Application of the Character Area Overlay to specific areas of the existing Residential Zone.</p>	<p>The Development Plan does not contain sufficient policy regarding character to warrant the application of the Character Area Overlay in these locations.</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Burnside</b></p> <p>Retention and application of the existing Concept Plan Fig DCe/1 – District Centre.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p>
<p><b>Public Submission</b></p> <p>Removal of the Traffic Generating Development Overlay from private land in Rose Park.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezoning of private land from Community Facilities to Suburban Neighbourhood.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p> <p>A Neighbourhood Subzone has now been applied to the Community Zone that places greater emphasis on residential development as an acceptable alternate land use in the Community Facilities Zone.</p>
<p><b>Public Submission</b></p> <p>Rezoning of land along Greenhill Road from Suburban Business to Urban Corridor (Boulevard).</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezoning of land owned by Pembroke School from Suburban Neighbourhood to Community Facilities.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezoning of the former Massada College and Adelaide Synagogue site from Community Facilities Zone to Strategic Innovation or Housing Diversity Neighbourhood Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

**Public Submission**

Rezoning of private land in Eastwood from Suburban Neighbourhood to Urban Corridor (Boulevard) or Business Neighbourhood.

The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.

# Campbelltown City Council

Feedback received from the Campbelltown City Council sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones:
  - New Established Neighbourhood Zone (replacing the proposed Suburban Neighbourhood Zone), to be applied to the existing Residential Zone, Low Density Policy Area 7 that applies to the Poets Corner area of Trammere.
  - New Hills Neighbourhood Zone (replacing the proposed Suburban Neighbourhood Zone), to be applied to the existing Residential Zone, Foothills Policy Area 6 that applies to Athelstone and Rostrevor.
  - New Local Activity Centre Zone (replacing the proposed Suburban Activity Centre Zone), to be applied to the existing Local Centre Zone (various locations across the Council area).
  - Employment Zone (replacing the proposed Strategic Employment Zone), to be applied to the existing Urban Employment Zone.
  - Infrastructure Zone (replacing the proposed Employment Zone), to be applied to the existing Commercial Zone at Magill Road, Magill.

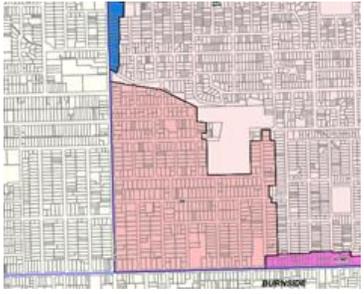
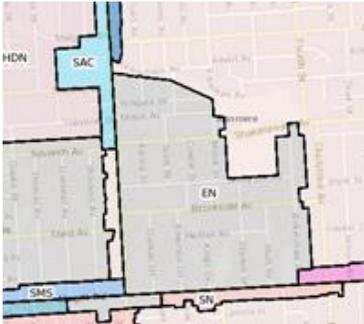
## Non-council submissions

In addition to council’s feedback, a public submission was received during the consultation period seeking the following spatial amendments:

- Rezone the existing Suburban Activity Node Zone at Paradise from the proposed Urban Neighbourhood Zone to an alternate zone more consistent with existing Development Plan requirements with regard to non-residential land uses.

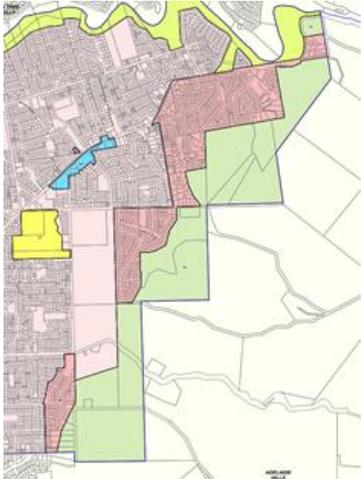
## **Commission’s Recommendations:**

**SA.92 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Low Density Policy Area 7 within Campbelltown City Council **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Low Density Policy Area 7		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.93 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Foothills Policy Area 8 within Campbelltown City Council **AND REPLACE** with the new Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Foothills Policy Area 8		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.94 REMOVE SPATIAL APPLICATION** of the Strategic Employment Zone (formerly known as the ‘Employment Zone’) from the Urban Employment Zone within Campbelltown City Council **AND REPLACE** with the Employment Zone (formerly known as the ‘Suburban Employment Zone’) as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Urban Employment Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

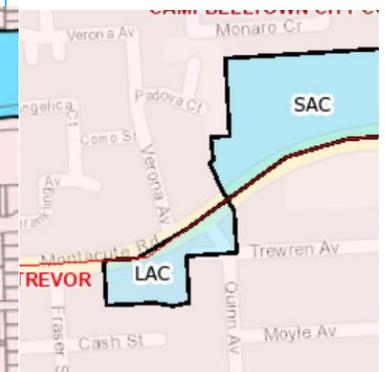
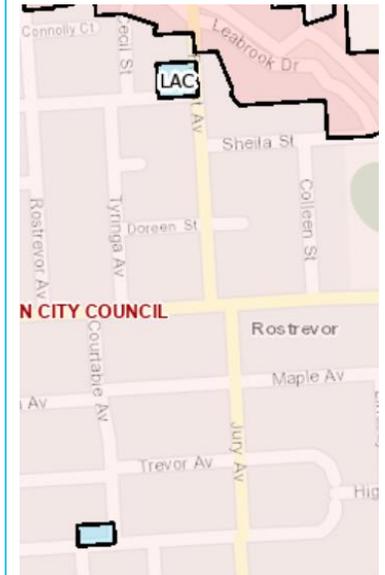
**SA.95 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within Campbelltown City Council **AND REPLACE** with the new Local Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Magill		
Local Centre Zone, Athelstone		
Local Centre Zone, Campbelltown		

Local Centre Zone,  
Hectorville, Tranmere



Local Centre Zone, Rostrevor





**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Campbelltown</b></p> <p>Rezoning of the existing Commercial Zone (Magill Road, Magill) from the proposed Employment Zone to Infrastructure Zone.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Rezoning of the existing Suburban Activity Node Zone at Darley Road from Urban Neighbourhood Zone to an alternate zone more in keeping with the adjacent land uses and where retail is DTS at 250m<sup>2</sup> and public notification is required for anything over the DTS requirement.</p>	<p>The proposed transition of the subject land to the Urban Neighbourhood Zone is reflective of the current Development Plan policy for the area.</p> <p>The establishment of a shop or group of shops, excluding a bulky goods outlet or retail showroom, is also currently envisaged in the area so the request to restrict such development totalling more than 500m<sup>2</sup> is not supported.</p>

# City of Charles Sturt

Feedback received from the City of Charles Sturt sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones and Subzones:
  - A Subzone to be applied to the existing District Centre Zone, Hindmarsh Policy Area 2, Precinct 8 Gateway to limit residential land uses.
  - A Subzone to be applied to the existing Industry Interface Area to provide a transition area between sensitive zones and core industry areas.
  - A Subzone to be applied to the existing Neighbourhood Centre Zone, Findon Policy Area 10, Precinct 84, to reflect a recent DPA that included specific policy regarding land use, access, landscaping and design.
- Replace the spatial application of:
  - The Community Facilities Zone with the Suburban Activity Centre Zone to the existing District Centre Zone, Woodville Policy Area 5, Precinct 20 Civic.
  - The Community Facilities Zone with the Suburban Activity Centre Zone to the existing District Centre Zone, Fulham Gardens Policy Area 1, Precinct 4 Recreation Fulham Gardens.
  - The Employment Zone with the Suburban Business Zone to the existing Mixed Use Zone, Urban Village Findon Policy Area 9, Precinct 50 Village Employment and Living.
  - The Urban Renewal Neighbourhood Zone with a zone that allow retails with a GLFA of 5000m<sup>2</sup> to the existing Residential Zone, Cheltenham Park Policy Area 22.
  - Open Space Zone with the Recreation Zone and Community Facilities Zone to areas of the existing Special Uses Zone that comprise golf courses, schools and cemeteries.
- Spatially apply the following Overlays:
  - The Hazards (Flooding) Overlay to areas identified as flood prone.
  - The Design Overlay to all areas where buildings >5 levels are anticipated.
- Remove or reduce the spatial application of the following Overlays:
  - Remove the Character Area Overlay from the Suburban Neighbourhood Zone where the Historic Area Overlay applies.
  - Reduce the extent of the Historic Area Overlay around the former Brompton Gasworks site to reflect recent State Heritage listing.
  - Reduce the extent of the Local Heritage Place Overlay so that it does not apply to adjacent land.
  - Reduce the extent of the State Heritage Place Overlay so that it does not apply to adjacent land.
- Retention and application of the following existing Concept Plans:
  - Concept Plan ChSt/7 – Findon Policy Area 10
  - Concept Plan ChSt/22 – Woodville West
  - Concept Plan ChSt/24 – Precinct 21 Railway
  - Concept Plan ChSt/25 – West Lakes - Urban Core Zone
  - Concept Plan ChSt/30 – Seaton - Suburban Activity Node Zone
  - Concept Plan ChSt/31 – Bowden-Brompton – Urban Core Zone.

## Non-council submissions

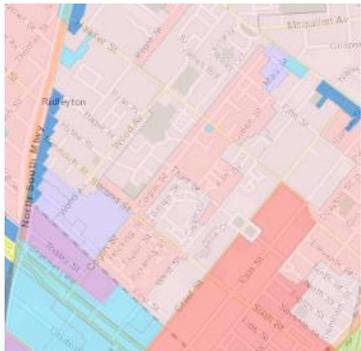
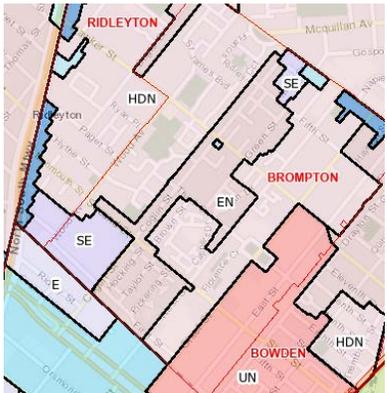
In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Replace the spatial application of the Recreation Zone with the Tourist and Caravan Zone over the West Beach Parks Caravan Park.

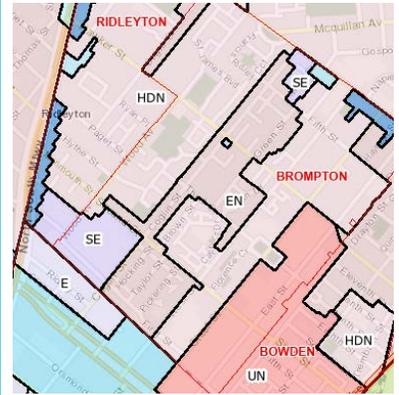
- Replace the spatial application of the Open Space Zone with the Infrastructure Zone to the SA Water Treatment Plant on Frederick Road, currently zoned Special Uses.
- Reduce the spatial extent of the Main Street Subzone over the Urban Neighbourhood Zone, West Lakes, to reflect the existing Main Street Policy Area, Urban Core Zone.
- Replace the spatial application of the Housing Diversity Neighbourhood Zone with the Urban Neighbourhood Zone over land at Henley Beach South to reflect the development expectations in this location.
- Replace the spatial application of the Housing Diversity Neighbourhood Zone with the Urban Renewal Neighbourhood Zone over land in Seaton.
- Replace the spatial application of the Open Space Zone with a new zone to reflect the existing golf course use.
- Replace the spatial application of the Housing Diversity Neighbourhood Zone with the General Neighbourhood Zone to land currently zoned Inner Suburban Policy Area 15 to reflect the existing density requirements.
- Replace the spatial application of the General Neighbourhood Zone with a mixed use zone to land along Port Road, West Croydon.
- Replace the spatial application of the General Neighbourhood Zone with the Suburban Business Zone to land in Woodville to reflect a recent development approval.

**Commission’s Recommendations:**

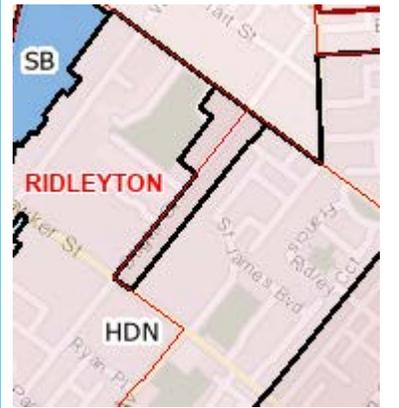
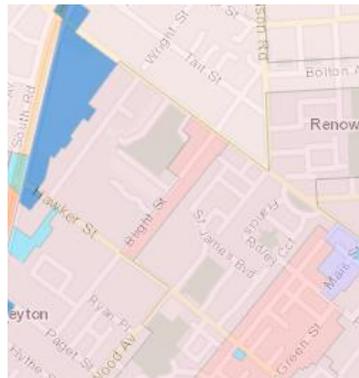
**SA.96 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from all Precincts of the existing Residential Character Zone within the City of Charles Sturt **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Character Zone, Precinct 66 Bowden / Brompton		

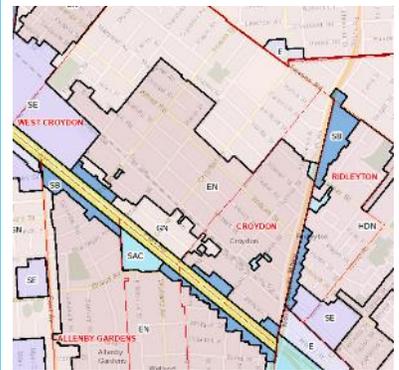
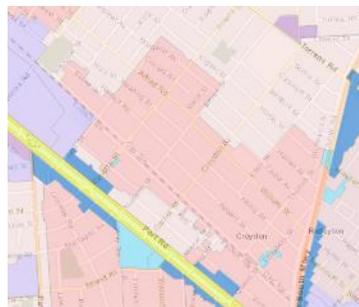
Residential Character Zone,  
Precinct 67 Brompton Park



Residential Character Zone,  
Precinct 68 Early SA  
Housing Trust



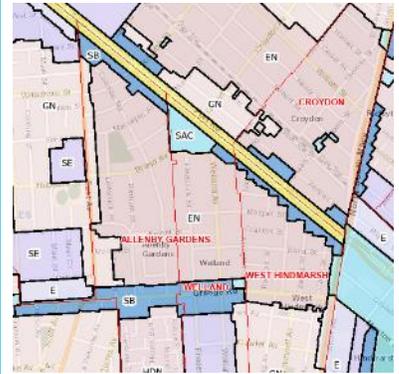
Residential Character Zone,  
Precinct 69 Croydon / West  
Croydon



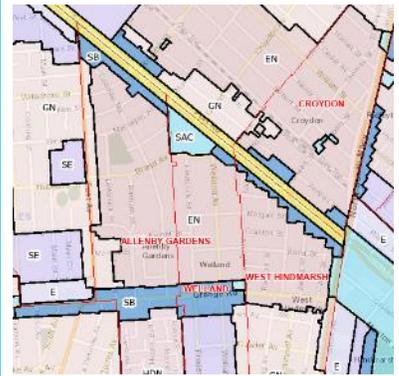
Residential Character Zone,  
Precinct 70 Allenby Gardens



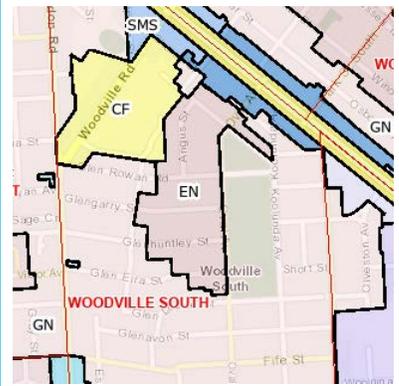
Residential Character Zone,  
Precinct 71 Pre-World War  
One



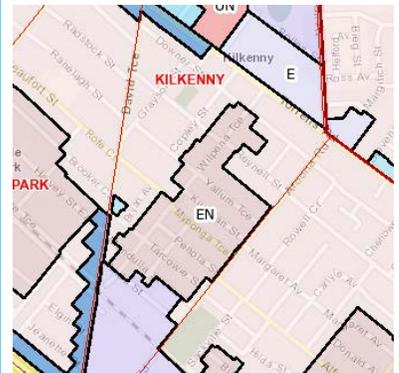
Residential Character Zone,  
Precinct 72 Welland  
Character



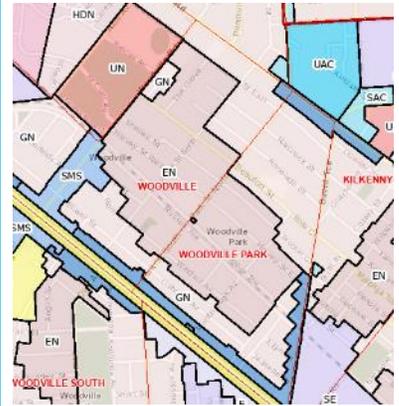
Residential Character Zone,  
Precinct 73 Woodville South  
Character



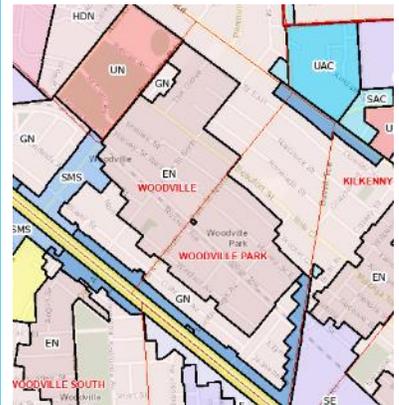
Residential Character Zone,  
Precinct 74 Kilkenny



Residential Character Zone,  
Precinct 75 Woodville Park



Residential Character Zone,  
Precinct 76 Woodville

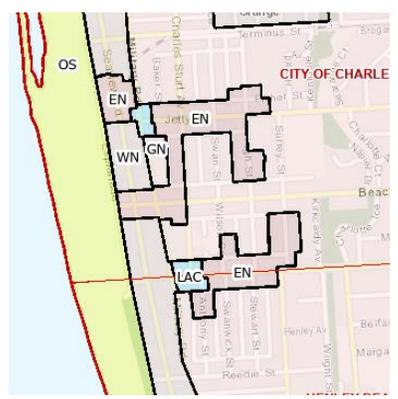


Residential Character Zone,  
Precinct 77 Cheltenham East



Residential Character Zone,  
Precinct 78 Cheltenham West



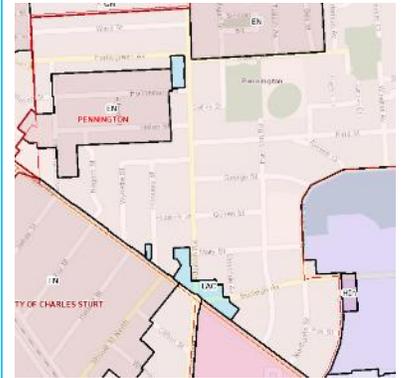
<p>Residential Character Zone, Precinct 79 Henley Beach</p>		
<p>Residential Character Zone, Precinct 80 Grange</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.97 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone and Local Shopping Policy Area 7 within the City of Charles Sturt **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

<p>Location within Council area</p>	<p>Draft application for consultation</p>	<p>Amended application</p>
<p>Local Centre Zone, West Lakes Shore</p>		

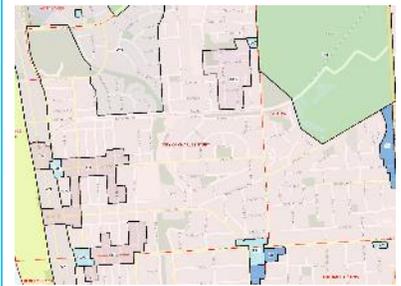
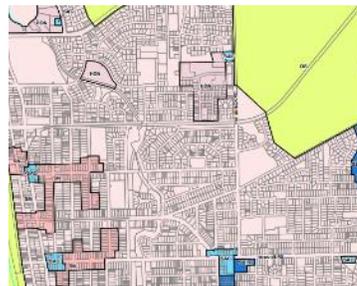
Local Centre Zone,  
Pennington



Local Centre Zone, West  
Lakes, Seaton

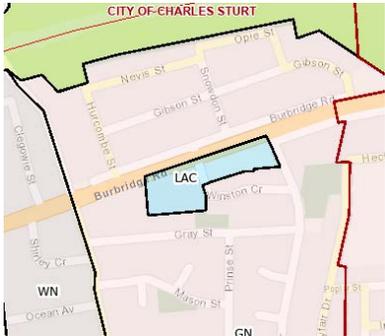
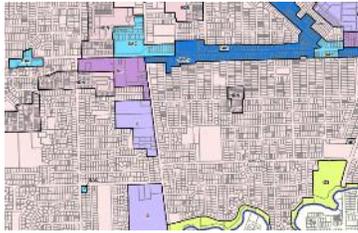
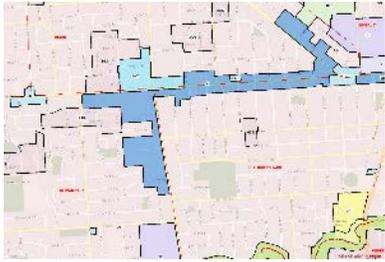


Local Centre Zone, West  
Lakes, Grange, Henley  
Beach, Fulham Gardens

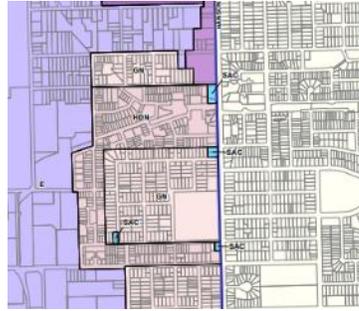


Local Centre Zone, Henley  
Beach, Henley Beach South



<p>Local Centre Zone, West Beach</p>		
<p>Local Centre Zone, Seaton, Findon, Kidman Park, Flinders Park,</p>		
<p>Local Centre Zone, Welland, West Croydon, Croydon, Ridleyton, Brompton</p>		
<p>Local Centre Zone, Woodville Park, Killkenny</p>		

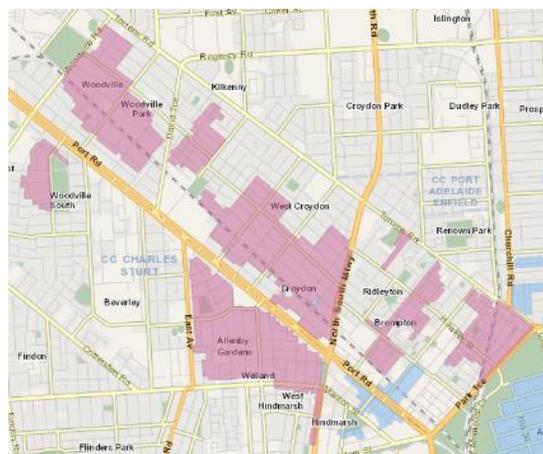
Local Centre Zone, Athol Park



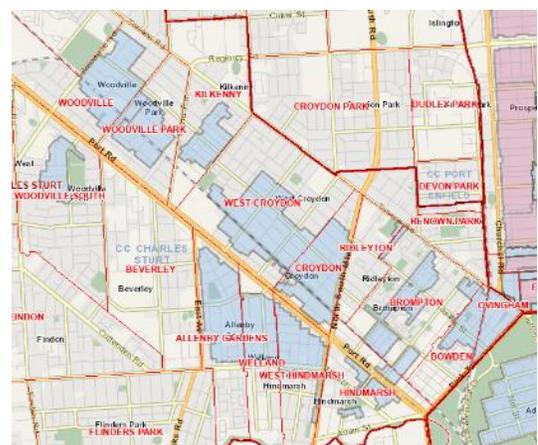
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

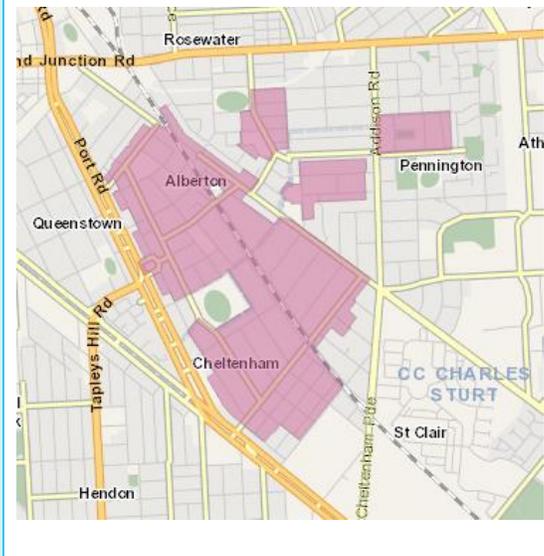
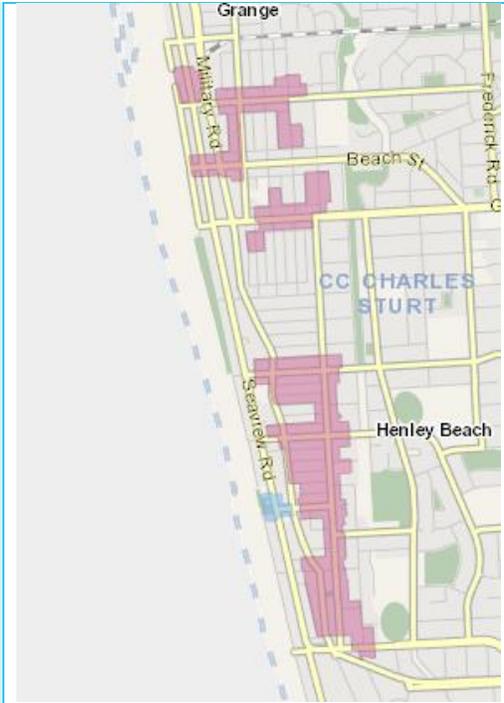
**SA.98 REMOVE SPATIAL APPLICATION** of the Character Area Overlay from the new Established Neighbourhood Zone (formerly Suburban Neighbourhood Zone) where the Historic Area Overlay applies within the City of Charles Sturt as identified in the recommended amendment maps:

Draft application for consultation



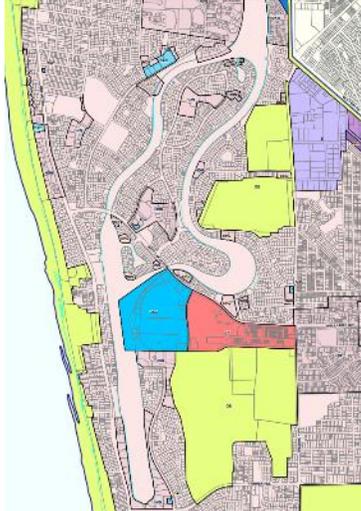
Amended application





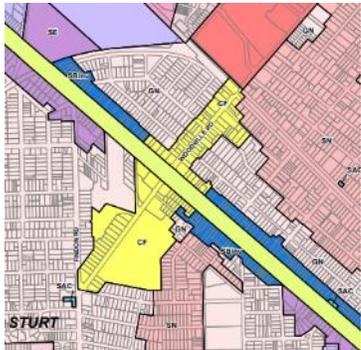
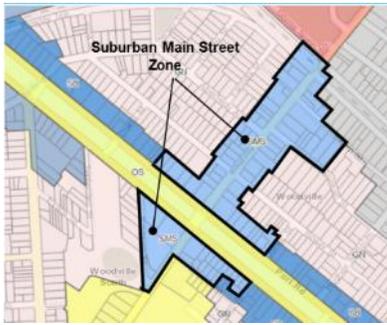
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.99 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone and Housing Diversity Neighbourhood Zone from the existing Residential Zone, Western Edge Policy Area 17, West Lakes General Policy Area 18 and West Lakes Medium Density Policy Area 19 within the City of Charles Sturt **AND REPLACE** with the Waterfront Neighbourhood as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Western Edge Policy Area 17, West Lakes General Policy Area 18, West Lakes Medium Density Policy Area 19		

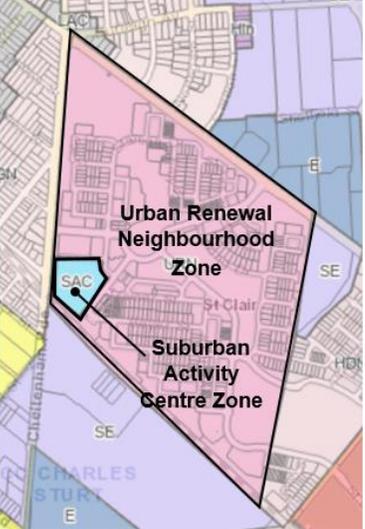
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.100 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing District Centre Zone, Woodville Policy Area 5, Precinct 20 Civic within the City of Charles Sturt **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Woodville Policy Area 5, Precinct 20 Civic		

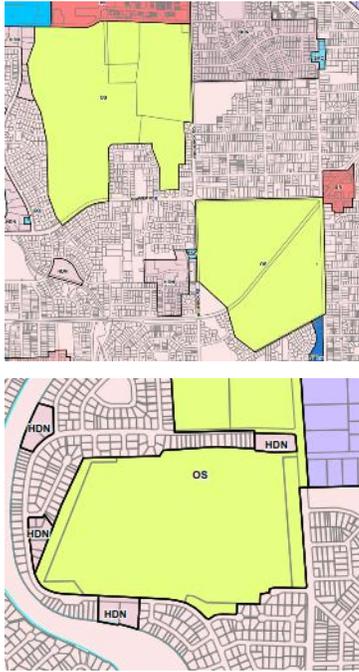
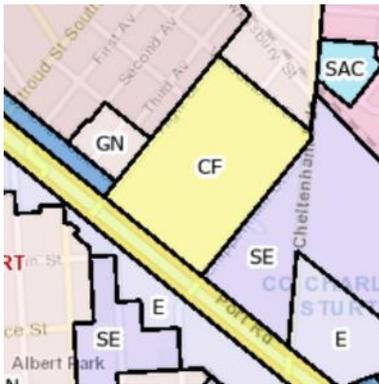
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

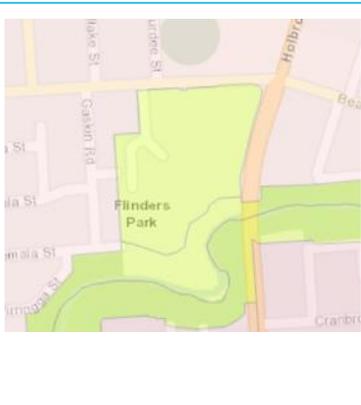
**SA.101 REMOVE SPATIAL APPLICATION** of the Urban Renewal Neighbourhood Zone from the retail precinct of the existing Residential Zone, Cheltenham Policy Area 22 within the City of Charles Sturt **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Cheltenham Policy Area 22	 <p>The map shows a residential area with a large pinkish-red polygon labeled 'Urban Renewal Neighbourhood Zone'. The area is situated within a larger purple-shaded region labeled 'Residential Zone, Cheltenham Policy Area 22'. Street names like 'St Clair' and 'Charles Sturt' are visible.</p>	 <p>The map shows the same residential area. The pinkish-red 'Urban Renewal Neighbourhood Zone' is still present. A new blue-shaded area labeled 'Suburban Activity Centre Zone' is added, with a black dot and the label 'SAC' indicating its location. The surrounding area is now labeled 'Residential Zone, Cheltenham Policy Area 22'.</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.102 REMOVE SPATIAL APPLICATION** of the Open Space Zone from various golf course, cemetery and school locations within the existing Special Uses Zone within the City of Charles Sturt **AND REPLACE** with the Recreation Zone and Community Facilities Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Special Use Zone</p> <ul style="list-style-type: none"> <li>○ Grange Golf course</li> <li>○ Royal Adelaide Golf Club</li> <li>○ West Lakes Golf Course</li> </ul>		
<p>Special Use Zone</p> <ul style="list-style-type: none"> <li>○ Cheltenham Cemetery</li> <li>○ Hindmarsh Cemetery</li> </ul>		

		
<p>Special Use Zone</p> <ul style="list-style-type: none"> <li>Nazareth College</li> </ul>		

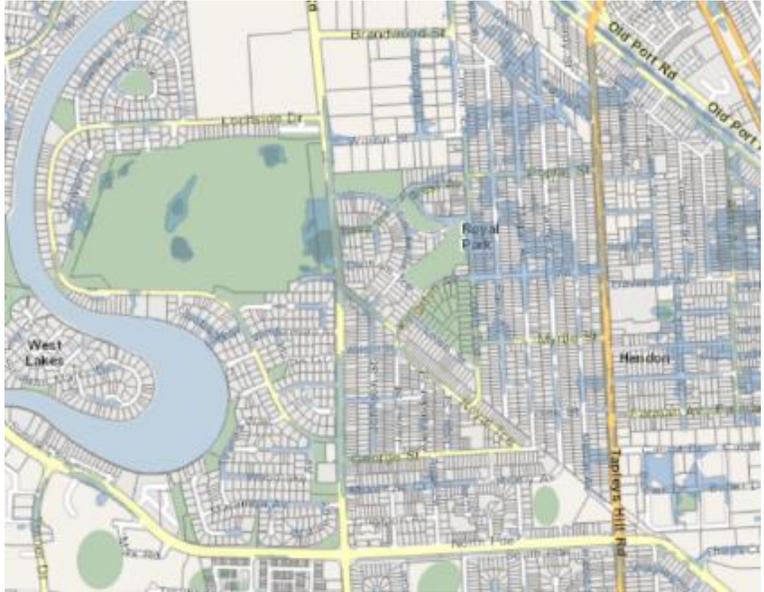
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.103 REMOVE SPATIAL APPLICATION** of the Recreation Zone from an area of the existing Adelaide Shores Zone comprising the West Beach Parks Caravan Park within the City of Charles Sturt **AND REPLACE** with the Caravan and Tourist Park Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Adelaide Shores Zone (part Charles Sturt Council / part West Torrens Council)		 <p data-bbox="1101 932 1435 957">Caravan and Tourist Park Zone</p>

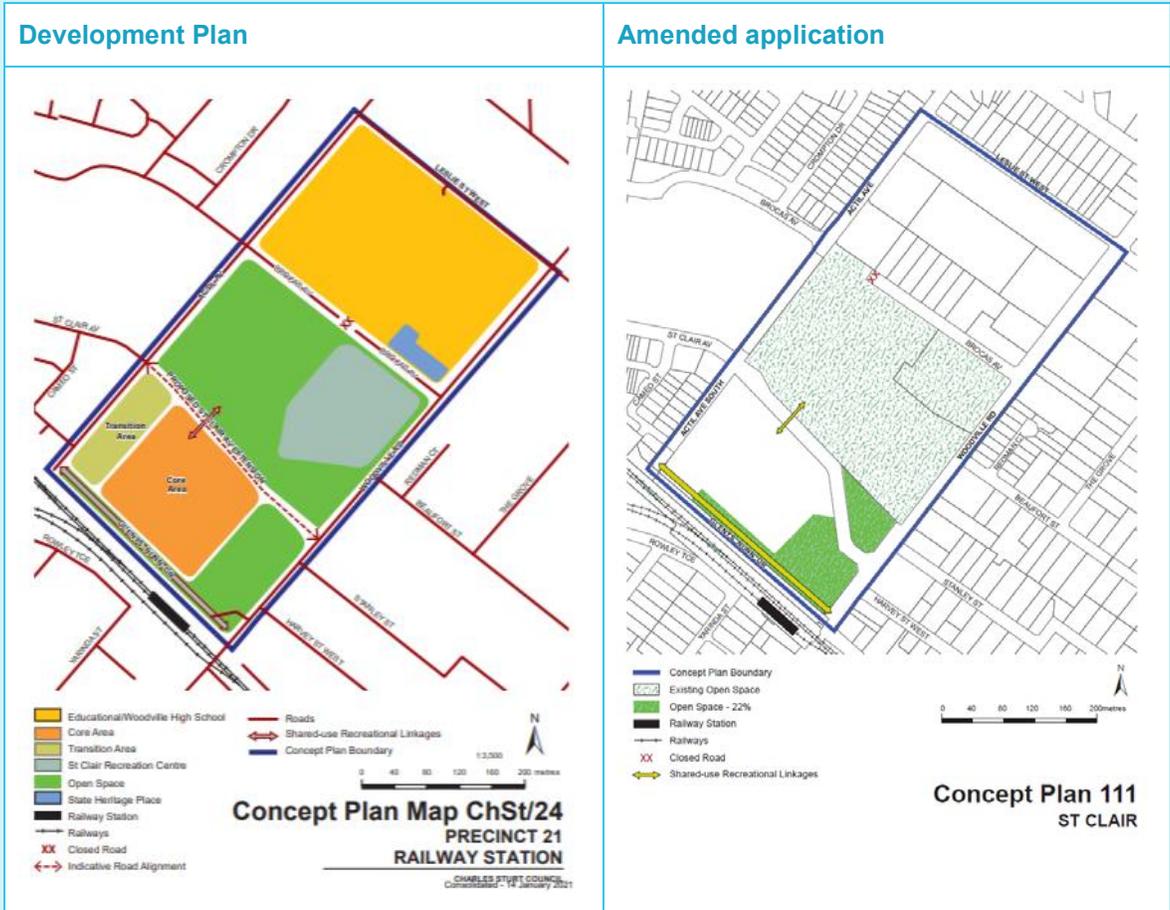
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

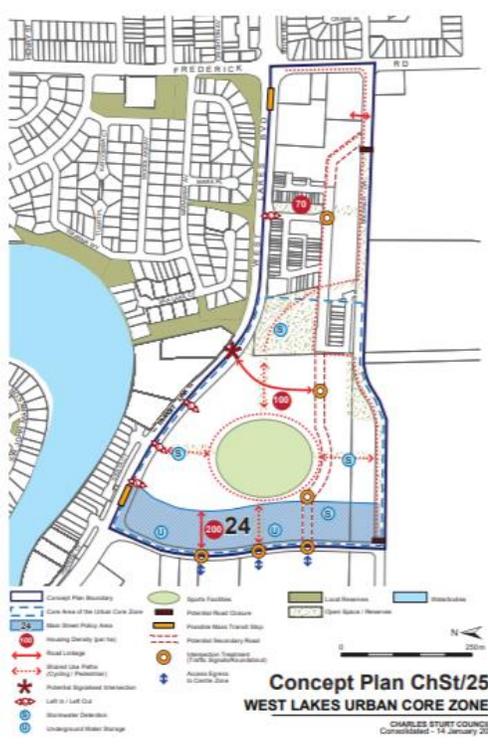
**SA.104 SPATIALLY APPLY** the Hazards (Flooding) Overlay and Hazards (Flooding General) Overlay to areas identified as flood prone within the City of Charles Sturt as identified in the recommended amendment maps:

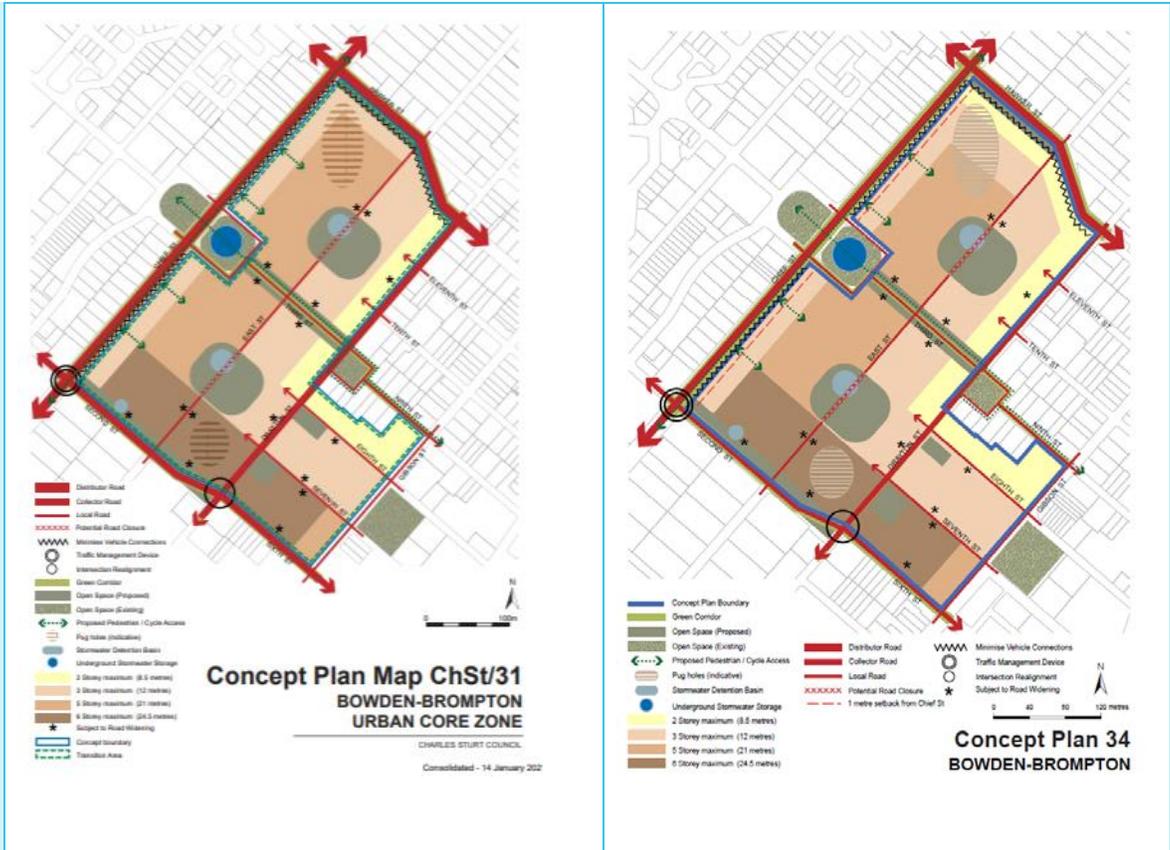
Location within Council area	Amended application
Multiple locations affected – example shown	

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.105 SPATIALLY APPLY** existing Concept Plans ChSt/24 – Precinct 21 Railway, ChSt/25 – West Lakes - Urban Core Zone, ChSt/30 – Seaton - Suburban Activity Node Zone, ChSt/31 – Bowden-Brompton – Urban Core Zone to the relevant locations within the City of Charles Sturt as identified in the recommended amendment maps:







**Reason:** The Commission supports the retention of the Concept Plans as they meet the principles for retention and will assist in guiding the future development of key sites.

**SA.106 REMOVE SPATIAL APPLICATION** of the Open Space Zone from the SA Water Treatment Plant in the existing Special Uses Zone within the City of Charles Sturt **AND REPLACE** with the Infrastructure Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Special Uses Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.107 REMOVE SPATIAL APPLICATION** of the Main Street Subzone within the Urban Neighbourhood Zone from the existing Urban Core Zone not within a policy area at West Lakes within the City of Charles Sturt **AND REPLACE** with the Retail Activity Centre Subzone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Urban Core Zone with Main Street Policy Area		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Charles Sturt</b></p> <p>Spatially apply a new Subzone to the existing District Centre Zone, Hindmarsh Policy Area 2, and Precinct 8 Gateway to limit residential land uses.</p>	<p>The Suburban Activity Centre Zone will deliver desired policy outcomes that are closely aligned with the Development Plan.</p>
<p><b>City of Charles Sturt</b></p> <p>Spatially apply a new Subzone to the Employment Zone to provide a transition area between sensitive zones and core industry areas.</p>	<p>Policy has been added to the Employment Zone to encourage low impact non-residential uses at the interface with neighbourhood zones, which will act as a transition area between sensitive uses and core industry areas.</p>
<p><b>City of Charles Sturt</b></p> <p>Replace the spatial application of the Community Facilities Zone with the Suburban Activity Centre Zone to the existing District Centre Zone, Woodville Policy Area 5, and Precinct 20 Civic.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Charles Sturt</b></p> <p>Replace the spatial application of the Community Facilities Zone with the Suburban Activity Centre Zone to the existing District Centre Zone, Fulham</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

Gardens Policy Area 1, and Precinct 4 Recreation Fulham Gardens.	
<b>City of Charles Sturt</b> Spatially apply the Design Overlay to all zones where buildings >5 levels are anticipated.	The Design Overlay only applies to Urban Corridor Zones and the City of Adelaide.
<b>City of Charles Sturt</b> Retain and spatially apply existing Concept Plan ChSt/7 Findon Policy Area 10.	The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.
<b>City of Charles Sturt</b> Retain and spatially apply existing Concept Plan ChSt/22 Woodville West.	The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.  Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.
<b>City of Charles Sturt</b> Reduce the spatial extent of the Historic Area Overlay around the former Brompton Gasworks site to reflect recent State Heritage listing.	The current spatial application of the Code is consistent with Development Plan policy.
<b>Public Submission</b> Replace the spatial application of the Housing Diversity Neighbourhood Zone with the Urban Neighbourhood Zone over land at Henley Beach South.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<b>Public Submission</b> Replace the spatial application of the Housing Diversity Neighbourhood Zone with the Urban Renewal Neighbourhood Zone over land in Seaton.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<b>Public Submission</b> Replace the spatial application of the Open Space Zone with a new zone to reflect the existing golf course use.	The current spatial application of the Code is consistent with Development Plan policy.
<b>Public Submission</b> Replace the spatial application of the Housing Diversity Neighbourhood Zone with the General Neighbourhood Zone to land currently zoned Inner Suburban Policy Area 15.	TNV capabilities have been introduced for the Housing Diversity Neighbourhood Zone, which will enable the existing site area, frontage and height provisions of Inner Suburban Policy Area 15 to be reflected in the Code.

<p><b>Public Submission</b></p> <p>Replace the spatial application of the General Neighbourhood Zone with a mixed use zone to land along Port Road, West Croydon.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Replace the spatial application of the General Neighbourhood Zone with the Suburban Business Zone over land in Woodville to reflect a recent development approval.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

## Town of Gawler

Feedback received from the Town of Gawler sought the following amendments to the spatial application of the Code within its local government area:

- Removal of the Residential Neighbourhood Zone from the area currently within the Gawler South Residential Policy Area 7 of the Residential Zone and replacement with the Suburban Neighbourhood Zone and a 2000sqm Minimum Site Area TNV for the area currently defined as the 'Low Density Residential Escarpment' in Figure Res/5 of the Development Plan.
- Enhanced spatial definition of collector roads in the Code if they are to be used as a trigger for the public notification of a development application in certain circumstances.
- Spatial application of the Sloping Land Overlay to the areas currently within the Residential (Gawler East) Zone and the Residential (Hills) Zone.
- Spatial application of the Limited Land Division Overlay to land currently within Policy Areas 12 and 13 of the Residential Historic (Conservation) Zone at Willaston.
- Removal of the Caravan and Tourist Park Zone for land currently within the Residential Park Zone at Hillier and replacement with the Residential Park Zone.
- Removal of the Community Facilities Zone from land currently within the Special Use Zone along the Gawler River corridor, including Clonlea Park, and replacement with the Open Space Zone.
- Removal of the Open Space Zone from land currently within Policy Area 2 of the Special Use Zone along the Gawler River corridor and replacement with the Recreation Zone.
- Amendment of the proposed spatial extent of the Native Vegetation Overlay to ensure it is applied only to areas where native vegetation is likely to be located.
- Spatial application the Affordable Housing Overlay to areas of the Town of Gawler to be determined by further investigation.
- Amendment of the Defence Aviation Area Overlay to ensure that the spatial information contained in the overlay identifies the centreline of the runway to help determine the required set back distances of the policy.
- Updating of the Bushfire Hazard Overlays in light of recent bushfire experience in the region, including consideration of whether the boundaries of the overlays require alteration.
- Amendment of the Key Railway Crossings Overlay and Urban Transport Routes Overlay to better identify the sign posted speed limit of roads subject to the overlay to ensure the appropriate set back distance is captured.
- Creation and spatial application of a new River and Stream Overlay to guide new infrastructure to incorporate Water Sensitive Urban design, settlement and bio filtration infrastructure before urban stormwater enters streams and rivers.
- Review the spatial application of the State Heritage Area and State Heritage Place Overlays to ensure they are applied using a clear and consistent approach.
- Spatially apply places of Local Heritage value identified within an ongoing Development Plan Amendment as Local Heritage Places within the Code Local Heritage Places Overlay.
- Retention and application of the following Concept Plans within the current Town of Gawler Development Plan:
  - Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G
  - Evanston Gardens / Evanston South / Hillier Structure Plan Map Ga/1 (Overlay 1) Enlargement H.
- Removal of the Limited Land Division Overlay from areas currently within the Rural Zone of the Development Plan, which are proposed to transition to the Code Rural Zone.
- Creation and spatial application of a new Vegetation of Local Significance Overlay to conservation areas currently identified within the Gawler East Structure Plan to ensure that they are afforded an appropriate level of policy protection.
- Spatial application of the Airport Building Heights (Regulated) Overlay to areas surrounding the Gawler Hospital Helipad and the Adelaide Soaring Club.
- Updating of the Flood Hazard Overlay suite to reflect the availability of updated mapping data for the Town of Gawler, which includes a larger area than the immediate Gawler River flood plain.

- Reconsideration of the proposed transition of areas currently within the Business Zone to the Suburban Activity Centre Zone.
- Inclusion of policies which better reflect the desired development outcomes of the current Mixed Use Centre Policy Area 3 of the Residential (Gawler East) Zone. Alternatively request a transition to an alternative Zone.

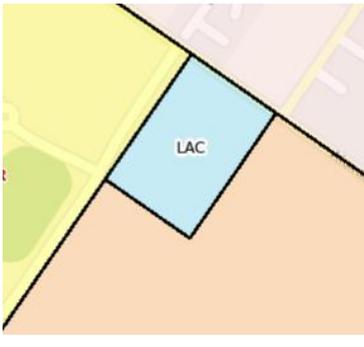
Non-council submissions

In addition to council’s feedback, a number of public submissions were received during the consultation period seeking the following amendments to the spatial application Gawler:

- Removal of the Community Facilities Zone from the Trinity College Gawler campus at Evanston South and replacement with the Suburban Activity Centre Zone.
- Removal of the Rural Zone from some areas of Kudla, Evanston Gardens and Hillier and replacement with a residential-type zone from the Code framework.
- Creation and spatial application of a new overlay to support the ongoing operations of commercial businesses located in the area known as the Northern Trade Centre in the Rural Zone alongside Main North Road.
- Removal of the Township Main Street Zone and the Historic Area Overlay from the area known as the Gawler Central Shopping Centre and Gawler Central Train Station Precinct and replacement with the Township Activity Centre Zone.
- Removal of the Community Facilities Zone from land at Kellys Road at Willaston and replacement with the Employment Zone.
- Removal of the Suburban Activity Centre Zone from the site currently within the Business Zone and known as the Gawler Large Format Retail Centre and replacement with the Employment Zone.

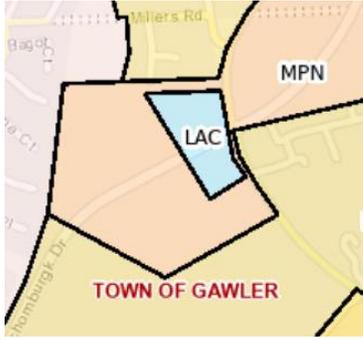
**Commission’s Recommendations:**

**SA.108 REMOVE SPATIAL APPLICATION** of a split of the Suburban Activity Centre Zone and the Open Space Zone from the existing Local Centre Zone within the Town of Gawler **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone		

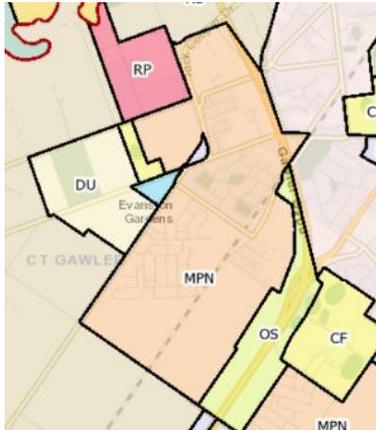
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.109 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential (Gawler East) Zone, Local Centre Policy Area 19 within the Town of Gawler **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential (Gawler East) Zone, Local Centre Policy Area 19		

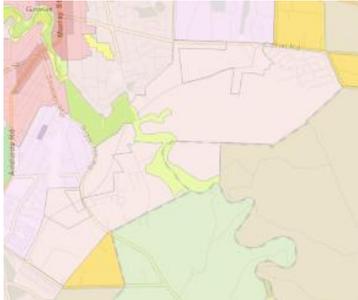
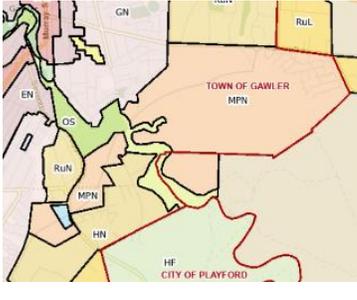
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.110 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Evanston Gardens/Evanston South/Hiller Residential Policy Area 4 within the Town of Gawler **AND REPLACE** with the Master-Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Evanston Gardens/Evanston South/Hiller Residential Policy Area 4		

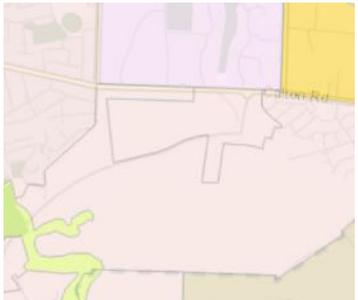
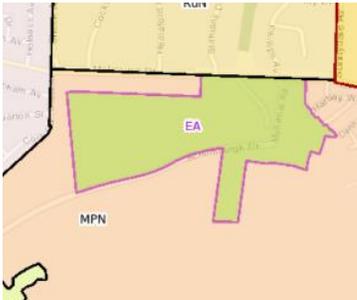
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.111 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential (Gawler East) Zone within the Town of Gawler **AND REPLACE** with the Master-Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential (Gawler East) Zone		

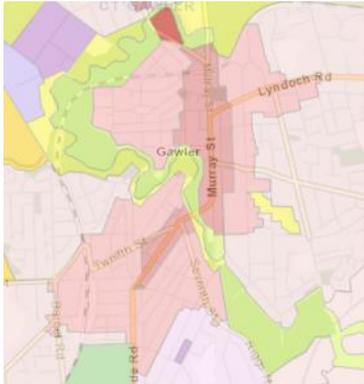
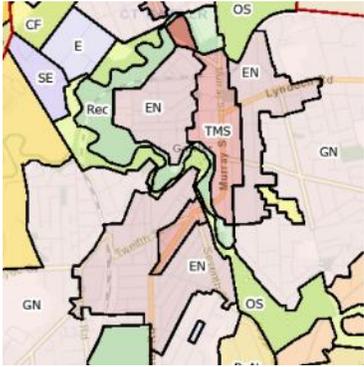
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.112 SPATIALLY APPLY** the Emerging Activity Centre Subzone of the Master-Planned Neighbourhood Zone to the existing Residential (Gawler East) Zone, Mixed Use Centre Policy Area 3 within the Town of Gawler as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential (Gawler East) Zone, Mixed Use Centre Policy Area 3		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.113 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from all policy areas of the existing Residential Historic (Conservation) Zone within the Town of Gawler **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

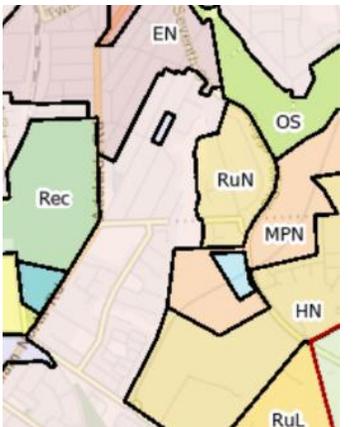
Location within Council area	Draft application for consultation	Amended application
Residential Historic (Conservation) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.114 REMOVE SPATIAL APPLICATION** of the Residential Neighbourhood Zone from the existing Gawler South Policy Area 7 within the Town of Gawler **AND REPLACE** with:

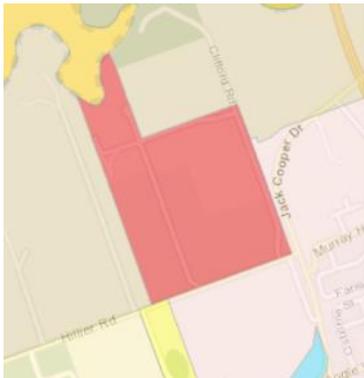
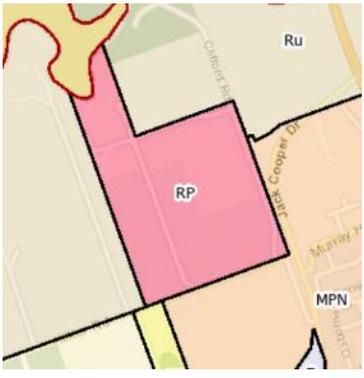
- The General Neighbourhood Zone for the portion of the existing policy area outside of the ‘Low Density Residential Escarpment’ as defined in Development Plan Figure Res/5; and
- The Rural Neighbourhood Zone to the portion of the existing policy area within the ‘Low Density Residential Escarpment’ as defined in Development Plan Figure Res/5.

As identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Gawler South Policy Area 7		

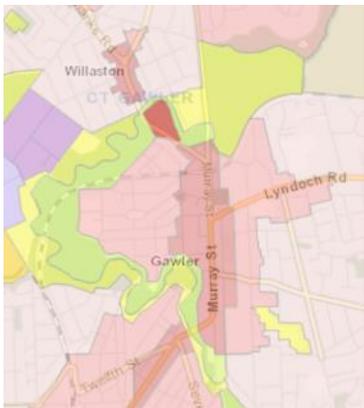
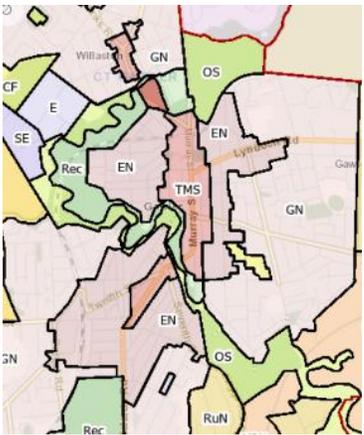
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. A 2000 square metre Minimum Site Area TNV has also been applied for the escarpment area to maintain consistency with current land division policies within the policy area.

**SA.115 REMOVE SPATIAL APPLICATION** of the Caravan and Tourist Park Zone at Hillier within the Town of Gawler **AND REPLACE** with the Residential Park Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Park Zone		

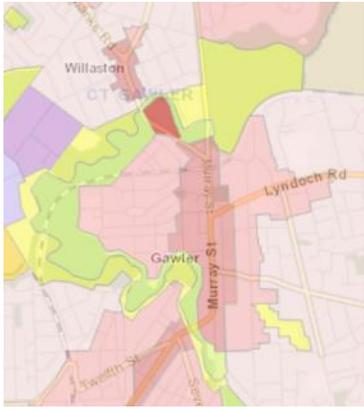
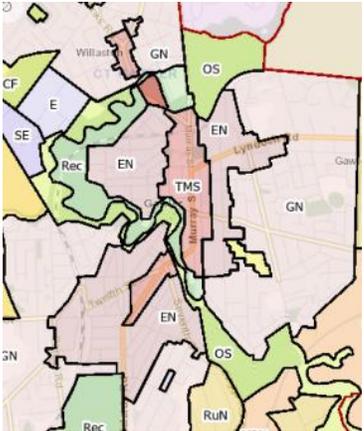
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.116 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone to land currently within the Special Use Zone along the Gawler River corridor (including Clonlea Park) within the Town of Gawler **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Special Use Zone along the Gawler River corridor (including Clonlea Park)		

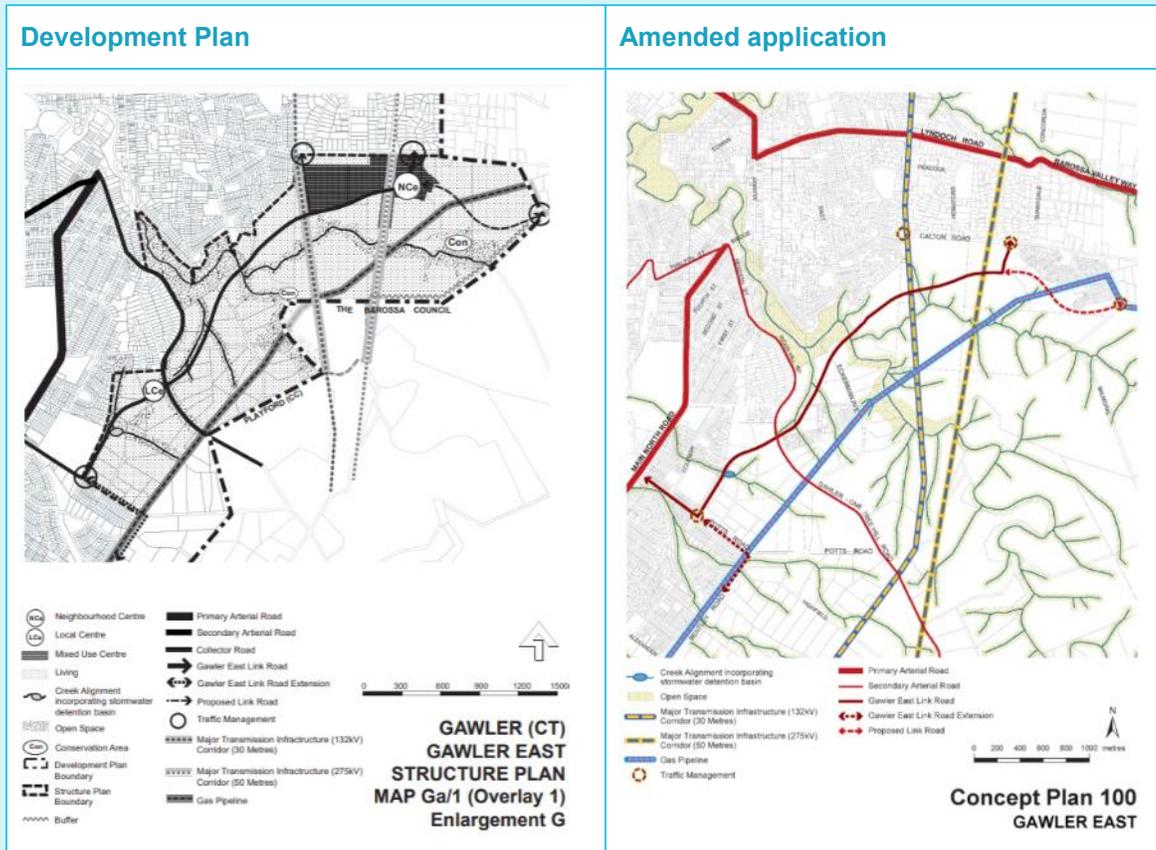
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.117 REMOVE SPATIAL APPLICATION** of the Open Space Zone to the existing Special Use Zone, Historic (Conservation) Policy Area 2 within the Town of Gawler **AND REPLACE** with the Recreation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Special Use Zone, Historic (Conservation) Policy Area 2		

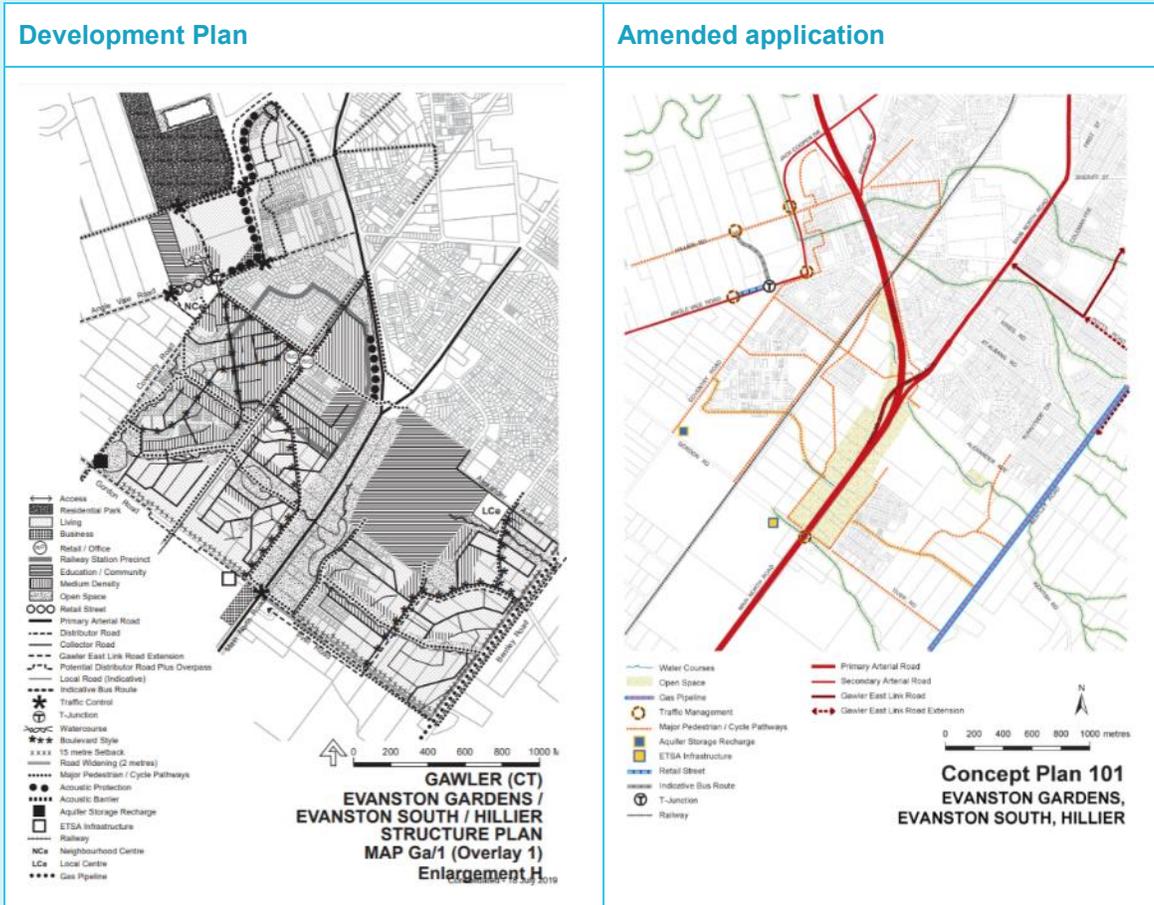
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.118 SPATIALLY APPLY** an updated version of the Concept Plan identified in the Development Plan as Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G to the relevant growth areas of Gawler as identified in the recommended amendment map:



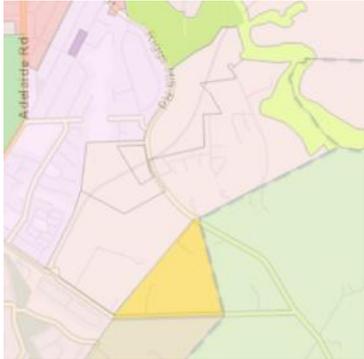
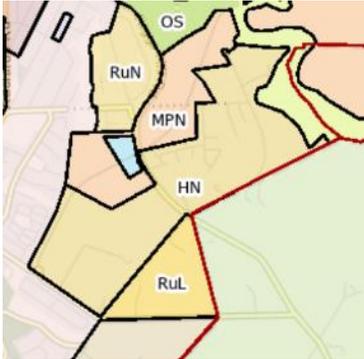
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.119 SPATIALLY APPLY** an updated version of the Concept Plan identified in the Development Plan as Evanston Gardens / Evanston South / Hillier Structure Plan Map Ga/1 (Overlay 1) Enlargement H to the relevant growth areas of Gawler as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.120 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential (Hills) Zone within the Town of Gawler **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential (Hills) Zone		

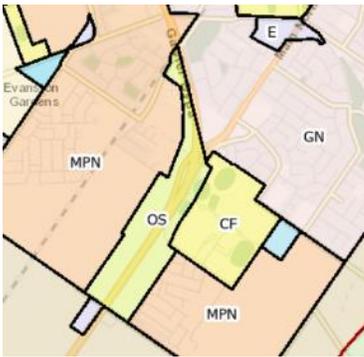
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.121 REMOVE SPATIAL APPLICATION** of the Limited Land Division Overlay from areas of Gawler proposed to transition to the Rural Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Rural Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. Instead of the Overlay, a Minimum Site Area TNV has been spatially applied to these areas to more accurately reflect current development plan policy.

**SA.122 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Business Zone within the Town of Gawler **AND REPLACE** with the Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Business Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. Instead of the Overlay, a Minimum Site Area TNV has been spatially applied to these areas to more accurately reflect current development plan policy.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>Town of Gawler</b></p> <p>Request collector roads are spatially defined in the Code if they are to be a trigger for public notification.</p>	<p>It is considered that mapping of council collector roads in this way is unnecessary due to the removal of policy references to collector roads from relevant zones during the post-consultation period.</p> <p>State-maintained roads will be updated into the State Maintained Roads Layer as they are progressively opened/gazetted.</p>
<p><b>Town of Gawler</b></p> <p>Request the application of the Sloping Land Overlay to the areas currently defined as the Residential (Gawler East) Zone and Residential (Hills) Zone to promote better design outcomes and encourage development to work with the lay of the land.</p>	<p>The Sloping Land Overlay has been removed from the Code.</p> <p>It is considered that sufficient policy guidance is provided in the general policies, and particularly within the Design module of the Code, to ensure that appropriate design outcomes are achieved in relation to sloping land.</p>
<p><b>Town of Gawler</b></p> <p>Request the Limited Land Division Overlay is spatially applied to land currently within the:</p>	<p>The Commission has resolved to spatially apply the new Established Neighbourhood Zone instead of the</p>

<ul style="list-style-type: none"> <li>• Willaston (Redbanks Road) Residential Historic (Conservation) Policy Area 12; and</li> <li>• Willaston Residential Historic (Conservation) Policy Area 13.</li> </ul> <p>Of the Residential Historic (Conservation) Zone, which is proposed to transition to the Code Suburban Neighbourhood Zone. This change is requested to reflect current policy which envisages that no division of allotments (creation of new allotments or substantial realignment) should occur.</p>	<p>Suburban Neighbourhood Zone to this area, as it is covered by a Historic Area Overlay.</p> <p>The Established Neighbourhood Zone enables the activation of a Minimum Site Area TNV (if present) to guide DTS land division policy. As no TNV value is currently present for this area, it is considered that DTS/DPF 2.1 will not be able to be met and therefore, a future land division development application would undergo a full Performance Assessment.</p> <p>It is considered that the Limited Land Division Overlay has generally only been applied to areas where land division was a non-complying form of development within the Development Plan without any exceptions for additional allotments. This is not the case for this existing zone and therefore no Minimum Site Area TNV has been applied to the subject area.</p>
<p><b>Town of Gawler</b></p> <p>Express concern regarding the Native Vegetation Overlay, and in particular its application to some built-up residential areas. Suggest changing the boundaries of the Overlay to ensure it applies to areas where native vegetation is likely to be located.</p>	<p>The spatial extent of the Native Vegetation Overlay follows the legislated boundary prescribed by the <i>Native Vegetation Act 1991</i>. It is considered that a change to these boundaries is outside of the scope of this amendment.</p> <p>In areas where the Native Vegetation Overlay applies, DTS pathways remain available within the Neighbourhood, Township, Activity Centre and Employment suite of Zones where the declaration is completed to fulfil DTS 1.1 of the Overlay.</p>
<p><b>Town of Gawler</b></p> <p>Request the application of the Affordable Housing Overlay to areas of Gawler, with the spatial application to be determined via further investigation.</p>	<p>The Affordable Housing Overlay has been spatially applied to areas where specific affordable housing policies or existing overlays are present in Development Plans.</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Town of Gawler</b></p> <p>Request the spatial information of the Defence Aviation Area Overlay identify the 'centre line of the runway' to determine the setback distances required.</p>	<p>The Defence Aviation Area Overlay has been spatially applied to areas specified within data provided by the Federal Department of Defence. Amendments to this Overlay must be undertaken by the department under relevant legislation.</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy</p>

	<p>investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Town of Gawler</b></p> <p>Request further consideration be given to undertaking updated mapping for the Bushfire Hazard Overlay modules in light of recent development and land use changes.</p>	<p>The proposed suite of Code bushfire hazard overlays have been spatially informed by current policy and mapping within Development Plans.</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Town of Gawler</b></p> <p>Request the speed limit of roads subject to the spatial application of the Key Railway Crossings Overlay and Urban Transport Routes Overlay are mapped to ensure the appropriate setback distance is captured.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Town of Gawler</b></p> <p>Request a new River and Stream Overlay is created to guide new infrastructure to incorporate Water Sensitive Urban design, settlement and bio filtration infrastructure before urban stormwater enters streams and rivers.</p>	<p>The Commission considers that the existing Water Resources Overlay and Prescribed Watercourses Overlay provide a suitable level of policy to guide development (and water use/disposal) within areas covered by each overlay.</p> <p>It is further considered that the availability of the updated flood hazard overlays will provide a significant level of additional policy support for areas covered, particularly for development within the Hazards (Flooding) Overlay (i.e. higher risk) areas.</p>
<p><b>Town of Gawler</b></p> <p>Request the spatial application of the State Heritage Area and State Heritage Place Overlays are reviewed to ensure they have been applied using a clear and consistent approach.</p>	<p>The Commission have undertaken a substantial review of all Heritage and Character Overlays and Historic and Character Area Statements to address feedback received from the first Code consultation period.</p> <p>The State Heritage Place Overlay and the State Heritage Area Overlay are reflective of the current listings within the Heritage Register.</p> <p>The Heritage Adjacency Overlay has been applied to either the adjoining allotment or a 60m buffer area from the allotment boundary of a State or Local Heritage Place (or the entirety of an adjoining allotment if the adjoining allotment is less than 60m away).</p>
<p><b>Town of Gawler</b></p> <p>Request places of Local Heritage value identified within the DPA currently under investigation be</p>	<p>The Commission considers that changes to the Code cannot be made until the DPA is approved.</p>

<p>included within the list of Local Heritage Places and identified in the mapping.</p>	<p>Current listings of Local Heritage items have been transitioned across into the Code via the Local Heritage Place Overlay.</p> <p>Any potential future local heritage items listed through the DPA process would be spatially identified in the Code once completed.</p>
<p><b>Town of Gawler</b></p> <p>Request the creation of a new overlay to spatially identify and protect the conservation areas shown in the Gawler East Structure Plan.</p> <p>There doesn't appear to be an appropriate overlay for vegetation of local significance as it may be unlikely they meet the 'State Significant Native Vegetation Overlay', however they are still very important.</p>	<p>It is considered that the application of the Native Vegetation Overlay to this area and the transition of the relevant Concept Plan to the Code will together provide sufficient policy guidance to protect areas of locally significant native vegetation in this area.</p>
<p><b>Town of Gawler</b></p> <p>Request the Airport Building Heights (Regulated) Overlay be applied to areas surrounding Gawler Hospital Helipad and the Adelaide Soaring Club.</p>	<p>The spatial extent of all Aircraft Building Heights-related Overlays in the Code were informed by data provided to the Commission by the Department for Infrastructure and Transport.</p> <p>It is considered that the Code General Neighbourhood Zone (which is proposed to apply to the Gawler Hospital site and surrounds), contains policy (DTS/DPF 4.1) to limit building heights to a maximum of 2 storeys or 9 metres.</p>
<p><b>Public Submission</b></p> <p>Removal of the Community Facilities Zone from the Trinity College Gawler campus at Evanston South and replacement with the Suburban Activity Centre Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Removal of the Rural Zone from some areas of Kudla, Evanston Gardens and Hillier and replacement with a residential-type zone from the Code framework.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Creation and spatial application of a new overlay to support the ongoing operations of commercial businesses located in the area known as the Northern Trade Centre in the Rural Zone alongside Main North Road.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p>

<p><b>Public Submission</b></p> <p>Removal of the Township Main Street Zone and the Historic Area Overlay from the area known as the Gawler Central Shopping Centre and Gawler Central Train Station Precinct and replacement with the Township Activity Centre Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Removal of the Community Facilities Zone from land at Kellys Road at Willaston and replacement with the Employment Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>

## City of Holdfast Bay

Feedback received from the City of Holdfast Bay sought the following alterations to the spatial application of the Code within its local government area:

- Alternative zoning for existing Residential Zone Policy Area 3.
- Alternative zoning for existing Residential Zone South West Policy Area 7.
- Alternative zoning for the Glenelg Foreshore and Patawalonga area with more suitable zoning, as the Suburban Activity Centre Zone is not consistent with the current tourism and residential focus (especially the area on the northern side of the marina where it is entirely residential).
- Brighton Railway station is currently zoned commercial and is proposed to be zoned Commercial and Business. This area would be more suited as an Infrastructure Zone.
- Existing Light Industry Zone will be converted to the Suburban Employment Zone. Request to maintain this area as a light industry and manufacturing area.
- Residential Character Zone - Central Glenelg Village Policy Area 8 has been put into the General Neighbourhood Zone, which is not the most appropriate zone for this area.
- Multiple zones requiring the addition and/or amendment of TNVs.  
Minimum building site and floor levels required as set out in the current Overlay "Development Constraints" Development Plan maps.

### Non-council Submissions

In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Review zoning of the existing Glenelg Foreshore and Patawalonga Zone.
- Minimum building site and floor levels required, as set out in the current Overlay "Development Constraints" maps.
- Review zoning of areas within the Urban Neighbourhood Zone of Glenelg Foreshore.
- Bowker Street Oval, North Brighton to be amended from General Neighbourhood to Open Space Zone.
- Request to zone non-residential land uses down side streets off Jetty Road, to ensure that they are positioned within the Urban Corridor (Main Street) Zone.
- Coastal Flooding Overlay needs to be applied to the areas shown on the Development Constraints Maps.

**Commission’s Recommendations:**

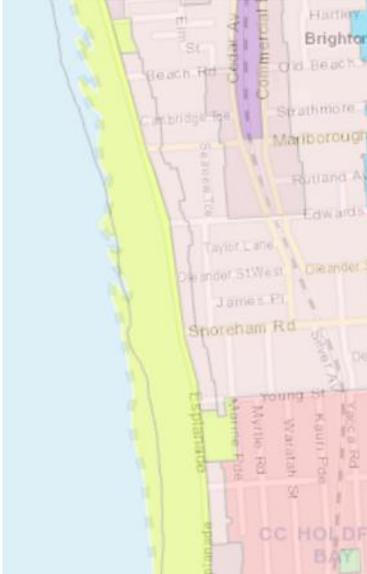
**SA.123 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone/General Neighbourhood Zone from the existing Residential Character Zone (all policy areas) within the City of Holdfast Bay **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Character Zone, Central Glenelg Village Policy Area 8		
Residential Character Zone, Da Costa Park Policy Area 9		
Residential Character Zone, Maturin Road Policy Area 10		
Residential Character Zone, New Glenelg Policy Area 1		

<p>Residential Character Zone, Seacliff Policy Area 12</p>		
<p>Residential Character Zone, Streetscape Character (Brighton and Glenelg East) Policy Area 13</p>		
<p>Residential Character Zone, Streetscape Character (Glenelg and Glenelg North) Policy Area 14</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.124 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone and the Housing Diversity Neighbourhood Zone from the existing Residential Zone, Central West Policy Area 3, and South West Policy Area 7 within the City of Holdfast Bay **AND REPLACE** with the Waterfront Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Central West Policy Area 3	<p>Example provided below (not all Residential Zone, Central West Policy Area 3 locations shown):</p> 	<p>Example provided below (not all Residential Zone, Central West Policy Area 3 locations shown):</p> 
Residential Zone, South West Policy Area 7		

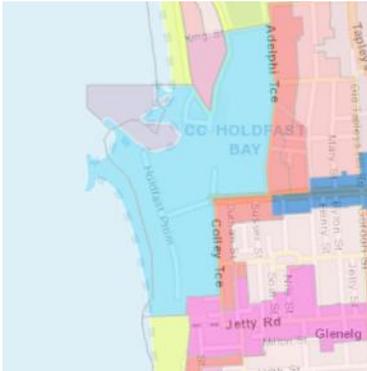
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

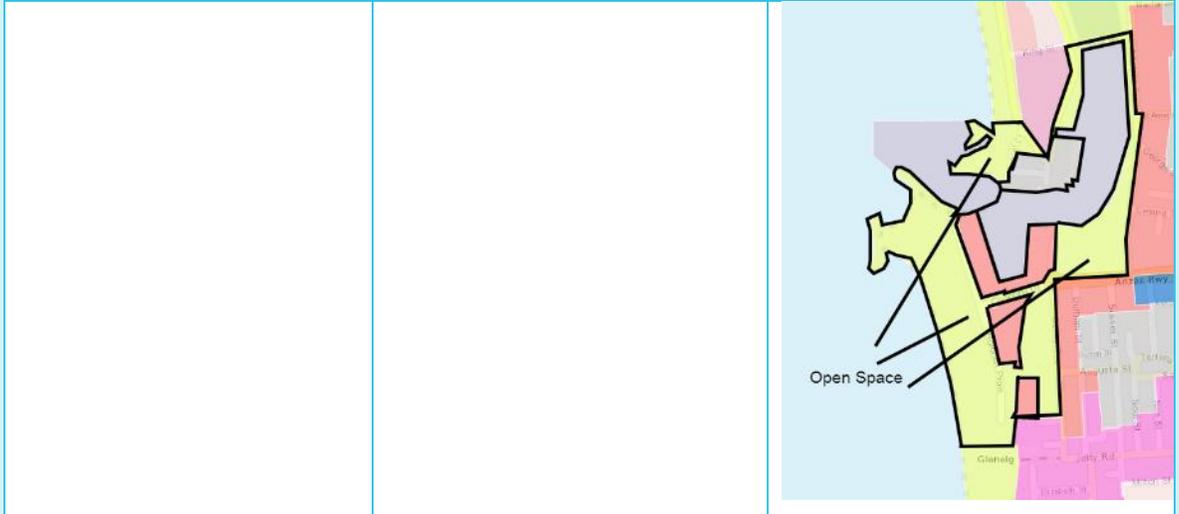
**SA.125 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the City of Holdfast **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone	 <p>The draft application shows three separate maps. The top map shows SAC zones (blue) in a residential area with GN (General Neighbourhood) and OS (Office Suburban) zones. The middle map shows SAC zones in a residential area with SE (Service Employment) and BE (Business Employment) zones. The bottom map shows SAC zones near a CF (Community Facility) zone and a large purple residential area, with the label 'HOLDFAST' and an OS zone nearby.</p>	 <p>The amended application shows three maps corresponding to the draft maps. In each map, the SAC zones (blue) have been replaced by LAC (Local Activity Centre) zones (light blue). The surrounding context (GN, OS, SE, BE, CF, HOLDFAST) remains the same.</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.126 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Glenelg Foreshore and Patawalonga Zone within the City of Holdfast **AND REPLACE** with the Urban Neighbourhood Zone, Waterfront Neighbourhood Zone, Infrastructure (Ferry and Marina Facilities) Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Glenelg Foreshore and Patawalonga Zone</p>		



Reason: The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Holdfast Bay</b></p> <p>Brighton Railway station is currently zoned commercial and is proposed to be zoned Commercial and Business. This area would be more suited as an Infrastructure Zone as there is no space for intensification of this area due to demand for parking (park and ride).</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Holdfast Bay</b></p> <p>The existing Light Industry Zone will be converted to the Suburban Employment Zone. The Zone is going to a more commercial focus, increased parking demand and conflicting land uses with current uses. Request this Zone remain as a 'Light Industry', both in name and in policy, with significant less commercial uses than proposed in the Code.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p> <p>Employment type zones should promote mixed use zoning and flexible policy to support innovation, growth and diversity to provide for changing business and market needs, particularly in the right locations.</p>
<p><b>Public Submission</b></p> <p>Request the application and policy for the area within the existing Residential High Density / Urban Glenelg Policy Area 15 be reviewed.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p><b>Public Submission</b></p> <p>Request for Bowker Street Oval, North Brighton to be rezoned from General Neighbourhood to Open Space Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p>
<p><b>Public Submission</b></p> <p>Request the rezoning of non-residential land uses down side streets off Jetty Road, to ensure that they are positioned within the Urban Corridor (Main Street) Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>

## Light Regional Council

Feedback received from the Light Regional Council sought the following amendments to the spatial application of the Code within its local government area:

- Removal of the General Neighbourhood Zone from the growth areas of Roseworthy currently within the Suburban Neighbourhood Zone and replacement with an alternative zone from the Code framework.
- Retention and application of the following Concept Plans within the Light Regional Council Development Plan:
  - Concept Plan Map Lig/2 (Nuriootpa Samuel Road Industry)
  - Concept Plan Map Lig/5 (Kingsford Regional Estate)
  - Concept Plan Map Lig/10 (Residential Senior's Living)
  - Concept Plan Map Lig/13 (Roseworthy Town Expansion)
- Creation and spatial application of a new subzone to incorporate and transition locally important policies regarding residential land uses for the area currently within Residential Senior's Living Policy Area 11 of the Residential Zone at Kapunda.
- Exclusion of the 'built up' or established areas of Hewett from the Hazards (Bushfire – General) Overlay.
- Removal of the Rural Zone from land owned by Viterra and used for bulk handling operations northwest of the existing Bulk Handling Zone at Roseworthy and replacement with the Employment (Bulk Handling) Zone.
- Transition locally-important policies relevant to the Kingsford Regional Industrial Estate to the Code via a combination of zoning, overlays, subzones (if applicable) and a Concept Plan.
- Removal of the Community Facilities Zone and Township Activity Centre Zone from areas currently within the District Centre Zone at Kapunda and replacement with the Township Main Street Zone.
- Removal of the General Neighbourhood Zone from areas currently within the Historic (Conservation) Kapunda Mine Zone comprising (or previously comprising) mining-type activities and replacement with the Recreation Zone.
- Removal of the Township Activity Centre Zone from areas currently within the Township Zone at Wasleys and replacement with the Township Zone.
- Removal of the Rural Zone from areas of the Marananga and Seppeltsfield fringe currently within Precinct 19, Policy Area 6 of the Primary Production Zone and replacement with the Peri-Urban Zone.
- Creation and spatial application of a new 'Destination' or 'Tourism Precinct' type Subzone to the area currently within Seppeltsfield Winery Policy Area 5 of the Primary Production Zone to recognise the scale, nature and status of these destinations.
- Spatial application of the Limited Land Division Overlay to land currently within Roseworthy College Policy Area 4 of the Primary Production Zone.
- Removal of the Residential Neighbourhood Zone from the land currently within Residential North West Kapunda Policy Area 8 of the Residential Zone and replacement with the General Neighbourhood Zone.
- Removal of the Character Area Overlay from areas of Freeling, Roseworthy and Greenock currently within the Residential Character Zone.
- Transition the policy intent and spatial identification of the 'Infill Dwelling Sites' listed in Table Lig/6 of the Development Plan.
- Removal of the Peri-Urban Zone from all land currently within the Barossa Valley Region Policy Area 2 of the Primary Production Zone and replacement with the Rural Zone.

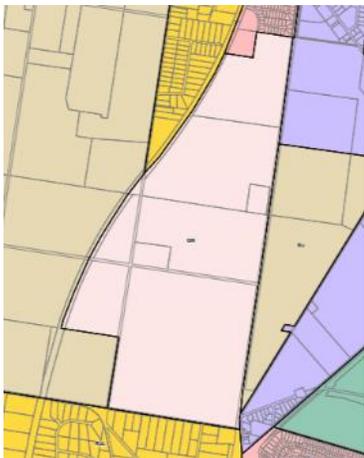
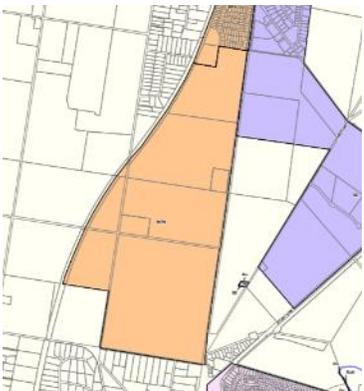
### Non-council submissions

In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following amendments to the spatial amendments:

- Removal of the General Neighbourhood Zone from areas of Roseworthy currently within the Suburban Neighbourhood Zone and replacement with the Master-Planned Neighbourhood Zone.
- Removal of the Suburban Neighbourhood Zone from areas of Roseworthy currently within Precinct 27 of the Residential Character Zone and replacement with the Master-Planned Neighbourhood Zone.
- Removal of the Rural Zone from land immediately north-east of the township of Freeling and replacement with the Suburban Neighbourhood Zone.
- Removal of the Rural Zone from all land currently within the Primary Production Zone and replacement with the Peri-Urban Zone.
- Expanding the application of the Character Preservation District Overlay to the St Kitts area, which is currently proposed to transition to a split of the Rural Horticulture Zone and Rural Zone.
- Removal of the Rural Horticulture Zone from land currently within Horticulture Precinct 16, General Farming Policy Area 3 of the Primary Production Zone and replacement with the Rural Living Zone.
- Removal of the Rural Zone from land at Kingsford currently within General Farming Policy Area 3 of the Primary Production Zone and replacement with the Suburban Employment Zone.
- Removal of the Local Heritage Place Overlay from the southern extent of land currently within the Suburban Neighbourhood Zone near Roseworthy and Gawler Belt.
- Removal of the Peri-Urban Zone from all land currently within the Barossa Valley Region Policy Area 2 of the Primary Production Zone and replacement with the Rural Zone.

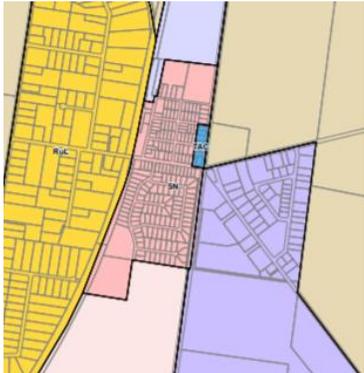
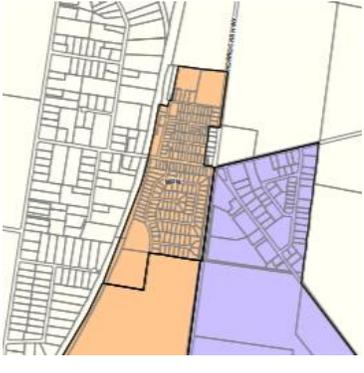
**Commission’s Recommendations:**

**SA.127 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Suburban Neighbourhood Zone at Roseworthy within Light Regional Council **AND REPLACE** with the Master-Planned Neighbourhood Zone and Emerging Activity Centre Subzone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Suburban Neighbourhood Zone		

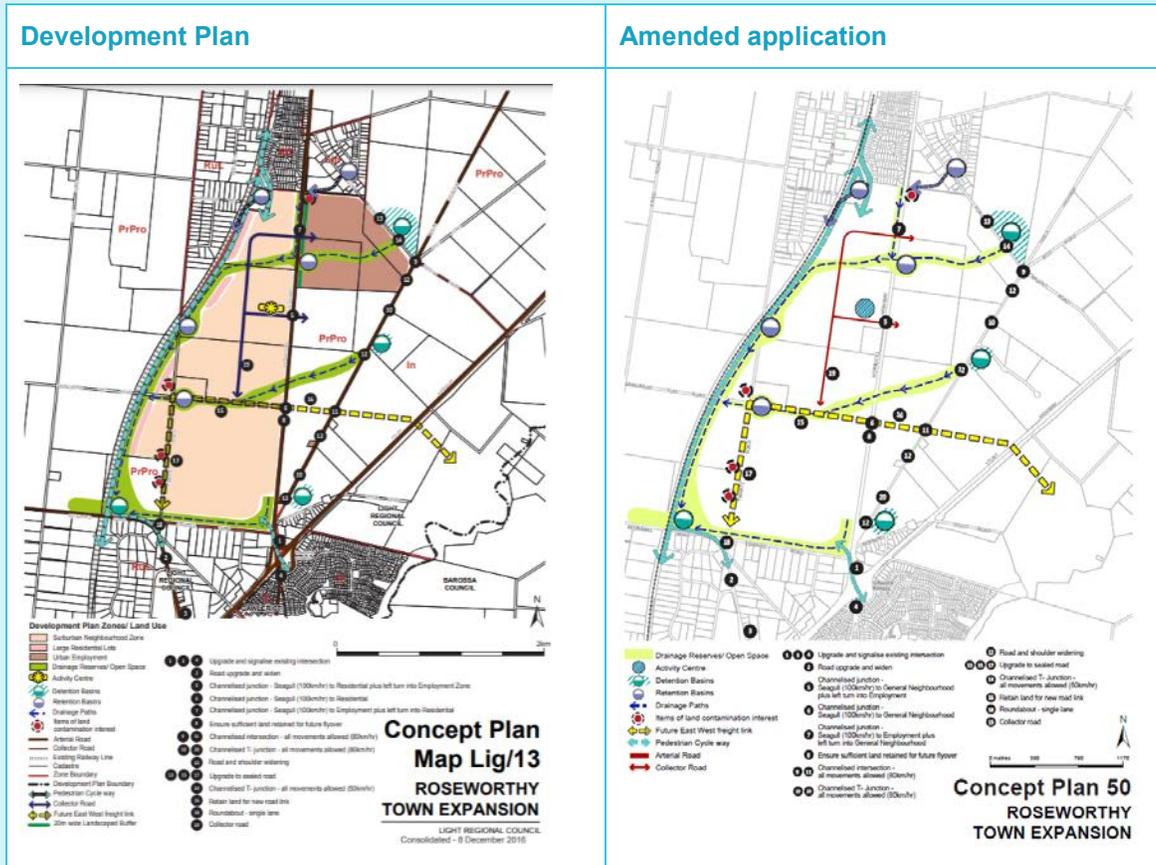
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.128 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Character Zone, Roseworthy Residential Character Precinct 27 within Light Regional Council **AND REPLACE** with the Master-Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Character Zone, Roseworthy Residential Character Precinct 27		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.129 SPATIALLY APPLY** an updated version of Concept Plan Lig/13 to the growth areas of Roseworthy within Light Regional Council as identified in the recommended amendment map:



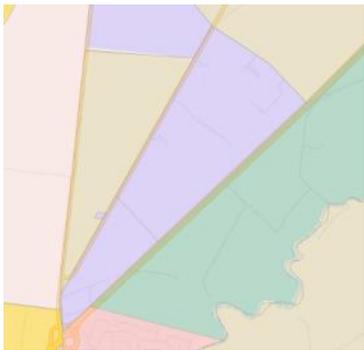
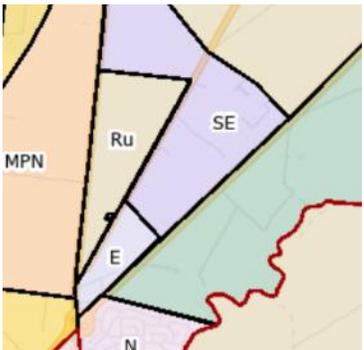
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.130 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Residential Senior’s Living Policy Area 11 at Kapunda within Light Regional Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential Senior’s Living Policy Area 11		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. A Minimum Site Area TNV and a Minimum Frontage TNV have been spatially applied to these areas to maintain consistency with development policy.

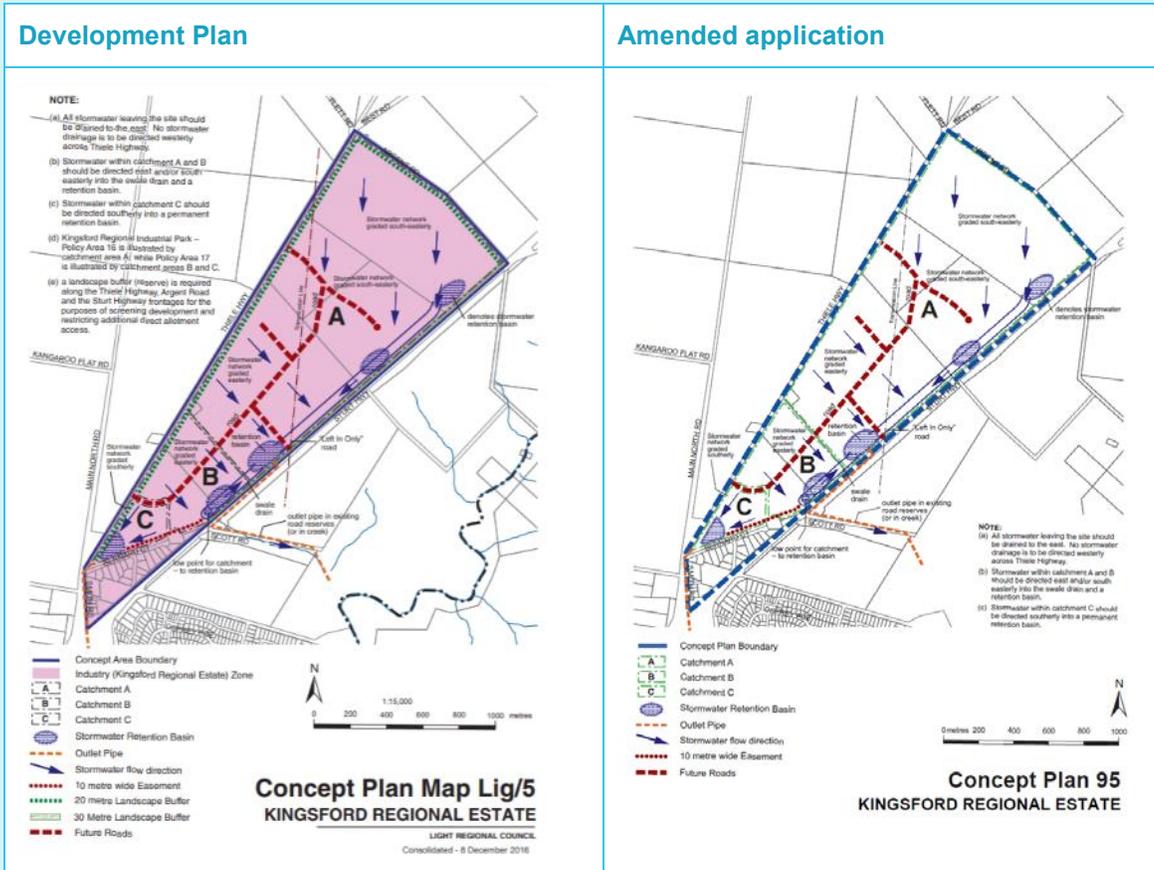
**SA.131 REMOVE SPATIAL APPLICATION** of the Employment Zone from the existing Industry Zone, Industry Kingsford Regional Estate Policy Area 1 within Light Regional Council **AND REPLACE** with the Employment Zone for Kingsford South Precinct 8, and the Strategic Employment Zone for Kingsford North Precinct 7, as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Industry Zone, Industry Kingsford Regional Estate Policy Area 1		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. A Minimum Site Area TNV and a Minimum

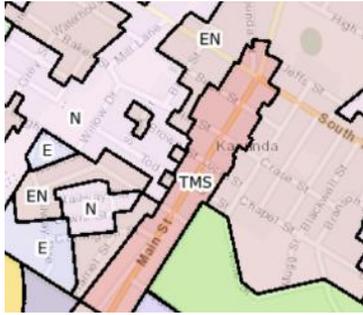
Frontage TNV have been spatially applied to these areas to maintain consistency with development policy.

**SA.132 SPATIALLY APPLY** an updated version of Concept Plan Lig/5 to the Strategic Employment and Employment Zones at the Kingsford Regional Industrial Estate within Light Regional Council, as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.133 REMOVE SPATIAL APPLICATION** of the Township Activity Centre Zone and the Community Facilities Zone from the existing District Centre Zone, Precincts 1 and 2 at Kapunda within Light Regional Council **AND REPLACE** with the Township Main Street Zone as identified in the recommended amendment map:

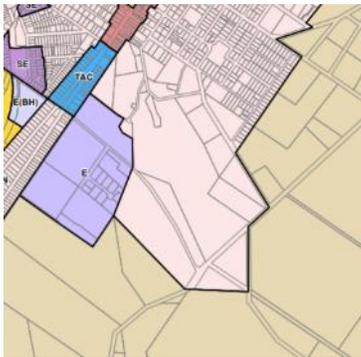
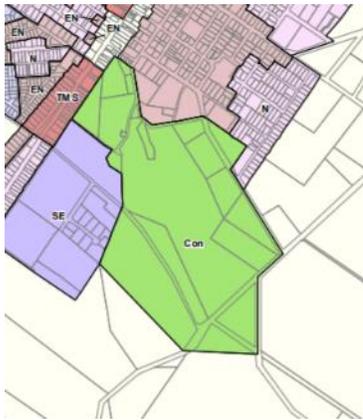
Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Precincts 1 and 2 at Kapunda		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.134 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from areas of Kapunda currently in the existing Historic (Conservation) Kapunda Mine Zone within Light Regional Council **AND REPLACE** with:

- The new Established Neighbourhood Zone for residential allotments not related to previous mining activities/workings within the zone identified by the current zoning provisions of the development plan; and
- The Conservation Zone for the remainder of the current zone.

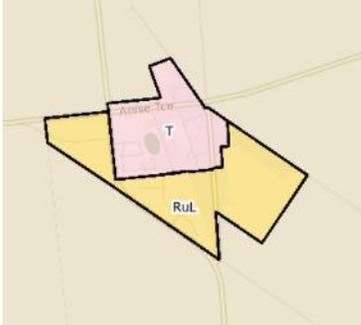
as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Historic (Conservation) Kapunda Mine Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are

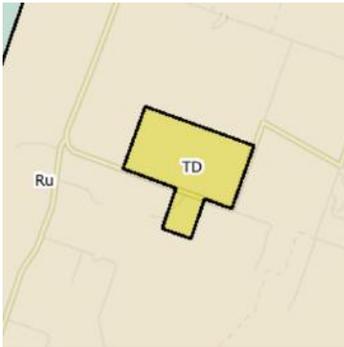
more closely aligned with Council's Development Plan. A Minimum Site Area TNV of 1500 square metres has also been spatially applied to allotments proposed to transition to the new Established Neighbourhood Zone.

**SA.135 REMOVE SPATIAL APPLICATION** of the Township Activity Centre Zone at Wasleys within Light Regional Council **AND REPLACE** with the Township Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone at Wasleys		

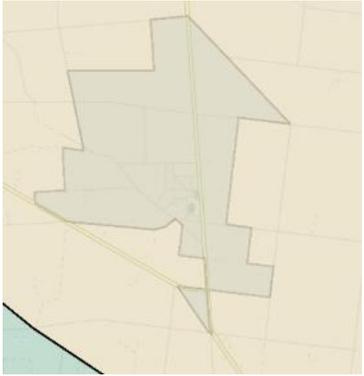
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.136 REMOVE SPATIAL APPLICATION** of the Peri-Urban Zone from the existing Primary Production Zone, Seppeltsfield Winery Policy Area 5 within Light Regional Council **AND REPLACE** with the Tourism Development Zone and Winery Experience Subzone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Seppeltsfield Winery Policy Area 5		

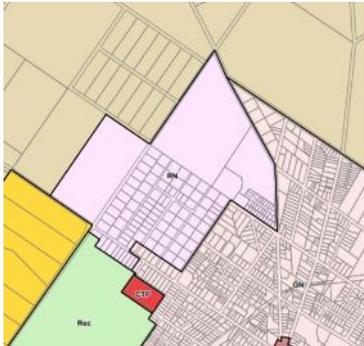
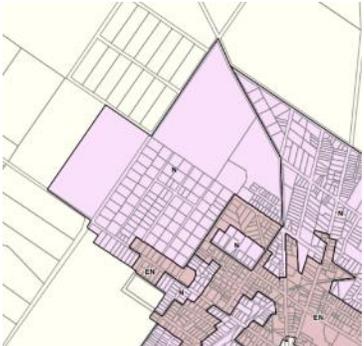
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.137 SPATIALLY APPLY** the Limited Land Division Overlay to the existing Primary Production Zone, Roseworthy College Policy Area 4 within Light Regional Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Roseworthy College Policy Area 4		

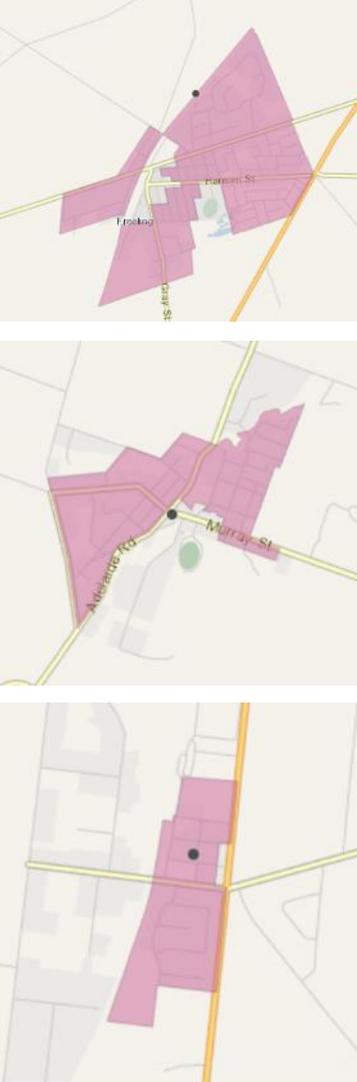
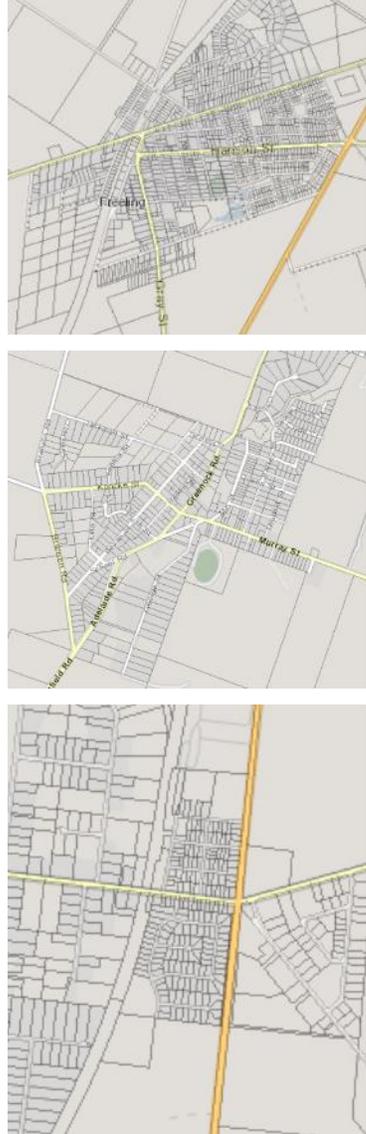
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. A Minimum Site Area TNV of 20 hectares has also been spatially applied to this area.

**SA.138 REMOVE SPATIAL APPLICATION** of the Residential Neighbourhood Zone from the existing Residential Zone, Residential North West Kapunda Policy Area 8 within Light Regional Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential North West Kapunda Policy Area 8		

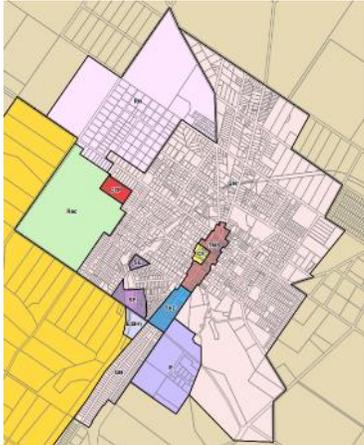
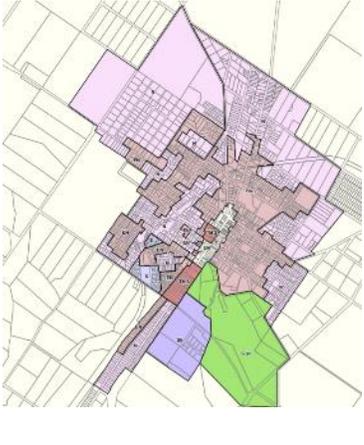
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and will ensure sufficient policy guidance is provided to guide the installation of and connection to suitable wastewater disposal systems for new dwellings within the zone.

**SA.139 REMOVE SPATIAL APPLICATION** of the Character Area Overlay from the existing Residential Character Zone Precincts 25, 26 and 27 at Freeling, Greenock and Roseworthy within Light Regional Council as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Character Zone Precincts 25, 26 and 27 at Freeling, Greenock and Roseworthy</p>		

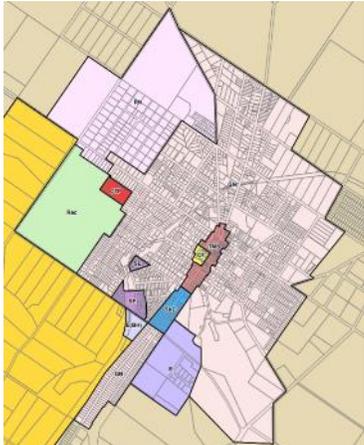
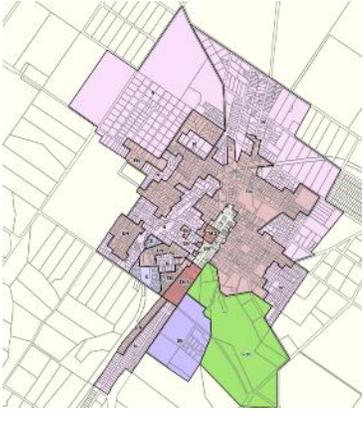
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.140 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Residential General Policy Area 9 within Light Regional Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential General Policy Area 9		

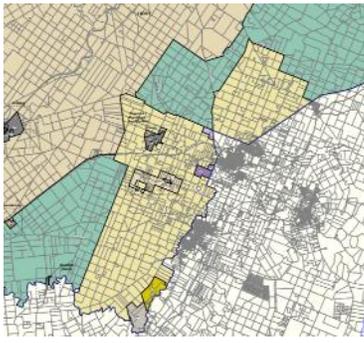
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. A Minimum Site Area TNV and a Minimum Frontage TNV have been spatially applied to these areas to maintain consistency with development policy.

**SA.141 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Residential Kapunda Policy Area 10 within Light Regional Council **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential Kapunda Policy Area 10		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan. A Minimum Site Area TNV and a Minimum Frontage TNV have been spatially applied to these areas to maintain consistency with development policy.

**SA.142 REMOVE SPATIAL APPLICATION** of the Peri-Urban Zone from the existing Primary Production Zone, Barossa Valley Region Policy Area 2 within Light Regional Council **AND REPLACE** with the Rural Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Barossa Valley Region Policy Area 2		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>Light Regional Council</b></p> <p>Request that the built-up area of Hewett is excluded from the Hazards (Bushfire – General) Overlay.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Light Regional Council</b></p> <p>Request land north west of the existing Bulk Handling Zone at Roseworthy transitions to the Employment (Bulk Handling) Zone instead of the Rural Zone, in recognition of the expansion of Viterra bulk handling operations.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Light Regional Council</b></p> <p>Request the Rural Zone 'island' around Marananga and Seppeltsfield is replaced with the Peri-Urban</p>	<p>The Rural Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

<p>Zone to maintain consistency with surrounding areas and recognise current land uses.</p>	<p>Surrounding areas originally proposed to transition to the Peri-Urban Zone will instead transition to the Rural Zone in response to requests from council, industry and other stakeholders.</p>
<p><b>Light Regional Council</b></p> <p>Request the transition of existing Concept Plan Lig/2 to the Code.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p><b>Public Submission</b></p> <p>Removal of the Rural Zone from land immediately north-east of the township of Freeling and replacement with the Suburban Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Removal of the Rural Zone from all land currently within the Primary Production Zone and replacement with the Peri-Urban Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Expanding the application of the Character Preservation District Overlay to the St Kitts area, which is currently proposed to transition to a split of the Rural Horticulture Zone and Rural Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Removal of the Rural Horticulture Zone from land currently within Horticulture Precinct 16, General Farming Policy Area 3 of the Primary Production Zone and replacement with the Rural Living Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Removal of the Rural Zone from land at Kingsford currently within General Farming Policy Area 3 of the Primary Production Zone and replacement with the Suburban Employment Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Removal of the Local Heritage Place Overlay from the southern extent of land currently within the</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

Suburban Neighbourhood Zone near Roseworthy and Gawler Belt.	A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.
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## City of Marion

Feedback received from the City of Marion sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones and Subzones:
  - A new Local Activity Centre Zone to preserve the intent of the Local and Neighbourhood Centre Zones.
  - A new Subzone at Tonsley to allow for retail/commercial floor areas to exceed 500sqm, and current areas nominated for residential development should be zoned to the Urban Neighbourhood Zone.
  - A new Subzone to preserve the desired outcome and anticipated development for the existing Racecourse (Morphettville) Zone.
  - A new Subzone which retains policy found in the existing Winery Policy Area 8.
  - A new Subzone to preserve the desired outcome and anticipated development for the existing Mixed Use Zone, Precinct 12 Castle Plaza Environmental Assessment Area and Precinct 13 Limited Residential Development.
  - A new Subzone to reflect appropriate interface between sensitive land uses and heavy industry over the existing Precinct 4 Industry Interface.
- Rezoning of the following areas:
  - The land adjacent to Marion Road from the proposed General Neighbourhood, Suburban Activity Centre and Commercial and Business zones to the Urban Corridor Zone as previously consulted on during the Housing Diversity DPA.
  - The existing Oaklands Park Policy Area 14 from the General Neighbourhood Zone to the Open Space Zone.
- Amendment to the proposed zoning in the following areas:
  - Apply the Suburban Neighbourhood Zone to the existing Marion Plains Policy Area 8, instead of the General Neighbourhood Zone.
  - Apply the Suburban Neighbourhood Zone to the existing Cement Hill Policy Area 10, Hills Policy Area 11, Southern Policy Area 18, Worthing Mine Policy Area 20 and Foothills and Seaside Policy Area 23, instead of the General Neighbourhood Zone.
  - Apply the Urban Neighbourhood Zone to the areas identified for residential development in the current Tonsley redevelopment in line with existing Concept Map Mar/7 and Mar/8.
- Retention and application of the following Concept Plans within the current Development Plan:
  - Concept Plan Mar/6 – Winery Site Development
  - Concept Plan Mar/7 – Laffer's Triangle
  - Concept Plan Mar/8 – Tonsley
  - Concept Plan Mar/9 – Mixed Use Zone.

### Non-council submissions

In addition to council's feedback, a number of public submissions were received during the consultation period seeking a number of spatial amendments.

Included in this was strong community support (680 signatures) for Council's submission to rezone Marion Road to the Urban Corridor Zone. Further to this, several responses were received from residents seeking an amendment to the application of the General Neighbourhood Zone in the existing Hills Policy Area 11, asking it be replaced with either the Suburban Neighbourhood or Residential Neighbourhood zones to better reflect the larger allotment development pattern. Finally, a number of residents in Marino also provided feedback in support of the proposed application of the General Neighbourhood Zone in their suburb.

Other spatial amendments sought by members of the community, land owners and industry representatives included the following:

- A number of rezoning requests, including:
  - All of the land located within the existing Medium Density Policy Area 12 from the Suburban Neighbourhood Zone to the Urban Renewal Neighbourhood Zone.
  - Boral's Linwood Quarry in Seacliff from Hills Face Zone to Resource Extraction Zone.
  - Sunrise Christian School campus, which is proposed to be transitioned to three separate zones under the Code – Urban Renewal Neighbourhood, General Neighbourhood and Suburban Employment – solely within the Urban Renewal Neighbourhood Zone.
  - Expansion of the application of the Urban Renewal Neighbourhood Zone surrounding the Marion Shopping Centre to capture more properties and enable the amalgamation of allotments.
  - Castle Plaza Shopping Centre, which is proposed to be transitioned to into three zones – Suburban Activity Centre Zone (for existing centre), Suburban Main Street Zone (for Raglan Avenue and South Road fronted land) and Suburban Business and Innovation Zone (for the remainder of the land to the north) – solely within the Urban Activity Centre Zone.
  - A property located in Adams Road, Trott Park from the Hills Face Zone to Residential Neighbourhood Zone to enable the further development of the subject land.
  - A property located at Kodaro Road, Marino from the Hills Face Zone to the Suburban Neighbourhood Zone.
  - Several properties located on Winton Avenue, Warradale from the Local Centre Zone to either the Housing Diversity Neighbourhood Zone or General Neighbourhood Zone to align the land use with surrounding residential development.
- The establishment of a new Biodiversity Overlay to include policy on urban green cover and climate change adaptation.
- Removal of policies relating to mitigating coastal impacts, by way of a rezoning or otherwise, particularly relating to AHD levels and minimum site areas for new allotments, from existing Coastal Policy Area 21.

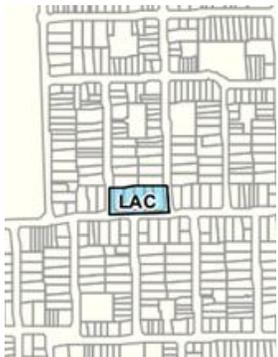
**Commission’s Recommendations:**

**SA.143 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Oaklands Park Policy Area 14 within the City of Marion **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

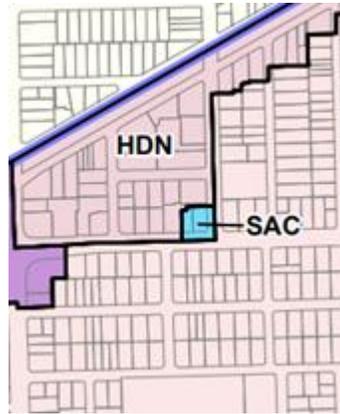
Location within Council area	Draft application for consultation	Amended application
Oaklands Park Policy Area 14		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in the City of Marion as the current Development Plan Policy Area was created prior to the redevelopment of the locality and creation of Oaklands Wetlands. Residential development is not an anticipated or desired outcome of the site.

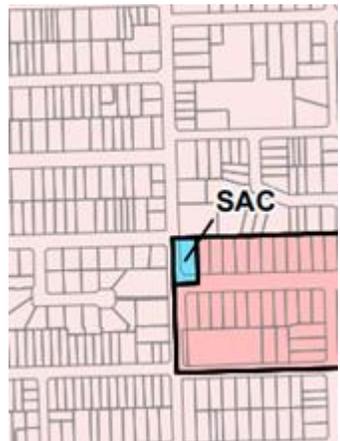
**SA.144 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the City of Marion **AND REPLACE** with the new Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone as it appears in Zone Map Mar/2		

Local Centre Zone as it appears in Zone Map Mar/3 + Zone Map Mar/18

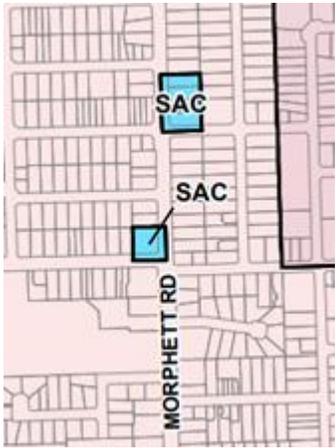


Local Centre Zone as it appears in Zone Map Mar/3



Local Centre Zone as it appears in Zone Map Mar/4



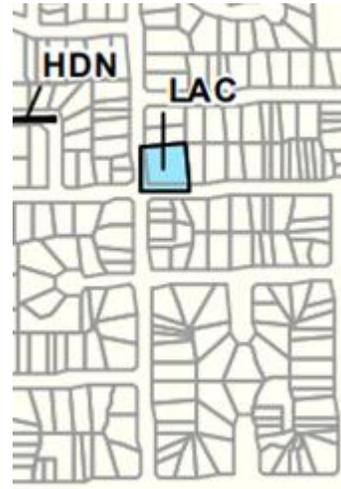
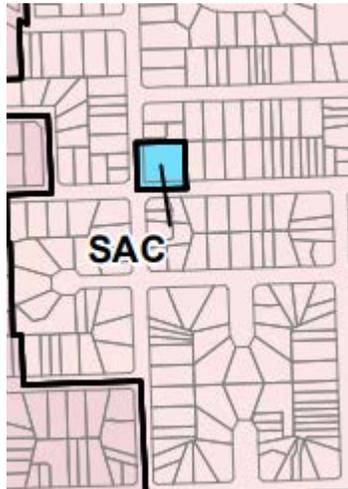
<p>Local Centre Zone as it appears in Zone Map Mar/5</p>		
<p>Local Centre Zone as it appears in Zone Map Mar/5</p>		
<p>Local Centre Zone as it appears in Zone Map Mar/6</p>		

<p>Local Centre Zone as it appears in Zone Map Mar/6</p>	 <p>A street map showing a grid of streets. A central area is shaded pink and labeled 'SAC'. Below it, a smaller area is shaded light pink and labeled 'GN'.</p>	 <p>A street map showing a grid of streets. A central area is shaded yellow and labeled 'LAC'.</p>
<p>Local Centre Zone as it appears in Zone Map Mar/7</p>	 <p>A street map showing a grid of streets. A central area is shaded pink and labeled 'SAC'. A blue area is visible at the bottom right corner.</p>	 <p>A street map showing a grid of streets. A central area is shaded yellow and labeled 'LAC'.</p>
<p>Local Centre Zone as it appears in Zone Map Mar/7</p>	 <p>A street map showing a grid of streets. A vertical blue line represents Dunrobin Rd. A central area is shaded pink and labeled 'SAC'.</p>	 <p>A street map showing a grid of streets. A vertical blue line represents Dunrobin Rd. A central area is shaded yellow and labeled 'LAC'.</p>

Local Centre Zone as it appears in Zone Map Mar/7

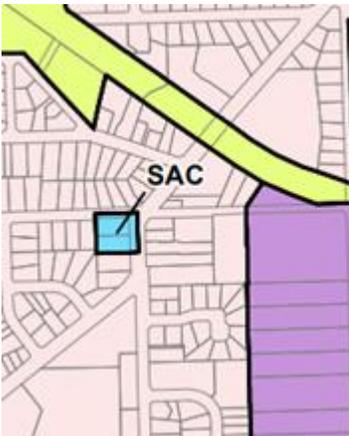


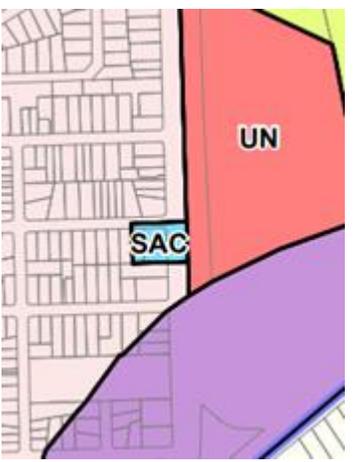
Local Centre Zone as it appears in Zone Map Mar/7



Local Centre Zone as it appears in Zone Map Mar/7



<p>Local Centre Zone as it appears in Zone Map Mar/7</p>	 <p>A street map with a pink background. Two blue callouts labeled 'SAC' point to specific areas: one on the left and one in the center. A road labeled 'DIAGONAL RD' runs from the top right to the bottom right.</p>	 <p>A street map with a yellow background. A blue callout labeled 'LAC' points to a specific area in the center. A road labeled 'DIAGONAL RD' runs from the top left to the bottom right.</p>
<p>Local Centre Zone as it appears in Zone Map Mar/8</p>	 <p>A street map with a pink background. A yellow road runs diagonally from the top left to the middle right. A blue callout labeled 'SAC' points to a specific area. A purple shaded area is on the right side.</p>	 <p>A street map with a yellow background. A purple shaded area is on the right side. A blue callout labeled 'LAC' points to a specific area in the center.</p>
<p>Local Centre Zone as it appears in Zone Map Mar/8</p>	 <p>A street map with a pink background. A blue callout labeled 'SAC' points to a specific area. A yellow shaded area is on the left side.</p>	 <p>A street map with a yellow background. A blue callout labeled 'LAC' points to a specific area in the center.</p>

<p>Local Centre Zone as it appears in Zone Map Mar/8</p>		
<p>Local Centre Zone as it appears in Zone Map Mar/12</p>		
<p>Local Centre Zone as it appears in Zone Map Mar/13</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.145 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Residential Character Policy Area 17 **AND REPLACE** with the new Established Neighbourhood Zone within the City of Marion as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Character Policy Area 17 as it appears in Policy Area Map Mar/2	 <p>A map showing a residential area with a pink shaded region labeled 'SN' (Suburban Neighbourhood Zone). The area is bounded by Anzac Hwy to the north and Maxwell St to the west. A yellow rectangular area is highlighted on the right side of the pink region.</p>	 <p>A map showing the same residential area as the draft application, but the pink shaded region is now labeled 'EN' (Established Neighbourhood Zone). The yellow rectangular area remains highlighted on the right side.</p>
Residential Character Policy Area 17 as it appears in Policy Area Map Mar/3	 <p>A map showing a residential area with a pink shaded region labeled 'SN'. To the west of the SN area is a yellow rectangular area labeled 'CF'. To the east is a green rectangular area labeled 'Rec'. To the south is a purple rectangular area labeled 'SE'. The area is bounded by Anzac Hwy to the north and Cross Rd to the south.</p>	 <p>A map showing the same residential area as the draft application, but the pink shaded region is now labeled 'EN'. The yellow 'CF' area, green 'Rec' area, and purple 'SE' area remain highlighted.</p>
Residential Character Policy Area 17 as it appears in Policy Area Map Mar/3	 <p>A map showing a residential area with a pink shaded region labeled 'SN'. To the east is a purple rectangular area labeled 'SE'. The area is bounded by Cross Rd to the north.</p>	 <p>A map showing the same residential area as the draft application, but the pink shaded region is now labeled 'EN'. The purple 'SE' area remains highlighted.</p>

<p>Residential Character Policy Area 17 as it appears in Policy Area Map Mar/3</p>		
<p>Residential Character Policy Area 17 as it appears in Policy Area Map Mar/5 + Policy Area Map Mar/6</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.146 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Hills Policy Area 11, Worthing Mine Policy Area 20 and Foothills and Seaside Policy Area 23 within the City of Marion **AND REPLACE** with the new Hills Neighbourhood Zone as identified in the recommended amendment maps:

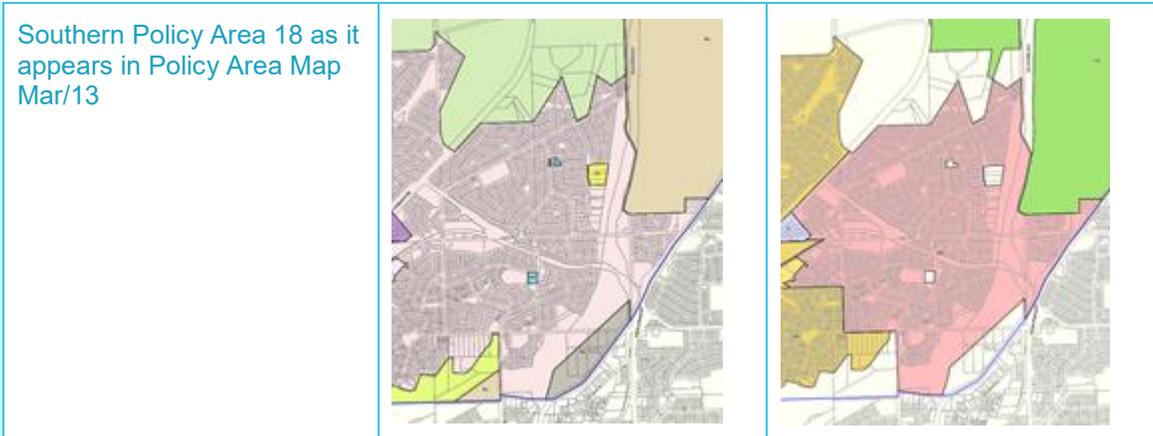
Location within Council area	Draft application for consultation	Amended application
<p>Hills Policy Area 11 as it appears in Policy Area Maps Mar/9 + Mar/10 + Mar 12</p>		
<p>Hills Policy Area 11 as it appears in Policy Area Maps Mar/10 + Mar/11 Mar/13</p>		
<p>Worthing Mine Policy Area 20 as it appears in Policy Area Maps Mar/15 + Mar/16 + Mar/17</p>		

<p>Foothills and Seaside Policy Area 23 as it appears in Policy Area Maps Mar/12 + Mar/13 + Mar/15 + Mar/16</p>		 <p>*See map above for areas not included in Foothills and Seaside Policy Area 23</p>
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**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.147 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Cement Hill Policy Area 10 and Southern Policy Area 18 within the City of Marion **AND REPLACE** with the new Suburban Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Cement Hill Policy Area 10 as it appears in Policy Area Map Mar/10</p>		



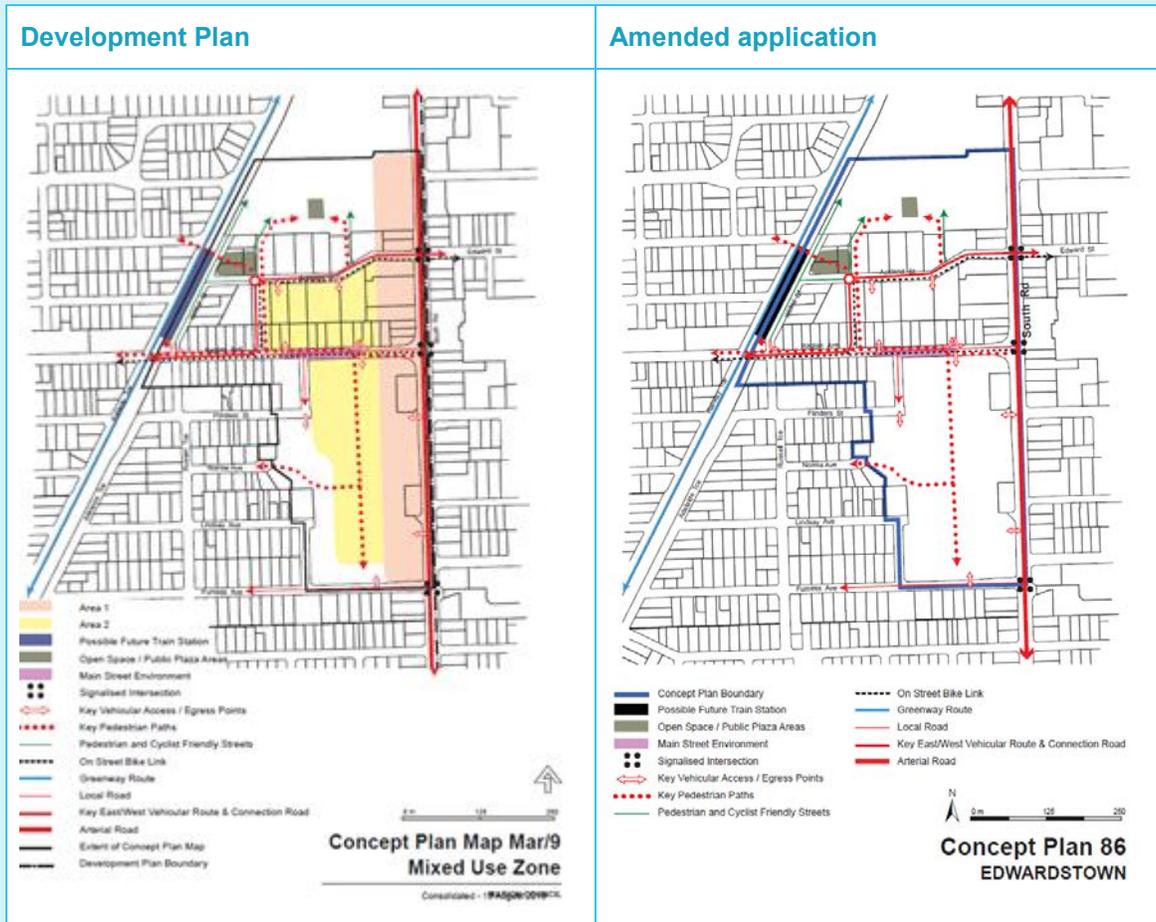
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.148 REMOVE SPATIAL APPLICATION** of the Suburban Main Street Zone from the existing Mixed Use Zone, Precinct 13 Limited Residential Development within the City of Marion **AND REPLACE** with the Business Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Precinct 13 Limited Residential Development as it appears in Precinct Map Mar/3</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.149 SPATIALLY APPLY** the existing Concept Plan Mar/9 – Mixed Use Zone with amendments (the removal of area 1 and area 2) within the City of Marion to the existing Mixed Use Zone as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.150 REMOVE SPATIAL APPLICATION** of the Innovation Zone from the area identified as the Regional Activity Transition Area within existing Concept Plan Mar/8 – Tonsley within the City of Marion **AND REPLACE** with the Urban Neighbourhood Zone as identified in the recommended amendment map.

Location within Council area	Draft application for consultation	Amended application
Regional Activity Transition Area as it appears in Concept Plan Map Mar/8 – Tonsley		

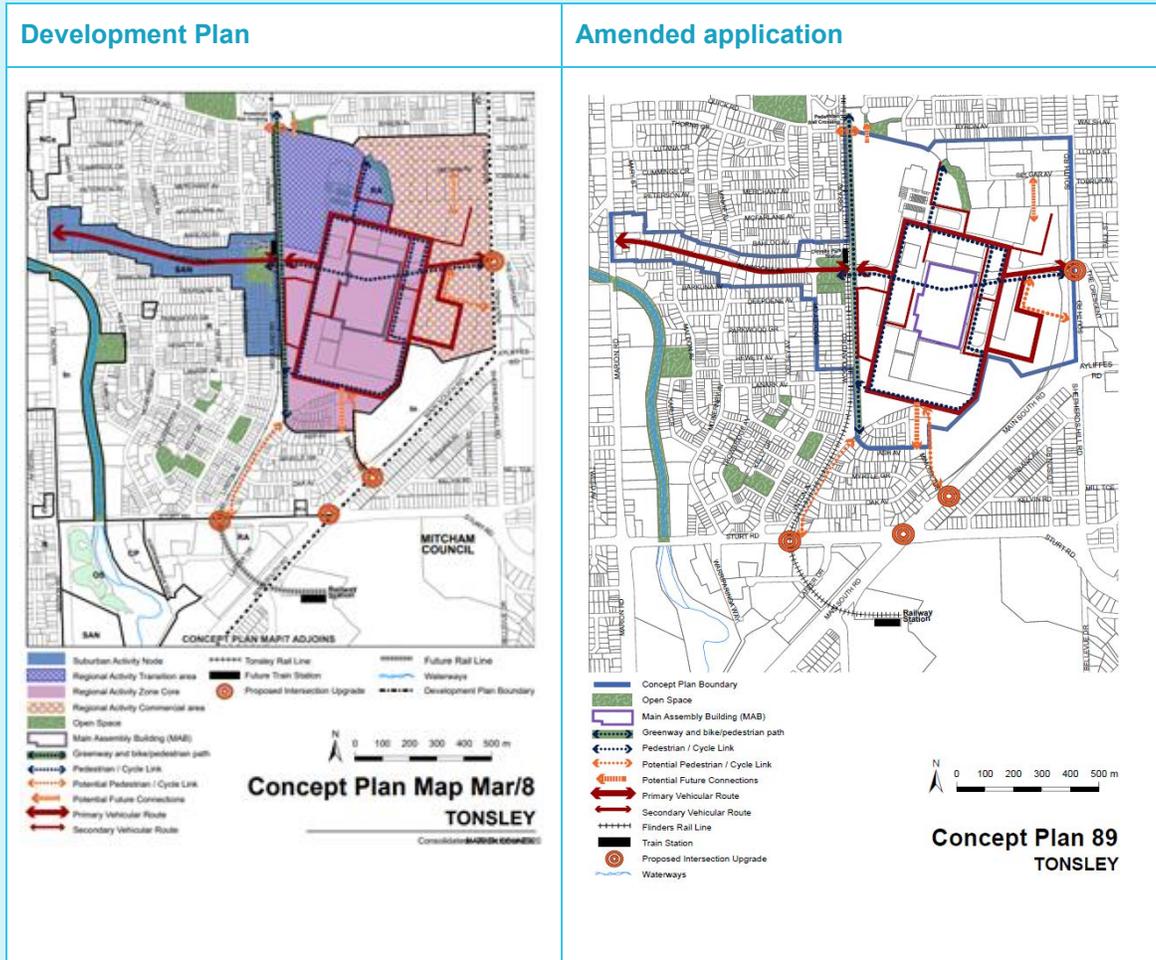
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.151 SPATIALLY APPLY** the new Retail Activity Centre subzone to the land located in the Strategic Innovation Zone in Tonsley within the City of Marion as identified in the recommended amendment map.

Location within Council area	Draft application for consultation	Amended application
Tonsley as it appears in the Regional Activity Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.152 SPATIALLY APPLY** the existing Concept Plan Mar/8 – Tonsley to the land located in the existing Regional Activity Zone within the City of Marion as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

<p><b>Spatial amendments <u>not</u> recommended by the Commission:</b></p>	<p><b>Reason:</b></p>
<p><b>City of Marion</b> Create and apply a new Subzone within the Recreation Zone to the existing Racecourse (Morphettville) Zone in the Development Plan to</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required</p>

<p>preserve the desired outcome and anticipated development for the Racecourse (Morphettville) Zone in the Development Plan.</p>	<p>through a separate Code Amendment to progress this change.</p> <p>Additional policy has been added to the Recreation Zone to better reflect the existing racecourse use.</p>
<p><b>City of Marion</b></p> <p>Create and apply a new Subzone within the existing Industry Zone, Precinct 4 Industry Interface to reflect appropriate interface between sensitive land uses and heavy industry.</p>	<p>The Interface Between Land Uses General Development Policies and the Building Envelope policy within the Employment Zone (formerly named Commercial and Business Zone) will provide sufficient guidance to minimise impacts to adjacent uses.</p>
<p><b>City of Marion</b></p> <p>Create and apply a new Subzone within the Industry Zone to the existing Winery Policy Area 8 to reflect policy contained within the Policy Area.</p> <p>In addition, retain the existing Concept Plan Mar/6 – Winery Site Development (Dover Gardens).</p>	<p>Given the site is already developed and the owners have existing use rights, the creation of a Subzone for this locality is not supported, nor is the retention of the Concept Plan. Any future development will be performance assessed and the inclusion of the Interface Between Land Use general development policies within the Code will ensure impacts to adjacent residential properties are mitigated.</p>
<p><b>City of Marion</b></p> <p>Create and apply a new Subzone within the Suburban Activity Centre Zone to the existing Mixed Use Zone to preserve the desired outcome and anticipated development for the Mixed Use Zone in the Development Plan.</p>	<p>Alternate recommended change proposed. See recommendation <b>Error! Reference source not found.</b> above.</p>
<p><b>City of Marion</b></p> <p>Rezone the land adjacent to Marion Road from the General Neighbourhood, Suburban Activity Centre and Commercial and Business zones to the Urban Corridor Zone as previously consulted on during the Housing Diversity DPA.</p>	<p>The proposed corridor was consulted on during the Housing Diversity DPA but the Minister did not approve the corridor due to a slight boundary change and changes to building heights post consultation.</p> <p>Considering the Code did not consult on the Urban Corridor Zone, to rezone it now would be out of scope.</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>
<p><b>City of Marion</b></p> <p>Amend the proposed zoning for the existing Marion Plains Policy Area 8 from the General Neighbourhood Zone to the Suburban Neighbourhood Zone.</p>	<p>The request does not align with the State Planning Commission's approved principles for changing to Suburban Neighbourhood, and will be returned to the General Neighbourhood Zone</p>
<p><b>City of Marion</b></p>	<p>The proposed amendment is not supported as the issues addressed by the Concept Plan are now</p>

<p>Retain the existing Concept Plan Mar/7 – Laffer’s Triangle.</p>	<p>addressed through either greater TNV capability in the affected zone or new policy in the Code.</p>
<p><b>Public Submission</b></p> <p>Rezone the land at 1C, 1D and 1E Winton Avenue, Warradale from the Suburban Activity Centre Zone (now Local Activity Centre Zone) to either the Housing Diversity Neighbourhood Zone or the General Neighbourhood Zone.</p>	<p>The proposed zoning for the location is more consistent with Council’s current Development Plan policy, And the request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>
<p><b>Public Submission</b></p> <p>Rezone the land surrounding the Marion Shopping Centre from the General Neighbourhood and Housing Diversity Neighbourhood zones to the Urban Renewal Neighbourhood Zone to enable the amalgamation of blocks.</p>	<p>The request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>
<p><b>Public Submission</b></p> <p>Rezone Boral's Linwood Quarry in Seacliff from the Hills Face Zone to the Resource Extraction Zone.</p>	<p>The proposed transition of the site to the Hills Face Zone is considered to be an appropriate reflection of current Development Plan policy.</p> <p>Rezoning the land would constitute a significant change in policy which could potentially impact other neighbouring land owners, thereby warranting public consultation.</p> <p>It is also noted that regardless of the zoning, the existing facility would benefit from existing use rights, and therefore would not be unreasonably restricted.</p> <p>This matter would require a subsequent Code Amendment after Phase Three is implemented.</p>
<p><b>Public Submission</b></p> <p>Rezone Sunrise Christian School from the Urban Renewal Neighbourhood, General Neighbourhood and Suburban Employment zones to only the Urban Renewal Neighbourhood Zone to capture its campus zoned solely within a single zone.</p>	<p>The Proposed zoning for the location is more consistent with Council’s current Development Plan policy, And the request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>

<p><b>Public Submission</b></p> <p>Rezone Castle Plaza Shopping Centre from the Suburban Activity Centre, Suburban Main Street and Suburban Business and Innovation Zones to the Urban Activity Centre Zone.</p>	<p>Alternate recommended change proposed. See recommendation <b>Error! Reference source not found.</b> above.</p>
<p><b>Public Submission</b></p> <p>Rezone the land at 142 Adams Road, Trott Park from the Hills Face Zone to the Residential Neighbourhood Zone to enable the further development of the subject land.</p>	<p>The proposed zoning for the location is more consistent with Council's current Development Plan policy, and the request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>
<p><b>Public Submission</b></p> <p>Rezone the area known as the Medium Density Policy Area 12 in the Development Plan from the Suburban Neighbourhood Zone to the Urban Renewal Neighbourhood Zone.</p>	<p>A review of the consultation map revealed the proposed zoning for the locality was the General Neighbourhood Zone, not the Suburban Neighbourhood Zone as indicated in the submission.</p> <p>The proposed zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Rezone a property at Kodaro Road, Marino from the Hills Face Zone to the Suburban Neighbourhood Zone due to its significant potential for low density residential development.</p>	<p>The proposed zoning for the location is more consistent with Council's current Development Plan policy, and the request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>
<p><b>Public Submission</b></p> <p>Create and apply a new Biodiversity Overlay to include policy on urban green cover and climate change adaptation.</p>	<p>The request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>
<p><b>Public Submission</b></p> <p>Remove policies relating to mitigating coastal impacts, by way of a rezoning or otherwise, particularly relating to AHD levels and minimum site areas for new allotments, from the existing Coastal Policy Area 21.</p>	<p>The proposed zoning for the location is more consistent with Council's current Development Plan policy, and the request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters would require a subsequent Code Amendment after Phase Three is implemented.</p>



## Mid Murray Council

Feedback received from the Mid Murray Council sought the following amendments to the spatial application of the Code within its local government area:

- A Subzone be created to facilitate tourist developments in the Recreation Zone (proposed to replace the existing Recreation and Tourism Policy Area (within the River Murray Zone)).
- Request land currently zoned Urban Waterfront (Floodplain) transition to Suburban Neighbourhood, as opposed to Recreation Zone.
- Request the residential area known as Paddlesteamer Estate in Mannum transition to the Suburban Neighbourhood Zone, rather than the General Neighbourhood Zone.
- Request the five (5) existing primary caravan parks in the Council area transition into the Caravan & Tourist Park Zone.
- Request the creation of a "River Murray International Dark Sky Overlay" to control lighting.
- Request the existing Transport Industry Zone (proposed to transition to the Employment Zone) instead transition to the neighbouring Rural Zone.
- 1956 flood mapping that exists in the Development Plan has not been transferred to the Code.
- Suggest exclusions apply to townships except for those parts of the town located in the Rural Shack Settlement Area or within the 1956 flood plain.
- Suggest extending Suburban Employment Zone along Walker Avenue to include the large site comprising Mannum Storage.
- Allotments on the north-west side of the river along Purnong Road, just out of Mannum, are split between the Rural Zone and Rural Settlement Zone.
- Request the existing Kia Marina and Rivershare Marina be zoned Infrastructure (Ferry and Marina Facilities), rather than 'Recreation'.
- Request a boundary anomaly be corrected at Younghusband. Amend to include whole of allotments within the Rural Settlement Zone.
- Request the Township Zone boundary, in Sedan to include the whole of all township allotments.
- Request the Greenways Irrigation Area be included wholly within the Rural Horticulture Zone.
- Request a single allotment located in Palmer be included within the Township Zone.
- Request the 'Dwelling Excision Overlay' to apply to the Rural Zone.

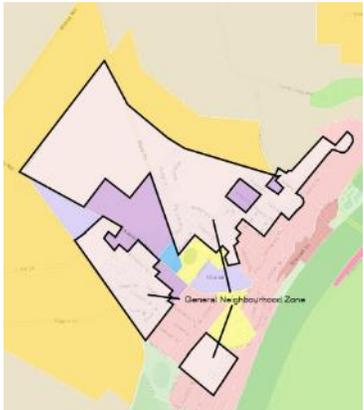
### Non-Council Submissions

In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Request for a portion of the Mannum Waters development (owned by Tallwood Pty Ltd) to be zoned Conservation Zone (Dwelling Subzone) for the central "waterfront" portion of the land, while the remainder is zoned Rural Zone.
- Request for a portion of land with Mannum Water development to be rezoned General Neighbourhood.
- 1956 flood mapping that exists in the Development Plan has not been transferred to the Code.
- Application of the Dwelling Subzone (of the Conservation Zone) has been incorrectly applied within the Mid Murray Council Area - should be removed.

**Commission’s Recommendations:**

**SA.153 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone within the Mid Murray Council **AND REPLACE** with the Suburban neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.154 REMOVE SPATIAL APPLICATION** of the Dwelling Subzone Overlay within the Conservation Zone to the existing River Murray Zone, Floodplain Policy Area 8 within the Mid Murray Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
River Murray Zone, Floodplain Policy Area 8	<p>Example provided below (not all River Murray Zone, Floodplain Policy Area 8 locations shown):</p> 	<p>Example provided below (not all River Murray Zone, Floodplain Policy Area 8 locations shown):</p> 

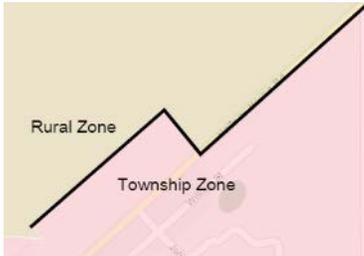
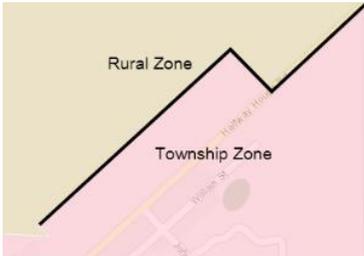
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.155 REMOVE SPATIAL APPLICATION** of the Recreation Zone from the existing River Murray Zone, Recreation and Tourism Policy Area 9 within the Mid Murray Council **AND REPLACE** with the Tourism Development Zone, River Murray Experience Subzone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
River Murray Zone, Recreation and Tourism Policy Area 9	<p>Example provided below (not all River Murray Zone, Recreation and Tourism Policy Area 9 locations shown):</p> 	<p>Example provided below (not all River Murray Zone, Recreation and Tourism Policy Area 9 locations shown):</p> 

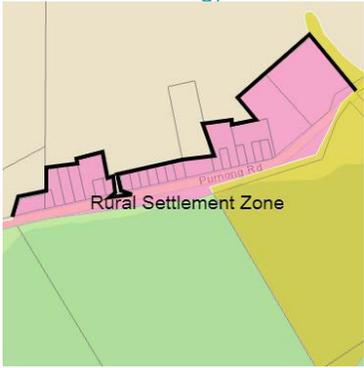
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.156 REMOVE SPATIAL APPLICATION** of the Rural Zone from area/allotments within Palmer and Sedan townships within the Mid Murray Council **AND REPLACE** with the Township Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Service Centre (Palmer) Zone		
Service Centre (Sedan) Zone		

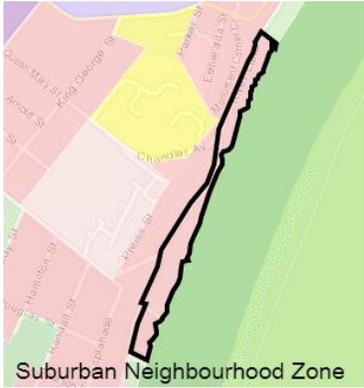
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan and amend an anomaly.

**SA.157 REMOVE SPATIAL APPLICATION** of the Rural Zone from area/allotments in Younghusband and Mannum townships within the Mid Murray Council **AND REPLACE** with the Rural Settlement Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>River Murray Zone, River Settlement Policy area 12 – Younghusband</p>	<p>Example provided below (other minor boundary alignments to Rural Settlement zoning):</p> 	<p>Example provided below (other minor boundary alignments to Rural Settlement zoning):</p> 
<p>River Murray Zone, River Settlement Policy area 12 – Mannum</p>	<p>Example provided below (other minor boundary alignments to Rural Settlement zoning):</p> 	<p>Example provided below (other minor boundary alignments to Rural Settlement zoning):</p> 

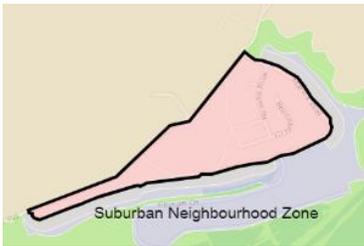
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan and amend an anomaly.

**SA.158 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Residential Floodplain Policy Area 5 within the Mid Murray Council **AND REPLACE** with the Waterfront Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential Floodplain Policy Area 5	 <p>Suburban Neighbourhood Zone</p>	 <p>Waterfront Neighbourhood Zone</p>

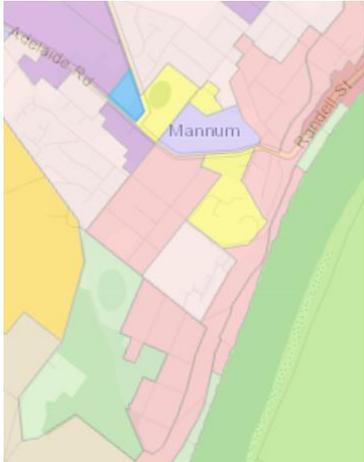
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.159 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential (Marina) Zone and Residential (Marina) Zone, Waterfront Policy Area 22 within the Mid Murray Council **AND REPLACE** with the Suburban Neighbourhood Zone and Waterfront Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential (Marina) Zone	 <p>Suburban Neighbourhood Zone</p>	 <p>Suburban Neighbourhood Zone</p>
Residential (Marina) Zone, Waterfront Policy Area 22		 <p>Waterfront Neighbourhood Zone</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.160 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Character Zone within the Mid Murray Council **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Character Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>Mid Murray Council</b></p> <p>Request land currently zoned Urban Waterfront (Floodplain) transition to Suburban Neighbourhood, as opposed to Recreation Zone, as this better reflects the existing and envisaged land uses for the area.</p>	<p>The current spatial application of the Code is more consistent with Council's current Development Plan policy.</p>
<p><b>Mid Murray Council</b></p> <p>Request the five (5) existing primary caravan parks in the Council area transition into the Caravan &amp; Tourist Park Zone.</p>	<p>The current spatial application of the Code is more consistent with Council's current Development Plan policy.</p>
<p><b>Mid Murray Council</b></p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required</p>

<p>Request the creation of a “River Murray International Dark Sky Overlay” to control lighting.</p>	<p>through a separate Code Amendment to progress this change.</p>
<p><b>Mid Murray Council</b></p> <p>Request the existing Transport Industry Zone (proposed to transition to the Employment Zone) instead transition to the neighbouring Rural Zone, given the surrounding land uses and likely future land use.</p>	<p>The current spatial application of the Code is more consistent with Council’s current Development Plan policy.</p>
<p><b>Mid Murray Council</b></p> <p>Suggest extending Suburban Employment Zone along Walker Avenue to include the large site comprising Mannum Storage.</p>	<p>The current spatial application of the Code is more consistent with Council’s current Development Plan policy.</p>
<p><b>Mid Murray Council</b></p> <p>Request the existing Kia Marina and Rivershare Marina be zoned Infrastructure (Ferry and Marina Facilities), rather than ‘Recreation’, to better suit the current and intended land use.</p>	<p>The current spatial application of the Code is more consistent with Council’s current Development Plan policy.</p>
<p><b>Mid Murray Council</b></p> <p>Request the Greenways Irrigation Area be included wholly within the Rural Horticulture Zone. Currently, it is split between Rural Zone and Rural Horticulture Zone.</p>	<p>The current spatial application of the Code is more consistent with Council’s current Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request the eastern portion of the Mannum Waters development (owned by Tallwood Pty Ltd) is proposed to be zoned Conservation Zone (Dwelling Subzone) for the central “waterfront” portion of the land, while the remainder is zoned Rural Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Request a portion of land in Mannum Waters be zoned General Neighbourhood, as is currently proposed for the central portion of the residential land.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

# City of Mitcham

Feedback received from the City of Mitcham sought the following amendments to the spatial application of the Code within its local government area:

- State Heritage Area (Colonel Light Gardens) warrants its own individual zone with each current policy area (including reserves) be located within a separate Subzone. Council does not support the application of the following zones for the State Heritage Area (Colonel Light Gardens):
  - Suburban Neighbourhood Zone
  - Open Space Zone for Internal Reserves – Policy Area 2, or Major Public Parks -Policy Area 1
  - Suburban Main Street Zone for the Local Shopping Precincts – Policy Area 3.
- Council does not support the transition of the Residential (Central Plains) Policy Area 12 to the General Neighbourhood Zone as it currently contains unique policy regarding interface with restrictions of land division that are not transitioned.
- Council does not support the application of the Suburban Neighbourhood Zone for the following locations:
  - Historic (Conservation) - Belair Village Zone
  - Residential (Hills) Policy Area 17 Adey Road.
- Council does not support the application of the Community Facilities Zone at the following locations:
  - Institutional Zone at the following locations:
    - Colebrook Aboriginal lands, Karinya Reserve, Blackwood High & Primary School, Wittunga Botanical Gardens site (Eden Hills)
    - South Australian Women's Memorial Playing Fields
    - Blackwood Forest Reserve.
  - Special Uses Zone at the following locations:
    - St Mary's Oval (Panther Park)
    - A.A. Bailey Reserve
    - Hawthorn Oval (Price Memorial Oval)
    - Kingswood Oval.
  - District Centre Zone at the following locations:
    - Mitcham Civic Centre
    - Mitcham Railway Station
    - Mitcham Library.
- Council does not support the application of the Open Space Zone for land within the MOSS Zone as this will affect the application of the *Native Vegetation Act 1993*.
- Council does not support the application of the Suburban Activity Centre Zone where currently either the Local Centre or Neighbourhood Centre Zone applies.
- Council does not support the application of the Suburban Business and Innovation Zone for the following locations:
  - Commercial (Coromandel Parade) Zone/Mixed use Zone (Blackwood)\* \*Note: The Commercial (Coromandel Parade) Zone was replaced with the District Centre Zone (part), the Suburban Neighbourhood Zone (part) and the Mixed Use Zone (part) as part of the Growth Precincts DPA that was Gazetted on 20 August 2020.
  - Commercial (Main Road) Zone.
- Existing Concept Plan Fig Mit//1 Bedford Park should be transitioned to the Code to identify where higher densities and heights are encouraged and where Open Space is to be retained.
- Existing Mixed Use Zone Concept Plan Fig Mu//1 should be transitioned to the Code.
- The Limited Land Division Overlay should be applied over the currently zoned State Heritage Area (Colonel Light Gardens).

- A buffer area overlay is recommended to apply over sensitive land uses and interfaces.
- A Character Area Overlay should be applied to the existing Residential (Central Plains) Policy Area 9 to transition desired character statement policy.
- State Heritage Overlays to apply consistently to adjacent properties that have the capacity to affect a State Heritage Place.
- Council recommends that the Commission considers including Councils existing flood mapping within the Hazards (Flooding) Overlay.
- The Sloping Land Overlay should be applied to all properties currently within the following existing zones and be called up via Part 5 – Designated Areas ensuring that excavation & fill be development in these areas in keeping with current legislation:
  - Residential (Hills) Zone
  - Residential (Foothills) Zone in Bedford Park
  - Residential (Blackwood Urban) Zone
  - Commercial (Main Road) Zone
  - Commercial (Coromandel Parade) Zone
  - Neighbourhood Centre Zone within the suburb of Belair
  - Historic (Conservation) Zone - Belair Village
  - Special Uses Zones
  - Rural Landscape Zone.

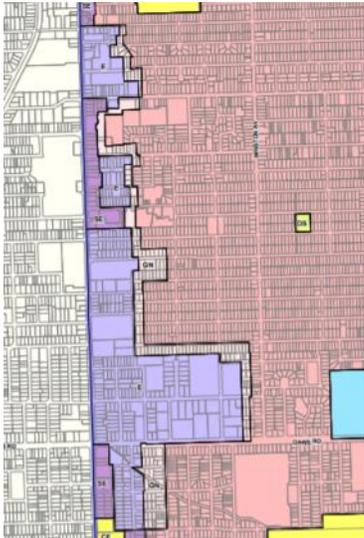
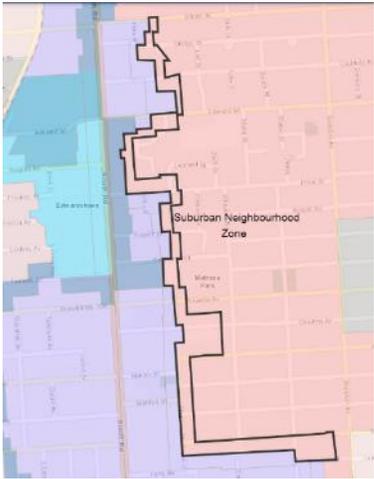
#### Non-council Submissions

In addition to Council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Request a separate zone be created for Colonel Light Gardens.
- Request 621 Goodwood Road, Panorama (currently the Douglas Mawson Tafe site) proposed zoning be changed to either the Urban Neighbourhood Zone or Master Planned Suburban Neighbourhood Zone to support a range of uses that reflect the strategic potential of the 10ha site (existing Institutional Zone).

**Commission’s Recommendations:**

**SA.161 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential (Central Plains) Policy Area 12 within the City of Mitcham **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential (Central Plains) Policy Area 12		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

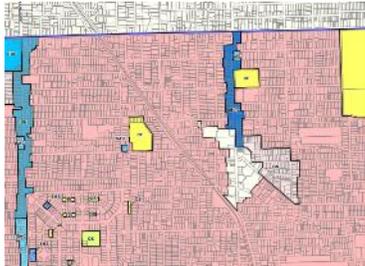
**SA.162 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Historic (Conservation) - Belair Village Zone, Historic (Conservation) - Mitcham Village Zone, Residential (Central Plains) Policy Area 9, Residential (Central Plains) Historic (Conservation) Policy Area 15, Residential (Hills) Policy Area 17 Adey Road and State Heritage Area (Colonel Light Gardens) within the City of Mitcham **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Historic (Conservation) - Belair Village Zone		

Historic (Conservation) - Mitcham Village Zone



Residential (Central Plains) Policy Area 9



Residential (Central Plains) Historic (Conservation) Policy Area 15



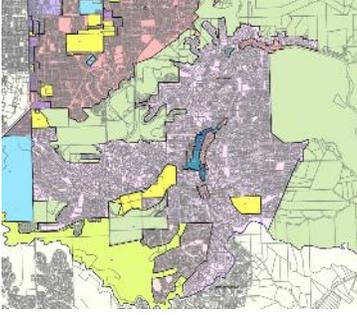
Residential (Hills) Policy Area 17 Adey Road



<p>State Heritage Area (Colonel Light Gardens)</p>		
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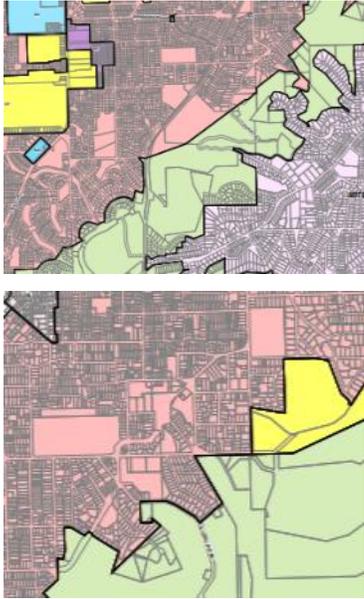
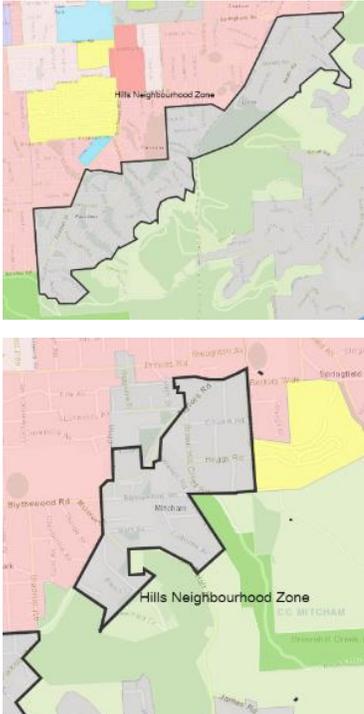
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.163 REPLACE SPATIAL APPLICATION** of the Residential Neighbourhood Zone from the existing Residential (Hills) Zone within the City of Mitcham **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Residential (Hills) Zone</p>		

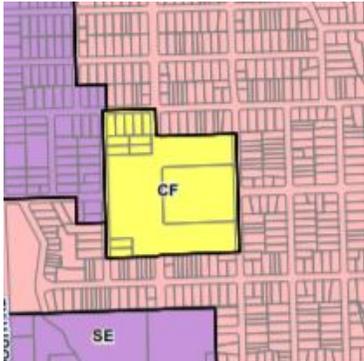
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

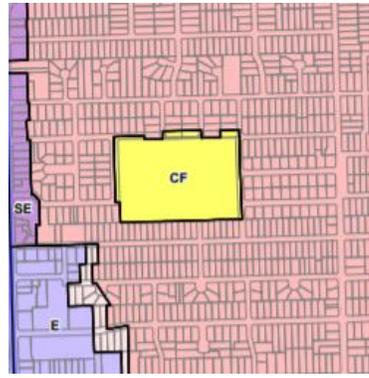
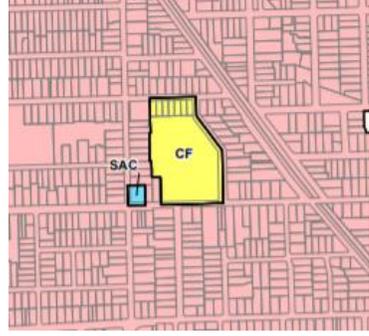
**SA.164 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential (Foothills) Zone within the City of Mitcham **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential (Foothills) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.165 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing Institutional Zone at Karinya Reserve (Eden Hills) and South Australian Women’s Memorial Playing Fields and the existing Special Uses Zone at St Mary’s Oval (Panther Park), A.A. Bailey Reserve, Hawthorn Oval (Price Memorial Oval) and Kingswood Oval within the City of Mitcham **AND REPLACE** with the Recreation Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Institutional Zone: Karinya Reserve		
Institutional Zone: South Australian Women’s Memorial Playing Fields		
Special Uses Zone: St Mary’s Oval (Panther Park)		

<p>Special Uses Zone: A.A. Bailey Reserve</p>		
<p>Special Uses Zone: Hawthorn Oval (Price Memorial Oval)</p>		
<p>Special Uses Zone: Kingswood Oval</p>		

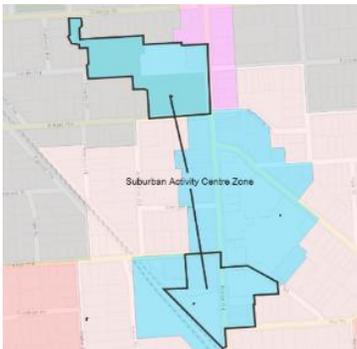
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.166 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing Institutional Zone: Colebrook Aboriginal Lands Trust and Wittunga Botanic Gardens (Eden Hills) within the City of Mitcham **AND REPLACE** with the Open Space Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Institutional Zone: Colebrook Aboriginal Lands Trust, Wittunga Botanic Gardens		

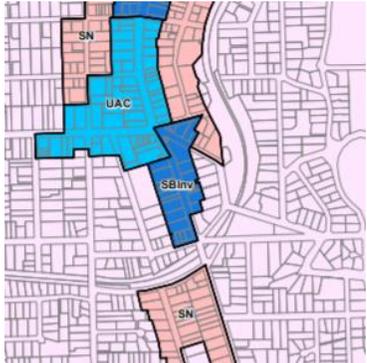
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.167 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing District Centre Zone at Mitcham Civic centre, Mitcham Railway Station and Mitcham Library within the City of Mitcham **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone: Mitcham Civic Centre, Mitcham Railway Station and Mitcham Library		

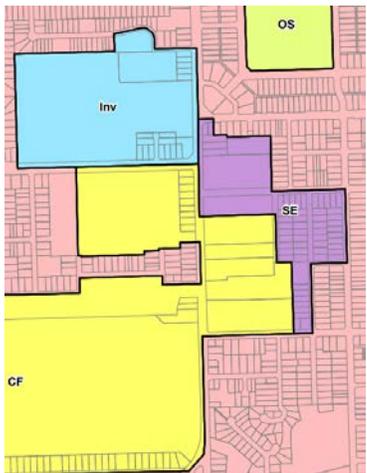
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.168 REMOVE SPATIAL APPLICATION** of the Suburban Business and Innovation Zone from the existing Mixed Use Zone (Blackwood) (former Commercial (Coromandel Parade) Zone) within the City of Mitcham **AND REPLACE** with the Urban Corridor (Living) Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Use Zone (Blackwood)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.169 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (renamed Employment Zone) and Community Facilities Zone from the existing Institutional Zone and Light Industry Zone at Panorama within the City of Micham **AND REPLACE** with the Urban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Instiitutional Zone and Light Industry Zone (Panorama)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Mitcham</b></p> <p>State Heritage Area (Colonel Light Gardens) warrants its own individual zone with each current policy area (including reserves) be located within a separate subzone. Council does not support the application of the following zones for the State Heritage Area (Colonel Light Gardens):</p> <ul style="list-style-type: none"> <li>• Open Space Zone for Internal Reserves – Policy Area 2, or Major Public Parks -Policy Area 1</li> <li>• Suburban Main Street Zone for the Local Shopping Precincts – Policy Area 3.</li> </ul>	<p>The application of the following zone framework together with the State Heritage Area Guidelines provides a suitable transition of the intent of the existing policy:</p> <ul style="list-style-type: none"> <li>• Established Neighbourhood Zone (new)</li> <li>• Open Space Zone for the Internal Reserves – Policy Area 2, or Major Public Parks -Policy Area 1</li> <li>• Local Activity Centre Zone for the Local Shopping Precincts – Policy Area 3.</li> </ul>
<p><b>City of Mitcham</b></p> <p>Council does not support the application of the Open Space Zone for land within the MOSS Zone as this will affect the application of the <i>Native Vegetation Act 1993</i>.</p>	<p>The <i>Native Vegetation Act 1993</i> has been amended in order to ensure that those Development Plan areas that were covered by the Act, will continue to be subject to the <i>Native Vegetation Act 1993</i>.</p>
<p><b>City of Mitcham</b></p> <p>Council does not support the application of the Suburban Business and Innovation Zone for the existing Commercial (Main Road) Zone.</p>	<p>The Suburban Business Zone (formerly named Suburban Business and Innovation Zone) will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Mitcham</b></p> <p>The existing Concept Plan Fig Mit//1 Bedford Park should be transitioned to the Code to identify where higher densities and heights are encouraged and where Open Space is to be retained.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p><b>City of Mitcham</b></p> <p>The existing Mixed Use Zone Concept Plan Fig Mu//1 should be transitioned to the Code.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>

	Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.
<p><b>City of Mitcham</b></p> <p>A Character Area Overlay should be applied to existing Residential (Central Plains) Policy Area 9 to transition desired character statement policy.</p>	The current spatial application of the Code zoning for the location is more consistent with Development Plan policy.
<p><b>City of Mitcham</b></p> <p>The Limited Land Division Overlay be applied over the currently zoned State Heritage Area (Colonel Light Gardens).</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>Specific policy related to land division will be called up via the State Heritage Guideline.</p>
<p><b>City of Mitcham</b></p> <p>The Sloping Land Overlay should be applied to all properties currently within the following Zones and be called up via Part 5 – Designated Areas ensuring that excavation &amp; fill be development in these areas in keeping with current legislation.</p>	The Sloping Land Overlay no longer exists in the Code however the Commission supports the designation of areas with sloping land to be zoned Hills Neighbourhood Zone to ensure that excavation and fill are considered development.
<p><b>Public Submission</b></p> <p>Request a separate zone be created for Colonel Light Gardens.</p>	<p>The Commission considers that the application of the following zone framework together with the application of State Heritage Area Guidelines provides a suitable transition of the intent of the existing policy:</p> <ul style="list-style-type: none"> <li>• Established Neighbourhood Zone (new)</li> <li>• Open Space Zone for the Internal Reserves – Policy Area 2, or Major Public Parks -Policy Area 1</li> <li>• Local Activity Centre Zone for the Local Shopping Precincts – Policy Area 3.</li> </ul>

## Mount Barker District Council

Feedback received from the Mount Barker District Council sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new Subzones:
  - A Subzone within the Adelaide Country Zone to reflect unique policy within 'Precinct 2 The Cedars' relating to the redevelopment of the former Hans Heysen house and studio for art and tourism related uses.
  - A Subzone within the Master Planned Neighbourhood Zone.
  - A Subzone within the Mineral Extraction Zone to reflect policy for the Brukunga Mine Zone which is contaminated land that previously accommodated an activity of major environmental significance.
  - A Subzone to capture policy contained within Precinct 1 Dunn Mill within the Regional Town Centre Zone.
- Replacement of the Deferred Urban Zone with the Master Planned Neighbourhood Zone and creation of a new Emerging Activity Centre Subzone to reflect policy within existing Restricted Urban Policy Area 14 that limits urban development until impacts from existing intensive animal keeping no longer exists.
- Apply the Nairne Redevelopment Subzone to the existing Redevelopment Policy Area 28 within the Township Zone in the current Development Plan.
- Creation of a new Zone or Subzone to apply to land within existing Residential Infill Policy Area 9, Residential Policy Area 21 and Residential Character Policy Area 10 that limits development to only residential uses.
- Creation of a new Zone or Subzone to apply to land captured by existing Bulky Goods Policy Area 4 within the Regional Town Centre Zone that limits development to bulky goods development and other uses with large floor plates.
- Consider whether the application of the Township Zone or Township Main Street Zone is most appropriate for land within existing Policy Areas 20 and 22 in the Township Zone.
- Replacement of the Community Facilities Zone with the Caravan and Tourist Park Zone to the Mount Barker Caravan Park.
- Removal of the Suburban Business and Innovation Zone from existing Mixed Use Policy Area 11 and replace with either the Housing Diversity Neighbourhood Zone or Business Neighbourhood Zone.
- Retention and application of a number of existing Concept Plans within the current Mount Barker Development Plan.
- Application of the following Overlays:
  - The Hazards (Flooding) Overlay to land subject to inundation in Hahndorf
  - The Historic Area Overlay to the existing Gawler Street Policy Area 7.

### Non-council submissions

In addition to Council's feedback, a number of public submissions were received during the public consultation period seeking the following spatial amendments:

- Replacement of the Suburban Employment Zone with the Employment Zone to all large retail format centres for consistency, including the Mount Barker Large Format Retail Centre.
- Retention of the existing Concept Plan Map MtB/21 - The Cedars Precinct.
- Replacement of the Deferred Urban Zone to the existing Residential Neighbourhood Zone Restricted Policy Area 14.
- Replacement of the Rural Zone with the Deferred Urban Zone in Jervois.
- Removal of the Traffic Generating Development Overlay and the Urban Transport Routes Overlay along Flaxley Road.
- Replacement of the Suburban Activity Centre Zone with the Neighbourhood Zone in Callington.

- Replacement of Rural Zone, Hills Face Zone and Open Space Zone with the Resource Extraction Zone and the application of the Resource Extraction Protection Area Overlay across multiple quarry sites.
- Replacement of the Rural Zone with the Employment Zone across a number of concrete plants in Littlehampton and Rocky Gully.
- Update TNVs to better reflect existing Development Plan Policy.
- Replace the Significant Landscape Protection Overlay with Scenic Quality.
- Remove the Limited Land Division Overlay from the land, which is currently located within the existing Cedars Precinct 2 in the Mount Barker Development Plan.
- Apply the Local Activity Centre Zone to the existing Local Centre Zone.

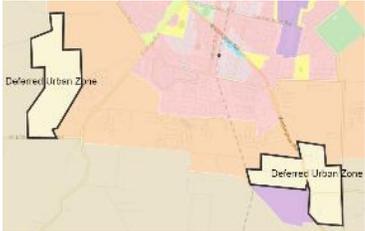
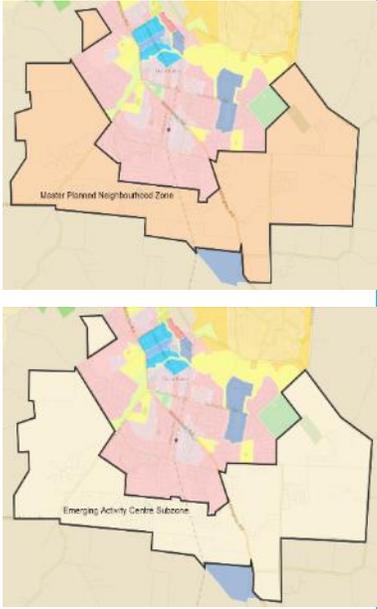
**Commission’s Recommendations:**

**SA.170 SPATIALLY APPLY** The Cedars Subzone within the Productive Rural Landscape Zone (formerly named Adelaide Country Zone and Peri-Urban Zone) to the existing Primary Production Zone, Hahndorf Rural Activity Policy Area 24, Precinct 2 The Cedars within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Hahndorf Rural Activity Policy Area 24, Precinct 2 The Cedars		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code to Precinct 2 The Cedars, to reflect unique policy within this Precinct relating to the redevelopment of the former Hans Heysen house and studio for art and tourism related uses.

**SA.171 SPATIALLY APPLY** the Master Planned Neighbourhood Zone and the Emerging Activity Subzone to the existing Residential Neighbourhood Zone Restricted Urban Policy Area 14 within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Neighbourhood Zone, Restricted Urban Policy Area 14		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code to Policy Area 14, in order to transition the existing policy framework regarding evading housing in proximity to poultry farms.

**SA.172 SPATIALLY APPLY** the Nairne Redevelopment Subzone to the existing Township Zone, Nairne Main Street Policy Area 27 within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Nairne Main Street Policy Area 27		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code to Nairne Main Street Policy Area 27, in order to align the boundaries to the existing Development Plan Policy Area and amend a minor anomaly.

**SA.173 SPATIALLY APPLY** the Township Neighbourhood Zone to the existing Township Zone Residential Policy Area 21 within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Residential Policy Area 21	 <p>A map showing a pink-shaded area labeled 'Township Zone' within a larger yellow-shaded area. A red-shaded area is visible in the top-left corner of the pink area.</p>	 <p>A map showing a grey-shaded area labeled 'Township Neighbourhood Zone' within a larger yellow-shaded area. A red-shaded area is visible in the top-left corner of the grey area.</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.174 SPATIALLY APPLY** the Township Main Street Zone to the existing Township Zone Hufendorf Policy Area 20, Strassendorf Policy Area 22 and Nairne Policy Area 27 within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone Hufendorf Policy Area 20, Strassendorf Policy Area 22 and Nairne Policy Area 27.	 <p>A map showing a pink-shaded area labeled 'Township Zone' within a larger yellow-shaded area. A red-shaded area is visible in the top-left corner of the pink area.</p>	 <p>A map showing a red-shaded area labeled 'Township Mainstreet Zone' within a larger yellow-shaded area. A grey-shaded area is visible in the top-left corner of the red area.</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.175 SPATIALLY APPLY** the Urban Renewal Neighbourhood Zone and a maximum building height Technical and Numeric Variation (5 storey) to the existing Regional Town Centre Zone Mixed Use Policy Area 11 within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Regional Town Centre Zone, Mixed Use Policy Area 11		

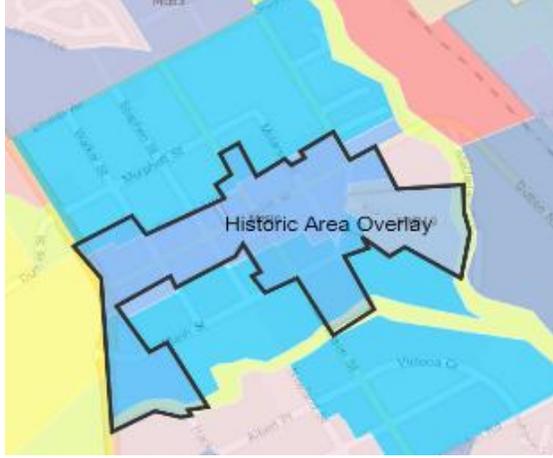
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.176 SPATIALLY APPLY** the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay to the Township of Hahndorf within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Amended application
Hahndorf Township	

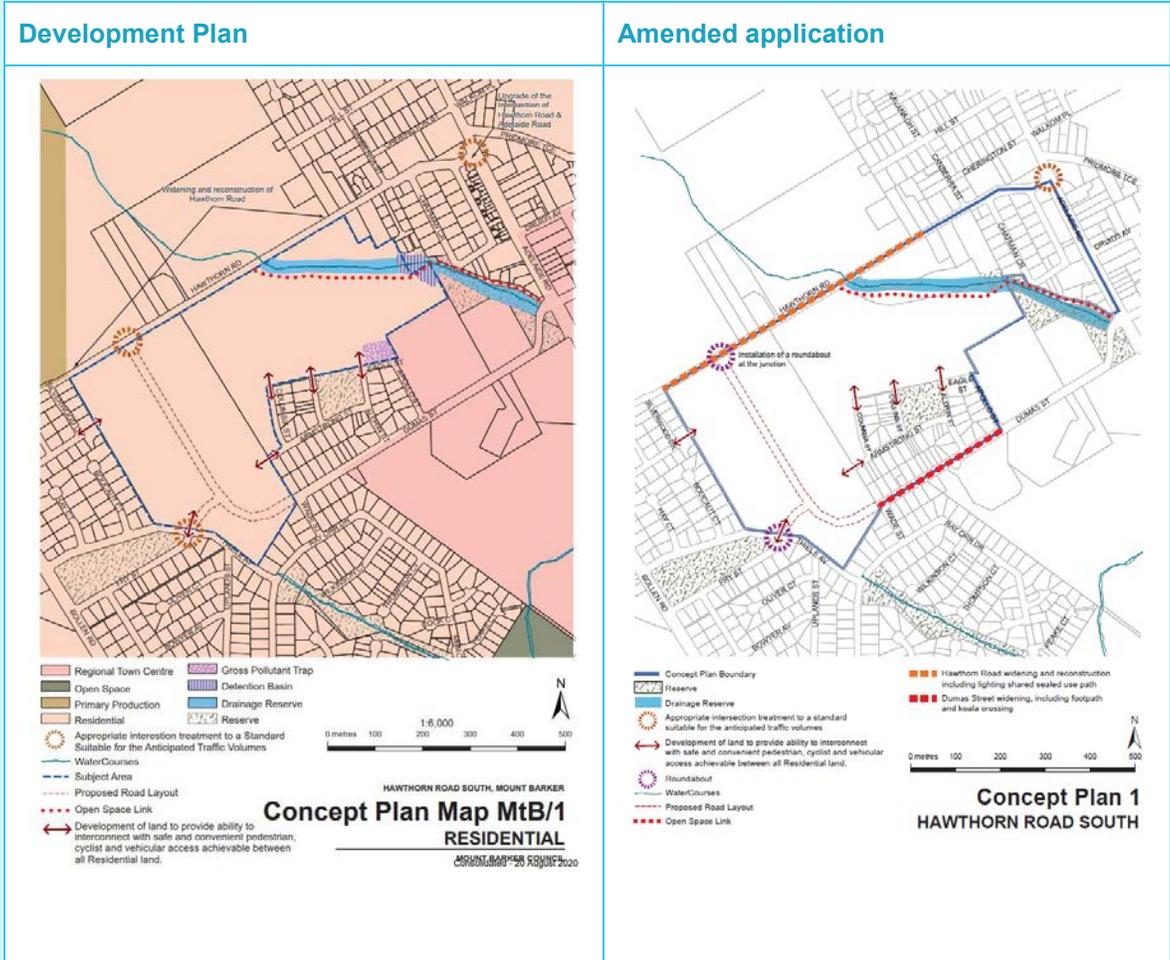
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

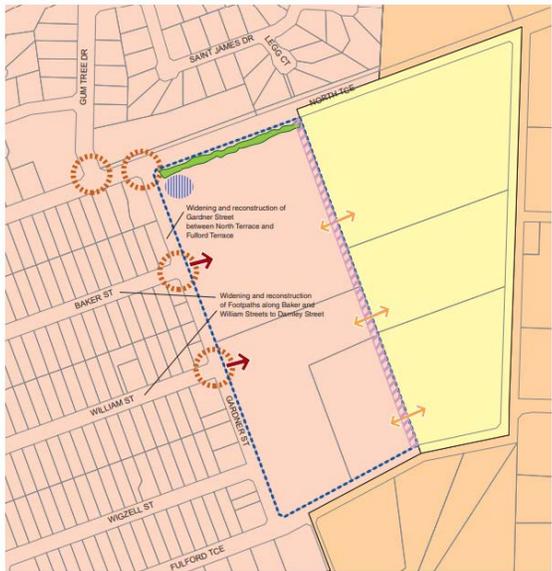
**SA.177 SPATIALLY APPLY** the Historic Area Overlay to the existing Regional Town Centre Zone Gawler Street Policy Area 7 within Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Amended application
Regional Town Centre Zone, Gawler Street Policy Area 7	 <p>The map displays a geographical area with various colored zones. A central region is shaded in light blue and outlined with a thick black border, labeled 'Historic Area Overlay'. Surrounding areas are shaded in yellow, red, and purple. Street names like 'Murray St', 'Victoria St', and 'Gawler St' are visible on the map.</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

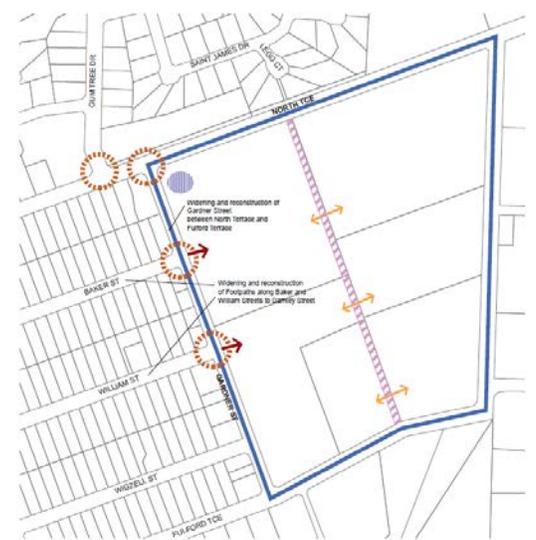
**SA.178 SPATIALLY APPLY** existing Concept Plan MtB/1 (Hawthorn Road, Mount Barker), Concept Plan MtB/7 (Gardener Street, Littlehampton), Concept Plan MtB/8 (Woodside Road, Nairne, Concept Plan MtB/9 (Mill Street and Nottage Road, Meadows) and Concept Plan MtB/16 (Mount Barker) to the relevant locations within the Mount Barker District Council as identified in the recommended amendment maps:





- Subject Area
- Community
- Residential
- Rural Living
- Detention Basin
- Appropriate Interface treatment to address adjoining recreation land
- Primary Pedestrian, Bicycle and Vehicle Access Route
- 5 metre Landscape Buffer
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential and Recreation land.

GARDNER STREET, LITTLEHAMPTON  
**Concept Plan MtB/7**  
 RESIDENTIAL  
 MOUNT BARKER COUNCIL  
 CONSULTATION 20 AUGUST 2020



- Concept Plan Boundary
- Detention Basin
- Appropriate Interface treatment to address adjoining recreation land
- Primary Pedestrian, Bicycle and Vehicle Access Route
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential and Recreation land.

**Concept Plan 90**  
 GARDNER STREET, LITTLEHAMPTON



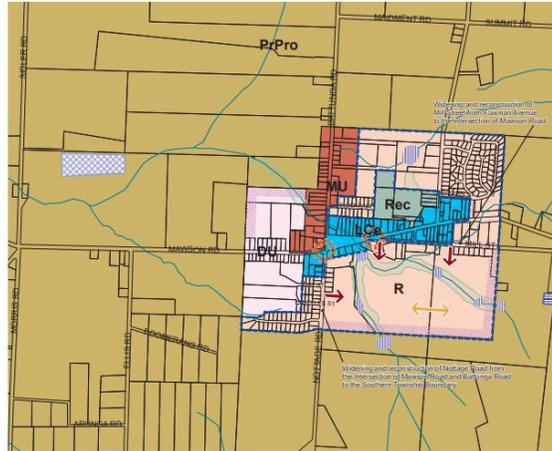
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Open Space
- Wetland / Detention Basin
- Acoustic Buffer
- Landscaped Buffer
- Non Residential Frontages
- Open Rural - Style Fencing
- Vehicle Access
- Area subject to Infrastructure Requirements
- Pedestrian Crossing Point
- Pedestrian / Cycle Link
- Railway
- Subject Area

**Concept Plan MtB/8**  
 NAIRNE WEST  
 MOUNT BARKER COUNCIL  
 CONSULTATION 20 AUGUST 2020



- Concept Plan Boundary
- Intersection treatment suitable for the anticipated traffic volumes
- Open Space
- Wetland / Detention Basin
- Acoustic Buffer
- Non Residential Frontages
- Open Rural - Style Fencing
- Vehicle Access
- Area subject to Infrastructure Requirements
- Pedestrian Crossing Point
- Pedestrian / Cycle Link
- Railway

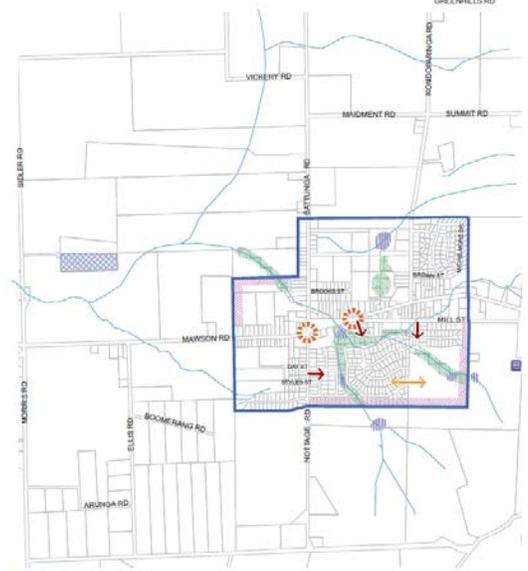
**Concept Plan 91**  
 NAIRNE WEST



- Subject Area
- Centre
- Deferred Urban
- Primary Production
- Mixed Use
- Recreation
- Residential
- Open Space Areas
- Detention Basin / Wetland
- Creek
- Proposed Treated Wastewater Storage Site
- Primary Pedestrian, Bicycle and Vehicle Access Route
- Interface Allotments (Large)
- Development of Meadows Township is reliant on the upgrade of Council's CWMS.
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential land.

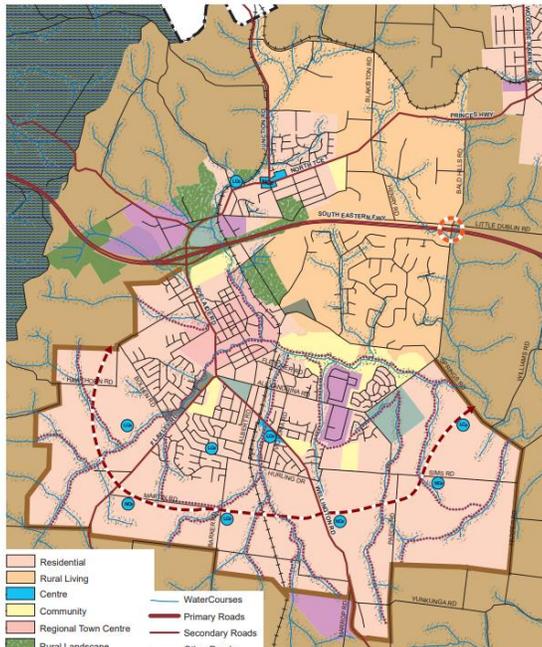
**MEADOWS**  
**Concept Plan Map MtB/9**  
**RESIDENTIAL**  
 MOUNT BARKER COUNCIL

Consolidated - 20 August 2020



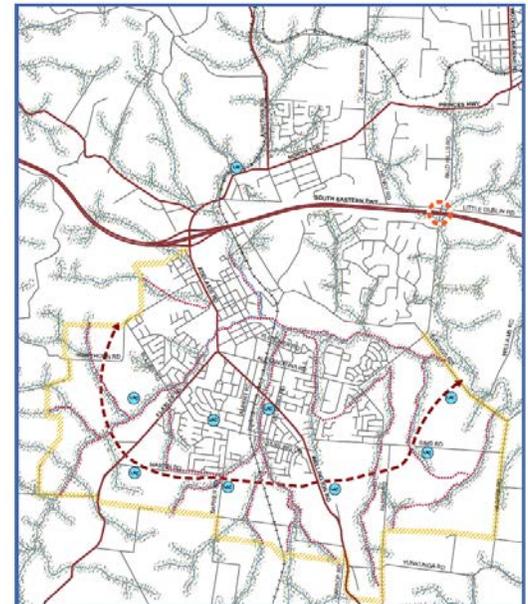
- Concept Plan Boundary
- Open Space Areas
- Detention Basin / Wetland
- Creek
- Proposed Treated Wastewater Storage Site
- Primary Pedestrian, Bicycle and Vehicle Access Route
- Interface Allotments (Large)
- Development of Meadows Township is reliant on the upgrade of Council's CWMS.
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential land.

**MEADOWS**  
**Concept Plan 92**  
**MEADOWS**



- Residential
- Rural Living
- Centre
- Community
- Regional Town Centre
- Rural Landscape
- Conservation
- Watershed Protection (Mount Lofty Ranges)
- Recreation
- Open Space
- Light Industry
- Urban Employment
- Caravan and Tourist Park
- Primary Production
- Rural/Urban Interface Treatment
- Water Courses
- Primary Roads
- Secondary Roads
- Other Roads
- Key Pedestrian/Bicycle Network
- Proposed Major Local Road
- Proposed Freeway Interchange
- Open Space / Stormwater Management
- Railways
- Development Plan Boundary

**Concept Plan Map MtB/16**  
**MOUNT BARKER AND LITTLEHAMPTON**  
 COUNCIL OF MOUNT BARKER AND LITTLEHAMPTON

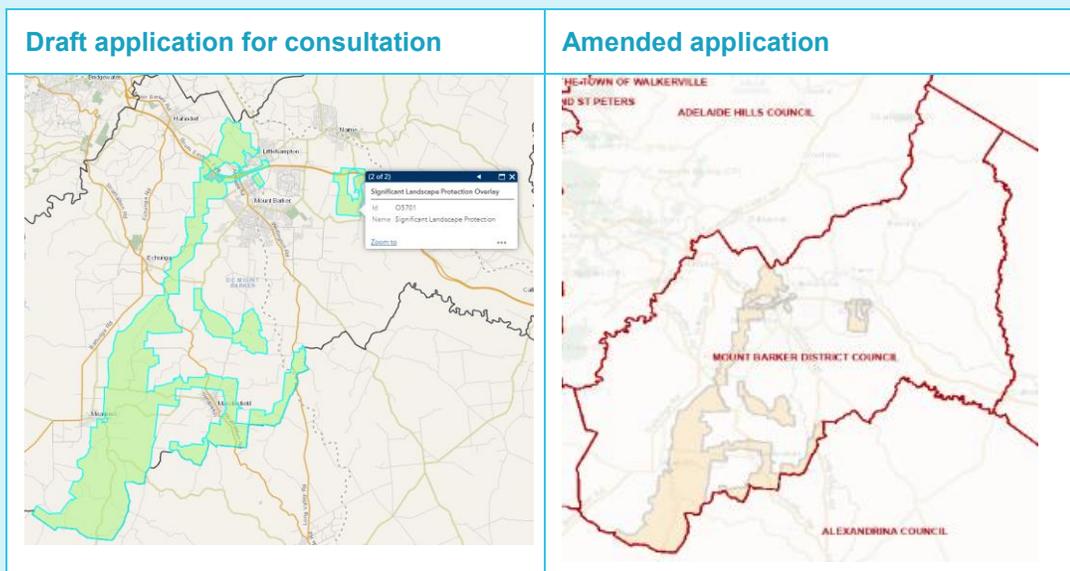


- Concept Plan Boundary
- Open Space / Stormwater Management
- Proposed Freeway Interchange
- Rural/Urban Interface Treatment
- Local Activity Centres
- Proposed Major Local Road
- Key Pedestrian/Bicycle Network
- Primary Roads
- Secondary Roads
- Other Roads
- Water Courses
- Railways

**Concept Plan 3**  
**MOUNT BARKER AND LITTLEHAMPTON**

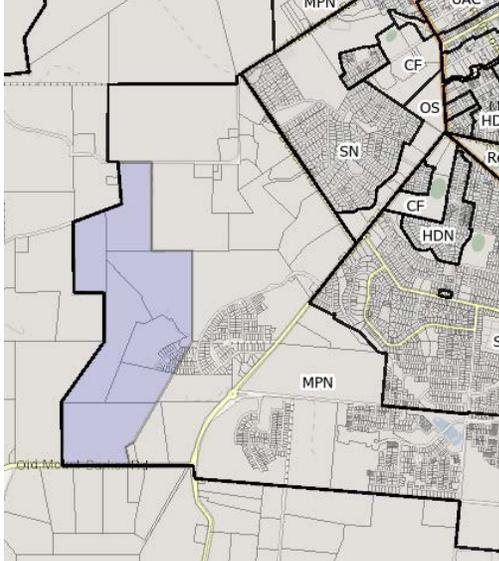
**Reason:** The Commission supports the retention of these Concept Plan as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.179 SPATIALLY REMOVE** the Significant Landscape Protection Overlay where it applies within the Mount Barker District Council **AND REPLACE** it with the Scenic Quality Overlay as identified in the recommended amendment map:



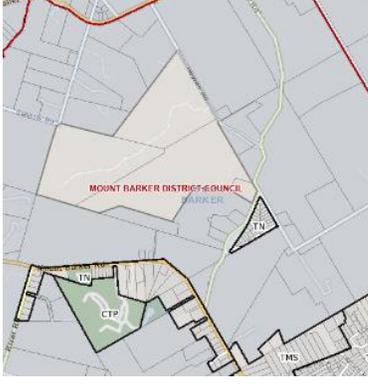
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code, as it will deliver better policy outcomes, which are more aligned with Council's Development Plan.

**SA.180 SPATIALLY APPLY** the Significant Interface Management Overlay to the existing Restricted Urban Policy Area within the Mount Barker District Council as identified in the recommended amendment map:

Development Plan	Amended application
Restricted Urban Policy Area	

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code by applying the Significant Interface Management Overlay to accommodate the policy intent of the existing Restricted Urban Policy Area within Council's existing Development Plan.

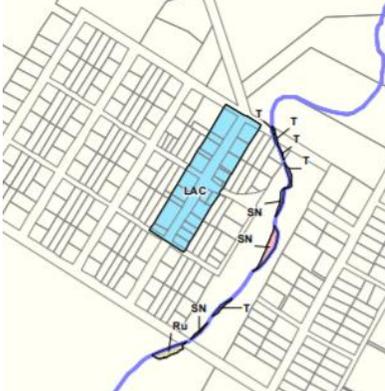
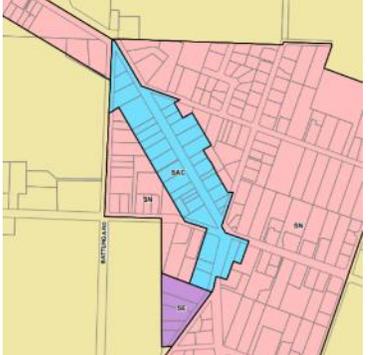
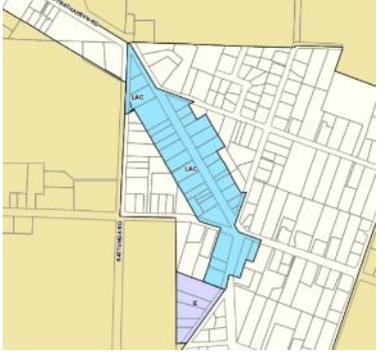
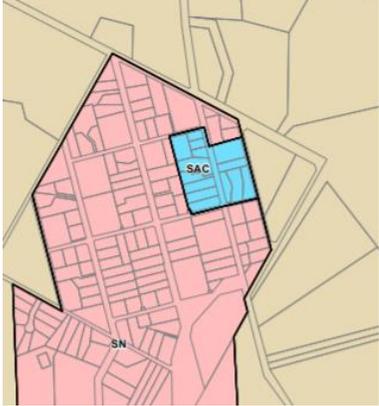
**SA.181 SPATIALLY REMOVE** the Limited Land Division Overlay from the existing Primary Production Zone, Hahndorf Rural Activity Policy Area 24, Precinct 2 Cedars within the Mount Barker District Council. This area will be located within the Adelaide Country Zone and the Cedars Subzone in the Code as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Hahndorf Rural Activity Policy Area 24, Precinct 2 Cedars		

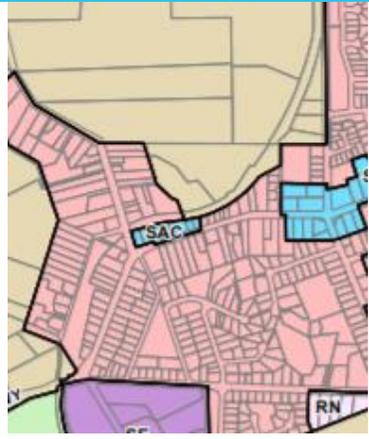
**Reason:** The Commission supports the removal of the Limited Land Division Overlay from the land, which is currently located within the existing Cedars Precinct 2 in the Mount Barker Development Plan, as this area will now be located within the Adelaide Country Zone and the

Cedars Subzone' in the Code and this will deliver better policy outcomes, which are more aligned with Council's Development Plan.

**SA.182 SPATIALLY APPLY** the Local Activity Zone to the existing Local Centre Zone within the Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Callington		
Local Centre Zone, Echunga		
Local Centre Zone, Kanmantoo		

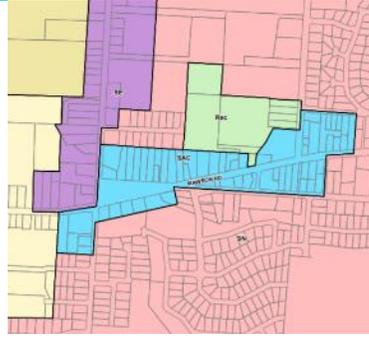
Local Centre Zone,  
Littlehampton



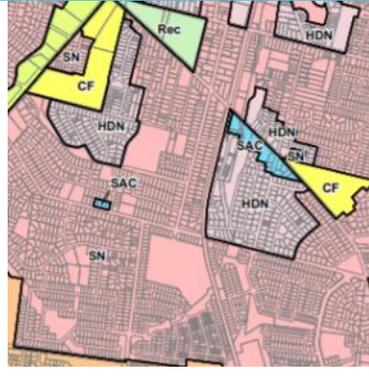
Local Centre Zone,  
Macclesfield



Local Centre Zone,  
Meadows

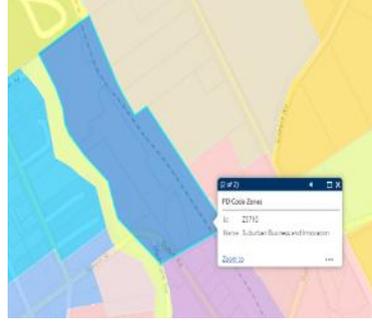


Local Centre Zone, Mount  
Barker



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.183 SPATIALLY APPLY** the Urban Neighbourhood Zone to the existing Regional Town Centre Zone- Mixed Use Policy Area 11 within the Mount Barker District Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Town Centre Zone- Mixed Use Policy Area 11		

**Reason:** The Commission supports the transition to the proposed Urban Neighbourhood Zone and although the policies may provide opportunities for larger non-residential forms of development, this outcome is consistent with the intent of the Code for this zone.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason</b>
<p><b>Mount Barker District Council</b></p> <p>Creation of a Subzone within the Mineral Extraction Zone to reflect policy for the Brukunga Mine Zone which is contaminated land that previously accommodated an activity of major environmental significance.</p>	<p>Site contamination is addressed through the Site Contamination General Module and will be supported through the introduction of additional mapping that identifies known contaminated land.</p>
<p><b>Mount Barker District Council</b></p> <p>Creation of a Subzone to capture policy contained within Precinct 1 Dunn Mill of the existing Regional Town Centre Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A maximum building height Technical and Numeric Variation has been applied to Precinct 1 (3 storey and 11m).</p>
<p><b>Mount Barker District Council</b></p> <p>Creation of a new zone or Subzone to apply to land currently within Residential Infill Policy Area 9, Residential Policy Area 21 and Residential Character Policy Area 10 that limits development to only residential uses.</p>	<p>The Housing Diversity Neighbourhood Zone (Policy Area 9), new Established Neighbourhood Zone (Policy Area 10), and Township Neighbourhood Zone (Policy Area 21) Zone will deliver desired policy outcomes that are closely aligned with the Development Plan.</p>

<p><b>Mount Barker District Council</b></p> <p>Creation of a new zone or Subzone to apply to land captured by the existing Bulky Goods Policy Area 4 within the Regional Town Centre Zone that limits development to bulky goods development and other uses with large floor plates.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Mount Barker District Council</b></p> <p>Replacement of the Community Facilities Zone with the Caravan and Tourist Park Zone to the Mount Barker Caravan Park.</p>	<p>The Caravan Park has existing use rights and this form of development will be performance assessed (all Code assessed) which would not prevent redevelopment / intensification.</p>
<p><b>Mount Barker District Council</b></p> <p>Retention of the following Concept Plans within the current Mount Barker Development Plan:</p> <ul style="list-style-type: none"> <li>• Concept Plan MtB/1 (Hawthorn Road, Mount Barker)</li> <li>• Concept Plan MtB/7 (Gardener Street, Littlehampton)</li> <li>• Concept Plan MtB/8 (Woodside Road, Nairne)</li> <li>• Concept Plan MtB/9 (Mill Street and Nottage Road, Meadows)</li> <li>• Concept Plans MtB/10,11,18, 19 (Mount Barker Regional Town Centre)</li> <li>• Concept Plan MtB/13 (Waterford Avenue, Mount Barker)</li> <li>• Concept Plan MtB/14 (Hahndorf)</li> <li>• Concept Plan MtB/16 (Mount Barker)</li> <li>• Concept Plan MtB/20 (Nairne Main Street)</li> <li>• Concept Plan MtB/21 (The Cedars).</li> </ul>	<p>This proposed amendment was partially supported. The following Concept Plans have not been included in the Code:</p> <ul style="list-style-type: none"> <li>• Concept Plans MtB/10,11,18, 19 (Mount Barker Regional Town Centre)</li> <li>• Concept Plan MtB/13 (Waterford Avenue, Mount Barker)</li> <li>• Concept Plan MtB/14 (Hahndorf)</li> <li>• Concept Plan MtB/20 (Nairne Main Street)</li> <li>• Concept Plan MtB/21 (The Cedars).</li> </ul> <p>The balance were not retained as they do not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p><b>Public Submission</b></p> <p>Replacement of the Suburban Employment Zone with the Employment Zone to all large retail format centres for consistency, including the Mount Barker Large Format Retail Centre.</p>	<p>The Suburban Employment Zone has been renamed to the Employment Zone and therefore no replacement of zoning is required.</p> <p>The application of the Employment Zone to large retail centres is considered the most appropriate transition to reflect current Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Retention of the existing Concept Plan Map MtB/21 - The Cedars Precinct.</p>	<p>The Cedars Subzone has been created which contains policy addressing matters contained within the Concept Plan.</p>
<p><b>Public Submission</b></p> <p>Replacement of the Rural Zone with the Deferred Urban Zone in Jervois.</p>	<p>The Rural Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>

<p><b>Public Submission</b></p> <p>Removal of the Traffic Generating Development Overlay and the Urban Transport Routes Overlay along Flaxley Road.</p>	<p>Initial investigation and research has been undertaken to determine the extent of the application of these overlays to this area.</p> <p>A Code amendment would be required to remove these overlays.</p>
<p><b>Public Submission</b></p> <p>Replacement of the Suburban Activity Centre Zone with the Neighbourhood Zone in Callington.</p>	<p>A new Local Activity Centre Zone has been created to reflect the intent of current Local Centre Zones and applied to this area.</p>
<p><b>Public Submission</b></p> <p>Replacement of Rural Zone, Hills Face Zone and Open Space Zone with the Resource Extraction Zone and the application of the Resource Extraction Protection Area Overlay across multiple quarry sites.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Replacement of the Rural Zone with the Employment Zone across a number of concrete plants in Littlehampton and Rocky Gully.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

# City of Mount Gambier

Feedback received from the City of Mount Gambier sought the following amendments to the spatial application of the Code within its local government area:

- Request the hospital facility and Flinders University Medical Training Facility are rezoned from the General Neighbourhood Zone to the Community Facilities Zone.
- Recommend all TAFEs and Schools are more appropriately suited to the Innovation Zone rather than Neighbourhood Zones.
- Request the minimum allotment size to all existing residential zoned areas.

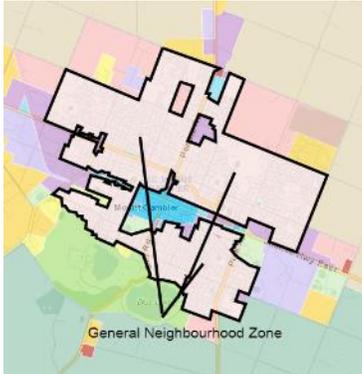
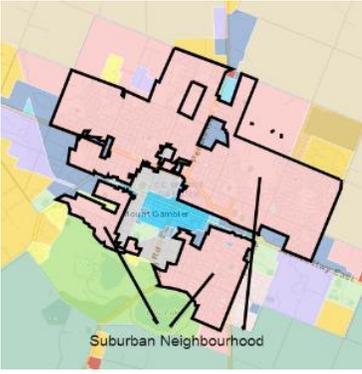
## Non-Council Submission

In addition to Council's feedback, a submission was received during the public consultation period seeking the following spatial amendment:

- Request the proposed zoning of the subject vacant land be amended from the Suburban Activity Zone to the General Neighbourhood Zone.

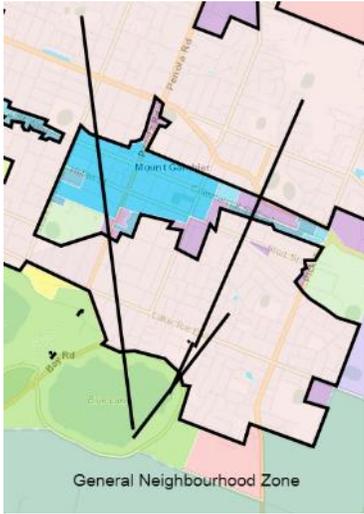
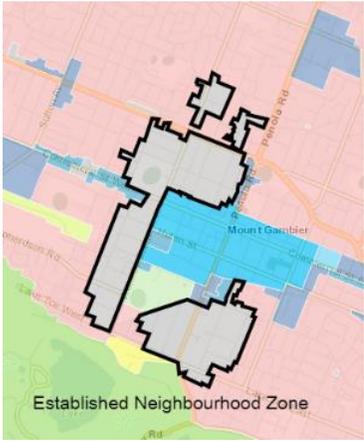
## Commission's Recommendations:

**SA.184 REMOVE SPATIAL APPLICATION** of the General neighbourhood Zone from the existing Residential Zone within the City of Mount Gambier **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone (excluding areas covered by the Historic Conservation Area – see below)		

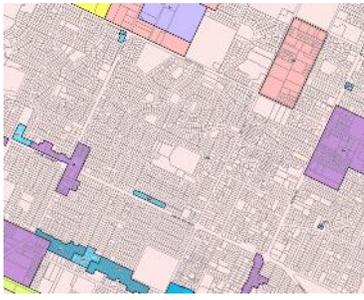
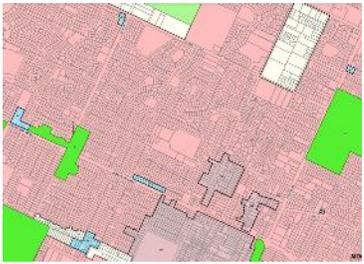
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.185 REMOVE SPATIAL APPLICATION** of the General neighbourhood Zone from the existing Residential Zone (covered by the Historic Character Areas) within the City of Mount Gambier **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone (within areas covered by the Historic Conservation Zone)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

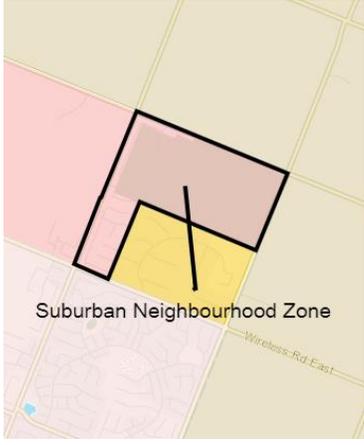
**SA.186 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the City of Mount Gambier **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone		



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.187 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Attamurra Golf Course Policy Area 3 within the City of Mount Gambier **AND REPLACE** with the Golf Course Estate Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Attamurra Golf Course Policy Area 3	 <p>Suburban Neighbourhood Zone</p>	 <p>Golf Course Estate Zone</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Mount Gambier</b></p> <p>Request the hospital facility and Flinders University Medical Training Facility are rezoned from the</p>	<p>The current spatial application of the Code is more consistent with Development Plan policy.</p>

<p>General Neighbourhood Zone to the Community Facilities Zone which they align more closely with.</p>	
<p><b>City of Mount Gambier</b></p> <p>Recommend that all TAFEs and Schools are more appropriately suited to the Innovation Zone rather than Residential Zones which is the current situation in Development Plans which in turn makes future development difficult.</p>	<p>The current spatial application of the Code is more consistent Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request the proposed zoning of the subject vacant land to be amended from the Suburban Activity Zone to the General Neighbourhood Zone.</p>	<p>The current spatial application of the Code is more consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>

## Rural City of Murray Bridge

Feedback received from the Rural City of Murray Bridge sought the following amendments to the spatial application of the Code within its local government area:

- Request a new zone be created for Monarto Zone.
- Note that the Dwelling Excision Overlay conflicts with the Environment and Food Production Overlay (EFPA) in the Rural Zone.
- Request Shack Settlement Zone policies be applied to the areas identified as Greenbanks and Sunnyside.
- Request to facilitate the development of the Sturt Reserve Master Plan through either the inclusion of a Concept Plan or TNV.
- Request a review of the transition of the existing Local Centre Zones to Suburban Activity Zone.
- Request existing Policy Area 9 transition to the Suburban Main Street Zone as opposed to the Urban Activity Centre.
- Request existing Concept Plan Map MuBr/5 – Recreation Zone (Murray Bridge East) be retained.
- Request for existing Concept Plan Map MuBr/14 – Equine Recreation and Concept plan MuBr/15 – Southern Area Residential be retained.
- Request the creation of a new Subzone to facilitate future development surrounding the Murray Bridge Racecourse.
- Request the inclusion of existing Concept Plan Map MuBr/7- Residential (Narooma).
- Suggest small pockets of land in the existing River Murray Fringe Zone are not appropriate to transition to the Rural Zone.
- Request the inclusion of existing Concept Plan Map MuBr/11 – River Murray Settlement Zone Woodlane as it articulates areas affected by the River Murray Flood plain.
- Request provisions included in the existing Rural Living (Swanport) Precinct 21 be retained as well as existing Concept Plan Map MuBr/20.
- Request existing Concept Plan MuBr/3 be retained.
- Suggest that the proposed transition to Suburban Employment Zone from Urban Employment (Freeway Service Centre Precinct 4) is not suitable for the intended use of the land, and that an alternate zone/overlay should be considered.
- Suggest that the following existing Concept Plans be included:
  - Concept Plan Map MuBr/1 – General Industry Zone
  - Concept Plan Map MuBr/2 – General Industry Zone
  - Concept Plan Map MuBr/4 – Motor Sport Facility and Organic Composting Buffer Zone
  - Concept Plan Map MuBr/9 - East Side
  - Concept Plan Map MuBr/10 – Country Township Zone
  - Concept Plan Map MuBr/13 – Hindmarsh Road
  - Concept Plan Map MuBr/19 – Allied Food Industry – Value Adding (Flagstaff Road).

### Non-council Submissions

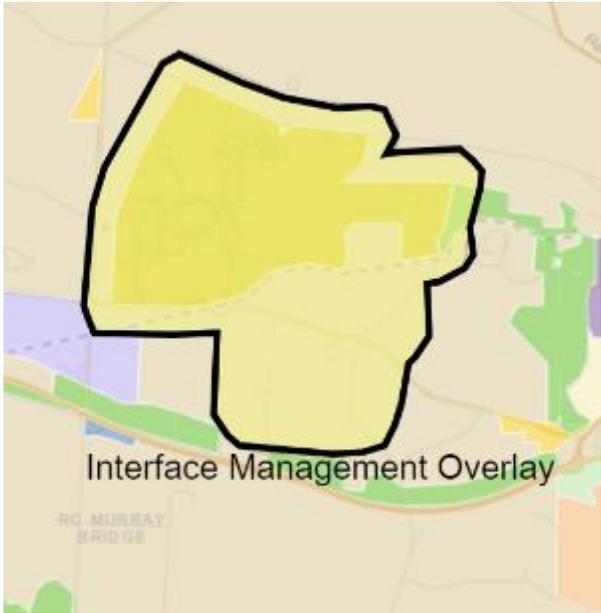
In addition to Council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Rezoning request and spatial application of Overlay for Boral Quarry site.
- The existing Primary Production, within the Central Policy Area 3 and is covered by Concept Plan MuBr/4 and it is suggested that the Rural Intensive Enterprise Zone better reflects the intensive nature.

- Rezone land within existing Primary Production Zone, North Central Policy Area 5 to from Rural to Rural Intensive Enterprise Zone. This zone better reflects the nature of activities for this site.
- Property in Murray Bridge seeks to have the Historic Area Overlay removed from their land.
- Request the Limited Division Overlay be removed from the land within the existing Primary Production Zone, Central Policy Areas Policy Area 3 and the Flagstaff Road Precinct 23.
- Request rezoning and concept plans for the former 'Puzzle Park' Site.
- Request to transition Concept Plan Mu/Br/4 - Motor Sport Facility and Organic Composting Buffer Zone.
- Request the Significant Industry Interface and Limited Dwelling Overlays to be applied to land and a "buffer area" (1km radius of the site).
- Request the Code adopt a consistent zoning for all Defence sites within SA.

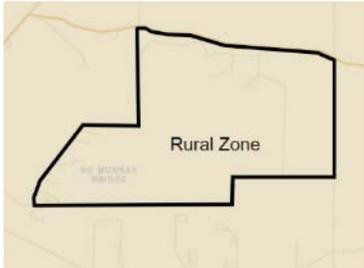
**Commission's Recommendations:**

**SA.188 SPATIALLY APPLY** the Interface Management Overlay to the area identified and surrounding buffer within existing Rural Zone, Central Policy Area 3 – Concept Plan MuBr/4 and Monarto Zoological Park Zone within the Rural City of Murray Bridge as identified in the recommended amendment map:

Location within Council area	Amended application
<p>Rural Zone, Central Area Policy Area 3 – Concept Map MuBr/4 – 1000m buffer</p> <p>Monarto Zoological Park Zone – 500m buffer</p>	

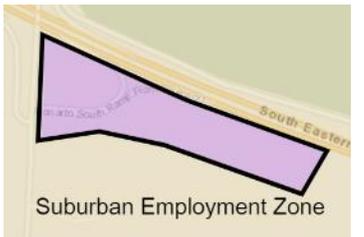
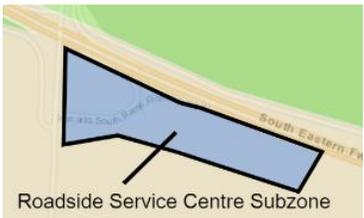
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.189 REMOVE SPATIAL APPLICATION** of the Rural Zone from the identified area/allotments in the existing Primary Production Zone, East Area Policy Area 4 within the Rural City of Murray Bridge **AND REPLACE** with the Commonwealth Facilities Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Identified allotments within the Primary Production Zone, East Area Policy Area 4		

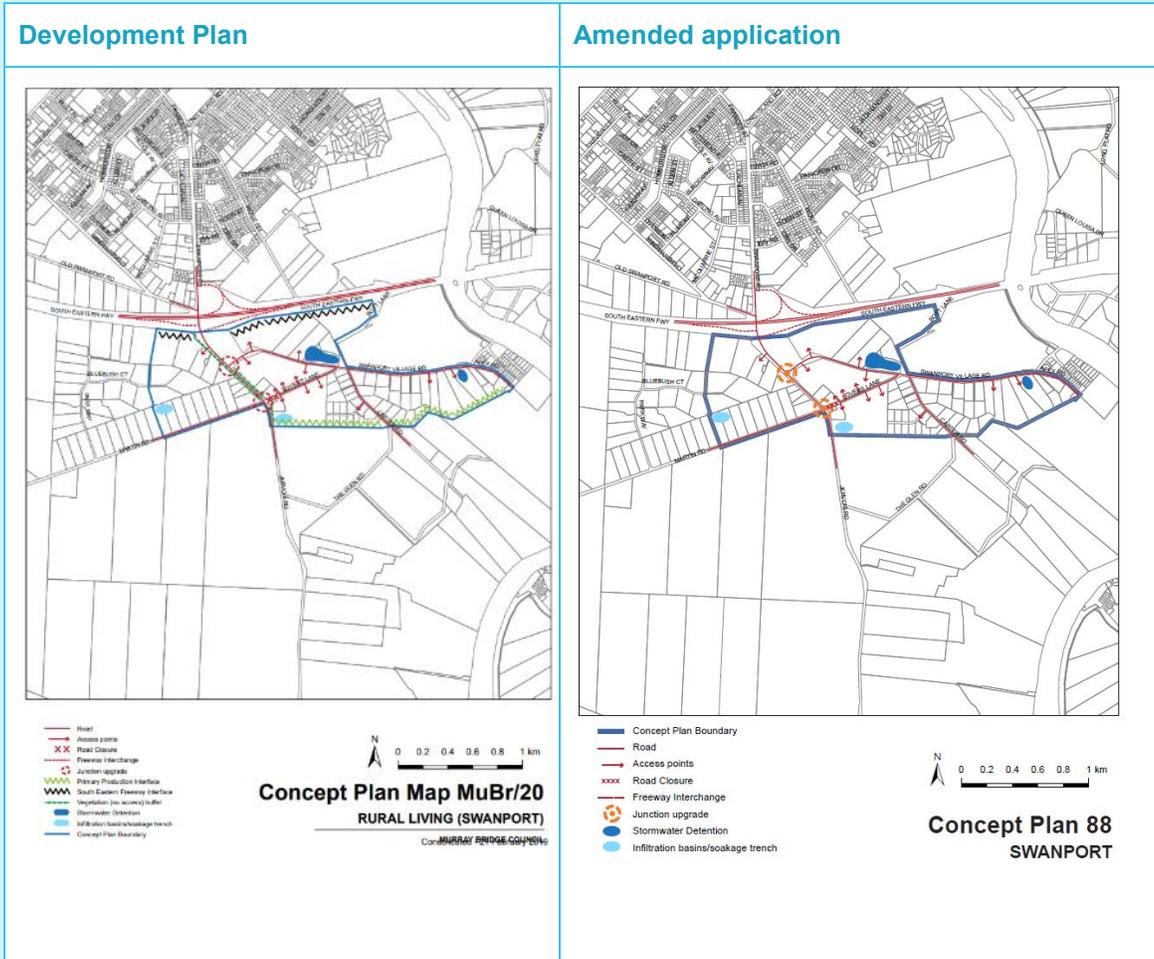
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and current land uses.

**SA.190 SPATIALLY APPLY** the Roadside Service Centre Subzone of the Employment Zone to the existing Urban Employment Zone, Precinct 4 Freeway Service Centre within the Rural City of Murray Bridge as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Urban Employment Zone, Precinct 4 Freeway Service Centre		

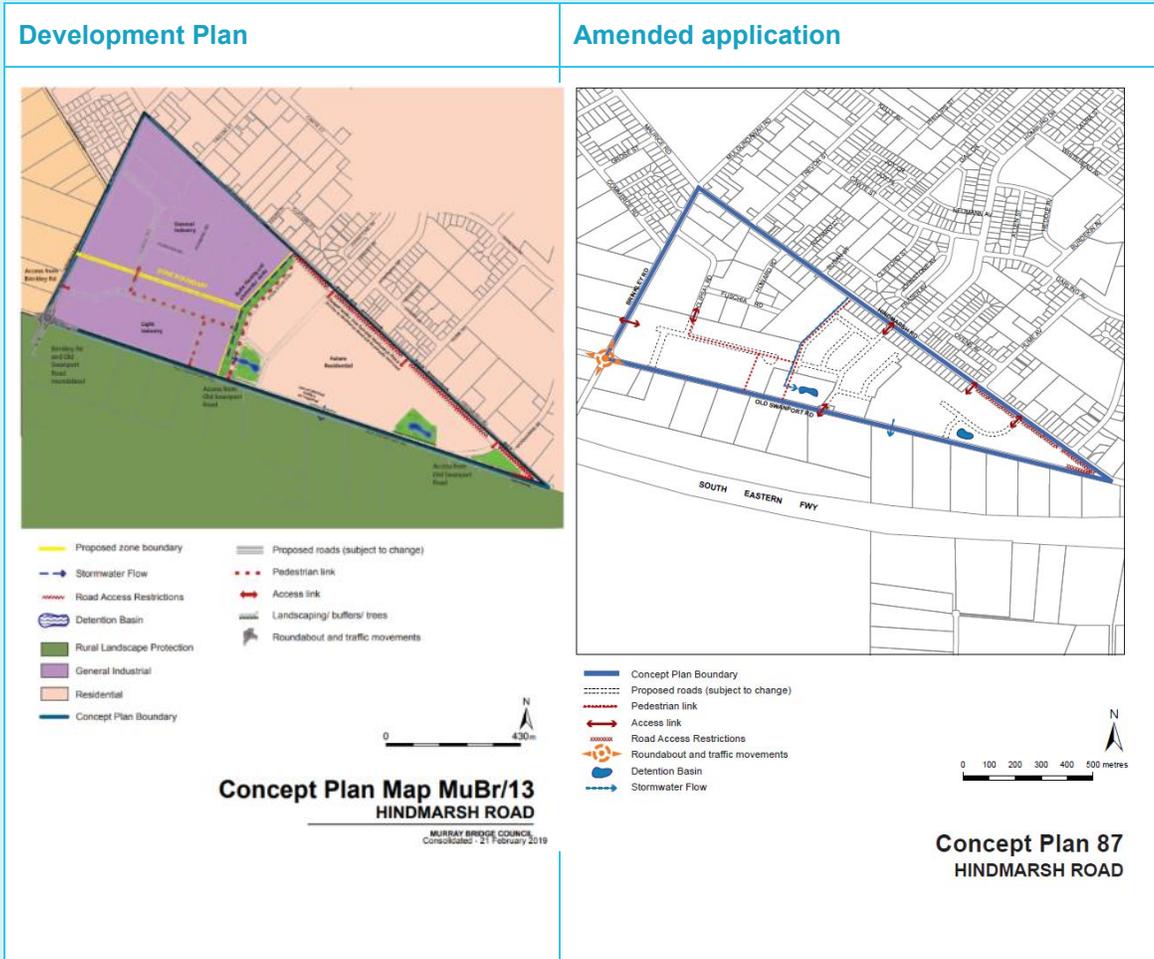
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.191 SPATIALLY APPLY** the existing Rural Living Zone, Precinct 21 Swanport – Concept Plan MuBr/20 to the Rural Neighbourhood Zone in Swanport within the Rural City of Murray Bridge as identified in the recommended amendment map:



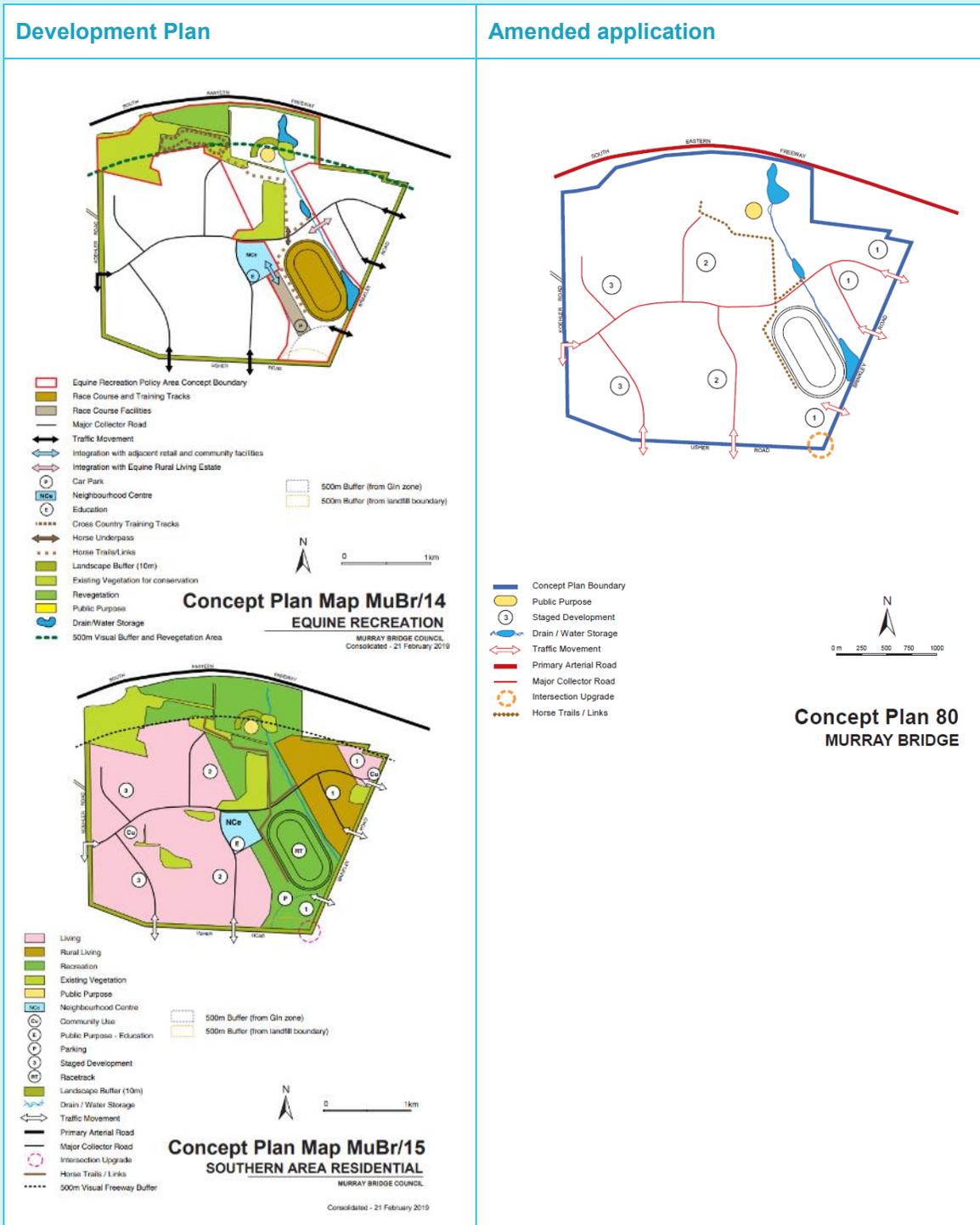
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.192 SPATIALLY APPLY** the existing Residential Zone, Hindmarsh Road Policy Area 15 – Concept Plan MuBr/13 to the Suburban Neighbourhood Zone in Swanport within the Rural City of Murray Bridge as identified in the recommended amendment map:



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.193 SPATIALLY APPLY** the existing Concept Plans MuBr/14 and 15 to the Master Planned Neighbourhood Zone, Recreation Zone, Suburban Activity Centre Zone and Rural Living Zone within the Rural City of Murray Bridge as identified in the recommended amendment map:



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.194 REMOVE SPATIAL APPLICATION** of the Recreation Zone from the area in the existing Recreation Zone, identified within Concept Plan MuBr/5 within the Rural City of Murray Bridge **AND REPLACE** with the Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Recreation Zone – identified area within Concept Plan MuBr/5		

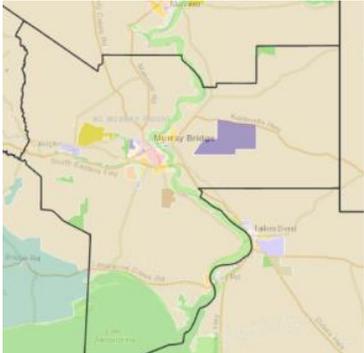
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.195 REMOVE SPATIAL APPLICATION** of the Urban Activity Centre Zone from the area in the existing Regional Town Centre Zone, Mixed Use Policy Area 9 within the Rural City of Murray Bridge **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Regional Town Centre Zone, Mixed Use Policy Area 9		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.196 REMOVE SPATIAL APPLICATION** of the Dwelling Excision Overlay from the existing Primary Production Zone within the Rural City of Murray Bridge as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone		

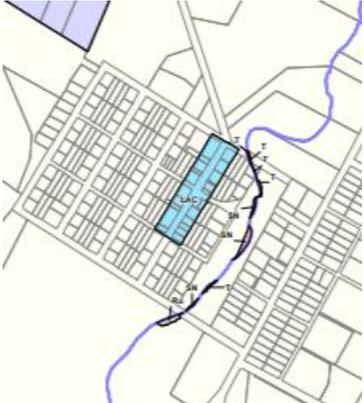
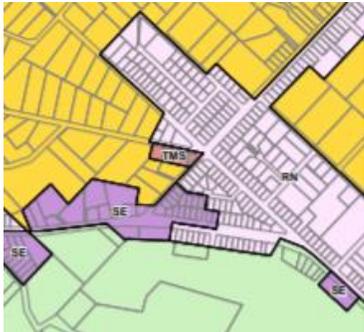
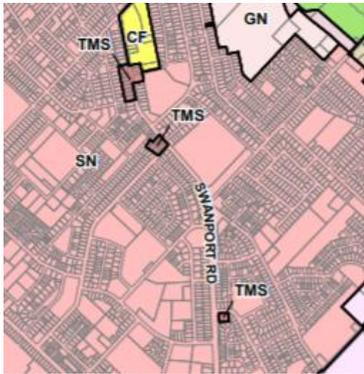
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.197 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing Monarto Zoological Park Zone within the Rural City of Murray Bridge **AND REPLACE** with the Tourism Development Zone and Monarto Safari Park Subzone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Monarto Zoological Park Zone		

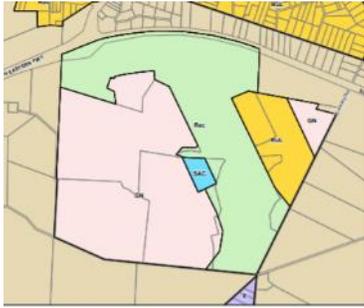
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.198 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone and Township Main Street from the existing Local Centre Zone within the Rural City of Murray Bridge **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Callington (East)		
Local Centre Zone, Murray Bridge East		
Local Centre Zone, Murray Bridge		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.199 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Southern Area Policy Area 20 within the Rural City of Murray Bridge **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Southern Area Policy Area 20		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan and alignment to the Code Framework for application of Neighbourhood zoning.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>Rural City of Murray Bridge</b></p> <p>Request Shack Settlement Zone polices be applied to the areas identified as Greenbanks and Sunnyside.</p>	<p>The current spatial application of the Code is more consistent with Council's current Development Plan policy.</p>
<p><b>Rural City of Murray Bridge</b></p> <p>Request to facilitate the development of the Sturt Reserve Master Plan through either the inclusion of a Concept Plan or TNV.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Rural City of Murray Bridge</b></p> <p>Request the creation of a new Subzone to facilitate future development surrounding the Murray Bridge Racecourse.</p>	<p>Refinements have been made to the Recreation Zone to improve consistency with Development Plan policy.</p> <p>The creation of a new subzone is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p><b>Rural City of Murray Bridge</b></p> <p>Request the inclusion of existing Concept Plan Map MuBr/7- Residential (Narooma).</p>	<p>The retention of the Concept Plan does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Rural City of Murray Bridge</b></p> <p>Suggest that small pockets of land within the existing River Murray Fringe Zone are not appropriate to transition to the Rural Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Rural City of Murray Bridge</b></p> <p>Request the inclusion of existing Concept Plan Map MuBr/11 – River Murray Settlement Zone Woodlane as it articulates areas affected by the River Murray Flood plain.</p>	<p>The retention of the Concept Plan does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Rural City of Murray Bridge</b></p> <p>Request existing Concept Plan MuBr/3 be retained as it provides biosecurity protection to adjoining chicken farm along with buffer details for Ferries McDonald Road.</p>	<p>The retention of the Concept Plan does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Rural City of Murray Bridge</b></p> <p>Council suggest that the following Concept Plans be included:</p> <p>Concept Plan Map MuBr/1 – General Industry Zone</p> <p>Concept Plan Map MuBr/2 – General Industry Zone</p> <p>Concept Plan Map MuBr/9 - East Side</p> <p>Concept Plan Map MuBr/10 – Country Township Zone</p> <p>Concept Plan Map MuBr/13 – Hindmarsh Road</p> <p>Concept Plan Map MuBr/19 – Allied Food Industry – Value Adding (Flagstaff Road).</p>	<p>The retention of the Concept Plan does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Public Submission</b></p> <p>Rezoning request and spatial application of Overlay for Boral Quarry site.</p>	<p>The request is outside the scope of the current Phase Three Code Amendment (i.e. more extensive policy investigations and consultation is required).</p>

	These matters would require a subsequent Code Amendment after Phase Three is implemented.
<p><b>Public Submission</b></p> <p>Rezoning request from Rural (within existing Primary Production Zone, (North Central Policy Area 5)) to Rural Intensive Enterprise Zone. This zone better reflects the nature of activities for this site.</p>	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<p><b>Public Submission</b></p> <p>Request for the Historic Area Overlay to be removed from their land. Currently, the property is covered by a Historic Conservation Area.</p>	The current spatial application of the Code is consistent with Development Plan policy.
<p><b>Public Submission</b></p> <p>Request for the Limited Division Overlay to be removed from the land to support a greater mix of smaller, ancillary and allied uses to support and complement the larger industries in the Zone.</p>	The current spatial application of the Code is consistent with Development Plan policy.
<p><b>Public Submission</b></p> <p>Rezoning request to Tourism Development, TNV and concept plans for the former 'Puzzle Park' Site.</p>	The current spatial application of the Code is consistent with Development Plan policy.

## City of Norwood, Payneham & St Peters

Feedback received from the City of Norwood, Payneham & St Peters sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones:
  - New 'Code Zone' (replacing the proposed Housing Diversity Neighbourhood Zone) to apply to the existing Residential Historic (Conservation) Zone (9 Policy Areas) as it currently applies to Hackney, Kent Town, Norwood, Payneham and Stepney to better reflect conservation in a medium density environment.
  - New 'small scale professional / business Code Zone' (replacing the proposed Business Neighbourhood Zone) to apply to the existing Local Office Zone at Payneham Road, St Peters and Evandale to cater for more homogenous land uses.
  - New 'Code Zone' (replacing the proposed Employment Zone) to apply to the existing Light Industry Zone at Stepney, Maylands and Payneham to reflect the unique character of existing industrial precincts.
  - New 'Code Zone' (replacing the proposed Suburban Activity Centre Zone) to apply to the existing Local Shopping Zone at Glynde Corner - Glynde to accommodate a lesser scale and intensity of development than that envisaged in the proposed zone.
  - New 'Code Zone' (replacing the proposed Suburban Activity Centre Zone) to apply to the existing Neighbourhood Centre Zone at Magill Road – Norwood and Kensington Road – Marryatville to accommodate a lesser scale and intensity of development than that envisaged in the proposed zone.
  - New Established Neighbourhood Zone (replacing the proposed Housing Diversity Neighbourhood Suburban Neighbourhood Zone) to apply to all 22 Policy Areas of the existing Residential Historic (Conservation) Zone, all 5 Policy Areas of the existing Residential Character Zone and the existing Residential Character (Norwood) Zone to better reflect conservation in a low to medium density environment.
- Creation and application of the following new Subzones:
  - New Subzone(s) under the Suburban Business Zone, to be applied to the existing Business Zone – West Norwood Policy Area 6.1, Beulah Road Policy Area 6.2, Magill Road West Policy Area 6.3, Magill Road East Policy Area 6.6 and Kensington Road Policy Area 6.7 to reflect existing local policy nuances (in particular different land use mixes).
  - New Subzone under the Suburban Business Zone, to be applied to the existing Mixed Use A Zone at Stepney and Norwood to reflect existing local policy nuances.
  - New Subzone under the Business Neighbourhood Zone, to be applied to the existing Mixed Use Historic (Conservation) Zone at Payneham Road - College Park, Portrush Road – Evandale, Fullarton Road – Kent Town, The Parade – Norwood and Kensington and Dequetteville Terrace – Kent Town – to better reflect existing local policy nuances.
  - New Subzone under the Community Facilities Zone, to be applied to the existing Community Zone, Education Policy Area (14 school locations) to reflect policy applied through Councils 2019 Educational Establishments Development Plan Amendment.
  - New Subzone under the Community Facilities Zone, to be applied to the existing Community Zone, Recreation Policy Area (Dunstone Grove-Linde Reserve – Stepney and the MARS Sporting Club / Azzurri Sports Club – Marden) – to reflect existing local policy nuances.
  - New Subzone under the Recreation Zone, to be applied to the Norwood Oval – to reflect existing local policy nuances.

- Removal of the proposed Employment Zone (existing Local Commercial Zone) from 13 locations in the Council area - at Hackney, Stepney, Maylands, Trinity Gardens, Evandale, Payneham South, Royston Park and Glynde – and replace with the application of the following zones:
  - Suburban Business Zone to 10 locations at Hackney Road and North Terrace - Hackney, Maid and Magpie Hotel site and Nelson Street - Stepney, Maylands Hotel site and Magill Road - Maylands, Magill Road - Trinity Gardens, Portrush Road - Evandale, Payneham Tavern site - Royston Park and Lewis Road - Glynde
  - Business Neighbourhood Zone at North Terrace - Hackney
  - Suburban Main Street Zone to Magill Road - Maylands
  - Community Facilities Zone to the Mausoleum at Second Avenue, Payneham South.
- Removal of the proposed Suburban Activity Centre Zone (existing District Commercial Zone) from 3 locations in the Council area - at Portrush Road - Evandale, Portrush Road – Trinity Gardens and Magill Road / Bennett Street – Maylands – and replace with the application of the following zones:
  - Employment Zone to Portrush Road - Evandale
  - Suburban Business Zone to Portrush Road - Trinity Gardens
  - Suburban Main Street Zone to Magill Road - Maylands
  - Suburban Business Zone to Bennett Street - Maylands.
- Removal of the proposed Business Neighbourhood Zone (existing Local Office Zone) from 2 locations in the Council area - at Payneham Road – Evandale and Davis Road - Glynde – and replace with the application of the following zones:
  - New Code Zone to Payneham Road – Evandale
  - Employment Zone to Davis Road – Glynde.
- Removal of the proposed Suburban Activity Centre Zone (existing Local Shopping Zone) from 3 locations in the Council area - at Glynde Corner – Glynde, Payneham Road – Royston Park and Magill Road – Trinity Gardens – and replace with the application of the following zones:
  - New Code Zone to Glynde Corner – Glynde
  - Suburban Main Street Zone to Payneham Road – Evandale and Magill Road – Trinity Gardens.
- Removal of the proposed Suburban Activity Centre Zone (existing Neighbourhood Centre Zone) from 2 locations in the Council area - at Magill Road – Norwood and Kensington Road, Marryatville – and replace with the application of a new Code Zone to accommodate a lesser scale and intensity of development than that envisaged in the proposed zone.
- Removal of the proposed Suburban Business Zone (existing Mixed Use A Zone) from the area south of Chapel Street – Norwood – and replace with the application of the Business Neighbourhood Zone.
- Removal of the proposed Employment Zone (existing Light Industry Zone) from Stepney, Maylands and Glynde – and replace with the application of the following zones:
  - New Code Zone or Suburban Business Zone to Stepney Triangle – Stepney and Former Otto Timbers site – Maylands
  - New Code Zone to Glynde Industrial Estate – Glynde.
- Removal of the proposed Recreation Zone (existing Recreation Zone) over existing dwellings in Florence / Beyer Streets – Norwood – and replace with the application of either the General Neighbourhood or Housing Diversity Neighbourhood Zones.
- Retention and application of the following existing Concept Plans within the current City of Norwood Payneham and St Peters Development Plan:
  - Figure RC (N)/1 (applying to existing Residential Character [Norwood] Zone) to be transitioned across to the Code in the Suburban Neighbourhood Zone.
  - Figure MUH(C)/1, UrC/1, UrC/2 and DCe/1 (applying to existing Mixed Use Historic [Conservation] Zone, Urban Corridor Zone and District Centre [Norwood] Zone) to be transitioned across to the Code to the Business Neighbourhood Zone, Urban Corridor

- [Boulevard] Zone, Urban Corridor [Business] Zone and Urban Corridor [Main Street] Zone.
- Figure DCe/2, DCe/3, DCe/4 and R/1 (applying to existing District Centre [Norwood] Zone and Residential Zone, Medium Density Policy Area) to be transitioned across to the Code to the Urban Corridor (Main Street) Zone and the Housing Diversity Neighbourhood Zone.
- Map NPSP/1 (Overlay 4) Part A and B Laneways, Minor Streets and Unserviced Roads (applying to existing Residential Zone, Residential Historic [Conservation] Zone and Urban Corridor Zone) to be transitioned to the Code and applied to the following zones:
  - Suburban Neighbourhood Zone
  - Housing Diversity Neighbourhood Zone
  - General Neighbourhood Zone
  - Urban Corridor (Main Street) Zone
  - Urban Corridor (Business) Zone
  - Suburban Business Zone.

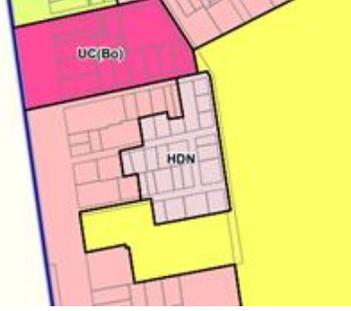
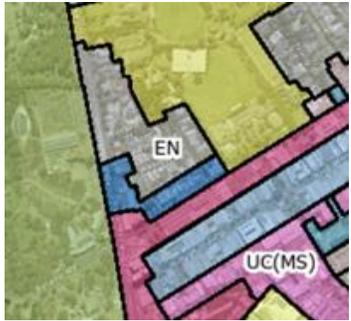
### Non-council submissions

In addition to council's feedback, a number public submissions were received during the consultation period seeking the following spatial amendments:

- Rezoning of 65-71 Edwards Street, Norwood from the proposed Suburban Neighbourhood Zone to the Suburban Business Zone to reflect that existing development on this site includes non-residential land uses.
- Rezoning of 243 The Parade and 278 Portrush Road, Beulah Park from the proposed Suburban Neighbourhood Zone and Suburban Business Zone combination to either the Urban Corridor (Main Street) Zone or Suburban Business Zone to more closely align with the current use of both sites.
- Rezoning of a site on the corner of Kensington Road and Portrush Road, Norwood (e.g. 315 Portrush Road, 137-141 Kensington Road) from the proposed Suburban Neighbourhood Zone and Business Neighbourhood Zone combination to the Urban Corridor (Main Street) Zone to allow future development of this large parcel of land on the corner of two arterial roads.
- Rezoning of 183A and 185 Payneham Road, St Peters from the existing Local Office Zone and Residential Historic (Conservation) Zone, The Avenues Policy Area combination to a Business Neighbourhood and Suburban Neighbourhood Zone split to enable greater development which would assist in achieving the 30 Year Plan.
- Rezoning of 134 The Parade, Norwood from the proposed Urban Corridor (Main Street) Zone / Suburban Neighbourhood Zone (site straddles both zones) to the Urban Corridor (Main Street) Zone only.
- The existing hierarchy of centres should be maintained – additional centres zones are therefore needed to cater for lower intensity centres, particularly in older established areas.
- Rezoning of existing Residential zoned areas from General Neighbourhood and Housing Diversity Neighbourhood Zone to Suburban Neighbourhood Zone + TNV's to transition across existing local policy intent and better reflect existing character and development.
- Rezoning of existing Residential zoned areas from the proposed General Neighbourhood Zone to the Suburban Neighbourhood Zone + TNV's to transition across existing local policy intent and better reflect existing character and development.
- Rezoning of existing Residential Historic (Conservation) Zone / Residential Character Zone / Residential Character (Norwood) Zone from the proposed General Neighbourhood Zone and Housing Diversity Neighbourhood Zone split to the Suburban Neighbourhood Zone + increased TNV capability to better address existing local policy nuances and assist in preserving character rather than accommodating a greater intensity of development than existing.

**Commission’s Recommendations:**

**SA.200 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the following nine Policy Areas of the existing Residential Historic (Conservation) Zone within the City of Norwood, Payneham and St Peters **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

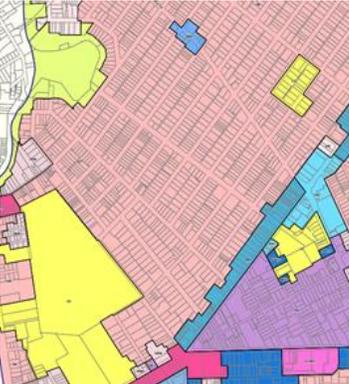
Location within Council area	Draft application for consultation	Amended application
Residential Historic (Conservation) Zone – Hackney North Policy Area		
Residential Historic (Conservation) Zone – Hackney South Policy Area		
Residential Historic (Conservation) Zone – Kent Town 1 Policy Area		

<p>Residential Historic (Conservation) Zone – Kent Town 2 Policy Area</p>		
<p>Residential Historic (Conservation) Zone – Norwood 2 Policy Area</p>		
<p>Residential Historic (Conservation) Zone – Norwood 3 Policy Area</p>		
<p>Residential Historic (Conservation) Zone – Norwood 5 Policy Area</p>		

Residential Historic (Conservation) Zone – Payneham (Henry Street / George Street) Policy Area		
Residential Historic (Conservation) Zone – Stepney Policy Area		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

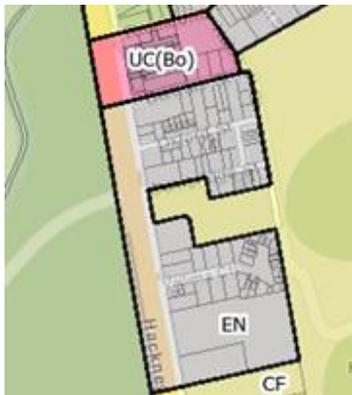
**SA.201 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Historic (Conservation) Zone, College Park Policy Area, Joslin / Royston Park Policy Area, Kensington 1 Policy Area, Kensington 2 Policy Area, Marden (Broad Street / Pollock Avenue) Policy Area, Maylands Policy Area, Norwood Policy Area 1, Norwood Policy Area 4, Payneham (Harcourt Road) Policy Area, St Peters Policy Area and The Avenues Policy Area within the City of Norwood, Payneham and St Peters **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
College Park Policy Area Joslin / Royston Park Policy Area Kensington 1 Policy Area Kensington 2 Policy Area Marden (Broad Street / Pollock Avenue) Policy Area Maylands Policy Area Norwood Policy Area 1 Norwood Policy Area 4	The Avenues Policy Area (representative example only) 	The Avenues Policy Area (representative example only) 

Payneham (Harcourt Road) Policy Area		
St Peters Policy Area		
The Avenues Policy Area		

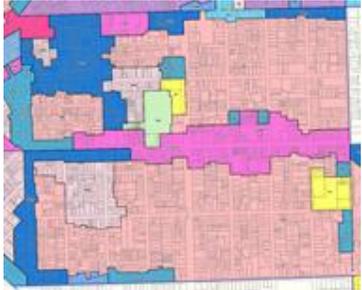
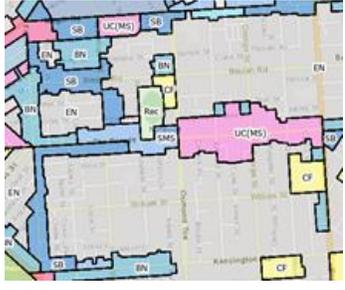
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.202 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Character Zone, Evandale/ Maylands / Stepney Policy Area, Hackney Policy Area, Heathpool / Marryatville Policy Area, St Peters / Joslin / Royston Park Policy Area and Trinity Gardens / St Morris Policy Area within the City of Norwood, Payneham and St Peters **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Evandale/ Maylands / Stepney Policy Area Hackney Policy Area Heathpool / Marryatville Policy Area St Peters / Joslin / Royston Park Policy Area Trinity Gardens / St Morris Policy Area	Hackney Policy Area (representative example only) 	Hackney Policy Area (representative example only) 

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.203 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Character (Norwood) Zone within the City of Norwood, Payneham and St Peters **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Character (Norwood) Zone		

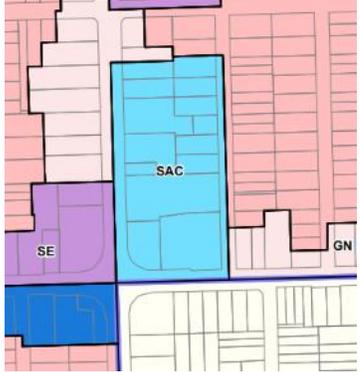
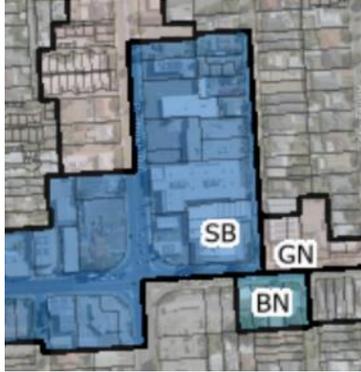
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.204 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing District Commercial Zone at Portrush Road, Evandale within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Employment Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
District Commercial Zone at Portrush Road, Evandale		

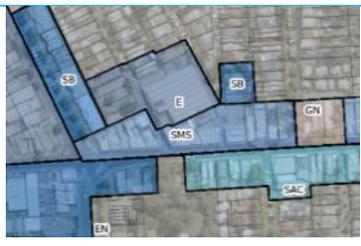
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.205 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing District Commercial Zone at Portrush Road, Trinity Gardens within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Commercial Zone at Portrush Road, Trinity Gardens		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.206 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing District Commercial Zone at Magill Road, Maylands City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Main Street Zone within the as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Commercial Zone at Magill Road, Maylands		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.207 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing District Commercial Zone at Bennett Street, Maylands within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Commercial Zone at Bennett Street, Maylands		

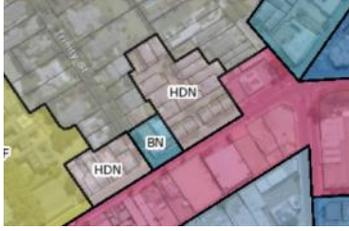
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.208 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Hackney Road, Hackney within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Hackney Road / North Terrace, Hackney		

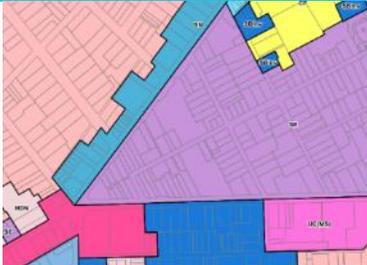
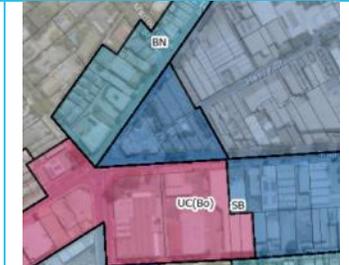
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.209 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at North Terrace, Hackney within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Business Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at North Terrace, Hackney		

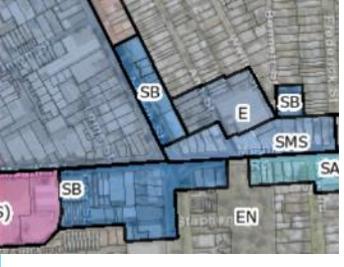
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.210 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Maid and Magpie Hotel, Stepney within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Maid and Magpie Hotel, Stepney		

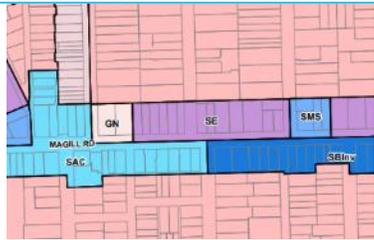
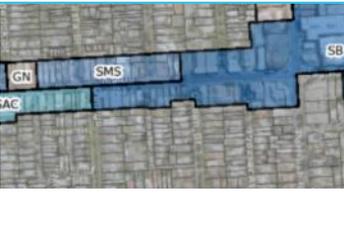
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.211 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Nelson Street, Stepney within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Nelson Street, Stepney		

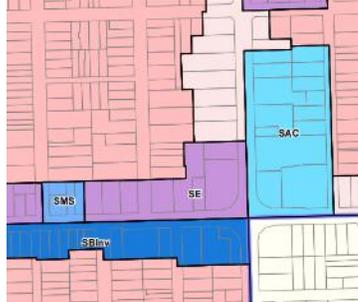
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.212 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Magill Road, Maylands (Site 1) within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Magill Road, Maylands (Site 1)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.213 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Magill Road, Maylands (Site 2) within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Magill Road, Maylands (Site 2)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.214 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Maylands Hotel, Maylands within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Maylands Hotel, Maylands		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.215 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Magill Road, Trinity Gardens within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Magill Road, Trinity Gardens		

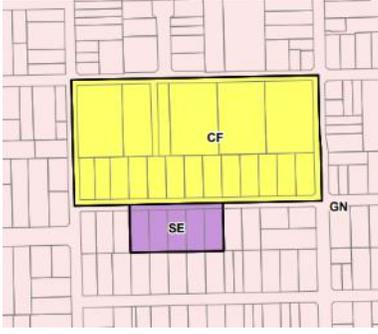
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.216 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Portrush Road, Evandale City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone within the as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Portrush Road, Evandale		

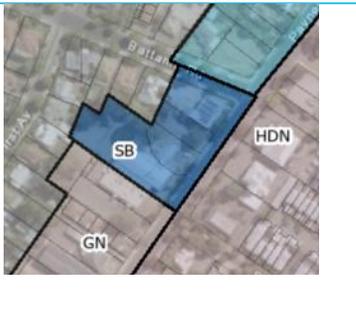
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.217 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the Mausoleum on Second Avenue (existing Local Commercial Zone) City of Norwood, Payneham and St Peters **AND REPLACE** with the Community Facilities Zone within the as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Second Avenue, Payneham South		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.218 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the Payneham Tavern site at Payneham Road, Royston Park (existing Local Commercial Zone) Zone within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Payneham Tavern site at Payneham Road, Royston Park		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.219 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone (now called the Employment Zone) from the existing Local Commercial Zone at Lewis Avenue, Glynde within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Commercial Zone at Lewis Avenue, Glynde		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.220 REMOVE SPATIAL APPLICATION** of the Business Neighbourhood Zone from the existing Local Office Zone at Davis Road, Glynde within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Office Zone at Davis Road, Glynde		

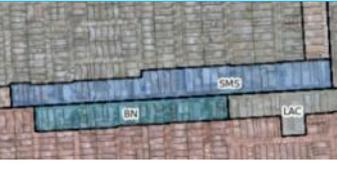
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in the City of Norwood Payneham and St Peters as the Employment Zone is considered to be a better 'zone fit' and replacement for the existing Local Office Zone at Davis Road, Glynde and is consistent with the zoning of the adjacent Robern Menz site at Glynburn Road.

**SA.221 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Shopping Zone Payneham Road, Royston Park within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Shopping Zone at Payneham Road, Royston Park		

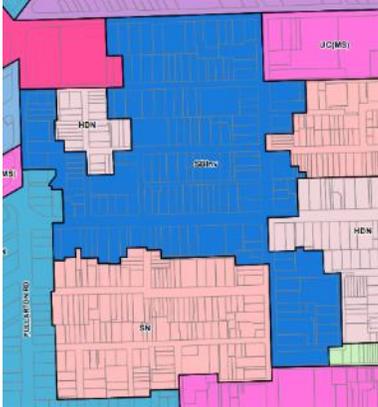
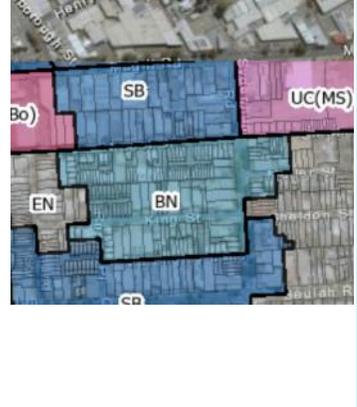
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.222 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from Magill Road, Trinity Gardens within the City of Norwood Payneham and St Peters **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Shopping Zone at Magill Road, Trinity Gardens		

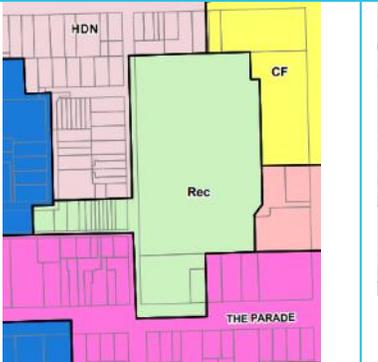
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.223 REMOVE SPATIAL APPLICATION** of the Suburban Business and Innovation Zone (now called the Suburban Business Zone) from the area south of Chapel Street, Norwood (existing Mixed Use A Zone) within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Business Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Use A Zone at Chapel Street, Norwood		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.224 REMOVE SPATIAL APPLICATION** of the Recreation Zone from the existing Recreation Zone at Florence / Beyer Streets, Norwood within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Housing Diversity Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Recreation Zone at Florence / Beyer Streets, Norwood		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.225 REMOVE SPATIAL APPLICATION** of the Urban Corridor (Main Street) Zone from The Parade West, Norwood within the City of Norwood, Payneham and St Peters **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
The Parade West, Norwood		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

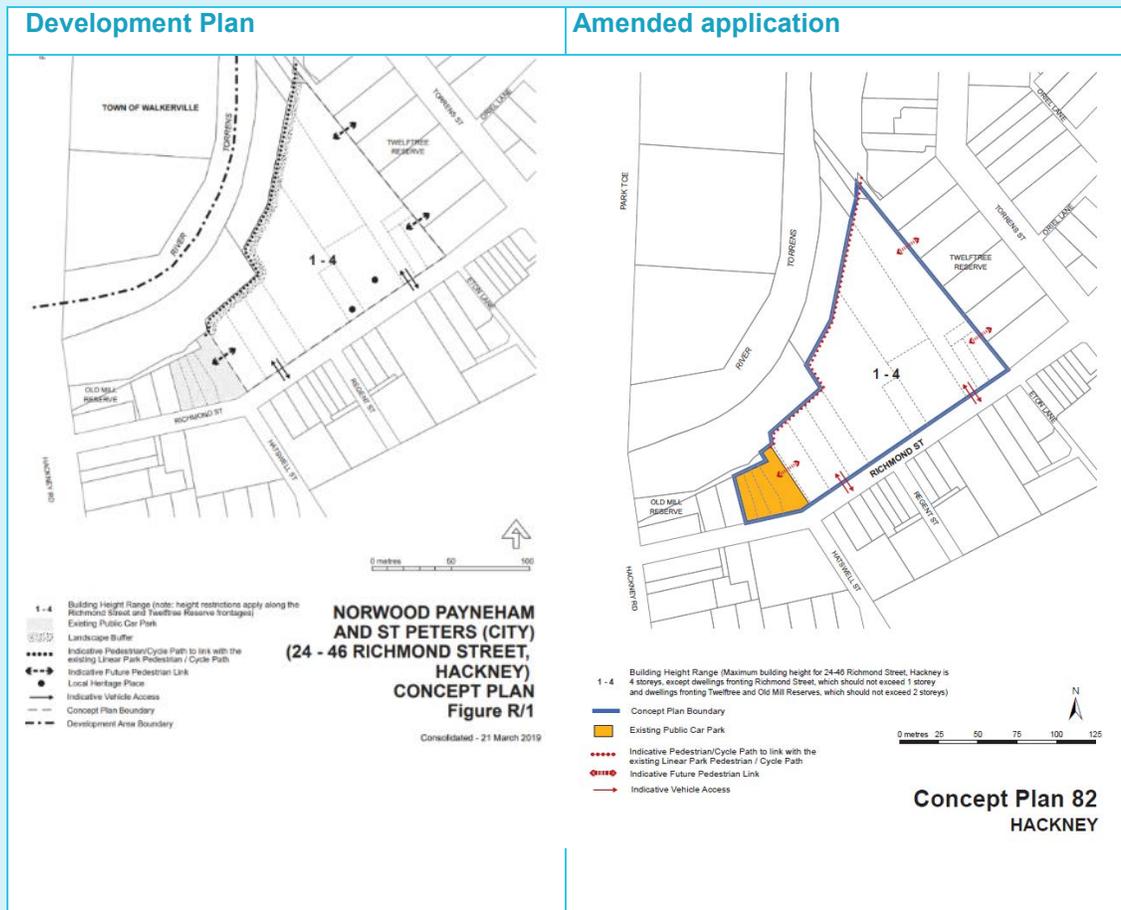
**SA.226 REMOVE SPATIAL APPLICATION** of the Hard-Edged Built Form Subzone and the Soft-Edged Landscaped Subzone from the areas proposed to transition to the Urban Corridor (Boulevard) Zone (existing Boulevard Policy Area 34) in the City of Norwood Payneham and St Peters **AND REPLACE** with the new Minimum Front Setback (metres) Technical and Numeric Variation (TNV).

**SPATIALLY APPLY** the Minimum Front Setback (metres) to the Urban Corridor suite of zones as they apply to the City of Norwood, Payneham and St Peters as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Boulevard Policy Area		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.227 SPATIALLY APPLY** existing 24-46 Richmond Street, Hackney Concept Plan Figure R/1 as a Concept Plan to the land located in the Housing Diversity Neighbourhood Zone at Hackney within the City of Norwood Payneham and St Peters as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new 'Small Scale Professional / Business Code Zone' (replacing the proposed Business Neighbourhood Zone) to apply to the existing Local Office Zone at Payneham Road, St Peters and Evandale to cater for more homogenous land uses.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>

<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new 'Code Zone' (replacing the proposed Employment Zone) to apply to the existing Light Industry Zone at Stepney, Maylands, Payneham and Glynde to reflect the unique character of existing industrial precincts.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new 'Code Zone' (replacing the proposed Suburban Activity Centre Zone) to apply to the existing Local Shopping Zone at Glynde Corner - Glynde to accommodate a lesser scale and intensity of development than that envisaged in the proposed zone.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new 'Code Zone' (replacing the proposed Suburban Activity Centre Zone) to apply to the existing Neighbourhood Centre Zone at Magill Road – Norwood and Kensington Road – Marryatville to accommodate a lesser scale and intensity of development than that envisaged in the proposed zone.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new Subzone to provide further policy support to the application of the Suburban Business Zone at West Norwood, Beulah Road, Magill Road West and Kensington Road (existing Business Zone locations).</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new Subzone to provide further policy support to the application of the Business Neighbourhood Zone at College Park, Evandale, Kent Town, Norwood and Kensington (existing Mixed Use {Historic} Conservation Zone locations).</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new Subzone to provide further policy support to the application of the Community Facilities Zone at 14 schools locations across the Council area (existing Community Zone, Education Policy Area).</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>
<p><b>City of Norwood, Payneham and St Peters</b></p> <p>Creation of a new Subzone to provide further policy support to the application of the Community</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>

Facilities Zone to the Dunstone Grove-Linde Reserve, Stepney and the MARS Sporting Club / Azzurri Sports Club, Marden (existing Community Zone, Recreation Policy Area).	
<b>City of Norwood, Payneham and St Peters</b> Creation of a new Subzone to provide further policy support to the application of the Recreation Zone to the Norwood Oval, Norwood.	The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.
<b>Public Submission (3 public submissions)</b> Rezoning of 65-71 Edwards Street, Norwood from the proposed Suburban Neighbourhood Zone to the Suburban Business Zone.	The request is outside the scope of the current Phase Three Code Amendment (i.e. more extensive policy investigations and consultation is required).  These matters would require a subsequent Code Amendment after Phase Three is implemented.
<b>Public Submission</b> Rezoning of 243 The Parade and 278 Portrush Road, Beulah Park from the existing Suburban Neighbourhood Zone and Suburban Business Zone combination to either the Urban Corridor (Main Street) Zone or Suburban Business Zone.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<b>Public Submission</b> Rezoning of 315 Portrush Road and 137-141 Kensington Road, Norwood from the existing Suburban Neighbourhood Zone and Business Neighbourhood Zone combination to the Urban Corridor (Main Street) Zone.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<b>Public Submission</b> Rezoning of 183A and 185 Payneham Road, St Peters from the existing Local Office Zone and Residential Historic (Conservation) Zone – The Avenues Policy Area combination to a Business Neighbourhood and Suburban Neighbourhood Zone split.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<b>Public Submission</b> Rezoning of 134 The Parade, Norwood from the proposed Urban Corridor (Main Street) Zone / Suburban Neighbourhood Zone to the Urban Corridor (Main Street) Zone only.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<b>Public Submission (12 submissions)</b> Rezoning of existing Residential Historic (Conservation) Zone / Residential Character Zone / Residential Character (Norwood) Zone from	This has been addressed via Council's request to apply the new Established Neighbourhood Zone with greater TNV capability (e.g. maximum building height, minimum site and frontage, maximum site coverage and side setbacks) to all

<p>proposed General Neighbourhood Zone and Housing Diversity Neighbourhood Zone split to the Suburban Neighbourhood Zone with increased TNV capability.</p>	<p>areas where the Residential Historic (Conservation) Zone / Residential Character Zone and Residential Character (Norwood) Zone currently spatially apply.</p>
<p><b>Public Submission (19 submissions)</b></p> <p>The existing hierarchy of centres should be maintained – additional zones are needed to cater for the lower intensity centres, particularly in older established areas.</p>	<p>While a new Local Activity Centre Zone has been included in the Code to address some of the concerns identified here, this does not apply to any location within the City of Norwood, Payneham and St Peters (including its existing Local Shopping Zones).</p> <p>Existing centres zoning within the Council therefore continues to be transitioned to either the Suburban Main Street, Suburban Activity Centre or Urban Corridor (Main Street) Zones to reflect local character and policy.</p>

## City of Onkaparinga

Feedback received from the City of Onkaparinga sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones:
  - New 'Township Neighbourhood Zone' (replacing the proposed Township Zone) to apply to the existing Township Zone as it currently applies to Aldinga, Willunga, Port Willunga, Clarendon, Old Noarlunga, Old Reynella, McLaren Flat, Kangarilla and Yaroona to better reflect existing township character and be more consistent with current Development Plan policy.
  - Recreation Zone (replacing the proposed Township Zone) to apply to part of the existing Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 29 Aldinga Village to address existing recreational land uses including the oval area to the south of Port Road.
  - Recreation Zone (replacing the proposed Township Zone) to apply to part of the existing Township Zone, McLaren Flat Policy Area 59 at McLaren Flat to address existing recreational land uses including oval area.
  - Recreation Zone (replacing the proposed Township Zone) to apply to part of the existing Township Zone, Yaroona Policy Area 64 at Yaroona to address existing recreational land uses including oval area.
  - Peri-Urban Zone (replacing the proposed Rural Zone) to apply to the existing Township Zone, Clarendon Policy Area 57, Precinct 23 – Landscape Environs at Clarendon, to reflect the unique character of the area and be more consistent with current Development Plan policy.
  - General Neighbourhood Zone (replacing the proposed Greenfield Neighbourhood Zone) to apply to the existing Residential Zone, Hart Road Policy Area 52 at Aldinga Beach to provide a better 'zone fit' closer to the current zoning. (Master Planned Neighbourhood Zone)
  - Suburban Neighbourhood Zone (replacing the proposed General Neighbourhood Zone) to apply to several existing Residential Zoned areas where the Hazard (Bushfire Urban Interface), Hazard (Bushfire – Medium Risk) + Hazard (Bushfire – High Risk) Overlays apply and where areas are currently unsewered and require larger site areas for on-site septic systems (this includes areas in Maslin's Beach, O'Sullivan's Beach, Flagstaff Hill, Willunga and McLaren Vale).
  - Suburban Neighbourhood Zone w additional TNV capability (replacing the proposed General Neighbourhood Zone) to apply to all existing Residential Zoned areas of Council due to existing issues, including site gradient, locations in Bushfire Risk Area and locations which are unsewered etc.
  - Township Main Street Zone (replacing the proposed Township Zone) to apply to existing Township Zone, Old Reynella Policy Area 61, Precinct 27 Town Centre at Old Reynella to better address the existing or preferred pattern of development for this area.
  - New Hills Neighbourhood Zone (replacing the proposed General Neighbourhood Zone) to apply to existing Residential Zone, Willunga Policy Area 49 at Willunga to better address the existing or preferred pattern of development for this area.
  - New Established Neighbourhood Zone (replacing the proposed General Neighbourhood Zone) to apply to existing Residential Zone, McLaren Vale Policy Area 39 at McLaren Vale to better address the existing or preferred pattern of development for this area.
  - New Hills Neighbourhood Zone (replacing the proposed General Neighbourhood Zone) to apply to the Residential Zone at Port Willunga due to existing topography and native vegetation.

- New Hills Neighbourhood Zone (replacing the proposed Housing Diversity Neighbourhood Zone) to apply to the Residential Zone, Residential Coordinated Development Policy Area 38 at Happy Valley.
- New Hills Neighbourhood Zone (replacing the proposed General Neighbourhood Zone) to apply to the Residential Zone, Residential Coordinated Development Policy Area 67 at Hackham / Onkaparinga Hills due to existing sloping land and retaining wall policy as per the current Policy Area.
- New Hills Neighbourhood Zone (replacing the proposed Suburban Neighbourhood Zone) to apply to the Residential Zone, Woodcroft Policy Area 42 at Woodcroft due to existing topography and vegetation.
- New Hills Neighbourhood Zone (replacing the proposed General Neighbourhood Zone) to apply to the Residential Zone at Flagstaff Hill and Darlington to better reflect the existing topography and character of the area (General Neighbourhood Zone).
- Housing Diversity Neighbourhood Zone + General Neighbourhood Zone split (replacing the proposed Housing Diversity Neighbourhood Zone) to apply to the Residential Zone, Seaford Heights Policy Area 43 + Neighbourhood Zone, Seaford Heights Policy Area 24 at Seaford Heights (Master Planned Neighbourhood Zone + Emerging Retail Activity Subzone applied).
- Housing Diversity Neighbourhood Zone (replacing the proposed Urban Activity Centre Zone) to apply to existing Regional Centre Zone, Inner Residential area that enables some ground floor shops and other small business premises within mixed use developments.
- Community Facilities Zone (replacing the proposed Suburban Activity Centre Zone) to apply to existing District Centre Zone, Aberfoyle Park Policy Area, Western Precinct 7 at Aberfoyle Park to provide a better 'zone fit' for existing land uses on the ground including educational establishments.
- Suburban Activity Centre Zone (replacing the proposed Suburban Activity Centre / Community Facilities Zone split) to apply over the whole of the existing District Centre Zone, Aldinga Beach Policy Area 8 at Aldinga Beach to be more consistent with existing zoning.
- Township Main Street Zone (replacing the proposed Township Zone) to apply to the existing Town Centre Zone at Port Noarlunga to provide a better 'zone fit' to address existing land use mix.
- Suburban Activity Centre Zone (replacing the proposed Suburban Main Street Zone) to apply to part of the existing Neighbourhood Centre Zone, McLaren Vale Policy Area along Field Street to provide a better 'zone fit' due to the locations separation from commercial activity on Main Road, McLaren Vale.
- Housing Diversity Neighbourhood Zone + Suburban Neighbourhood Zone + Employment Zone split (replacing the proposed Employment Zone) to apply to the existing Suburban Activity Node Zone - Old Reynella Policy Area 70, Residential Zone – Old Reynella Policy Area 69 and the Urban Employment Zone at the Old Reynella Winery site to provide a better 'zone fit' to reflect existing Development Plan zoning and policy.
- Employment Zone (replacing the proposed Strategic Employment Zone) to apply to existing Urban Employment Zone, Main Road Policy Area 12 (applying to Sherriff's Road, O'Sullivan's Beach Road, Main South Road – Old Noarlunga and Seaford Road – Old Noarlunga / Seaford) to better reflect existing land use mix and intensity of development.
- Infrastructure Zone (replacing the proposed Strategic Employment Zone) to apply to part of the existing Urban Employment Zone at Port Stanvac (e.g. Desalination Plant site) to better reflect the existing use of the site.
- Employment Zone (replacing the proposed Strategic Employment Zone) to apply to the existing Urban Employment Zone at Hackham and Willunga to better reflect existing land use mix and intensity of development.

- Recreation Zone or Community Facilities Zone (replacing the proposed Tourism Development Zone) to apply to the existing Tourism Development Zone, Port Noarlunga Policy Area 56 at Port Noarlunga to better reflect the envisaged land use mix for this location.
- Creation and application of the following new Subzones:
  - New Subzone under the new 'Township Neighbourhood Zone' (replacing the Township Zone), to be applied to the current Township Zone at Port Willunga, Aldinga.
  - New Subzone (similar to American River Subzone) under the Established Neighbourhood Zone to be applied to Port Willunga to address holiday and tourist accommodation within the zone at this location.
  - New 'Star of Greece' subzone under the proposed Township Zone to be applied to the existing Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 31 Port Willunga Foreshore to recognise the beach, jetty and cliff top area and distinguish this area from the residential development and mixed use areas within the existing Township Zone.
  - New Subzone under the proposed Township Zone to be applied to the existing Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 32 Old Port Road to recognise the visual and historic significance of the Avenue of Honour and distinguish this area from the residential development and mixed use areas within the Township Zone.
  - New Subzone under the proposed Township Zone to be applied to the existing Township Zone, Clarendon Policy Area 57, Precinct 25 – Mixed Use at Clarendon to recognise the area where business, commercial and community land uses co-exist with residential development.
  - New Subzone under the proposed Township Zone to be applied to the existing Township Zone at McLaren Flat to reflect unique policy contained within the McLaren Flat Policy Area 59.
  - New Subzone under the proposed Township Zone to be applied to the existing Township Zone at Old Noarlunga to reflect unique policy contained within Old Noarlunga Policy Area 60.
  - New Subzone under the proposed Housing Diversity Neighbourhood Zone to be applied to the existing Residential Zone, Medium Density Policy Area at Seaford to cater for existing local policy variations (maximum building height and minimum lot size / frontage requirements).
  - New Subzone under the proposed Suburban Activity Centre Zone to be applied to the existing District Centre Zone, Christies Beach Policy Area 9 to better address local policy nuances including existing land use mix, interface with adjoining residential areas and building on corner allotment policy.
  - New Subzone under the proposed Suburban Activity Centre Zone to be applied to the existing District Centre Zone, Seaford Policy Area 10 to better address local policy nuances including policies to provide greater emphasis on dwelling types and setbacks, scale and overshadowing etc.
  - New Subzone under the proposed Strategic Employment Zone to be applied to the existing Urban Employment Zone, Port Stanvac Policy Area 15 to reflect existing local policy that restricts development in this area until the Oil Refinery has been remediated and comprehensive site wide Master Plan has been prepared.
  - New Winery Subzone under the proposed Tourism Development Zone to be applied to the existing Tourism Development Zone, McLaren Vale Policy Area 54 at McLaren Vale to address existing land uses which include a large winery, convention centre and motel.
  - New Subzone under the proposed Rural Zone to be applied to the existing Primary Production Zone, Open Space Policy Area 33 at Aldinga to provide policies to better

address and protect the interface with the Aldinga Scrub, Washpool and overland flow paths.

- New Subzone under the proposed Open Space Zone to be applied to the existing Open Space Zone at Moana to address existing local policy for an approved small housing division.
- Expanding the application of the Significant Landscape Protection Overlay to apply to the area of Clarendon that aligns with Clarendon Policy Area 57, Recreation Open Space Precinct 26 of the existing Township Zone.
- Expanding the application of the Significant Landscape Protection Overlay to apply to existing Primary Production Zone, Landscape Protection Policy Area 31 at Coromandel East / Cherry Gardens to better reflect existing Development Plan policy requirements.
- Expanding the application of the Significant Landscape Protection Overlay to apply over all existing areas zoned 'Conservation' to ensure continued protection of the natural landscape and areas of sensitivity in relation to biodiverse scenic, scientific, cultural, geological and the variety of ecosystems existing in these particular areas.
- Expanding the application of the Water Resources Overlay over the whole of the Conservation Zone at the Happy Valley Reservoir.
- Expanding the application of the Significant Landscape Protection Overlay to apply over all existing areas zoned 'Hills Face' to provide greater strength and support to attain the objectives of this natural feature of Adelaide.
- Expanding the Marine Parks (Restricted Use) Overlay, Marine Parks (Managed Use) Overlay, Water Resources Overlay and Significant Landscape Protection Overlay to apply to the existing MOSS Zone along the Onkaparinga River and Estuary to ensure adequate control over the natural ecosystems and landscape area.
- Expanding the application of the Significant Landscape Protection Overlay to apply to existing Open Space Zone, Seascape Policy Area 29 at Moana to address existing policy that seeks to minimise the impact of development on the scenic coastal and rural environment adjacent the Coastal Conservation Zone.
- Expanding the Non-Stop Corridors Overlay to capture all allotments abutting the Southern Expressway in this Overlay.
- Expanding the Coastal Areas Overlay to apply to an area at Moana Sands as well as properties that have direct river frontage along River Road in Port Noarlunga.

#### Non-council submissions

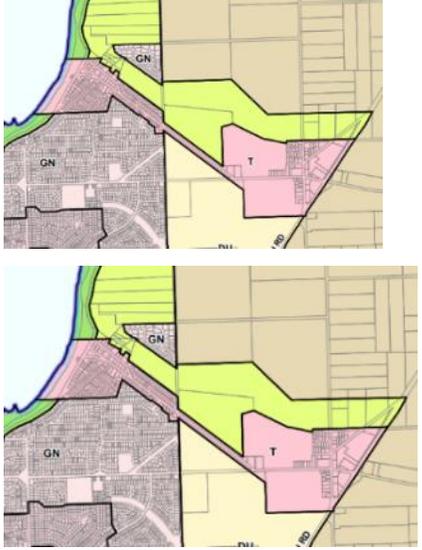
In addition to Council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Request for the Peri-Urban Zone (renamed Adelaide Country Zone) to replace the Rural Zone in the Willunga Basin as this zone is more closely aligned with the Character Preservation District.
- Request for the Aldinga Arts Eco Village to be excluded from the Historic Area Overlay which applies to Aldinga and Port Willunga Townships.
- Request for multiple parcels of broad-acre land at Sellicks Beach to be rezoned to Greenfield Suburban Neighbourhood Zone (to support residential development) instead of the existing and proposed Deferred Urban Zone.
- Owner of several vacant parcels of land located within two (2) different zones in Flagstaff Hill requests that the level of bushfire risk be downgraded from 'high risk' to either medium or low given the context of the locality which has been extensively developed for residential/urban purposes.
- A submission from a member of the public requests that the property at Aldinga Beach be rezoned to Home Industry Zone. The subject land is proposed to be transitioned from the Urban Employment Zone to the Employment Zone.
- Request for rezoning of land off of Hepenstal Road and Main South Road, Hackham from the proposed Rural Zone to the Master Planned Suburban Neighbourhood Zone to facilitate the development of the land for a range of diverse housing and activity centres, employment and community services.

- Zoning of a site at Lonsdale (subject of recent Ministerial Lonsdale Residential DPA) should be zoned either the 'Greenfield Suburban Neighbourhood Zone' or 'General Neighbourhood Zone' to facilitate the orderly and coordinated development of this large Greenfield site for residential purposes.
- Seaside Estate at Moana, which is proposed to be zoned General Neighbourhood should be transitioned to the Greenfield Suburban Neighbourhood Zone instead.
- Seaford Meadows Estate at Seaford Meadows, which is proposed to be zoned Housing Diversity Neighbourhood should be transitioned to the Greenfield Suburban Neighbourhood Zone instead.
- The Heights Estate at Seaford Meadows, which is proposed to be zoned General Neighbourhood should be transitioned to the Greenfield Suburban Neighbourhood Zone instead.
- The Vista development at Seaford Heights, which is proposed to be zoned Housing Diversity Neighbourhood and Suburban Activity Centre Zone should be transitioned to the Greenfield Suburban Neighbourhood Zone instead.
- Request that the Native Vegetation Overlay and the Sloping Land Overlay be removed from the Vista development at Seaford Heights.
- Three (3) large parcels of land located to the east of Main South Road and north of Black Road at Flagstaff Hill/O'Halloran Hill should have the Local Heritage Place Overlay removed from the site because the site does not contain any heritage listed items.
- Request for portion of the Township Zone at Clarendon to be rezoned to Peri-Urban Zone to better match the intended scale, intensity and type of uses envisaged for the current Landscape Environs Precinct.
- New Subzones be applied in Clarendon and all similar townships in situations where a reasonably homogeneous tract of residential development (usually associated with dormitory style housing development post 1960's) sits distinct from the mixed use amalgam of development that forms the historic core of the town.
- Onkaparinga Gorge Conservation has been rezoned 'Hills Face Zone' incorrectly – should be 'Conservation Zone'.
- Request for 2 parcels of land at Willunga to be rezoned 'Township' instead of the proposed 'General Neighbourhood Zone' for heritage and character purposes.
- Support for the continuation of the Character Preservation legislation and suggestion that this could be further reinforced in the Code through the application of a Significant Landscape Protection and / or Scenic Route Overlay to improve provisions reflecting the objectives of the legislation.

**Commission’s Recommendations:**

**SA.228 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, Precinct 30 and 32 at Port Willunga within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 30 Port Willunga</p> <p>Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 32 Old Port Road</p>		

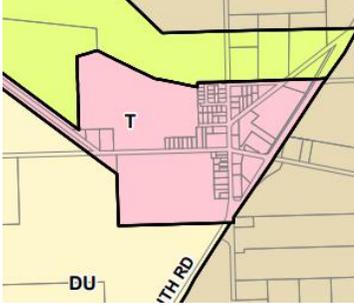
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.229 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, Precinct 31 at Port Willunga within the City of Onkaparinga **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 31 Port Willunga Foreshore</p>		

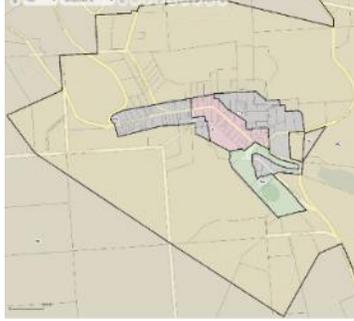
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.230 REMOVE SPATIAL APPLICATION** of the Township Zone from the Council owned recreation facility located in the existing Township Zone, Precinct 29 at Aldinga Village within the City of Onkaparinga **AND REPLACE** with the Recreation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 29 Aldinga Village		

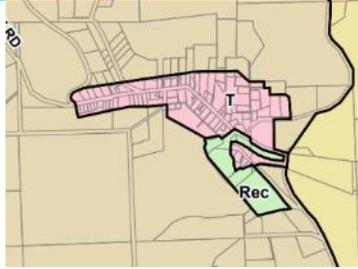
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.231 REMOVE SPATIAL APPLICATION** of the Rural Zone from the existing Township Zone, Clarendon Policy Area, Landscape Environs Precinct within the City of Onkaparinga **AND REPLACE** with the Adelaide Country Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Clarendon Policy Area 57, Precinct 23 Landscape Environs		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.232 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, Clarendon Policy Area, Living Policy Precinct within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Clarendon Policy Area 57, Precinct 24 Living Policy		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.233 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, Kangarilla Policy Area within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Kangarilla Policy Area 58		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.234 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, Yarona Policy Area within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone / Recreation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Yarona Policy Area 64		

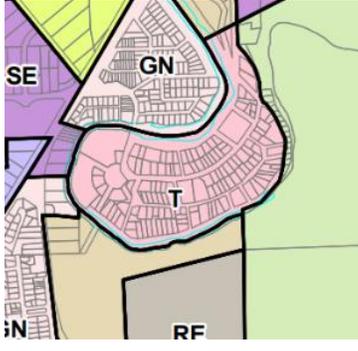
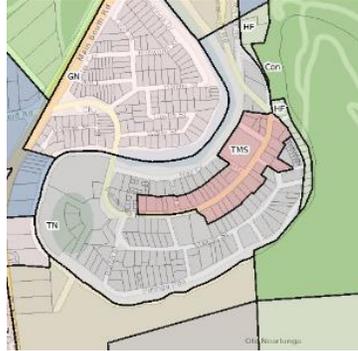
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.235 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, McLaren Flat Policy Area within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone / Township Zone and Recreation Zone as identified in the recommended amendment map.

Location within Council area	Draft application for consultation	Amended application
Township Zone, McLaren Flat Policy Area 59		

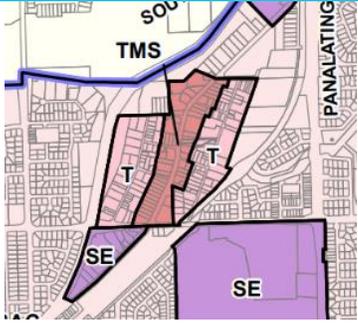
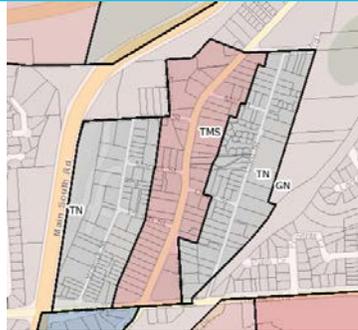
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.236 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, Old Noarlunga Policy Area within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone / Township Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Old Noarlunga Policy Area 60		

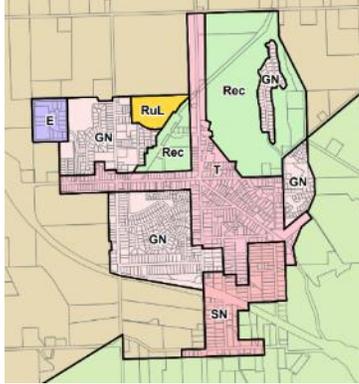
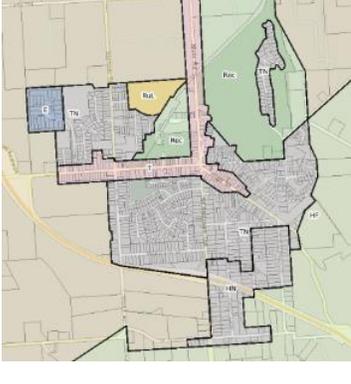
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.237 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Township Zone, Old Reynella Policy Area, Residential Precinct within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Old Reynella Policy Area 61, Precinct 28 Residential		

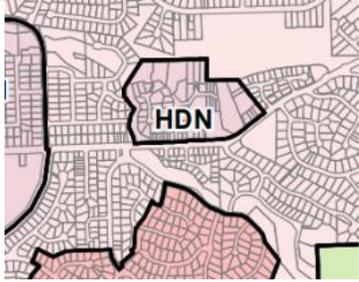
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.238 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Township Zone, Willunga Policy Area, Residential Precinct within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Willunga Policy Area 63, Precinct 33 Residential		

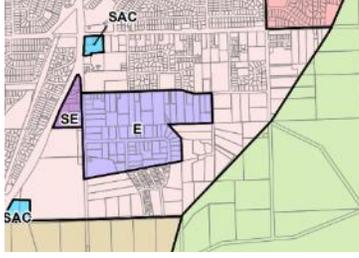
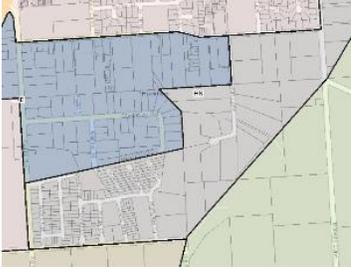
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.239 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the existing Residential Zone, Coordinated Policy Area at Happy Valley within the City of Onkaparinga **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Coordinated Policy Area 38		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.240 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Coordinated Policy Area at Hackham / Onkaparinga Hills within the City of Onkaparinga **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map.

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Coordinated Policy Area 67		

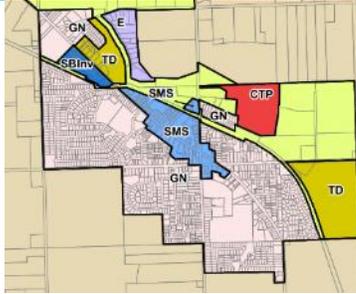
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.241 REMOVE SPATIAL APPLICATION** of the Suburban Greenfield Neighbourhood Zone from the existing Residential Zone, Hart Road Policy Area at Aldinga Beach within the City of Onkaparinga **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Hart Road Policy Area 52		

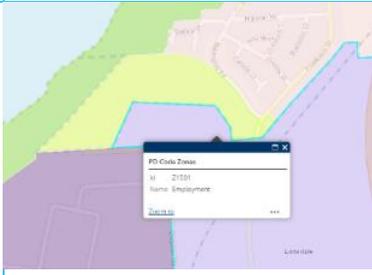
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.242 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, McLaren Vale Policy Area within the City of Onkaparinga **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, McLaren Vale Policy Area 39		

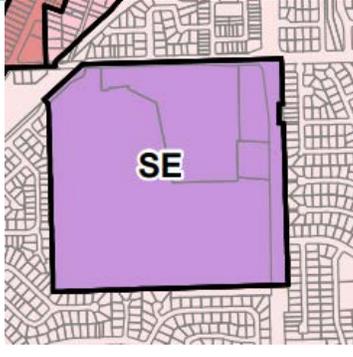
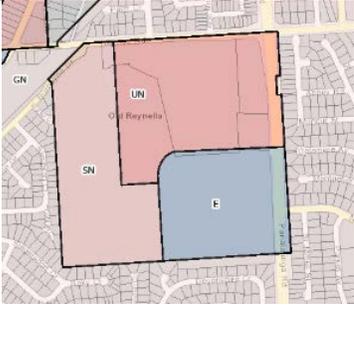
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.243 REMOVE SPATIAL APPLICATION** of the Employment Zone from the existing Residential Zone, Lonsdale Policy Area within the City of Onkaparinga **AND REPLACE** with the General Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Lonsdale Policy Area 71		

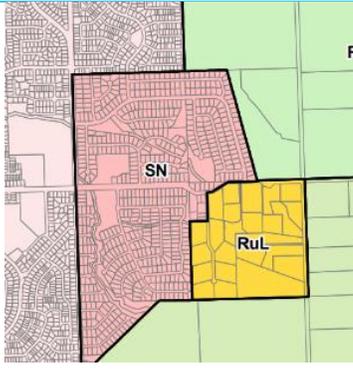
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.244 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone from the existing Residential Zone, Old Reynella Policy Area within the City of Onkaparinga **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Lonsdale Policy Area 69		

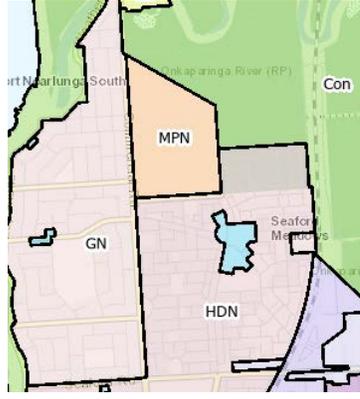
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.245 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Onkaparinga Hills / Woodcroft Policy Area within the City of Onkaparinga **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Onkaparinga Hills / Woodcroft Policy Area 42		

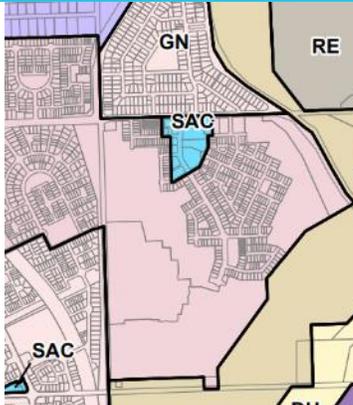
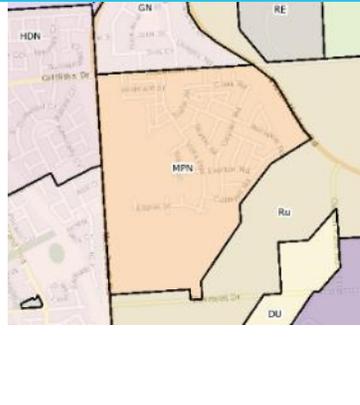
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.246 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from part of the existing Residential Zone, Seaford Meadows Policy Area within the City of Onkaparinga **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Seaford Meadows Policy Area 44		

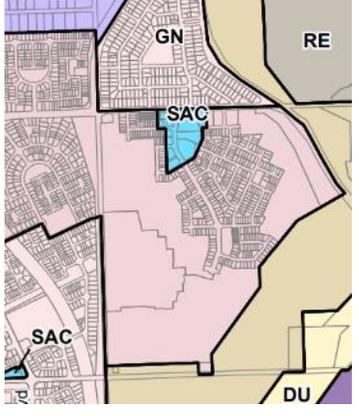
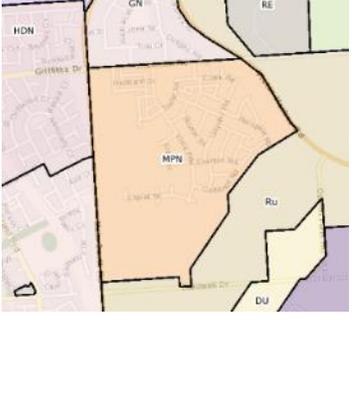
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.247 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the existing Residential Zone, Seaford Heights Policy Area within the City of Onkaparinga **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Seaford Heights Policy Area 43		

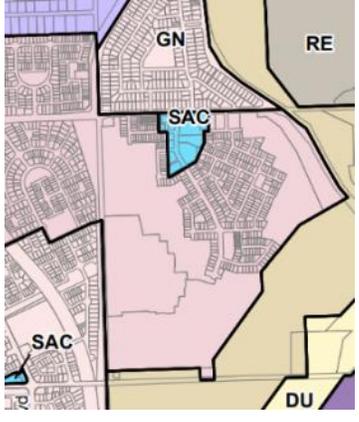
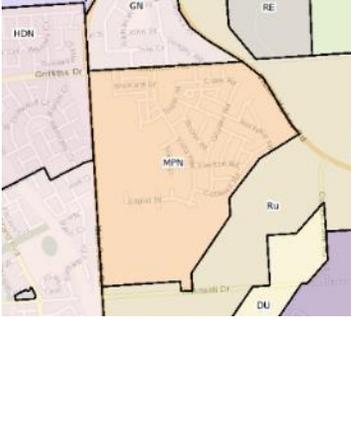
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

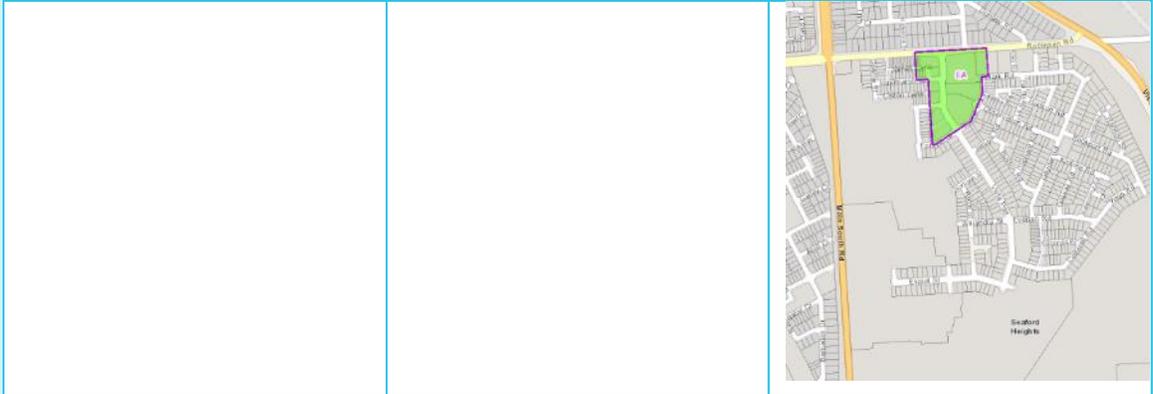
**SA.248 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Neighbourhood Centre Zone, Seaford Heights Policy Area within the City of Onkaparinga **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Neighbourhood Centre Zone, Seaford Heights Policy Area 24		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.249 SPATIALLY APPLY** the Emerging Activity Centre Subzone to the land located in the existing Neighbourhood Centre Zone at Seaford Heights within the City of Onkaparinga as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Neighbourhood Centre Zone, Seaford Heights Policy Area 24		



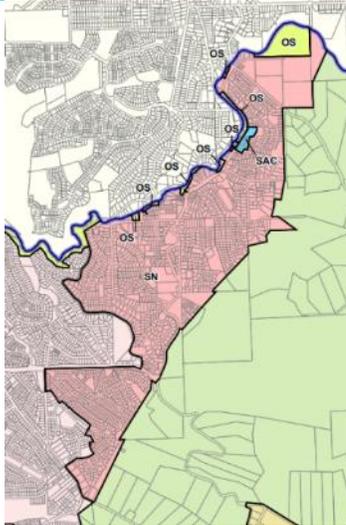
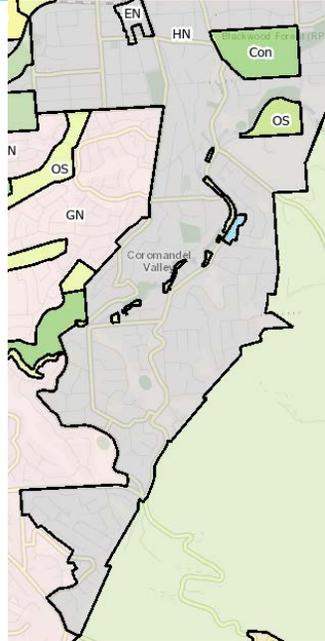
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.250 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Willunga Policy Area within the City of Onkaparinga **AND REPLACE** with the Township Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Willunga Policy Area 63, Precinct 33 Residential		

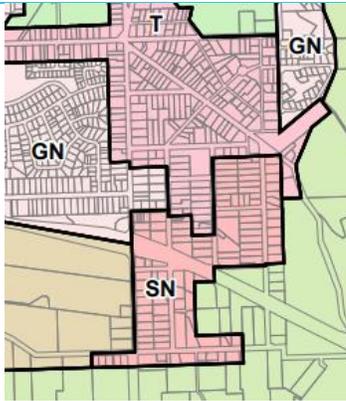
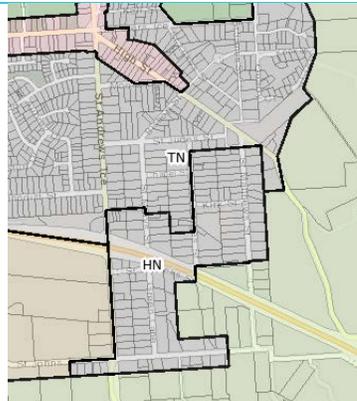
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.251 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Hills Zone, Coromandel Policy Area within the City of Onkaparinga **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Hills Zone, Coromandel Policy Area 47		

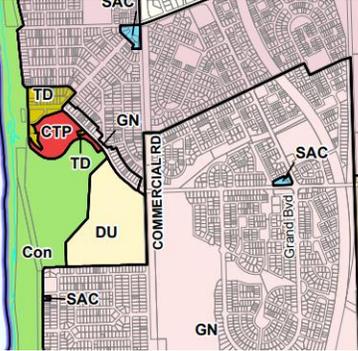
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.252 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Hills Zone, Willunga Policy Area within the City of Onkaparinga **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Hills Zone, Willunga Policy Area 49		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

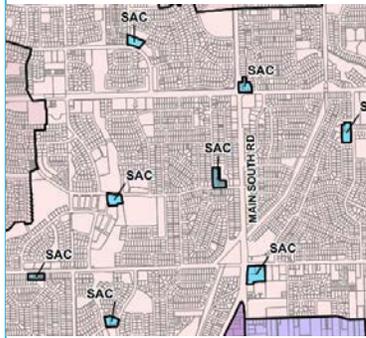
**SA.253 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from existing Local Centre Zones within the City of Onkaparinga **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Sellicks Beach	 <p>A map showing a coastal area with a green zone labeled 'SAC' and a pink zone labeled 'SN'. A small blue rectangle highlights a specific area within the SAC zone.</p>	 <p>A map showing the same coastal area. The green zone is now labeled 'LAC' and the pink zone is labeled 'Con'. The highlighted area from the draft is now within the LAC zone. Street names 'Herrick St' and 'Francis St' are visible.</p>
Local Centre Zone, Seaford Rise, Moana	 <p>A detailed map of a residential area with various zones: SAC (pink), TD (yellow), CTP (red), GN (grey), DU (light green), and Con (dark green). A blue rectangle highlights a specific area within the SAC zone.</p>	 <p>The same map as the draft, but the highlighted area is now within a different zone (likely LAC). The SAC zone is still present but the highlighted area has been reclassified.</p>

Local Centre Zone, Seaford, Port Noarlunga South

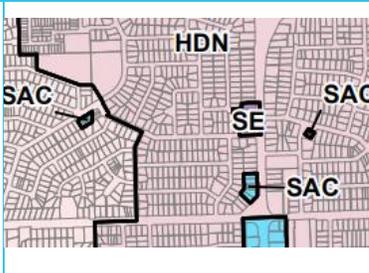
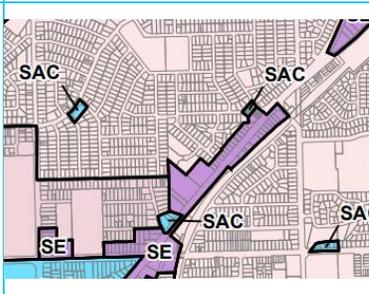
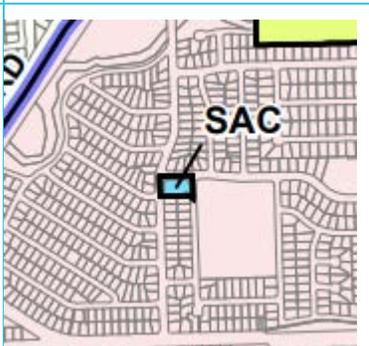
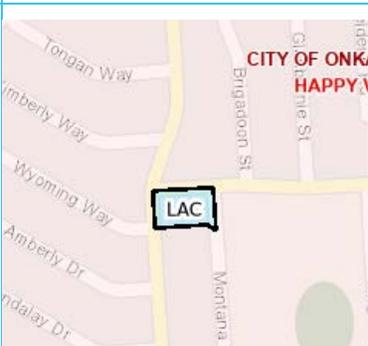
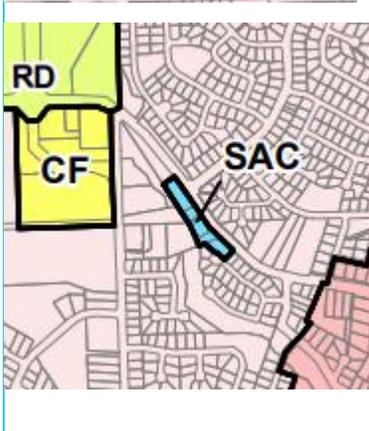
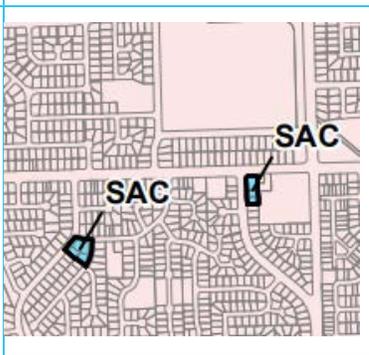
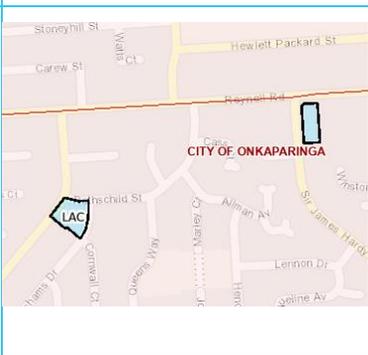


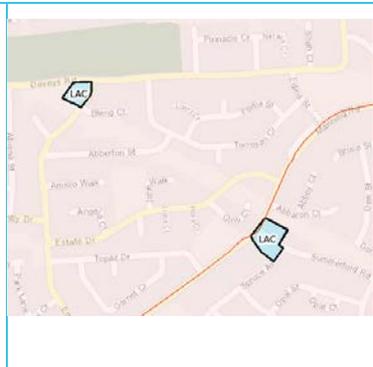
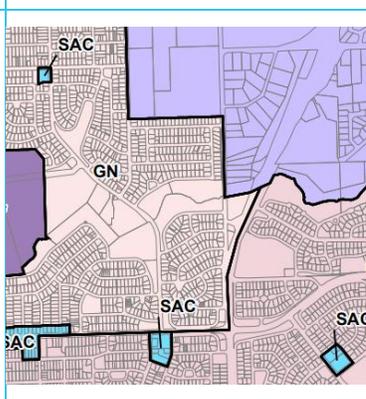
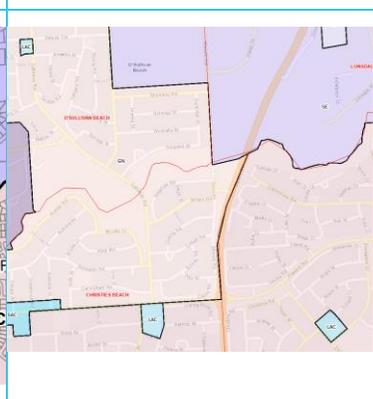
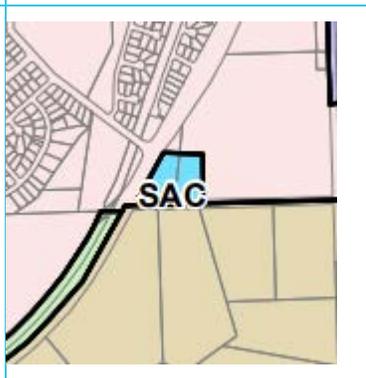
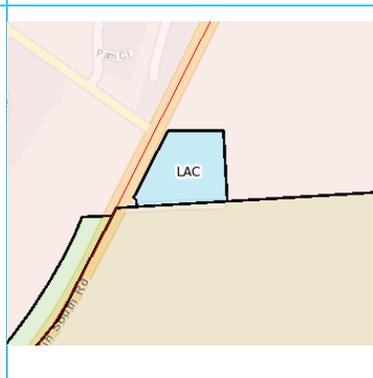
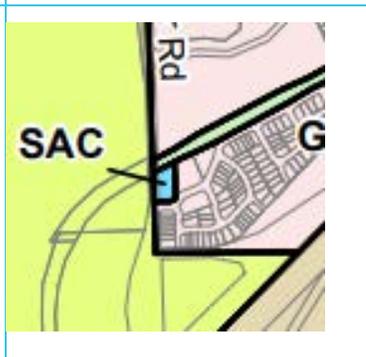
Local Centre Zone, Huntfield Heights, Hackham West, Hackham, Morphett Vale



Local Centre Zone, Morphett Vale

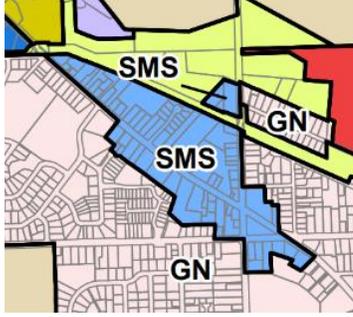


<p>Local Centre Zone, Morphet Vale</p>		
<p>Local Centre Zone, Old Reynella, Reynella</p>		
<p>Local Centre Zone, Happy Valley</p>		
		
<p>Local Centre Zone, Woodcroft</p>		

<p>Local Centre Zone, Flagstaff Hill, Aberfoyle Park</p>		
<p>Local Centre Zone, O'Sullivan Beach, Christie Downs, Christies Beach</p>		
<p>Local Centre Zone, Hepenstal Road Policy Area</p>		
<p>Local Centre Zone, River Road Policy Area</p>		

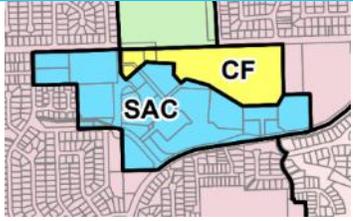
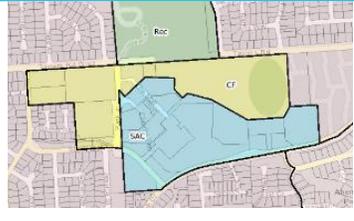
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.254 REMOVE SPATIAL APPLICATION** of the Suburban Main Street Zone from existing Neighbourhood Centre Zone at Field Street, McLaren Vale within the City of Onkaparinga **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Neighbourhood Centre Zone (Field Street, McLaren Vale only)	 <p>The draft application map shows a street grid with several zones. A central area is shaded blue and labeled 'SMS'. To its right, a smaller area is shaded yellow and labeled 'GN'. Other areas are shaded in various colors like green, red, and purple.</p>	 <p>The amended application map shows the same street grid. The area previously labeled 'SMS' is now shaded light blue. The area previously labeled 'GN' is now shaded light green. The rest of the map remains the same as in the draft application.</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.255 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from part of the existing District Centre Zone, Aberfoyle Park Policy Area and Western Precinct within the City of Onkaparinga **AND REPLACE** with the Community Facilities Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Aberfoyle Park Policy Area 7, Precinct 7 Western	 <p>The draft application map shows a street grid with a large area shaded blue and labeled 'SAC'. To its right, a smaller area is shaded yellow and labeled 'CF'. Other areas are shaded in various colors like green and purple.</p>	 <p>The amended application map shows the same street grid. The area previously labeled 'SAC' is now shaded light blue. The area previously labeled 'CF' is now shaded light green. The rest of the map remains the same as in the draft application.</p>

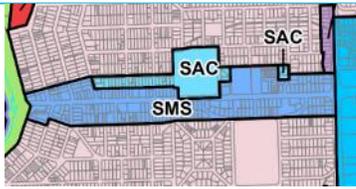
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.256 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from part of the existing District Centre Zone, Aldinga Beach Policy Area within the City of Onkaparinga **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment map.

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Aldinga Beach Policy Area 8		

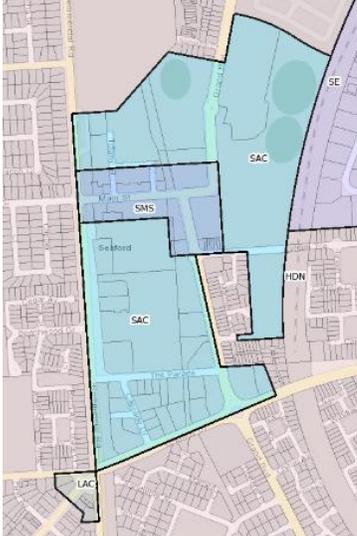
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.257 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from part of the existing District Centre Zone, Beach Road Policy Area within the City of Onkaparinga **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Aldinga Beach Policy Area 8		

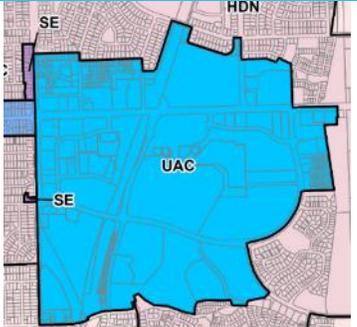
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.258 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from part of the existing District Centre Zone, Seaford Policy Area within the City of Onkaparinga **AND REPLACE** with the Suburban Activity Centre Zone and Housing Diversity Neighbourhood Zone as identified in the recommended amendment map.

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Seaford Policy Area 10		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.259 REMOVE SPATIAL APPLICATION** of the Urban Activity Centre Zone from the existing Regional Centre Zone, Inner Residential Policy Area at Noarlunga Centre within the City of Onkaparinga **AND REPLACE** with the Housing Diversity Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Regional Centre Zone, Inner Residential Policy Area 35		

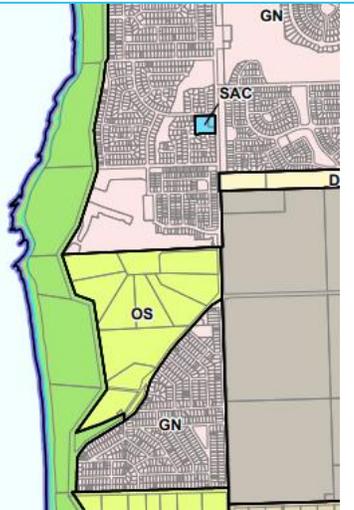
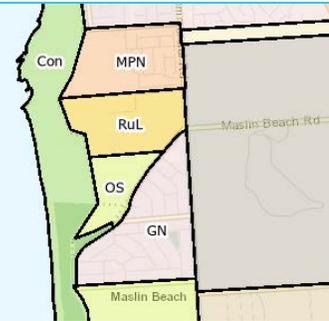
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.260 REMOVE SPATIAL APPLICATION** of the Township Zone from the existing Town Centre Zone at Port Noarlunga within the City of Onkaparinga **AND REPLACE** with the Township Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Town Centre Zone		

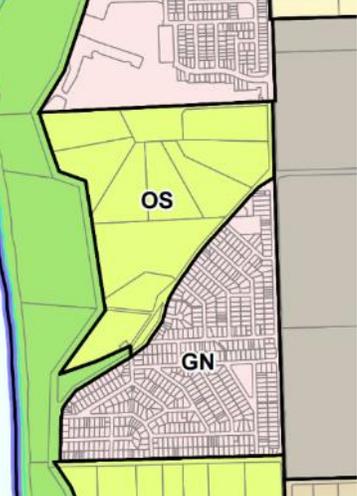
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.261 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone at Maslin Beach within the City of Onkaparinga **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone (Maslin Beach)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.262 REMOVE SPATIAL APPLICATION** of part of the Open Space Zone, Seascape Policy Area from the existing Open Space Zone at Maslin Beach within the City of Onkaparinga **AND REPLACE** with the Rural Living Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Open Space Zone, Seascape Policy Area 29 (part)		

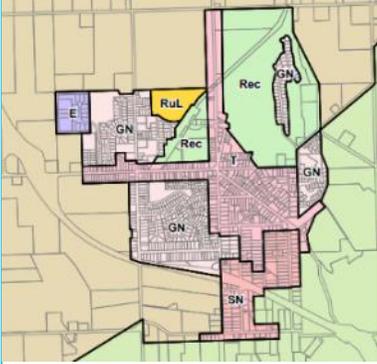
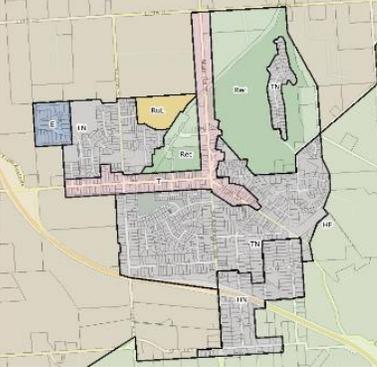
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.263 SPATIALLY APPLY** the Winery Experience Subzone to the land located in the Tourism Development Zone at McLaren Vale within the City of Onkaparinga as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Tourism Development Zone, McLaren Vale Policy Area 54		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.264 REMOVE SPATIAL APPLICATION** of the Strategic Employment Zone (previously named Employment Zone) from the existing Urban Employment Zone at Hackham and Willunga within the City of Onkaparinga **AND REPLACE** with the Employment Zone (previously named Suburban Employment Zone) as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Urban Employment Zone, Main Road Policy Area 12	 	 

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.265 REMOVE SPATIAL APPLICATION** of the Local Heritage Place Overlay from three large parcels of land located to the east of Main South Road and north of Black Road at Flagstaff Hill / O'Halloran Hill in the City of Onkaparinga Development Plan as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Hills Face Zone	With Local Heritage Overlay layer "on", outlined with green dash: 	With Local Heritage Overlay layer "on", outlined with green dash: 

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.266 SPATIALLY APPLY** the Scenic Quality Overlay to the land located in the existing Primary Production Zone, Significant Landscape Protection Policy Area at Coromandel East / Cherry Gardens within the City of Onkaparinga as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Landscape Protection Policy Area 31	N/A	

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.267 SPATIALLY APPLY** the Scenic Quality Overlay to the land located in the existing Open Space Zone, Seascape Policy Area at Maslin Beach within the City of Onkaparinga as identified in the recommended amendment maps:

Location within Council area	Amended application
Open Space Zone, Seascape Policy Area 29	

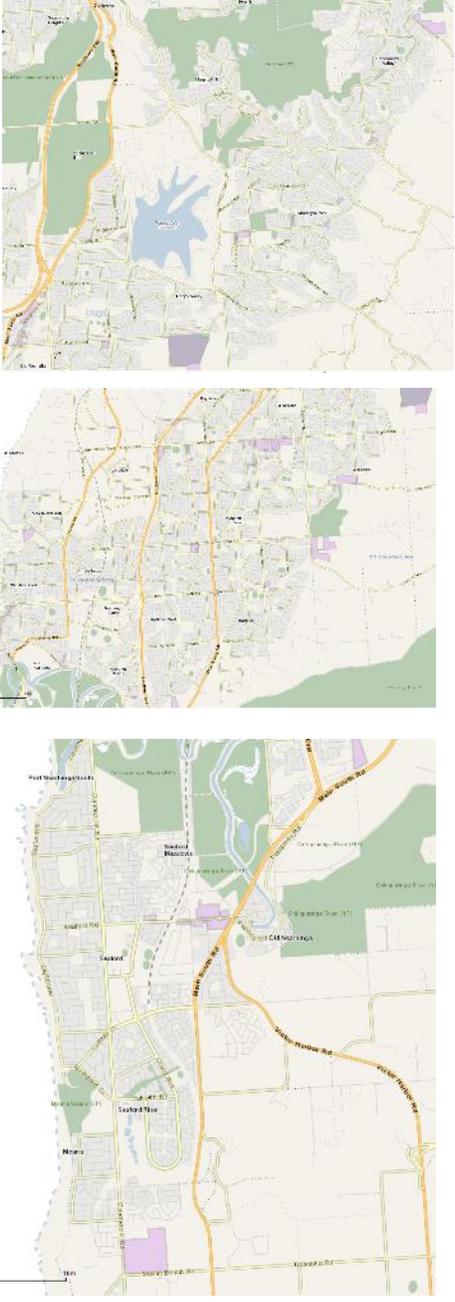
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

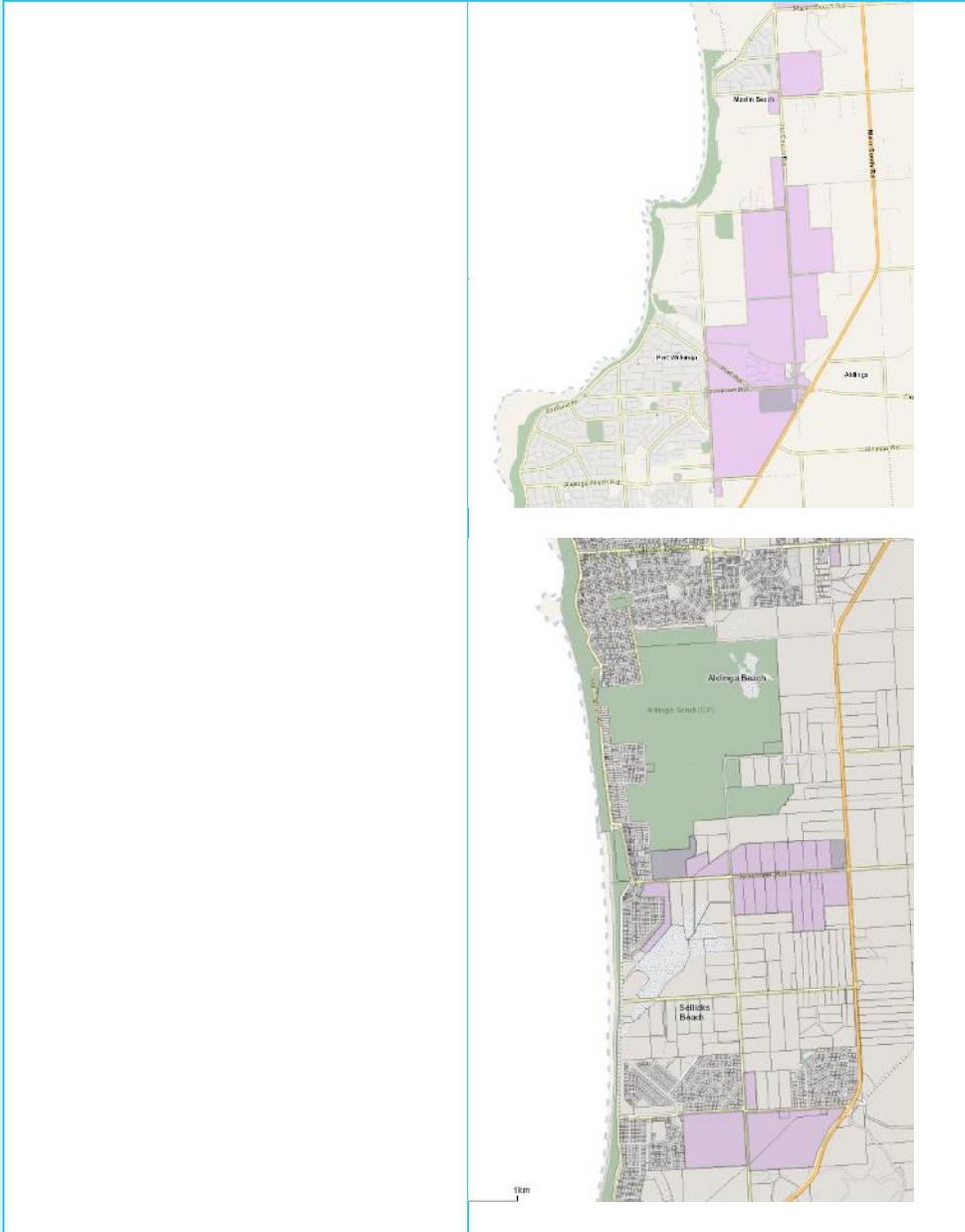
**SA.268 SPATIALLY APPLY** the Scenic Quality Overlay to the land located in the existing Primary Production Zone, Open Space Policy Area at Aldinga within the City of Onkaparinga as identified in the recommended amendment maps:

Location within Council area	Amended application
Primary Production Zone, Open Space Policy Area 33	

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

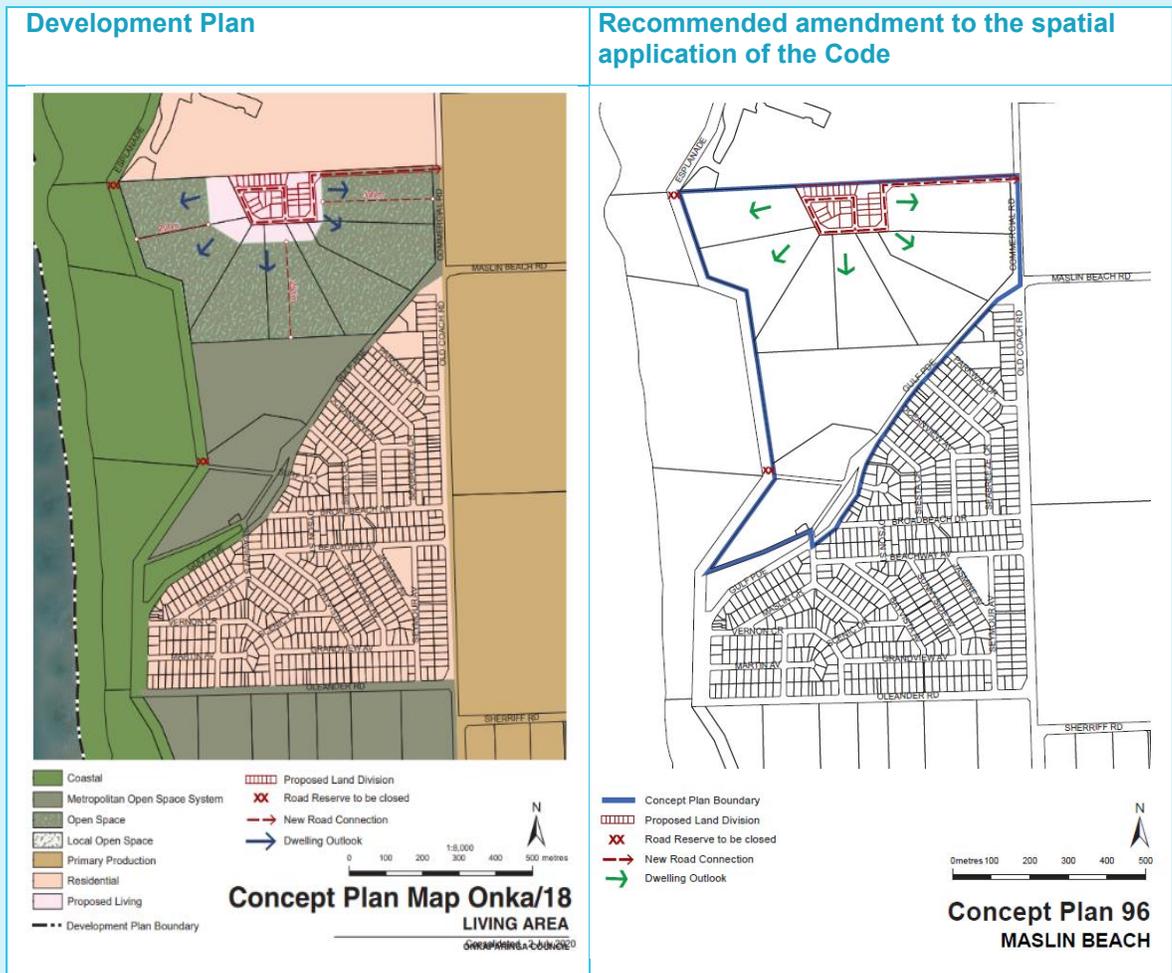
**SA.269 SPATIALLY APPLY** the Local Road Widening Overlay to the land located in various zones within the City of Onkaparinga as identified in the recommended amendment maps:

Location within Council area	Amended application
<p>Various locations across the Council area</p>	 <p>The 'Amended application' column contains three maps of the City of Onkaparinga. Each map shows a different area with road networks and highlighted zones in purple and orange, representing the application of the Local Road Widening Overlay. The maps cover various parts of the city, including areas near the coast and inland.</p>



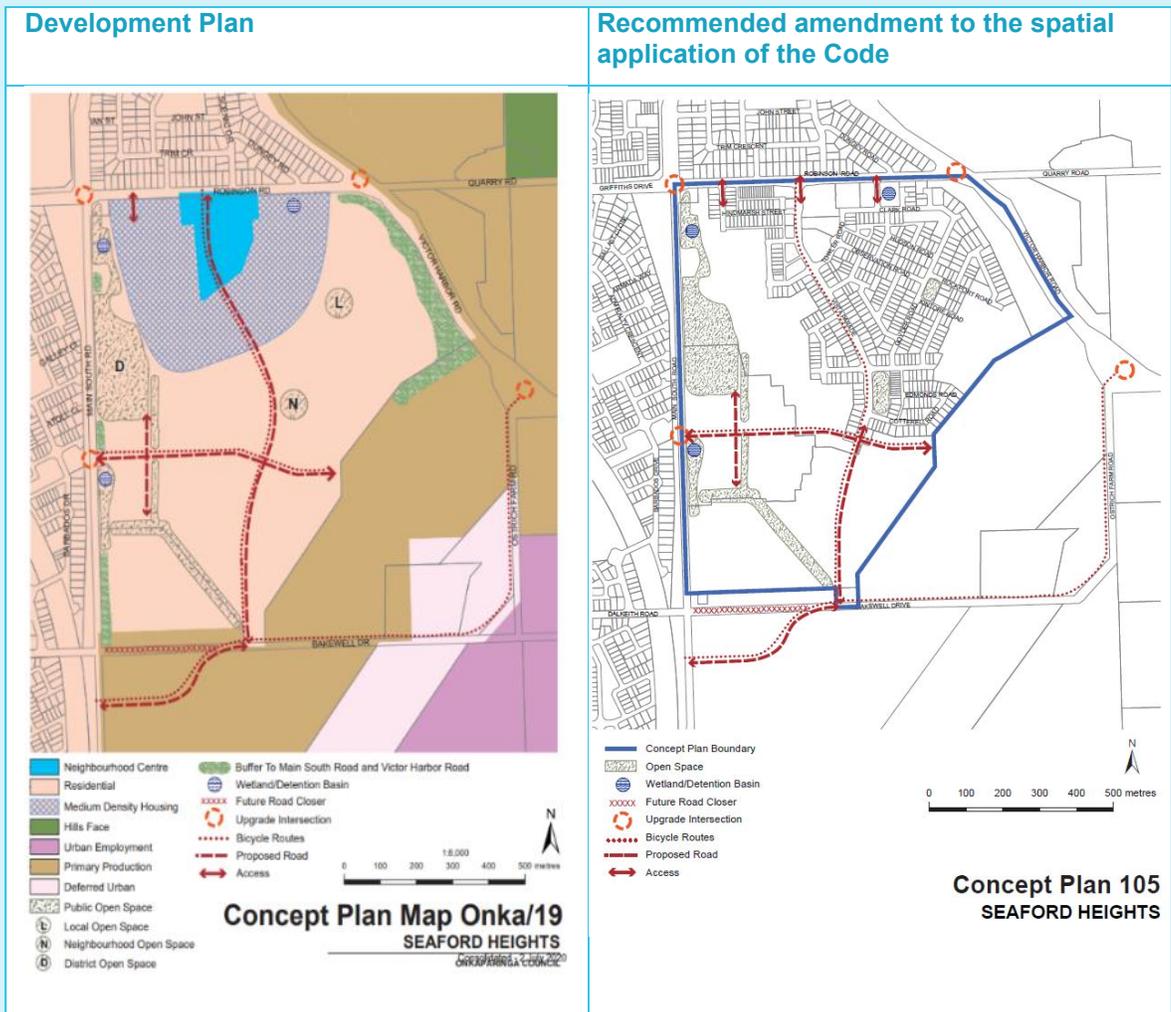
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.270 SPATIALLY APPLY** the existing Concept Plan Map Onka/18 – Living Area as a Concept Plan to the land located in the Rural Living Zone within the City of Onkaparinga as identified in the recommended amendment map:



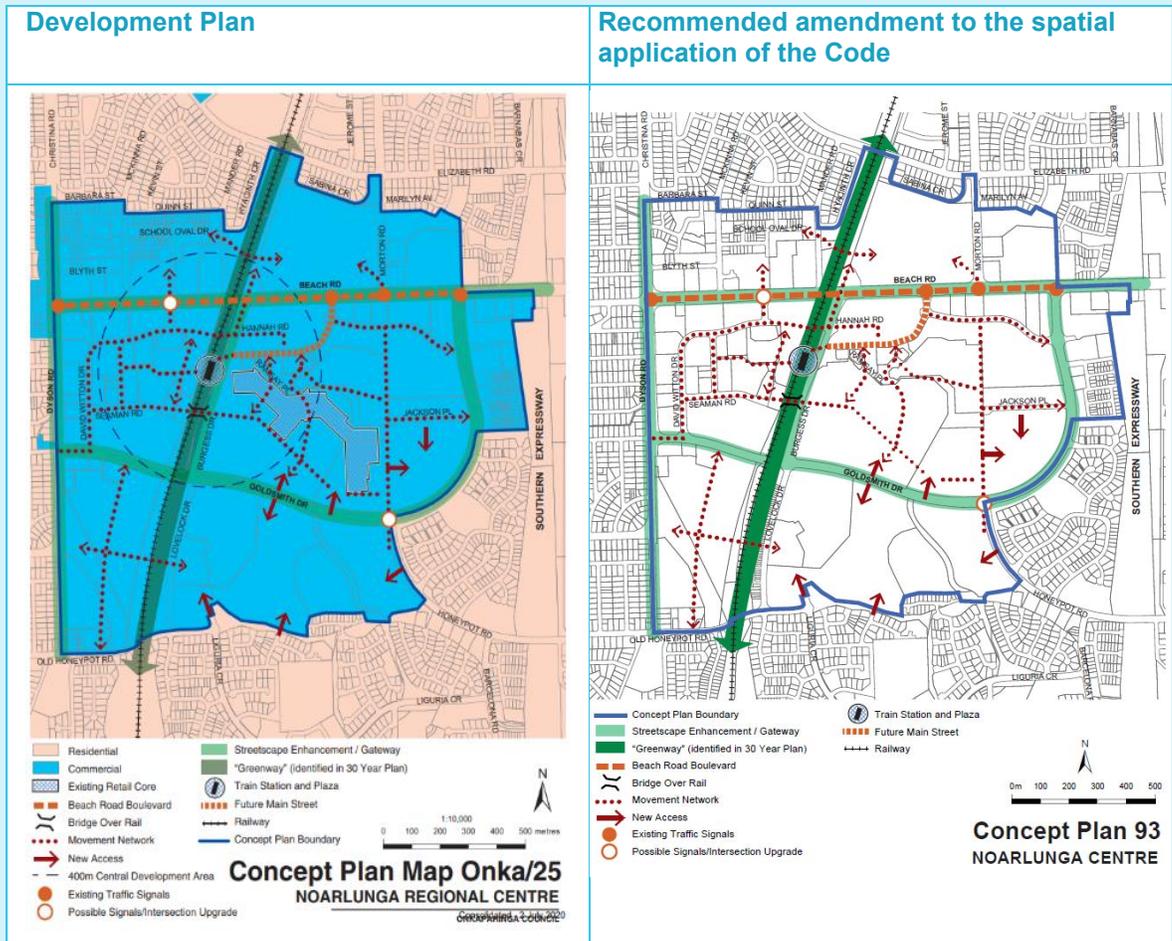
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.271 SPATIALLY APPLY** the existing Concept Plan Map Onka/19 – Seaford Heights as a Concept Plan to the land located in the Master Planned Neighbourhood Zone within the City of Onkaparinga as identified in the recommended amendment map:



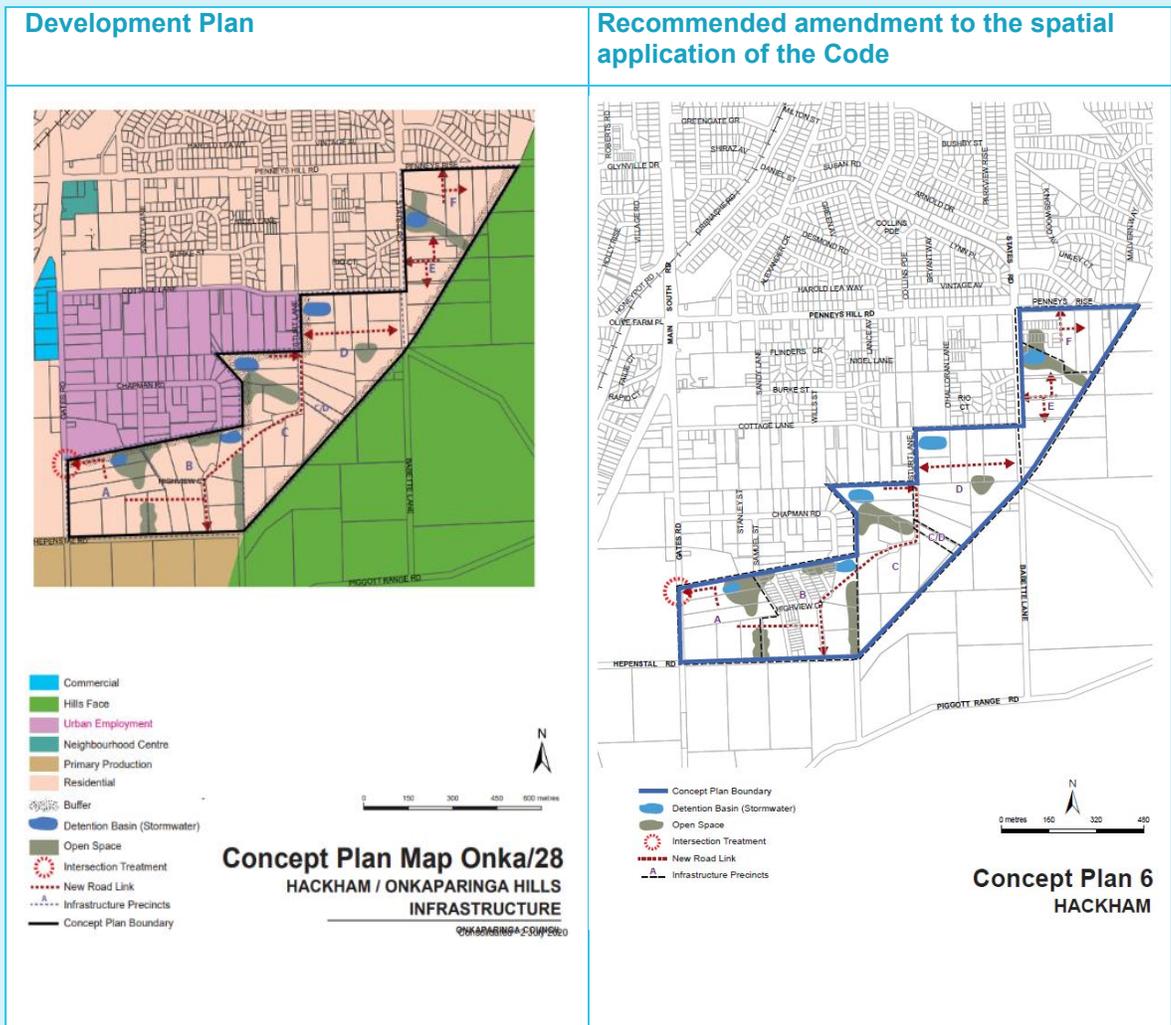
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.272 SPATIALLY APPLY** the existing Concept Plan Map Onka/25 – Noarlunga Regional Centre as a Concept Plan to the land located in the Urban Activity Centre Zone and Housing Diversity Neighbourhood Zone within the City of Onkaparinga as identified in the recommended amendment map:



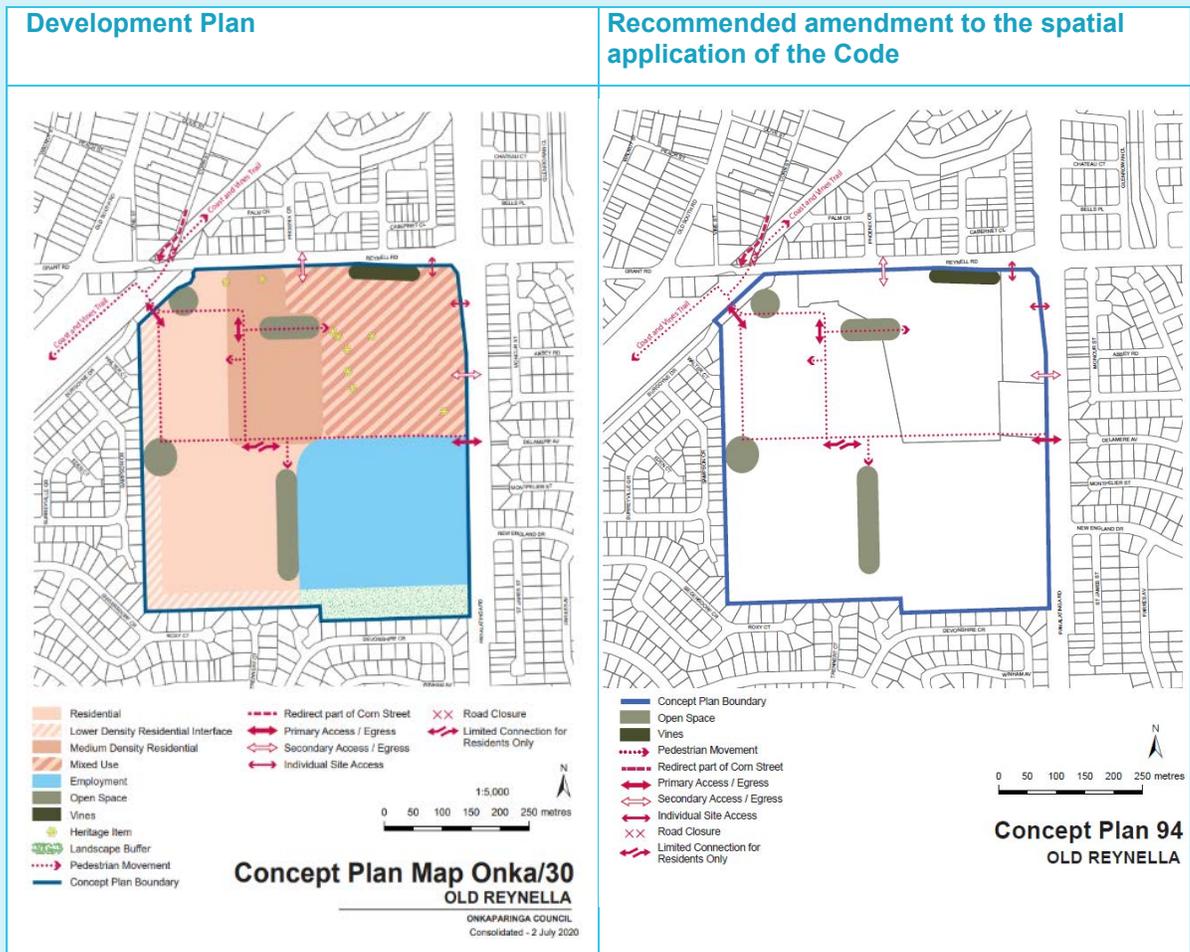
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.273 SPATIALLY APPLY** the existing Concept Plan Map Onka/28 – Hackham/Onkaparinga Hills Infrastructure as a Concept Plan to the land located in the Hills Neighbourhood Zone within the City of Onkaparinga as identified in the recommended amendment map:



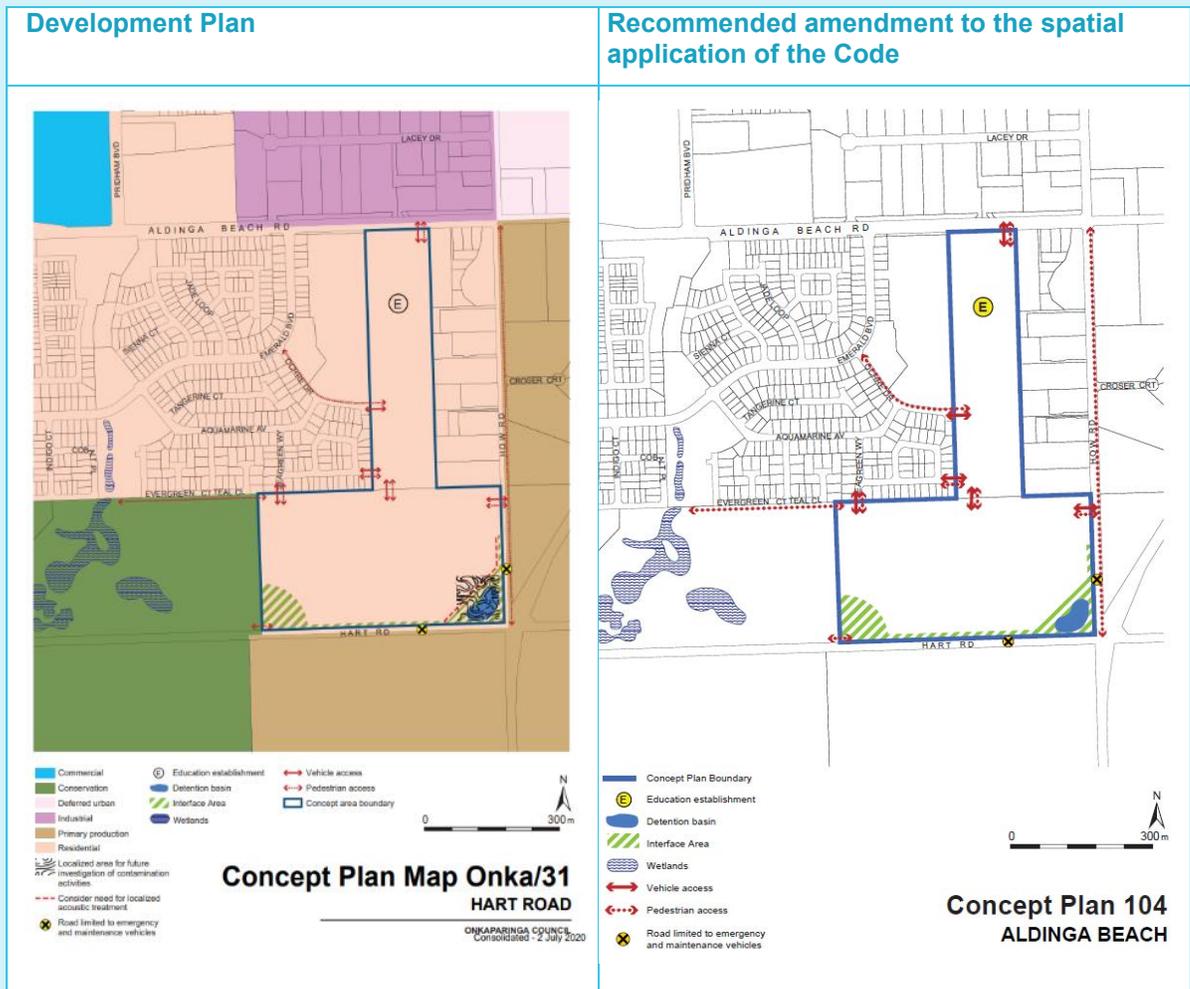
**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.274 SPATIALLY APPLY** the Concept Plan Map Onka/30 – Old Reynella as a Concept Plan to the land located in the Suburban Neighbourhood Zone, Urban Neighbourhood Zone and Employment Zone within the City of Onkaparinga as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.275 SPATIALLY APPLY** the existing Concept Plan Map Onka/31 – Hart Road as a Concept Plan to the land located in the Master Planned Neighbourhood Zone within the City of Onkaparinga as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Onkaparinga</b></p> <p>Rezoning of the existing Residential Zone, Hart Road Policy Area 52 at Aldinga Beach from the proposed Greenfield Neighbourhood Zone to the General Neighbourhood Zone to provide a better 'zone fit' closer to the current zoning.</p>	<p>The Master Planned Neighbourhood Zone has been applied at this location as it is considered more consistent with current Development Plan policy and is consistent with the Commission's position that all vacant or newly developing broad hectare residential development areas be transitioned to this new zone.</p>
<p><b>City of Onkaparinga</b></p>	<p>Maslin's Beach, O'Sullivan's Beach and Flagstaff Hill are subject to Res Code controls, therefore it is</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p>Rezoning of several existing Residential zoned areas at Maslin's Beach, O'Sullivan's Beach, Flagstaff Hill, Willunga and McLaren Vale from the proposed General Neighbourhood Zone to Suburban Neighbourhood Zone to provide a better 'zone fit' to reflect that various Hazards (Bushfire) Overlays apply to these areas as well as larger site area for on-site septic systems.</p>	<p>considered that the General Neighbourhood Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p> <p>Alternative zoning has been applied to Willunga and McLaren Vale (e.g. Established Neighbourhood, Township Neighbourhood or Hills Neighbourhood) to better reflect existing Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Rezoning of the existing Residential Zone at Port Willunga from the proposed General Neighbourhood Zone to the Hills Neighbourhood Zone to reflect existing topography and native vegetation.</p>	<p>The General Neighbourhood Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Onkaparinga</b></p> <p>Rezoning of the existing Residential Zone, Residential Coordinated Development Policy Area 38 at Happy Valley from the proposed Housing Diversity Neighbourhood Zone to the Hills Neighbourhood Zone.</p>	<p>The Development Plan policy does not reference topography or sloping land therefore the Hills Neighbourhood Zone was not considered appropriate.</p> <p>Policy Area 38 has instead been rezoned Suburban Neighbourhood as this zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Onkaparinga</b></p> <p>Rezoning of the Residential Zone at Flagstaff Hill and Darlington from the proposed General Neighbourhood Zone to the Hills Neighbourhood Zone to better reflect the existing topography and character of the area.</p>	<p>Darlington and Flagstaff Hill are subject to Res Code controls, therefore it is considered that the General Neighbourhood Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Onkaparinga</b></p> <p>Rezoning of the Residential Zone, Seaford Heights Policy Area 43 and Neighbourhood Centre Zone, Seaford Heights Policy Area 24 from the proposed Housing Diversity Neighbourhood Zone to a Housing Diversity Neighbourhood Zone / General Neighbourhood Zone split.</p>	<p>The new Master Planned Neighbourhood Zone has been applied to these areas (together with the new Emerging Activity Centre Subzone to the existing Neighbourhood Centre) as it is considered more consistent with current Development Plan policy and is consistent with the Commission's position that all vacant or newly developing broad hectare residential development areas be transitioned to this new zone.</p>
<p><b>City of Onkaparinga</b></p> <p>Rezoning of the existing Urban Employment Zone at Port Stanvac (Desalination Plant site) from the proposed Strategic Employment Zone to Infrastructure Zone to better reflect the existing use of the site.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Onkaparinga</b></p> <p>Rezoning of the Tourism Development Zone, Port Noarlunga 56 from the proposed Tourism</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
Development Zone to either the Recreation or Community Facilities Zone to better reflect the envisaged land use mix for this location.	
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the new 'Township Neighbourhood Zone' (replacing the Township Zone), to be applied to the current Township Zone at Port Willunga and Aldinga.</p>	<p>The issues identified have been addressed through the application of the Township Zone / Township Neighbourhood Zone (zone split) to Port Willunga and Aldinga and through the application of the Historic Area Overlay and Historic Area Statements to both townships.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new 'Star of Greece' Subzone under the proposed 'Township Zone', to be applied to the existing Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 31 Port Willunga Foreshore to recognise the beach, jetty and cliff top area and distinguish this area from the residential development and mixed use areas within the existing Township Zone.</p>	<p>The area concerned has been rezoned to Open Space to better reflect the Development Plan policy and to differentiate this location from the rest of the township at Port Willunga.</p> <p>The issues identified are also addressed through the application of the Historic Area Overlay and Historic Area Statements to the area identified.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed 'Township Zone', to be applied to the existing Township Zone, Port Willunga / Aldinga Policy Area 62, Precinct 32 Old Port Road to recognise the visual and historic significance of the Avenue of Honour and distinguish this area from the residential development and mixed use areas within the Township Zone.</p>	<p>The issues identified have been addressed through the application of the Township Zone / Township Neighbourhood Zone (zone split) to Port Willunga and Aldinga and through the application of the Historic Area Overlay and Historic Area Statements to both townships.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed 'Township Zone', to be applied to the existing Township Zone, Clarendon Policy Area 57, Precinct 25 – Mixed Use at Clarendon to recognise the area where business, commercial and community land uses co-exist with residential development.</p>	<p>The issues identified have been addressed through the application of the Township Zone / Township Neighbourhood Zone (zone split) to Clarendon and through the application of the Historic Area Overlay and Historic Area Statements to the township.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Township Zone to be applied to the existing Township Zone at McLaren Flat to reflect unique policy contained within the McLaren Flat Policy Area 59.</p>	<p>McLaren Flat has been rezoned to a combination of Township Neighbourhood, Township and Recreation to better reflect Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Township Zone to be applied to the existing Township Zone at Old Noarlunga to reflect unique policy contained within the Old Noarlunga Policy Area 60.</p>	<p>Old Noarlunga has been rezoned to a combination of Township Neighbourhood and Township Main Street to better reflect Development Plan policy.</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Housing Diversity Neighbourhood Zone to be applied to the existing Residential Zone, Medium Density Policy Area at Seaford to cater for existing local policy variations (maximum building height and minimum lot size / frontage requirements).</p>	<p>The updated Housing Diversity Neighbourhood Zone now accommodates TNV capabilities that allow existing maximum building height and minimum lot size and frontage requirements to be transitioned across to the zone.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Suburban Activity Centre Zone to be applied to the existing District Centre Zone, Christies Beach Policy Area 9 to better address local policy nuances including existing land use mix, interface with adjoining residential areas and building on corner allotment policy.</p>	<p>The Suburban Main Street Zone has been applied to all of Christies Beach Policy Area 9 to better reflect Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Suburban Activity Centre Zone to be applied to the existing District Centre Zone, Seaford Policy Area 10 to better address local policy nuances including policies to provide greater emphasis on dwelling types and setbacks, scale and overshadowing etc.</p>	<p>The District Centre at Seaford has been rezoned to a combination of Suburban Activity, Suburban Main Street and Housing Diversity Neighbourhood to better reflect Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Strategic Employment Zone to be applied to the existing Urban Employment Zone, Port Stanvac Policy Area 15 to reflect existing local policy that restricts development in this area until the Oil Refinery has been remediated and comprehensive site wide Master Plan has been prepared.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Rural Zone to be applied to the existing Primary Production Zone, Open Space Policy Area 33 at Aldinga to provide policies to better address and protect the interface with the Aldinga Scrub, Washpool and overland flow paths.</p>	<p>The new Scenic Quality Overlay has been applied to Open Space Policy Area 33 to better reflect Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Creation of a new Subzone under the proposed Open Space Zone to be applied to the existing Open Space Zone at Moana to address existing local policy for an approved small housing division.</p>	<p>The application of the Rural Living Zone together with TNVs and a Concept Plan will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Onkaparinga</b></p> <p>Expanding the application of the Significant Landscape Protection Overlay to apply to the area of Clarendon that aligns with Clarendon Policy Area 57, Recreation Open Space Precinct 26 of the existing Township Zone.</p>	<p>The Recreation Zone and Historic Area Overlay has been applied to this part of the township, which will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Onkaparinga</b></p> <p>Expanding the application of the Significant Landscape Protection Overlay to apply to existing Primary Production Zone, Landscape Protection Policy Area 31 at Coromandel East / Cherry Gardens to better reflect existing Development Plan policy requirements.</p>	<p>The new Scenic Quality Overlay has been applied to Landscape Protection Policy Area 31 to better reflect Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Expanding the application of the Significant Landscape Protection Overlay to apply over all existing areas zoned 'Conservation' to ensure continued protection of the natural landscape and areas of sensitivity in relation to biodiverse scenic, scientific, cultural, geological and the variety of ecosystems existing in these particular areas.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Expanding the application of the Water Resources Overlay over the whole of the Conservation Zone at the Happy Valley Reservoir.</p>	<p>The Water Resources Overlay already applies over the Happy Valley Reservoir.</p>
<p><b>City of Onkaparinga</b></p> <p>Expanding the application of the Significant Landscape Protection Overlay to apply over all existing areas zoned 'Hills Face' to provide greater strength and support to attain the objectives of this natural feature of Adelaide.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Expanding the Marine Parks (Restricted Use) Overlay, Marine Parks (Managed Use) Overlay, Water Resources Overlay and Significant Landscape Protection Overlay to apply to the existing MOSS Zone along the Onkaparinga River and Estuary to ensure adequate control over the natural ecosystems and landscape area.</p>	<p>The Conservation Zone has been spatially applied to the whole area depicted as 'Metropolitan Open Space System' on Concept Plan Map Onka/3 MOSS Study Area with the exception of the Britain Drive oval complex, which will be retained as 'Open Space Zone'.</p> <p>The Conservation Zone together with overlays will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Onkaparinga</b></p> <p>Expanding the application of the Significant Landscape Protection Overlay to apply to existing Open Space Zone, Seascape Policy Area 29 at Moana to address existing policy that seeks to minimise the impact of development on the scenic coastal and rural environment adjacent the Coastal Conservation Zone.</p>	<p>The new Scenic Quality Overlay has been applied to Seascape Policy Area 29 to better reflect Council's current Development Plan policy.</p>
<p><b>City of Onkaparinga</b></p> <p>Expanding the Non-Stop Corridors Overlay to capture all allotments abutting the Southern Expressway in this Overlay.</p>	<p>The parcels of land identified for inclusion in the Overlay are correct. The Overlay only applies to parcels of land abutting the road reserve.</p>
<p><b>City of Onkaparinga</b></p> <p>Expanding the Coastal Areas Overlay to apply to an area at Moana Sands as well as properties that have direct river frontage along River Road in Port Noarlunga.</p>	<p>The Council's request for an expansion of the Coastal Areas Overlay along the Onkaparinga River Estuary is inconsistent with advice provided by DEW that the Overlay should only apply to the Saltfleet Street Bridge.</p> <p>DEW also recommended that the Coastal Areas Overlay not be expanded over the Moana Sands area as requested by Council.</p>
<p><b>Public Submission</b></p> <p>Application of the Significant Landscape Protection Overlay to the area of Clarendon that aligns with the Clarendon Policy Area 57 – Recreation Open Space Precinct 26.</p>	<p>The issues identified have been addressed through the application of the Recreation Zone at Clarendon and through the application of the Historic Area Overlay and Historic Area Statements to this part of the township.</p>
<p><b>Public Submission</b></p> <p>Creation of a new zone (or Subzone) be created to distinguish between reasonably homogeneous tracts of residential development and mixed use areas including the Clarendon and Willunga townships.</p>	<p>The issues identified have been addressed through the application of the Township Zone / Township Neighbourhood Zones (zone split) to Clarendon and the Township Zone / Township Neighbourhood Zone / Hills Neighbourhood Zone (zone split) to Willunga and through the application of the Historic Area Overlay and Historic Area Statements to the township.</p>
<p><b>Public Submission</b></p> <p>Multiple community submissions in relation to Clarendon, suggest that new Subzones be deployed in Clarendon and all similar townships in situations where a reasonably homogeneous tract of residential development (usually associated with dormitory style housing development post 1960's) sits distinct from the mixed use amalgam of development that forms the historic core of the town.</p>	<p>The issues identified have been addressed through the application of the Township Zone / Township Neighbourhood Zones (zone split) to Clarendon and through the application of the Historic Area Overlay and Historic Area Statements to the township.</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>Public Submission</b></p> <p>Transition of the existing Primary Production Zone to the Rural Zone in the Willunga Basin is not a suitable reflection of the current Onkaparinga Development Plan policies for the area.</p> <p>It is requested that the Peri-Urban Zone (now called the Adelaide Country Zone), which seeks smaller scale and less intense development than the proposed Rural Zone, would better align with current policy applied to the area.</p>	<p>The Rural Zone together with overlays (including the Character Preservation District Overlay) will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>Public Submission</b></p> <p>Zoning of a site at Lonsdale (subject of the recent Ministerial Lonsdale Residential DPA) should be zoned either the 'Greenfield Suburban Neighbourhood Zone' or 'General Neighbourhood Zone' to facilitate the orderly and coordinated development of this large greenfield site for residential purposes.</p>	<p>The Lonsdale Residential (Ministerial) DPA was approved on 2 July 2020 and is now reflected in the City of Marion and City of Onkaparinga Development Plans.</p> <p>The land affected is proposed to be zoned 'General Neighbourhood' to deliver desired policy outcomes that are aligned with Council's Development Plan.</p>
<p><b>Public Submission</b></p> <p>Request for the Aldinga Arts Eco Village to be excluded from the Historic Area Overlay which applies to Aldinga and Port Willunga Townships.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request for multiple parcels of broad-acre land at Sellicks Beach to be rezoned to Greenfield Suburban Neighbourhood Zone (to support residential development) instead of the existing and proposed Deferred Urban Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Owner of several vacant parcels of land located within two (2) different zones in Flagstaff Hill requests that the level of bushfire risk be downgraded from 'high risk' to either medium or low given the context of the locality which has been extensively developed for residential/urban purposes.</p>	<p>The proposed application of the Hazards (Bushfire – High Risk) Overlay to the subject area is consistent with Development Plan Policy, in particular the application of the High Bushfire Risk Protection Area.</p> <p>The request is therefore outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Request for property at Aldinga Beach to be rezoned to Home Industry.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>Public Submission</b></p> <p>The Heights Estate at Seaford Meadows, which is proposed to be zoned General Neighbourhood should be transitioned to the Greenfield Suburban Neighbourhood Zone instead.</p>	<p>The existing Coordinated Policy Area 67 of the Residential Zone (which includes 'The Heights' development) will be transitioned to the new Hills Neighbourhood Zone together with the retention of the existing Concept Plan Map relating to infrastructure provisions .</p>
<p><b>Public Submission</b></p> <p>Request for the removal of the Native Vegetation Overlay and the Sloping Land Overlay from the Vista development at Seaford Heights.</p>	<p>The Sloping Land Overlay has been removed from the Code.</p> <p>In terms of the Native Vegetation Overlay the proposed amendment is not supported as the spatial application of this Overlay is set by the PDC Regulations.</p>
<p><b>Public Submission</b></p> <p>Request for rezoning of land off of Hepenstal Road and Main South Road, Hackham from the proposed Rural Zone to the Master Planned Suburban Neighbourhood Zone to facilitate the development of the land for a range of diverse housing and activity centres, employment and community services.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

## City of Playford

Feedback received from the City of Playford sought the following amendments to the spatial application of the Code within its local government area:

- Removal of the Urban Activity Centre Zone from all areas of One Tree Hill and replacement with:
  - The Township Zone for areas currently within Precincts 30 and 35.
  - The Residential Neighbourhood Zone for Precincts 34 and 36.
- Removal of the Community Facilities Zone from Precinct 20 of the existing Regional Centre Zone at Elizabeth and replacement with the Urban Activity Centre Zone.
- Removal of the Open Space Zone from Precinct 23 of the existing Regional Centre Zone at Elizabeth and replacement with the Urban Activity Centre Zone.
- Removal of the Community Facilities Zone from the northern areas of the existing District Centre Zone at Munno Para and replacement with the Urban Activity Centre Zone.
- Removal of a proposed split of the Community Facilities, Suburban Activity Centre and Housing Diversity Neighbourhood Zones for existing Local Centre Zones at Elizabeth Downs, Elizabeth East, Elizabeth North and Elizabeth Grove and replacement with a suitable Code Zone to stimulate the mixed use redevelopment and renewal of unused or vacant areas within the current zones.
- Removal of the Rural Zone from land currently within Virginia Commercial Policy Area 1 of the Primary Production Zone (also known as the Virginia Nursery site) and replacement with a more suitable Code Zone that supports the type, scale and intensity of land uses envisaged by current policy.
- Removal of the Rural Zone from land currently within the Primary Production Zone and owned by Renewal SA at Macdonald Park and replacement with the Rural Horticulture Zone.
- Removal of the Suburban Activity Centre Zone from land currently within the Town Centre Zone at Virginia and replacement with a split of the Township Main Street Zone and Township Activity Centre Zone.
- Removal of the Suburban Activity Centre Zone from land currently within Smithfield Centre Precinct 31 of the Town Centre Zone and replacement with the Suburban Employment Zone.
- Retention and application of Concept Plan Map Play/32 (Buckland Park Odour Impact Area).
- Removal of the Housing Diversity Neighbourhood Zone from land at Elizabeth Grove currently within the Residential Regeneration Zone and replacement with the General Neighbourhood Zone.
- Creation and spatial application of a bespoke zone or subzone to ensure local land use policies cater appropriately to the unique requirements of the Windermere Park Disability Care and Training Facility site at Buckland Park.
- Spatial application of the Limited Dwelling Overlay to areas within the proposed Rural Horticulture Zone proposed to also be covered by the Limited Land Division Overlay.

### Non-council submissions

In addition to council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Removal of the Water Resources Overlay from land within Trinity College's Blakeview Campus.
- Removal of the Noise and Air Emissions Overlay from land proposed to be located within the Master-Planned Neighbourhood Zone, and adjacent to the Northern Expressway at Andrews Farm.
- Removal of the Suburban Activity Centre Zone from land currently within Smithfield Centre Precinct 31 of the Town Centre Zone and replacement with a lower-intensity Code Zone.
- Removal of Concept Plan Map Play/14 from the Code.

- Removal of the Master-Planned Neighbourhood Zone from land at Peachey Road, Davoren Park currently within the Suburban Neighbourhood Zone and replacement with the Suburban Activity Centre Zone.
- Removal of the Rural Zone from land currently within the Primary Production Zone and owned by Renewal SA at Macdonald Park and replacement with the Code Rural Horticulture Zone.

**Commission’s Recommendations:**

**SA.276 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone, Housing Diversity Neighbourhood Zone and Suburban Activity Centre Zone from current Local Centre Zones at Elizabeth Downs, Elizabeth East, Elizabeth North and Elizabeth Grove within the City of Playford **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Elizabeth Downs		
Elizabeth East		

Elizabeth North		
Elizabeth Grove		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.277 REMOVE SPATIAL APPLICATION** of the Rural Zone from the existing Primary Production Zone, Virginia Commercial Policy Area 1 within the City of Playford **AND REPLACE** with the Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Virginia Commercial Policy Area 1		

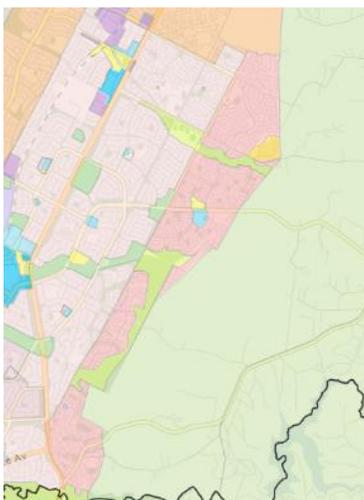
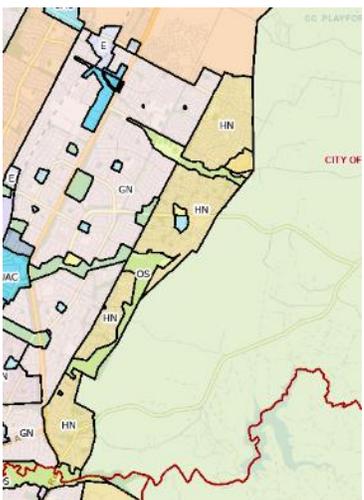
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.278 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Character Zone at Elizabeth South within the City of Playford **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Character Zone at Elizabeth South		

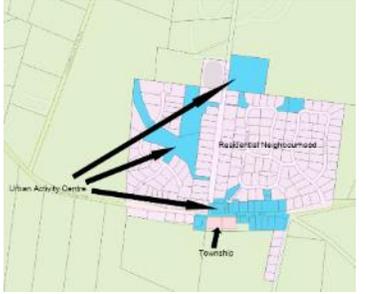
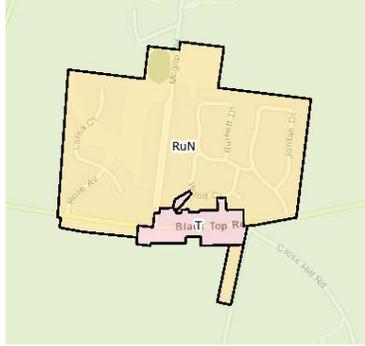
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.279 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Hills Zone within the City of Playford **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Hills Zone		

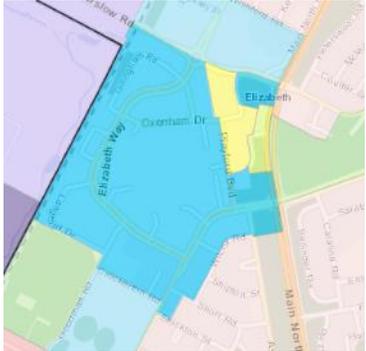
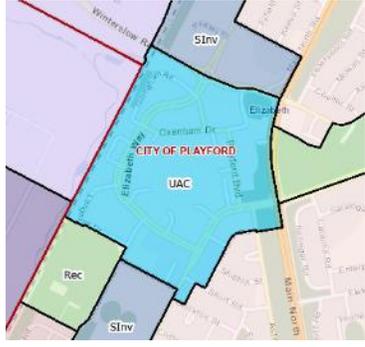
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.280 REMOVE SPATIAL APPLICATION** of the Urban Activity Centre Zone from all relevant areas of One Tree Hill within the City of Playford **AND REPLACE** with the Township Zone for existing Precincts 30 and 35 and with the Residential Neighbourhood Zone for existing Precincts 34 and 36, as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Precincts 30, 34, 35 and 36		

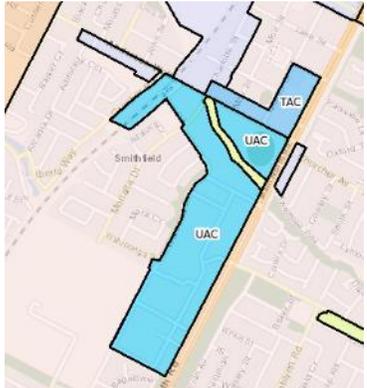
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.281 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from Precinct 20 and the Open Space Zone from Precinct 23 of the existing Regional Centre Zone at Elizabeth within the City of Playford **AND REPLACE** with the Urban Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Regional Centre Zone, Precincts 20 and 23		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.282 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone and Suburban Employment Zone from areas currently within the District Centre Zone at Munno Para within the City of Playford **AND REPLACE** with the Urban Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone at Munno Para		

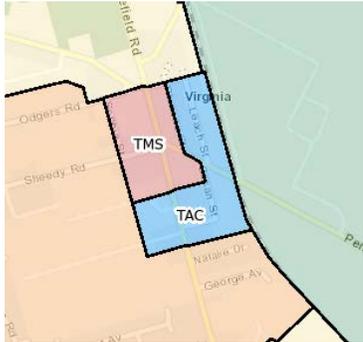
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.283 REMOVE SPATIAL APPLICATION** of the Rural Zone from a parcel of land owned by Renewal SA within the existing Primary Production Zone at MacDonald Park within the City of Playford **AND REPLACE** with the Rural Horticulture Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone at MacDonald Park		

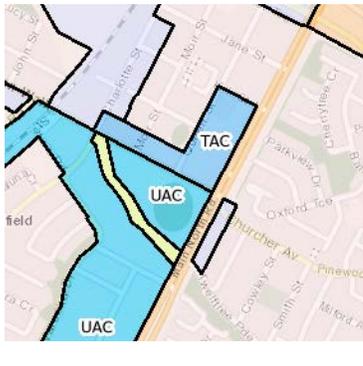
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.284 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Town Centre Zone at Virginia within the City of Playford **AND REPLACE** with a split of the Township Main Street Zone and Township Activity Centre Zone as guided by existing Concept Plan Play/23 and as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Town Centre Zone at Virginia		

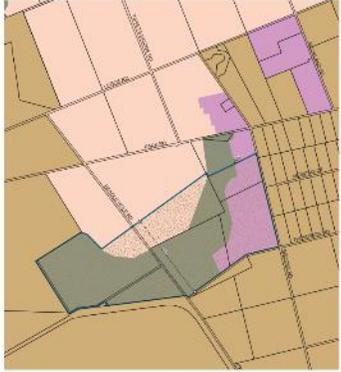
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.285 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Town Centre Zone Smithfield Centre, Precinct 31 within the City of Playford **AND REPLACE** with the Township Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Town Centre Zone Smithfield Centre, Precinct 31		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan. It is considered that the Township Activity Centre Zone provides the most suitable transition for the policies of the current zone, where a diversity of relatively small scale business, commercial and retail activities are anticipated.

**SA.286 SPATIALLY APPLY** the Interface Management Overlay to the area of Buckland Park defined as the 'Odour Impact Area' as outlined by existing Concept Plan Play/32 within the City of Playford, as identified in the recommended amendment map:

Location within Council area	Amended application
<p>'Odour Impact Area' as outlined by Concept Plan Play/32</p>  <p><b>Concept Plan Map Play/32 BUCKLAND PARK ODOUR IMPACT AREA</b></p>	

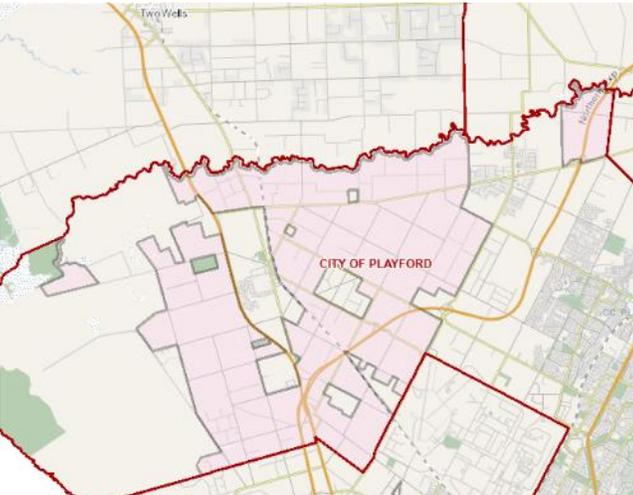
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.287 SPATIALLY APPLY** the Windamere Park Subzone of the Rural Horticulture Zone to the Windamere Park site at Buckland Park within the City of Playford as identified in the recommended amendment map:

Location within Council area	Amended application
Windamere Park	

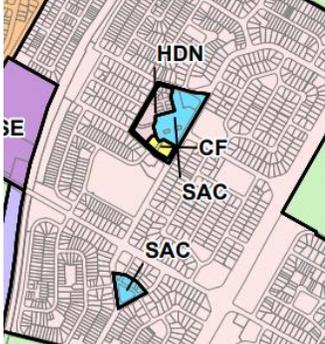
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes associated with an anticipated increase in land uses and activities related to the provision of disability training and support services at the Windamere Park site.

**SA.288 SPATIALLY APPLY** the Limited Dwelling Overlay to the same areas within the Rural Horticulture Zone of the City of Playford also proposed to be covered by the Limited Land Division Overlay (excluding the Windamere Park Subzone) and identified in the recommended amendment map:

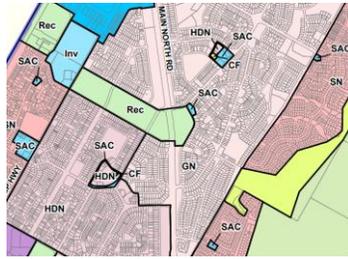
Location within Council area	Amended application
Primary Production Zone	

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.289 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from existing Local Centre Zones within the City of Playford **AND REPLACE** with the Local Activity Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Andrews Farm		
Local Centre Zone, Blakeview, Craigmore, Elizabeth Downs		
Local Centre Zone, Elizabeth North		

Local Centre Zone,  
Elizabeth East, Elizabeth,  
Elizabeth Grove, Hillbank



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Playford</b></p> <p>Request that existing Concept Plan Map Play/32 (Buckland Park Odour Impact Area) is transitioned to the Code, as council considers that this plan retains an important function to guide future development in the area. Existing Policy Area 20 (Restricted Urban) contains policy which talks to the continuation of current (rural) land uses and the restriction of new residential development until an adjacent organic waste processing facility ceases to operate.</p>	<p>The Commission has resolved to spatially apply the Interface Management Overlay to the area of Buckland Park defined in the Concept Plan as the 'Odour Impact Area' to ensure appropriate policy remains to guide future proposals for the establishment of sensitive uses or receivers in the relevant area.</p>
<p><b>City of Playford</b></p> <p>Request that the existing Residential Regeneration Zone at Elizabeth Grove transitions to the Code General Neighbourhood Zone instead of the Housing Diversity Neighbourhood Zone as originally proposed.</p>	<p>The Commission has resolved to retain the Code Housing Diversity Neighbourhood Zone for this area of Elizabeth Grove.</p> <p>It is considered that the policy intent of the Housing Diversity Neighbourhood Zone provides for a more commensurate transition when compared to that of the General Neighbourhood Zone. The subject area is also considered a strategically important urban regeneration area advantaged by its proximity to existing services, public amenities, employment areas and other infrastructure.</p>
<p><b>Public Submission</b></p> <p>Removal of the Water Resources Overlay from land within Trinity College's Blakeview Campus.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Removal of the Noise and Air Emissions Overlay from land proposed to be located within the Master-</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p>

Planned Neighbourhood Zone, and adjacent to the Northern Expressway at Andrews Farm.	
<p><b>Public Submission</b></p> Removal of Concept Plan Map Play/14 from the Code.	The current spatial application of the Code is consistent with Development Plan policy
<p><b>Public Submission</b></p> Removal of the Master-Planned Neighbourhood Zone from land at Peachey Road, Davoren Park currently within the Suburban Neighbourhood Zone and replacement with the Suburban Activity Centre Zone.	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>

## City of Port Adelaide Enfield

Feedback received from the City of Port Adelaide Enfield sought the following amendments to the spatial application of the Code within its local government area:

- Split the Urban Renewal Neighbourhood Zone in Kilburn and Blair Athol.
- Inclusion of a Concept Plan for the northern part of Oakden and Gilles Plains.
- Creation of a new overlay for the land proposed to transition to the Significant Industry Interface Overlay from the existing Restricted Residential Policy Area 65.
- Suburban Employment Zone (Business and Commercial Zone) is not a like for like transition from what is currently the existing Multi-Function Polis Zone.
- Snowden Beach Marina (off George Robertson Drive, Largs North) (although meeting current development plan boundaries), is inappropriate.
- The entire allotment (Off George Robertson Drive, Largs) should be Open Space Zone.
- Existing Exeter Policy Area 68 has been placed into the Housing Diversity Neighbourhood Zone, suggest that it transition to the Suburban Neighbourhood Zone.
- Overwater housing at Gulf Point Drive, North Haven transition to the General Neighbourhood Zone.
- Transition of the Discount Outlet Centre, Entertainment and Distribution Centre Policy Area 76 of the existing Industry/Business (Gepps Cross Gateway) Zone to the Employment Zone, is inappropriate.
- Port River should have a single consistent zoning.
- North Arm (water body) has been split into two zones, and request one zone be applied consistently.
- Request the former Gepps Cross Girls High School be rezoned to Employment Zone.
- Area within centre in Valley View be rezoned from Suburban Activity Centre Zone to Open Space Zone due to its current land use and ownership.
- Multiple zoning currently applies to the site at Off South Australia One Drive, North Haven. Suggest a single consistent zoning should be applied.
- Parcels surrounding the North Haven Golf Course at Oliver Rogers Rd, North Haven are proposed to be located in both the Employment Zone and the Open Space Zone (reflective of current zoning).
- Royal South Australian Yacht Squadron, a purpose built marina complex, should be considered for an Infrastructure (Ferry and Marina Facilities) Zone.
- Area within Gillman is split into two zones. Request the proposed zone boundary be aligned to the cadastre as opposed to the Council boundary of Port Adelaide Enfield.
- Request consistent zoning along both sides of Port Road.
- Open Space Zone should also be considered for the entirety of the Port Road median/road reserve.
- Request consistent application of zoning along the O-Bahn busway, Klemzig.
- Parcel of land at Estella Street, Osborne be amended so that only one zone applies.
- Request Ian W Fotheringham Reserve and Catherine Hutton Reserve, Lady Gowrie Drive, North Haven be zoned as Open Space Zone
- Petrol station (Broadview) is split across two zones, and should be rezoned as Suburban Activity Centre Zone
- 2 Trigg Street, Blair Athol is split across two zones.
- Biodiversity Park, Outer Harbor be zoned as Conservation Zone rather than Open Space Zone.
- Request Mutton Cove Conservation Reserve, Mersey Rd North, Osborne be transitioned to the Conservation Zone rather than the Open Space Zone.

- Request the boundary of the State Heritage Overlay as it applies to the Port Adelaide State Heritage Area be adjusted to exclude the northern car park.
- Advertising near Signalised Intersections Overlay should apply to the intersection of Semaphore Road/The Esplanade, Semaphore.
- Reserves in Dry Creek, Valley View should be included under the Native Vegetation Overlay.
- Review of the application of the Sloping Land Overlay.
- Review of the application of the Water Resources Overlay.

### Non-council submissions

In addition to Council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Extension of Coastal Areas Overlay within the Port Adelaide Enfield area.
- Certain areas in the General Neighbourhood Zone and Housing Diversity Zone should be rezoned to Suburban Neighbourhood.
- Ensure that all properties that currently face Semaphore Rd are entirely within the new Suburban Activity Centre Zone.
- Allotments at Largs Bay are better suited to the General Neighbourhood Zone and removal of the Character Area Overlay.
- Land in the Residential Character Zone used for commercial purposes rezone from Suburban Neighbourhood Zone to the adjoining Suburban Activity Centre.
- Proposed Master Planned Suburban Neighbourhood Zone is incorrect for Lightsview.
- Proposed Master Planned Suburban Neighbourhood Zone is not suitable for Fort Largs site
- Suggest that the Osborne Naval Shipyards operations (Australian Naval Infrastructure) be accommodated with either a "Ship-building Sub-zone".
- Large retail format centres should be consistently zoned as Employment Zone.
- Introduce existing Mixed Use (Islington) Subzone to the Employment Zone (Formally Commercial and Business).
- There is no specific overlay for the Dolphin Sanctuary.
- In North Haven there is an area within three zones. Recommended that all land is consolidated within the 'Open Space' Zone.
- Request Garden Island land to be Infrastructure (Ferry and Marina Facilities) Zone (draft as Conservation Zone, currently MFP) and rezone the surrounding mangrove areas Conservation Zone.

**Commission’s Recommendations:**

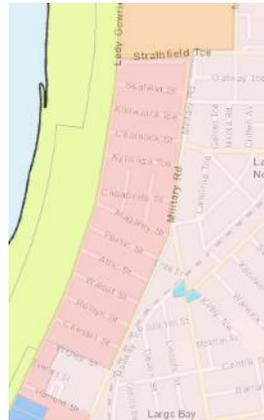
**SA.290 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone and Housing Diversity Zone from the existing Residential Character Zone (now covered by the Historic Areas Overlay or Character Areas Overlay) within the City of Port Adelaide Enfield **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Character Zone, Alberton/Rosewater Policy Area 66		
Residential Character Zone, Enfield Policy Area 67		
Residential Character Zone, Exeter Policy Area 68		

Residential Character Zone,  
Glanville (East of Carlisle  
Street, Policy Area 69)



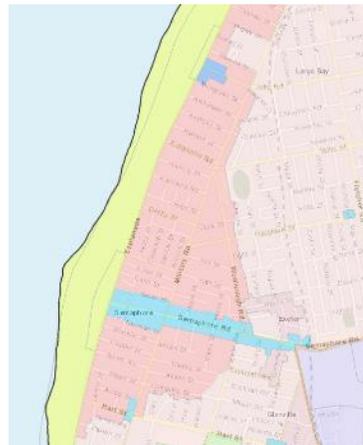
Residential Character Zone,  
Largs/Largs North Policy  
Area 70



Residential Character Zone,  
Rosewater Policy Area 71



Residential Character Zone,  
Semaphore/Largs Policy  
Area 72



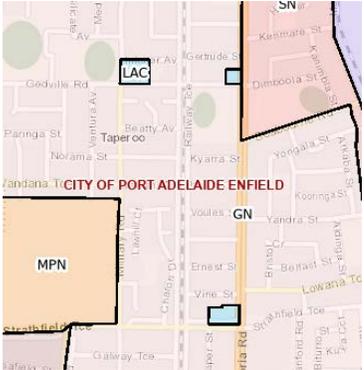
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.291 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Coastal Marina Zone, Residential Policy Area 3 within the City of Port Adelaide Enfield **AND REPLACE** with the Waterfront Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Coastal Marina Zone, Residential Policy Area 3		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.292 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone and Suburban Main Street Zone from the existing Local Centre Zone and Jetty Road Policy Area 15 within the City of Port Adelaide Enfield **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Taperoo		

Local Centre Zone, Largs Bay, Peterhead



Local Centre Zone, Semaphore/Semaphore South, Glanville



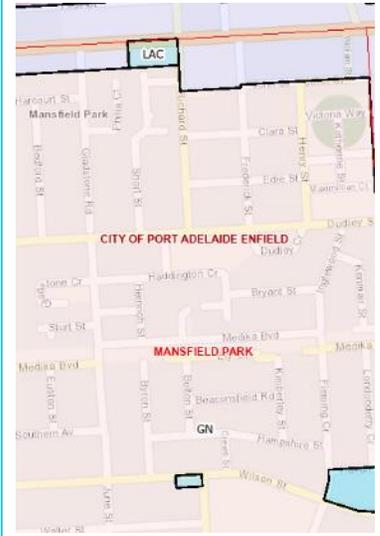
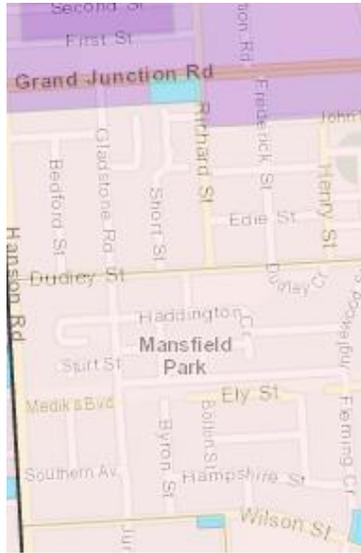
Local Centre Zone, Queenstown, Alberton, Rosewater



Local Centre Zone, Woodville Gardens, Ferryden Park



Local Centre Zone,  
Mansfield Park



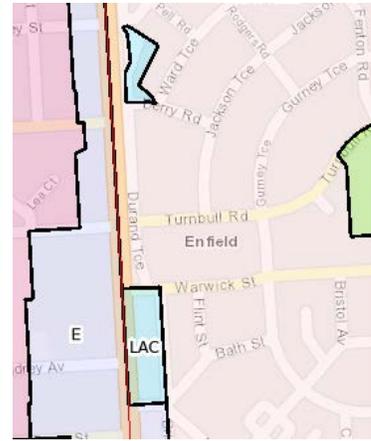
Local Centre Zone, Kilburn



Local Centre Zone, Blair  
Athol, Enfield



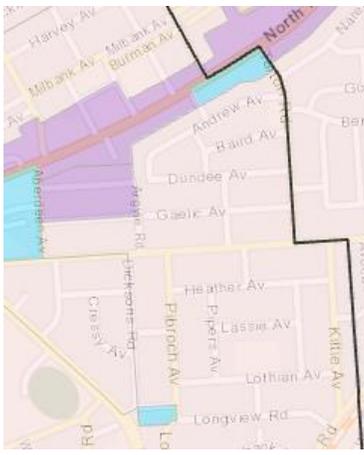
Local Centre Zone, Enfield



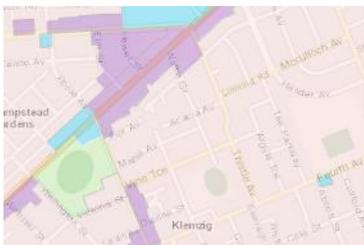
Local Centre Zone, Clearview, Northfield



Local Centre Zone, Holden Hill, Windsor Gardens



Local Centre Zone, Hampstead Gardens, Klemzig



<p>Local Centre Zone, Enfield, Broadview, Greenacres, Manningham, Hampstead Gardens</p>		
<p>Local Centre Zone, Hillcrest</p>		
<p>Local Centre Zone, Jetty Road Policy Area 15</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.293 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone and Open Space Zone from land currently within the Multi-Function Polis Zone and Metropolitan Open Space System Zone, Recreation Policy Area 18, Precinct 4 Snowdens Beach within the City of Port Adelaide Enfield **AND REPLACE** with the General Neighbourhood Zone, Infrastructure (Ferry and Marina Facilities) Zone and Open Space Zone in as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Multi-Function Polis Zone</p> <p>Metropolitan Open Space System Zone, Recreation Policy Area 18, Precinct 4 Snowdens Beach</p>		

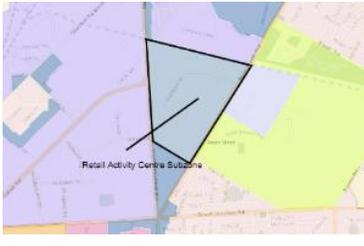
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan and current land uses.

**SA.294 REMOVE SPATIAL APPLICATION** of the Infrastructure (Ferry and Marina Facilities) Zone from the area identified within the existing Coastal Marina Zone, Boat Haven Policy Area 1 within the City of Port Adelaide Enfield **AND REPLACE** with the Waterfront Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Overwater housing at Gulf Point Drive, North Haven within the existing Coastal Marina Zone, Boat Haven Policy Area 1		

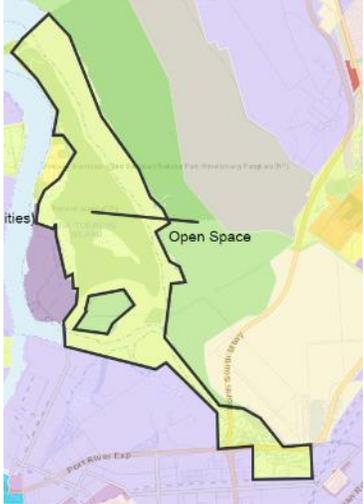
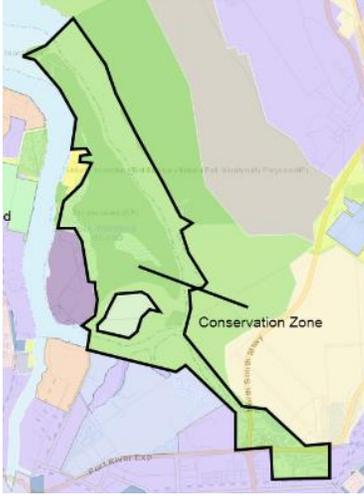
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and current land uses.

**SA.295 SPATIALLY APPLY** the Retail Activity Centre Subzone within the Employment Zone to the existing Industry/Business (Gepps Cross Gateway) Zone within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Industry/Business (Gepps Cross Gateway) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.296 REMOVE SPATIAL APPLICATION** of the Open Space Zone from the existing Metropolitan Open Space System Zone, Conservation Policy Area 17 (Port Adelaide Enfield Development Plan) and Metropolitan Open Space System (Conservation) Zone (Land Not Within a Council Area (Metro) Development Plan) **AND REPLACE** with the Conservation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Metropolitan Open Space System Zone, Conservation Policy Area 17 - Port Adelaide Enfield Development Plan</p> <p>Metropolitan Open Space System (Conservation) Zone – Land Not Within a Council Area (Metro) Development Plan</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.297 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone the identified area within the City of Port Adelaide Enfield **AND REPLACE** with the Strategic Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Identified area of the existing Community Zone, Schools Policy Area 5</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and current land uses

**SA.298 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the area identified within the existing Neighbourhood Centre Zone, Grand Junction Road Policy Area 25 within the City of Port Adelaide Enfield **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Identified area within the existing Neighbourhood Centre Zone, Grand Junction Road Policy Area 25		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and current land uses.

**SA.299 REMOVE SPATIAL APPLICATION** of the Conservation Zone and Recreation Zone from the identified area within the City of Port Adelaide Enfield **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Multiple zoning currently applies to the site at Off South Australia One Drive, North Haven (CT 5969/803, CT 6132/710)		

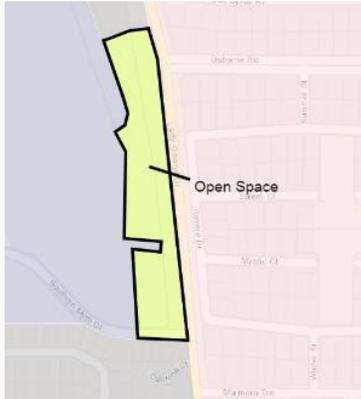
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and current land uses along with consistent policy approach.

**SA.300 REMOVE SPATIAL APPLICATION** of the Employment Zone from the identified area / parcel of land within the City of Port Adelaide Enfield **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Parcel of land at Estella Street, Osborne be amended so that only one zone applies</p>		

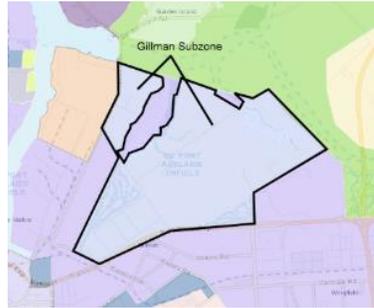
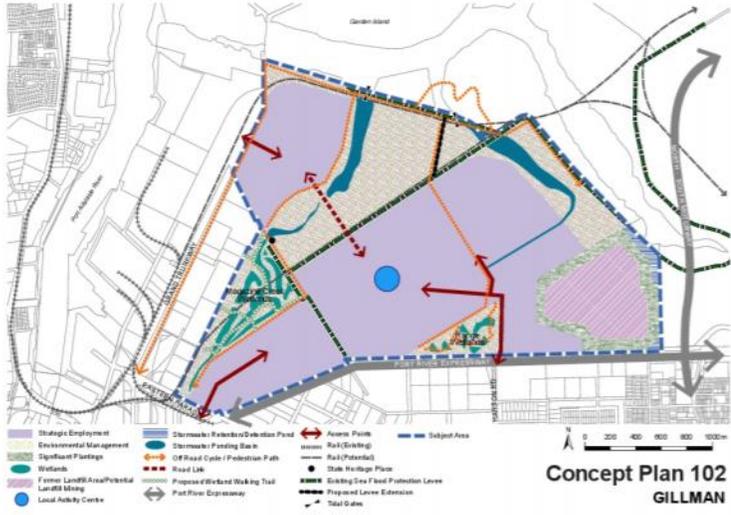
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and amend a minor anomaly.

**SA.301 REMOVE SPATIAL APPLICATION** of the Infrastructure (Ferry and Marina) Zone from the identified area / parcels of land within the City of Port Adelaide Enfield **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Ian W Fotheringham Reserve and Catherine Hutton Reserve, Lady Gowrie Drive, North Haven</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and current land uses.

**SA.302 SPATIALLY APPLY** the Gillman Subzone and Concept Plan 102 TNV within the Strategic Employment Zone to the area in existing Industry Zone, Gillman Policy Area 74 and Industry Zone, Coastal Resource Recovery Policy Area 10 Precinct 1 Co-ordinated Development within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Industry Zone, Gillman Policy Area 74</p> <p>and</p> <p>Industry Zone, Coastal Resource Recovery Policy Area 10 Precinct 1 Co-ordinated Development</p>		
 <p style="text-align: right;"><b>Concept Plan 102 GILLMAN</b></p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.303 SPATIALLY APPLY** the National Naval Shipbuilding Subzone within the Strategic Employment Zone to the area in existing Industry Zone, Osborne Maritime Policy Area 11 within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Industry Zone, Osborne Maritime Policy Area 11		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.304 SPATIALLY APPLY** the Ports Subzone Plan within the Strategic Employment Zone to the area in existing Industry Zone, Ports Policy Area 12 within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Industry Zone, Ports Policy Area 12	 <p>The draft application map shows the Industry Zone, Ports Policy Area 12. It features several zones: a large purple 'Employment' zone at the top, a smaller purple 'Employment' zone at the bottom, and an orange 'Employment' zone in the middle. Other zones include 'North Water', 'North of Jones', 'Tower Hill', 'Lange North', and 'Lange Bay'. The map also shows 'Port Adelaide' and 'Port Adelaide Enfield'.</p>	 <p>The amended application map shows the same area as the draft application. The large purple 'Employment' zone at the top is now labeled 'Ports Subzone' and colored orange. The smaller purple 'Employment' zone at the bottom is also labeled 'Ports Subzone' and colored orange. The orange 'Employment' zone in the middle is now labeled 'Ports Subzone' and colored purple. Other zones and labels remain the same as in the draft application.</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.305 SPATIALLY APPLY** the Retail Activity Centre Subzone within the Employment Zone to the area in existing Mixed Use (Islington) Zone within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Use (Islington) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Port Adelaide Enfield</b></p> <p>Remove the Water Resources Overlay from land on Days Road, Regency Park (Allotment 81 in Deposited Plan 88206).</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request for allotments (which form one property) at 74 and 76 Semaphore Road, Semaphore to be amalgamated into one zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield / Public Submission</b></p> <p>The proposed transition of the Fort Largs site at Taperoo to the Master Planned Suburban</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

<p>Neighbourhood Zone is not suitable for the site and instead considers the Urban Neighbourhood Zone would better represent the density, height and general form of residential development anticipated for the site.</p>	
<p><b>City of Port Adelaide Enfield</b></p> <p>The proposed Master planned Suburban Neighbourhood Zone is incorrect for Lightsview. Alternative zoning of Urban Neighbourhood Zone is the preferred option as it is the closest match for current zoning. Adoption of this zone will address key density and building height issues to allow the approved master plan to be delivered.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request for the land at 1-9 Woolnough Road, Semaphore to be rezoned from the proposed Suburban Neighbourhood Zone to the adjoining Suburban Activity Centre Zone under the Code.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Subject site housing 8 allotments at 1 Everard St &amp; 208-210 Lady Gowrie Drive, Largs Bay, submit the proposed application of the Suburban Neighbourhood Zone is not a 'like for like' transition. Request their site instead be transitioned to the General Neighbourhood Zone. Additionally, remove the Character Area Overlay from this portion of the site.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request a review of the application of the Sloping Land Overlay to confirm that it is accurate.</p>	<p>Sloping Land Overlay - has since been removed and replaced by policy within the Code.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request reserves in Dry Creek, Valley View be included under the Native Vegetation Overlay.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Suggest the Advertising near Signalised Intersections Overlay apply to the intersection of Semaphore Road/The Esplanade, Semaphore.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p><b>City of Port Adelaide Enfield</b></p> <p>Suggest the boundary of the State Heritage Overlay as it applies to the Port Adelaide State Heritage Area be adjusted to exclude the northern car park.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>2 Trigg Street, Blair Athol is split across two zones, and suggest that the allotment be zoned Urban Renewal Neighbourhood Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request the Petrol station on the allotment at 78-80 Hampstead Road, Broadview be rezoned to Suburban Activity Centre Zone (per adjacent zone) as it is split across two zones and will better align the land use and policy direction.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request consistent application of zoning along the O-Bahn busway, Klemzig (as a corridor).</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request the Open Space Zone be considered for the entirety of the Port Road median/road reserve.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Land off Moorhouse Road, Gillman - Allotment 500 in Deposited Plan 89039 is split into two zones: (1) Employment Zone (2) Coastal Waters and Offshore Islands Zone. Request the proposed zone boundary be aligned to the cadastre as opposed to the Council boundary of Port Adelaide Enfield.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request the Royal South Australian Yacht Squadron, a purpose built marina complex, be considered for an Infrastructure (Ferry and Marina Facilities) Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p><b>City of Port Adelaide Enfield</b></p> <p>Parcels surrounding the North Haven Golf Course at Oliver Rogers Rd, North Haven are proposed to be located in both the Employment Zone and the Open Space Zone (reflective of current zoning).</p> <p>Recommended that the boundary be re-aligned to avoid a zone spilt within the allotment.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Request the Port River have a single consistent zoning, unless circumstances dictate otherwise, as opposed to splitting the area into five zones.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Spilt the Urban Renewal Neighbourhood into two zones, this being the Urban Renewal Neighbourhood and General Neighbourhood Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Port Adelaide Enfield</b></p> <p>Inclusion of a Concept Plan reflecting the existing Structure Planning process for Gilles Plains/Oakden.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Extension of Coastal Areas Overlay within the Port Adelaide Enfield area.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Ensure that all properties that currently face Semaphore Rd are entirely within the new Suburban Activity Centre Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Allotments at Largs Bay are better suited to the General Neighbourhood Zone and removal of the Character Area Overlay.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Land in the Residential Character Zone used for commercial purposes rezone from Suburban</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

Neighbourhood Zone to the adjoining Suburban Activity Centre.	
<b>Public Submission</b> Proposed Master Planned Suburban Neighbourhood Zone is incorrect for Lightsview.	The current spatial application of the Code is consistent with Development Plan policy.
<b>Public Submission</b> Proposed Master Planned Suburban Neighbourhood Zone is not suitable for Fort Largs site.	The current spatial application of the Code is consistent with Development Plan policy.
<b>Public Submission</b> Large retail format centres should be consistently zoned as Employment Zone.	The current spatial application of the Code is consistent with Development Plan policy.
<b>Public Submission</b> Introduce existing Mixed Use (Islington) Subzone to the Employment Zone (Formally Commercial and Business). – new Retail Activity Centre Subzone has been applied.	The current spatial application of the Code is consistent with Development Plan policy.
<b>Public Submission</b> There is no specific overlay for the Dolphin Sanctuary.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.
<b>Public Submission</b> In North Haven there is an area within three zones. Recommended that all land is consolidated within the 'Open Space' Zone.	The current spatial application of the Code is consistent with Development Plan policy.
<b>Public Submission</b> Request Garden Island land to be zoned Infrastructure (Ferry and Marina Facilities) (draft as Conservation Zone, currently MFP) and rezone the surrounding mangrove areas Conservation Zone.	The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.

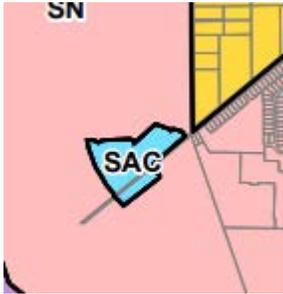
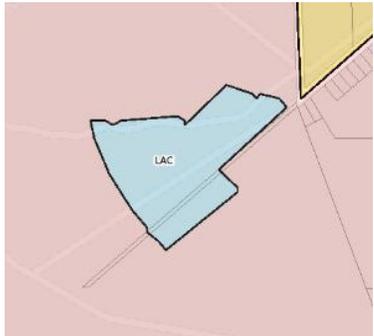
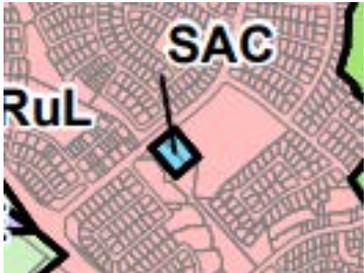
# Port Augusta City Council

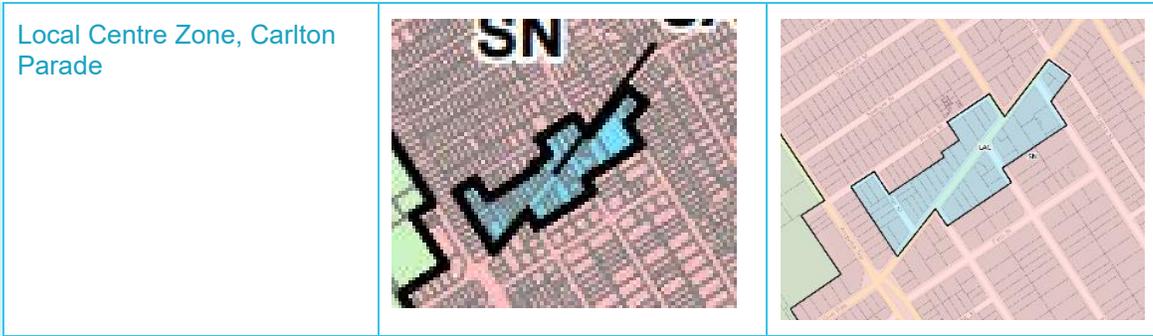
Feedback received from the Port Augusta City Council sought the following amendments to the spatial application of the Code within its local government area:

- Apply the Resource Extraction Zone to the area of the Stirling North Quarry, instead of the Rural Zone.
- The Commission recommended the Local Activity Centre Zone is applied to three local shopping centres instead of the Suburban Activity Centre Zone.

## Commission's Recommendations

**SA.306 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre zone **AND REPLACE** with the Local Activity Centre zone to the area in three local shopping centres within the Port Augusta City Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Shirley Street		
Local Centre Zone, McSporrans Crescent		



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>Port Augusta City Council</b></p> <p>Apply the Resource Extraction Zone to the area of the Stirling North Quarry, instead of the Rural Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

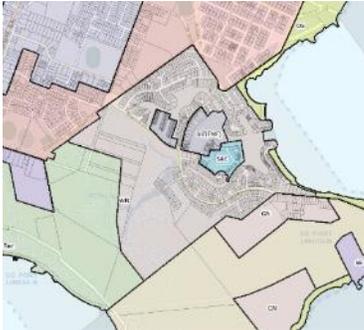
# City of Port Lincoln

Feedback received from the City of Port Lincoln sought the following amendments to the spatial application of the Code within its local government area:

- Apply the Community Facilities Zone to the area of Navigator College, instead of the Recreation and Suburban Neighbourhood Zones.
- Apply the General Neighbourhood Zone to the residential area of Lincoln Cove Marina, instead of the Suburban Neighbourhood Zone.
- The retention of a Concept Plan for Proper Bay stipulating staging of infrastructure.
- The Commission recommended the Hills Neighbourhood Zone be applied to areas currently included in Concept Plan Map PtL/6 Happy Valley Environs, and areas currently zoned Residential and Residential Hills in the northern part of the LGA, instead of the Suburban Neighbourhood Zone.

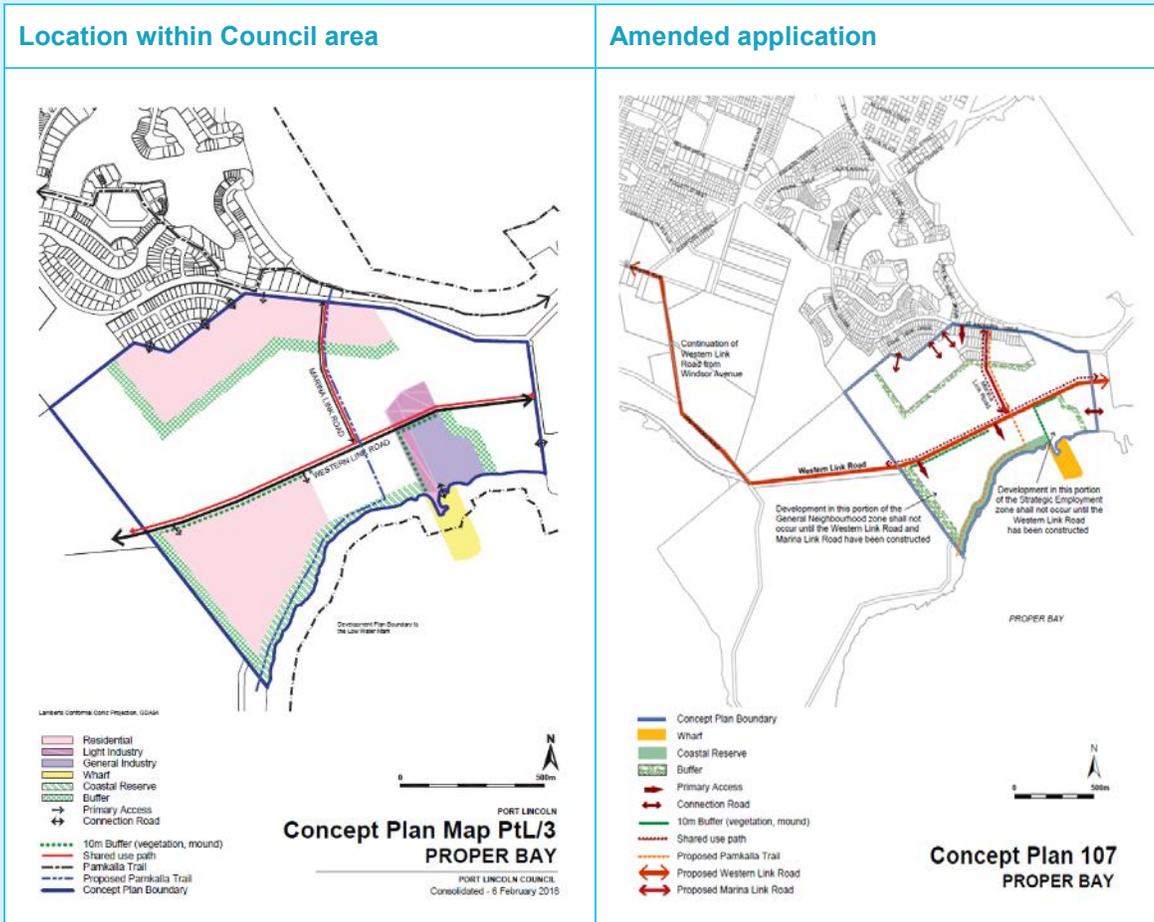
## Commission’s Recommendations:

**SA.307 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood and General Neighbourhood Zones from the residential area of Lincoln Cove Marina the within the City of Port Lincoln **AND REPLACE** with the Waterfront Neighbourhood zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential area of Lincoln Cove Marina		

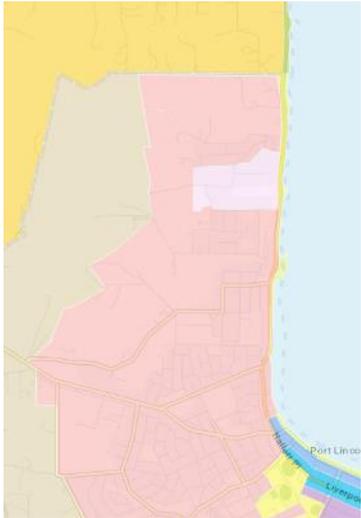
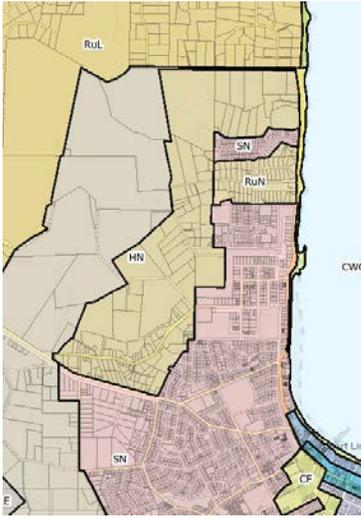
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.308 SPATIALLY APPLY** existing Concept Plan PtL/3 for Infrastructure and Staging to the area of Proper Bay within the City of Port Lincoln as identified in the recommended amendment map:



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.309 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the areas included in existing Concept Plan Map PtL/6 Happy Valley Environs and areas currently zoned Residential and Residential Hills in the northern part of the City of Port Lincoln **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone and Residential Hills Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Port Lincoln</b></p> <p>Apply the Community Facilities Zone to the area of Navigator College, instead of the Recreation and Suburban Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

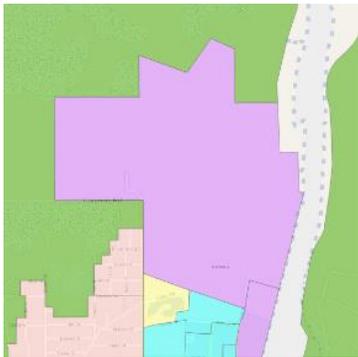
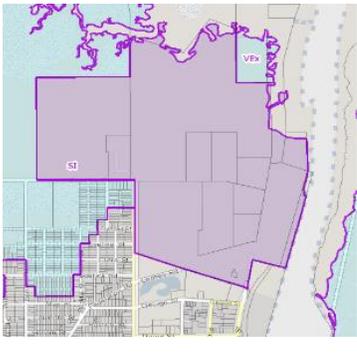
# Port Pirie Regional Council

Feedback received from the Port Pirie Regional Council sought the following amendments to the spatial application of the Code within its local government area:

- Create a Subzone in the Employment Zone that recognises the current Policy Area 4 in the Industry Zone, which is the site of the Nystar Smelter.
- Adjust the zone boundary for the local centre at Ridson Park so that all land used for commercial purposes is included in the Local Activity Centre Zone.
- Apply the Urban Activity Centre Zone to the area currently in Policy Area 9 of the Regional Centre Zone, instead of the Community Facilities Zone.
- Apply the Urban Activity Centre Zone to the area currently zoned Commercial on Grey Terrace, instead of the Suburban Employment Zone (now called the Employment Zone).
- Remove the Hazards (Bushfire – General Risk) Overlay from the residential estate of Peterson Circuit, Ridson Park.
- The Commission recommended the Local Activity Centre Zone is applied to three local shopping centres instead of the Suburban Activity Centre Zone.

## Commission’s Recommendations:

**SA.310 SPATIALLY APPLY** the Significant Industry Subzone to the area currently in Policy Area 4 of the Industry Zone (Nyrstar Smelter site) within the Port Pirie Regional Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Policy Area 4 of the Industry Zone (Nyrstar Smelter site)		

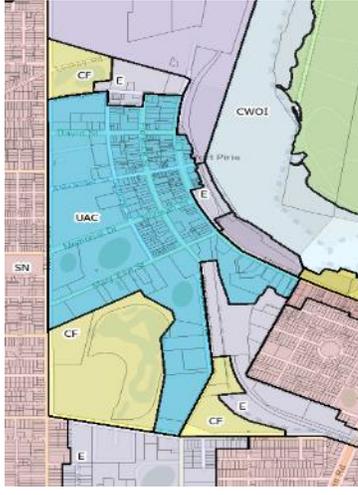
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.311 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone at Risdon Park within the Port Pirie Regional Council **AND REPLACE** with the Local Activity Centre Zone. **ADJUST** the zone boundary so that all land used for commercial purposes is included as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Risdon Park		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered it will correct a mapping anomaly.

**SA.312 REMOVE SPATIAL APPLICATION** the Community Facilities Zone from the existing Regional Centre Zone, Policy Area 9 within the Port Pirie Regional Council **AND REPLACE** with the Urban Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Policy Area 9 of the Regional Centre Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.313 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone **AND REPLACE** with the Local Activity Centre Zone within the Port Pirie Regional Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Balmoral Road		
Local Centre Zone, Kingston Road		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>Port Pirie Regional Council</b></p> <p>Apply the Urban Activity Centre Zone to the area currently zoned Commercial on Grey Terrace, instead of the Suburban Employment Zone (now called the Employment Zone)</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p><b>Port Pirie Regional Council</b></p> <p>Remove the Hazards (Bushfire – General Risk) Overlay from the residential estate of Peterson Circuit, Ridson Park</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p> <p>Removal of the Overlay requires a risk analysis, and bushfire mapping is being reviewed separately with relevant investigations.</p>
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# City of Prospect

Feedback received from the City of Prospect sought the following amendments to the spatial application of the Code within its local government area:

- Replace the spatial application of the General Neighbourhood Zone with the Suburban Neighbourhood Zone to the Residential Zone Policy Area A350.
- Retention and application of the following Concept Plans:
  - Concept Plan UrC/1, 2, 4 & 6 – Urban Corridor Zone
  - Concept Plans NCe/ 2 & 3 – Neighbourhood Centre Zone
  - Concept Plan DCe/1 – District Centre Zone
  - Concept Plans ShP/1-4 - shared car parking areas.

## Non-council submissions

In addition to Council’s feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

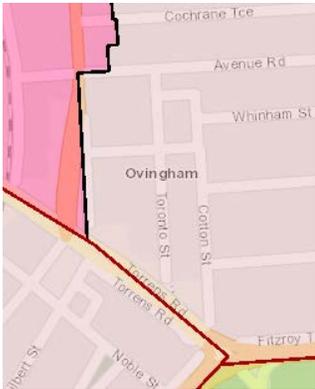
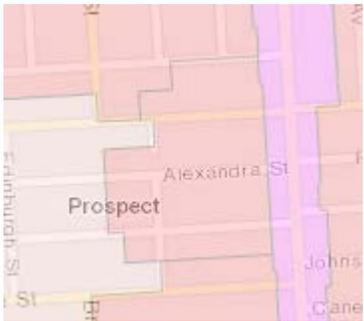
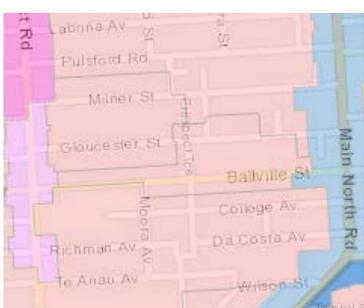
- Replace the spatial application of the General Neighbourhood Zone with the Suburban Neighbourhood Zone to the Residential Zone, Policy Area A350.
- Spatially apply a new retail Subzone to the Mixed Use (Islington) Zone to reflect the intent of current zoning to allow a range of retail uses in the zone.
- Spatially apply a new design overlay to address the interface between large scale retail development and residential areas.
- Spatially apply a new Overlay to map the location of Contributory Items
- Replace the spatial application of the Suburban Activity Centre Zone with a new zone to the Neighbourhood Centre Zone.

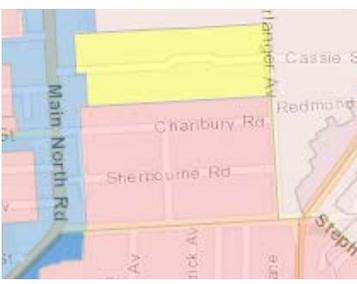
## Commission’s Recommendations:

**SA.314 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Historic (Conservation) Zone (all policy areas) within the City of Prospect **AND REPLACE** with the new Established Neighbourhood Zone and the Historic Area Overlay as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Historic (Conservation) Zone Fitzroy Terrace Policy Area 1		

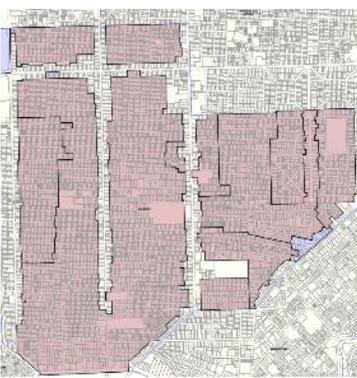
<p>Historic (Conservation) Zone Clifton Street Policy Area 2</p>		
<p>Historic (Conservation) Zone Little Adelaide Policy Area 3</p>		
<p>Historic (Conservation) Zone Whinham Street Policy Area 4</p>		
<p>Historic (Conservation) Zone Flora Terrace Policy Area 5</p>		
<p>Historic (Conservation) Zone Martin Avenue Policy Area 6</p>		

<p>Historic (Conservation) Zone North Ovingham Policy Area 7</p>		
<p>Historic (Conservation) Zone Prospect Lanes Policy Area 8</p>		
<p>Historic (Conservation) Zone Highbury Policy Area 9</p>		
<p>Historic (Conservation) Zone Ballville/Gloucester Policy Area 10</p>		

<p>Historic (Conservation) Zone Medindie Gardens Policy Area 11.</p>		
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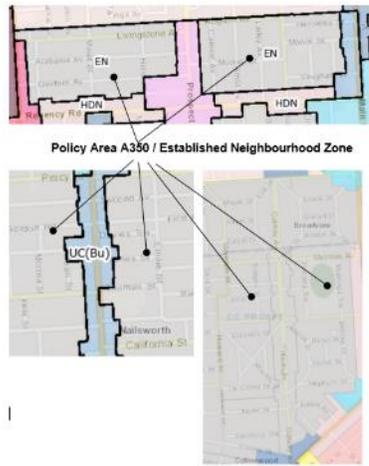
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.315 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Residential Policy Area A560 and Residential Policy Area A450 within the City of Prospect **AND REPLACE** with the new Established Neighbourhood Zone and the Character Area Overlay as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone, Residential Policy Area A560, Residential Policy Area A450</p>		

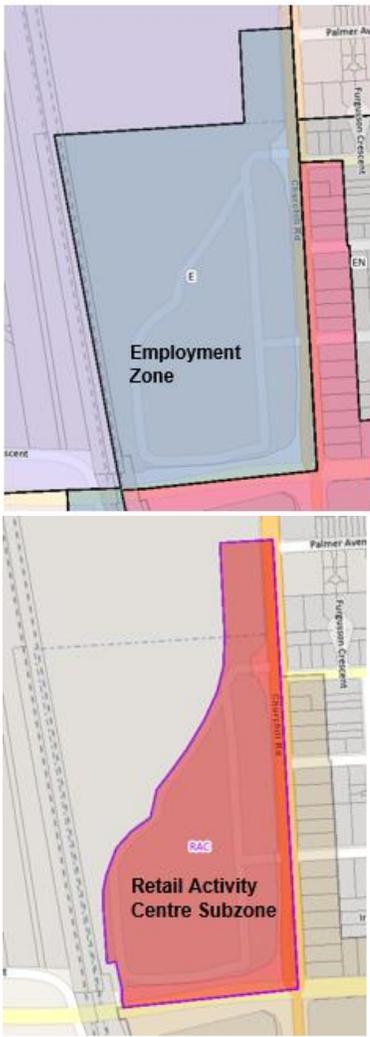
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.316 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Residential Policy Area A350 within the City of Prospect **AND REPLACE** with the new Established Neighbourhood Zone and the Character Area Overlay as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential Policy Area A350.		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.317 SPATIALLY APPLY** a new Retail Activity Centre Subzone to the existing Mixed Use (Islington) Zone within the City of Prospect as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Use (Islington) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Prospect</b></p> <p>Replace the spatial application of the General Neighbourhood Zone with the Suburban</p>	<p>The new Established Neighbourhood Zone has been spatially applied to the Residential Zone, Policy Area A350, in line with the Commission’s policy position to apply the Established Neighbourhood Zone to all</p>

Neighbourhood Zone to the Residential Zone Policy Area A350.	areas affected by the Historic or Character Area Overlay.
<p><b>City of Prospect</b></p> <p>Retention and application of the following Concept Plans:</p> <ul style="list-style-type: none"> <li>• Concept Plan UrC/1, 2, 4 &amp; 6 – Urban Corridor Zone</li> <li>• Concept Plans NCe/ 2 &amp; 3 – Neighbourhood Centre Zone</li> <li>• Concept Plan DCe/1 – District Centre Zone</li> <li>• Concept Plans ShP/1-4 - shared car parking areas</li> </ul>	The retention of the Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or land that has not yet been developed.
<p><b>Public Submission</b></p> <p>Replace the spatial application of the General Neighbourhood Zone with the Suburban Neighbourhood Zone to the Residential Zone Policy Area A350.</p>	The new Established Neighbourhood Zone has been spatially applied to the Residential Zone, Policy Area A350, in line with the Commission’s policy position to apply the Established Neighbourhood Zone to all areas affected by the Historic or Character Area Overlay.
<p><b>Public Submission</b></p> <p>Spatially apply a new design overlay to address the interface between large scale retail development and residential areas</p>	There to be sufficient policy within the Code to address the interface between retail zones and neighbourhood zones.
<p><b>Public Submission</b></p> <p>Spatially apply a new Overlay to map the location of Contributory Items.</p>	Contributory Items are now recognised in the Code as Representative Buildings. Representative Buildings have been mapped in the South Australian Property and Planning Atlas (SAPPA) and are referenced in the relevant Character Area or Historic Area Statements (depending on whether the Character Area Overlay or Historic Area Overlay applies).
<p><b>Public Submission</b></p> <p>Replace the spatial application of the Suburban Activity Centre Zone with a new zone to the Neighbourhood Centre Zone.</p>	A new Local Activity Centre Zone has been introduced to be spatially applied to Local Centre Zones. The Commission is of the view that the Suburban Activity Centre Zone remains the most appropriate zone to spatially apply to Neighbourhood Centre Zones. A maximum building height TNV has been introduced to the Suburban Activity Centre Zone, which will enable existing building height controls in the Development Plan to be carried over into the Code.

## City of Salisbury

Feedback received from the City of Salisbury sought the following amendments to the spatial application of the Code within its local government area:

- Centres policy has been applied inconsistently across the City of Salisbury Centres.
- Building Near Airfields Overlay has not been spatially applied to Edinburgh Defence Airfield.
- Concept Plan Map Sal/3 Edinburgh Defence Airfield Lighting Constraints has not been transitioned from Development Plan to the Code.
- The St Kilda Radar Installation is proposed in the Code to be within the Employment Zone. Council recommends this to be changed to Commonwealth Facilities Zone.
- Align Defence Aviation Area mapping to new coastal LGA boundaries along revised High Water mark.
- Employment Areas at Mary/Dan Street area of Mawson Lakes must have the Code zone classification reviewed as it is inappropriate.
- The adjacent Technology Park precinct more appropriate policy designation to aligning with the high technology uses.
- Local Road Widening controls have been omitted in the draft Code and must be reinstated.
- General Neighbourhood Zone not appropriate zoning for existing Residential Zone, Policy Area 18.
- Shoalhaven Greenfields Stage 2 Wetland at Mawson Lakes - existing Multi-Function Polis (Levels) Zone. The Code open space zoning reduces the flexibility that the currently Development Plan zoning provided.
- Retention of the existing Concept Plan Sal/22 and supporting policies is required.
- Rural Living Zone policies for the area at Globe Derby that is adjacent the Trotting Track should recognise the existing character and land use restrictions
- Minor zone boundary adjustments are recommended where the boundaries are slightly offset, bisected or a property is clearly located outside of its intended zone (numerous locations – Direk, Burton, Salisbury, Salisbury Plains, Salisbury East and Port Wakefield Road).
- Section of Pt Wakefield Rd is zoned Open Space and it dissects an industrial precinct. This is unnecessary & the entire precinct should be within the Industry Zone.
- Boundary between the existing Primary Production and Open Space Zones cutting through the site of 813-825 Port Wakefield Road and is not aligned with cadastre.
- Property in Gulfview Heights currently zoned as Open Space. Site is proposed to be located within the Open Space Zone. Request to rezone property as General Neighbourhood Zone or Suburban Neighbourhood Zone.
- Caravan and Tourist Park Zone – land division will shift the cadastral boundary, hence it is desirable to align with Code Zone boundary with the altered cadastral boundary.
- Include existing Concept Plan Maps Sal/4, Sal/6, Sal/10, Sal/22, Sal/28, and Sal/34.

### Non Council Submissions

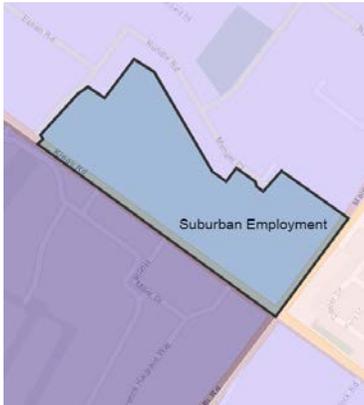
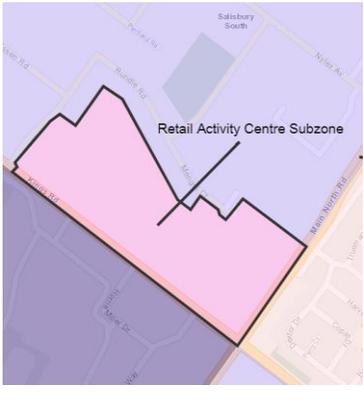
In addition to Council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Request for land at Direk from the Rural Zone to the General Neighbourhood Zone – locality part of a current DPA.
- Rezoning request and spatial application of Overlay for Boral Quarry site.
- Minor zone boundary adjustment at Salisbury.
- Review zoning for existing Neighbourhood Centre Zone and adjoining land use.
- Request or rezoning of Rural Zone land at Bolivar for commercial purposes.

- Technology Park, Mawson Lakes – Request for this land to be transitioned to the Innovation Zone rather than the Urban Neighbourhood Zone.
- Technology Park, Mawson Lakes – The land currently zoned Urban Corridor — Business Policy Area is proposed to be zoned 'Urban Activity Centre'. More appropriate for different zoning.

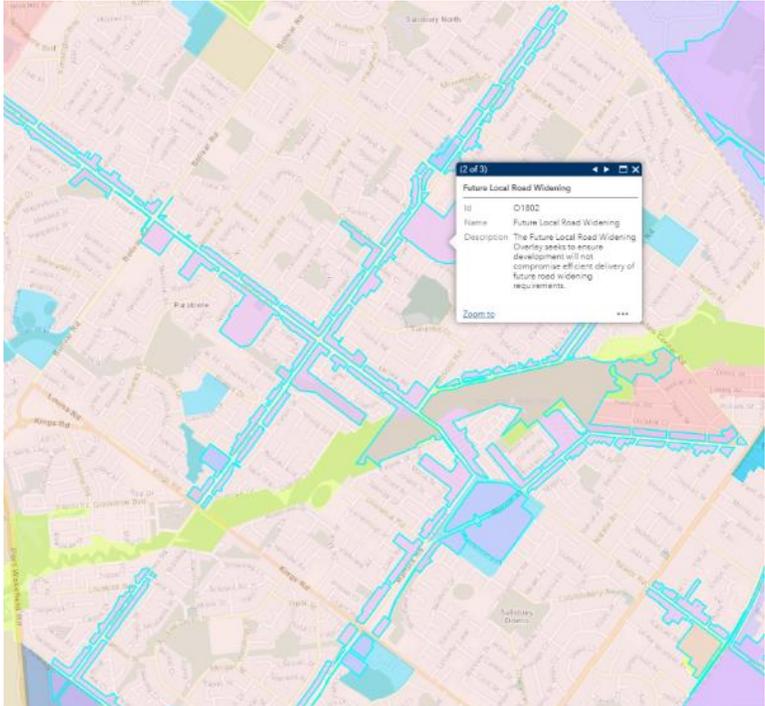
**Commission’s Recommendations:**

**SA.318 SPATIALLY APPLY** the Retail Activity Centre Subzone within the Employment Zone to the existing Mixed Use (Bulky Goods, Entertainment and Leisure) Zone within the City of Salisbury as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Use (Bulky Goods, Entertainment and Leisure) Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.319 SPATIALLY APPLY** the Future Local Road Widening Overlay to the areas identified within Salisbury Development Plan – Table Sa1/1 – Building Setbacks for Road Boundaries as identified in the recommended amendment map:

Location within Council area	Amended application
Table Sa1/1 – Building Setbacks for Road Boundaries	

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.320 AMEND SPATIAL APPLICATION** of the Caravan and Tourist Park Zone boundary within the City of Salisbury as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Remaining allotment north of the Caravan and Tourist Park Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and amend a minor anomaly.

**SA.321 REMOVE SPATIAL APPLICATION** of the Open Space Zone from the identified allotment within both the Primary Production Zone and Open Space Zone, Recreation Policy Area 15 **AND REPLACE** with the Rural Zone within the City of Salisbury as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Identified allotment within both the Primary Production Zone and Open Space Zone, Recreation Policy Area 15		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and amend an anomaly.

**SA.322 AMEND SPATIAL APPLICATION** of the Rural Zone and General Neighbourhood Zone boundaries to the identified allotments within both the Primary Production Zone, Aircraft Noise Policy Area 16 and Residential Zone within the City of Salisbury as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Identified allotments within both the Primary Production Zone, Aircraft Noise Policy Area 16 and Residential Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and amend an anomaly to better align with allotment boundaries.

**SA.323 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the identified allotment within both the Industry Zone and Residential Zone (Note: Employment Zone renamed Strategic Employment Zone) in Salisbury Plain **AND REPLACE** with the Strategic Employment Zone within the City of Salisbury as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Identified allotment within both the Industry Zone and Residential Zone		

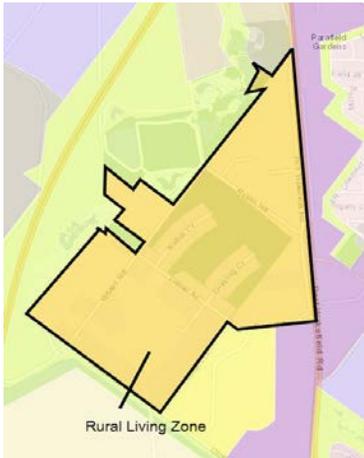
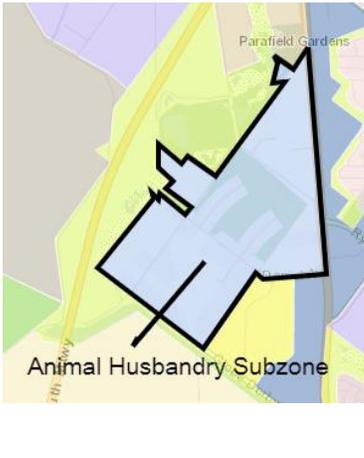
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and amend an anomaly.

**SA.324 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone from the identified allotment within both the Commercial Zone and Residential Zone in Salisbury East **AND REPLACE** with the General Neighbourhood Zone within the City of Salisbury as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Identified allotment within both the Commercial Zone and Residential Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and amend an anomaly.

**SA.325 SPATIALLY APPLY** the Animal Husbandry Subzone of the Rural Living Zone to the existing Rural Living Zone, Bolivar Policy Area 19 within the City of Salisbury as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Rural Living Zone, Bolivar Policy Area 19		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.326 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the identified area shown in existing Concept Plan Sal/22 within the City of Salisbury **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Concept Plan Sal/22		

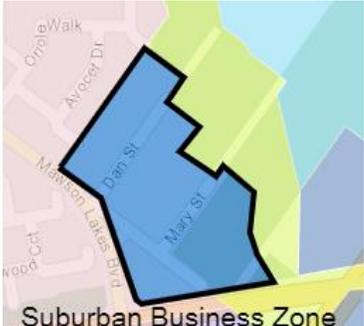
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.327 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Salisbury Residential Policy Area 18 within the City of Salisbury **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Salisbury Residential Policy Area 18		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.328 REMOVE SPATIAL APPLICATION** of the Urban Activity Centre Zone from the existing Urban Corridor Zone, Business Policy Area 27 within the City of Salisbury **AND REPLACE** with the Suburban Business Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Urban Corridor Zone, Business Policy Area 27	 <p>Urban Activity Centre Zone</p>	 <p>Suburban Business Zone</p>

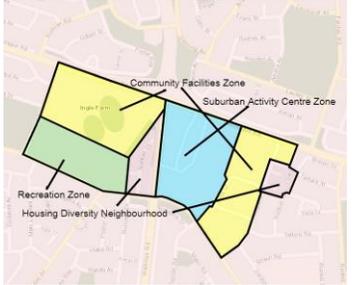
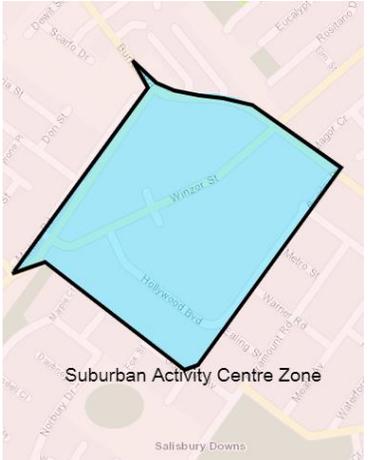
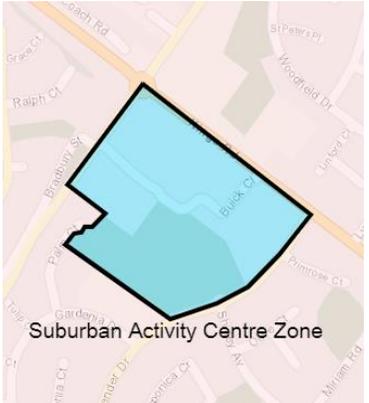
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

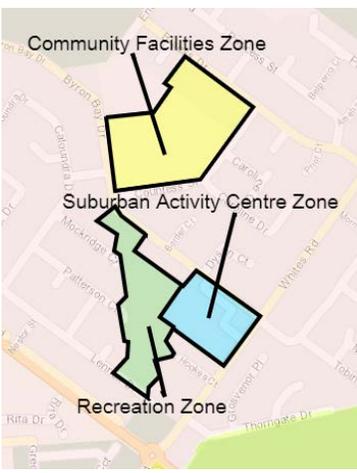
**SA.329 REMOVE SPATIAL APPLICATION** of the Urban Neighbourhood Zone from the existing Urban Core Zone within the City of Salisbury **AND REPLACE** with the Strategic Innovation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Urban Core Zone	 <p>Urban Neighbourhood Zone</p>	 <p>Strategic Innovation Zone</p>

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan and current land uses.

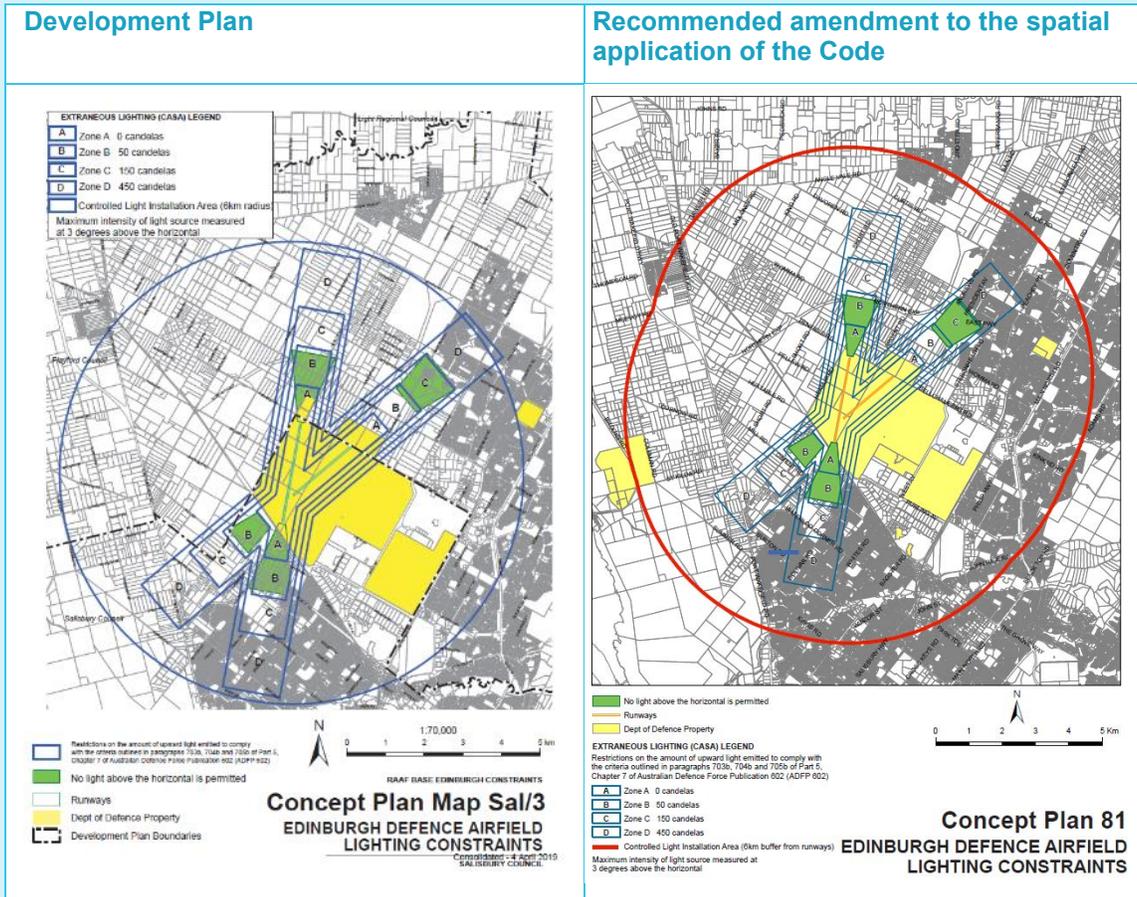
**SA.330 REMOVE SPATIAL APPLICATION** of the zone splits from the existing District Centre Zone (Ingle Farm Policy Area 2 and Salisbury Downs Policy Area 4) and Neighbourhood Centre Zone within the City of Salisbury **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Ingle Farm Policy Area 2		
District Centre Zone, Salisbury Downs Policy Area 4		
Neighbourhood Centre Zone, Concept Plan Sal/15		

<p>Neighbourhood Centre Zone, Concept Plan SaI/13</p>		
<p>Neighbourhood Centre Zone, Concept Plan SaI/12</p>		
<p>Neighbourhood Centre Zone, Concept Plan SaI/11</p>		

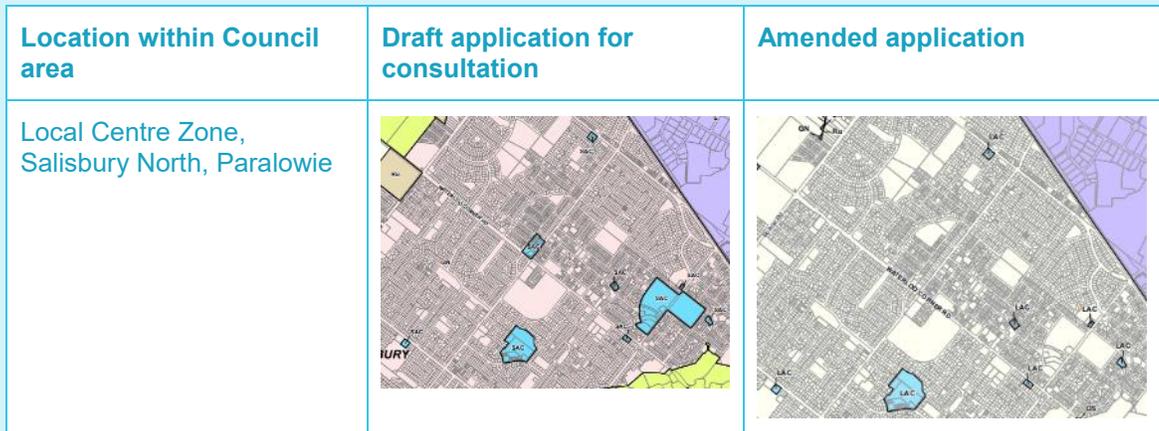
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.331 SPATIALLY APPLY** the existing Concept Plan Sal/3 within the City of Salisbury (and City of Playford) as identified in the recommended amendment map:

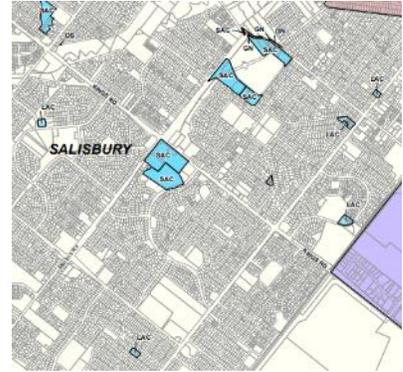


**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

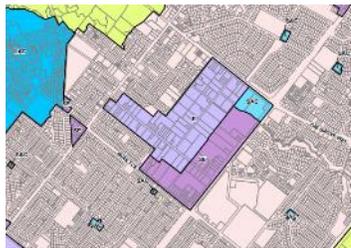
**SA.332 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the City of Salisbury **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:



Local Centre Zone,  
Parafield Gardens,  
Salisbury Downs, Salisbury



Local Centre Zone,  
Salisbury, Brahma Lodge,  
Salisbury Park, Salisbury  
Heights, Salisbury East



Local Centre Zone,  
Salisbury East



Local Centre Zone, Para  
Hills West, Para Hills





**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.333 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Hills Zone and Residential Hills Zone, Castieau Estate Policy Area 21 within the City of Salisbury **AND REPLACE** with Hills Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Hills Zone		
Residential Hills Zone, Castieau Estate Policy Area 21		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>City of Salisbury</b></p> <p>The St Kilda Radar Installation is proposed in the Code to be within the Employment Zone. Recommends this to be changed to Commonwealth Facilities Zone</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Salisbury</b></p> <p>Align Defence Aviation Area mapping to new coastal LGA boundaries along revised High Water mark.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Salisbury</b></p> <p>Shoalhaven Greenfields Stage 2 Wetland at Mawson Lakes - Multi Function Polis (Levels) zone. The Code open space zoning reduces the flexibility that Dev. plan zoning provided. It is considered that the proposed designation for the portion of wetland becomes a Housing Diversity Neighbourhood Zone</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Salisbury</b></p> <p>Open Space Zone/Industry Zone Map Sal/46 – this section of Pt Wakefield Rd is zoned Open Space and it dissects this industrial precinct. This is unnecessary &amp; the entire precinct should be within the Industry Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Salisbury</b></p> <p>Zone Boundary Anomaly 101 Wynn Vale Drive, Gulfview Heights. Zoned as Open Space. Site is proposed to be located within the Open Space Zone. Request to rezone property as General Neighbourhood Zone or Suburban Neighbourhood Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Salisbury</b></p> <p>Include the following Concept Plans:</p> <ul style="list-style-type: none"> <li>○ Map Sal/4 - Globe Derby Park.</li> <li>○ Map Sal/6 - Urban Employment Zone.</li> <li>○ Map Sal/10 - North East Salisbury.</li> </ul>	<p>The retention of the Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>

<ul style="list-style-type: none"> <li>○ Map Sal/22 - Burton Residential Area 1.</li> <li>○ Map Sal/28 - Salisbury District Centre Car Park Fund Area</li> <li>○ Map Sal/34 - Salisbury City Centre.</li> </ul>	<p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Public Submission</b></p> <p>Request for land at Direk from the Rural Zone to the General Neighbourhood Zone – locality part of a current DPA.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezoning request and spatial application of Overlay for Boral Quarry site.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Review zoning for existing Neighbourhood Centre Zone and adjoining land use (Salisbury South, Madison Park Primary, Salisbury East, and Keller Road Primary).</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request or rezoning of Rural Zone land at Bolivar for commercial purposes.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

## City of Tea Tree Gully

Feedback received from the City of Tea Tree Gully sought the following amendments to the spatial application of the Code within its local government area:

- Two areas designated for medium density development within the existing District Centre Zone, Golden Grove District Centre Policy Area 2, Golden Grove Community Precinct 2 are incorrectly zoned.
- Highland Shopping Centre and Sunnybrook Shopping Centre have been incorrectly transitioned from Neighbourhood Centre Zone to Suburban Employment Zone.
- Request existing Residential Zone Policy Area 16 be rezoned to Suburban Neighbourhood Zone and the 800m<sup>2</sup> Minimum Allotment Size TNV be applied to this area.
- Request the inclusion of Concept Maps TTG/16, TTG/17 and TTG/18.
- Request the Maximum Building Heights represented on Concept Plan Map TTG/14 in the Tea Tree Gully Development Plan be reflected within the Code as a TNV.
- Request the Urban Renewal Neighbourhood Zone located within Tea Tree Gully Council area have a TNV, which stipulates a minimum net residential density per hectare requirement of 35 dwellings per hectare.
- Request the Urban Activity Zone located within Tea Tree Gully Council area have a TNV which stipulates minimum density requirement of 67 dwellings per hectare
- Request a minimum Frontage TNV of 14 metres be included for cul-de-sac development for land that is currently Residential Zone – Target Hill Policy Area.
- Request a TNV of 2 storeys in building levels/height be included within the Suburban Employment Zone.
- Apply Minimum Site Area TNV of 20,000m<sup>2</sup> for parts of the Rural Living Zone at Yatala Vale.
- There is currently no minimum allotment size in the Township Zone.
- Identified inconsistency between the dwelling densities in its current Development Plan and those proposed by new Housing Diversity Neighbourhood Zone.

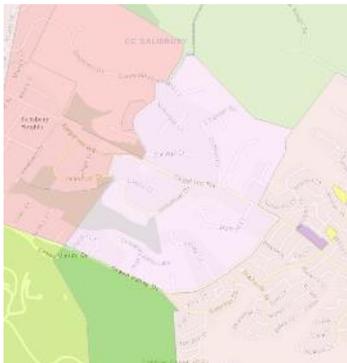
### Non Council Submissions

In addition to Council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Review the application of the existing Mineral Extraction Zone, to the proposed Resource Extraction Zone.
- Rezone land at Para Valley Road Golden Grove from the proposed Hills Face Zone to either the Peri Urban Zone or Rural Living Zone given its adjacency to built-up areas.
- Rezone two allotments currently zoned MOSS to a Residential Zone.
- Rezone land at One Tree Hill Road, Golden Grove from Rural Living to Master Planned Suburban Neighbourhood Zone.
- Rezone land at Lamuli Street, Fairview Park from the proposed Hills Face Zone to General Neighbourhood Zone.
- Rezone two parcels of land in Highbury from Open Space Zone to General Neighbourhood Zone.
- Rezone land at Mulberry Drive, Highbury from Open Space Zone to a Residential Zone.
- Rezone land at Mulberry Drive, Highbury from Open Space Zone to Deferred Urban Zone.

**Commission’s Recommendations:**

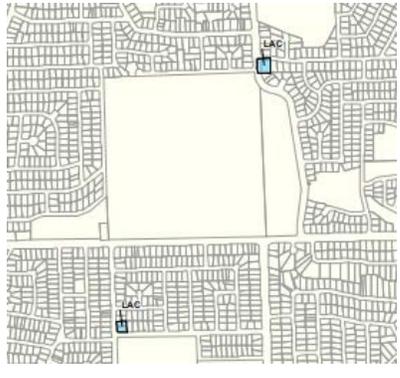
**SA.334 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Target Hill Policy Area 17 within the City of Tea Tree Gully **AND REPLACE** with Hills Neighbourhood Zone as identified in the recommended amendment maps:

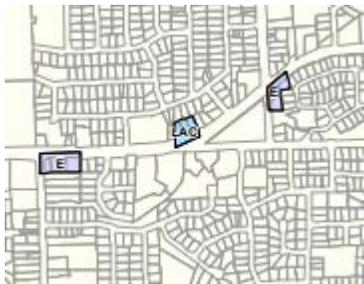
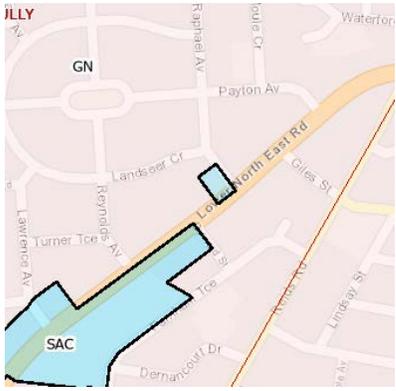
Location within Council area	Draft application for consultation	Amended application
Residential Zone, Target Hill Policy Area 17		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.335 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone and Local Centre Zone, Golden Grove Local Centre Policy Area 5 within the City of Tea Tree Gully **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

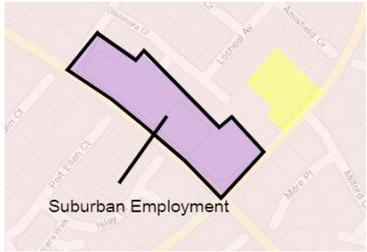
Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Golden Grove		

<p>Local Centre Zone, Redwood Park, Banksia Park</p>		
<p>Local Centre Zone, Redwood Park</p>		
<p>Local Centre Zone, Tea Tree Gully</p>		
<p>Local Centre Zone, Holden Hill, Modbury</p>		

<p>Local Centre Zone, Hope Valley</p>		
<p>Local Centre Zone, Demancourt</p>		
<p>Local Centre Zone, Golden Grove Local Centre Policy Area 5</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.336 REMOVE SPATIAL APPLICATION** of the Suburban Employment Zone from the existing Neighbourhood Centre Zone, Golden Grove Neighbourhood Centre Policy Area 7 within the City of Tea Tree Gully **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Neighbourhood Centre Zone, Golden Grove Neighbourhood Centre Policy Area 7		
Neighbourhood Centre Zone, Golden Grove Neighbourhood Centre Policy Area 7		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.337 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the area identified within Concept Plan TTG/8 in the existing Residential Zone, Golden Grove South Policy Area 16 within the City of Tea Tree Gully **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Identified area within Concept Plan TTG/8 located in the Residential Zone, Golden Grove South Policy Area 16		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.338 SPATIALLY APPLY** the Neighbourhood Subzone within the Community Facilitates Zone to the identified areas within the existing District Centre Zone, Golden Grove District Centre Policy Area 2, Precinct 2 Golden Grove Community within the City of Tea Tree Gully as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone, Golden Grove District Centre Policy Area 2, Precinct 2 Golden Grove Community		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Tea Tree Gully</b> Request the inclusion of existing Concept Maps TTG/16, TTG/17 and TTG/18.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>City of Tea Tree Gully</b> Request the Urban Renewal Neighbourhood Zone located within Tea Tree Gully Council area have a TNV, which stipulates a minimum net residential density per hectare requirement of 35 dwellings per hectare.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of Tea Tree Gully</b> Request the Urban Activity Zone located within Tea Tree Gully Council area have a TNV which stipulates minimum density requirement of 67 dwellings per hectare.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p><b>City of Tea Tree Gully</b></p> <p>Request a minimum Frontage TNV of 14 metres be included for cul-de-sac development for land that is currently Residential Zone – Target Hill Policy Area.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Request for land in Highbury consider the 'Resource Extraction Zone' suitable zoning for the subject site, instead the General Neighbourhood Zone is more appropriate.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Request for land in Golden Grove from the proposed Hills Face Zone to either the Peri-Urban Zone or Rural Living Zone given its adjacency to built-up areas.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Request for land at One Tree Hill Road, Golden Grove from Rural Living to Master Planned Suburban Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request for land n Highbury from Open Space Zone to General Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request for land at Mulberry Drive, Highbury from Open Space Zone to a Residential Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request for land at Mulberry Drive, Highbury from Open Space Zone to Deferred Urban Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

## City of Unley

Feedback received from the City of Unley sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones:
  - A site-specific zone to be applied to the existing Showgrounds Zone in place of the proposed Recreation Zone.
  - A local centre-type zone to be applied to the existing Local Centre Zone in place of the Suburban Activity Centre Zone.
- Replace the spatial application the Housing Diversity Neighbourhood Zone with the General Neighbourhood Zone for the areas currently zoned Residential B200 and Residential B250.
- Replace the spatial application the General Neighbourhood Zone with the Suburban Neighbourhood Zone for the areas currently zoned:
  - Residential B300
  - Residential B350
  - Residential, Infill Policy Area 12, Precinct 12.1
  - Residential, Infill Policy Area 12, Precinct 12.2.
- Replace the spatial application the Urban Renewal Neighbourhood Zone with the Housing Diversity Neighbourhood Zone for the areas currently zoned:
  - Residential Regeneration, Major Roads Policy Area 14
  - Residential Regeneration, Renewal Policy Area 15.
- Replace the spatial application the Suburban Main Street Zone with the Suburban Activity Centre Zone for the area currently zoned District Centre (East – Unley Road).
- Replace the spatial application the Community Facilities Zone with the Recreation Zone for the area currently zoned Institutional, Orphanage Policy Area 18.
- Replace the spatial application the Suburban Business Zone with the Business Neighbourhood Zone for the area currently zoned Mixed Use 1.
- Replace the spatial application the Employment Zone with the Business Neighbourhood Zone for the area currently zoned Mixed Use 2.
- Retention and application of the following existing Concept Plans:
  - Concept Plans Un/3, Un/4, Un/5, Un/6 & Un/7 - Boulevard (Greenhill Road) Policy Area
  - Concept Plan SA/1 – Spence Avenue Policy Area
  - Concept Plan RR/1 – Renewal Policy Area
  - Concept Plan Un/8 – District Centre Zone, Connections & Key Areas
  - Concept Plan Un/9 – District Centre Zone, Indicative Building Heights
  - Concept Plan Un/10 – District Centre Zone, Ground Level Setbacks
  - Concept Plan Un/11 - Transit Living (Anzac Hwy) and Business (Leader St and Maple Ave).

### Non-council submissions

In addition to Council's feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Rezone the existing Residential B350 Zone from General Neighbourhood to Suburban Neighbourhood.
- Removal of the Historic Area Overlay from private land.
- Rezone land from Suburban Neighbourhood to Urban Renewal Neighbourhood.
- Extension of the Affordable Housing Overlay to cover areas currently identified in the Development Plan as areas where affordable housing is encouraged.
- Creation of a new zone or subzone specifically for the Adelaide Showgrounds site.

**Commission’s Recommendations:**

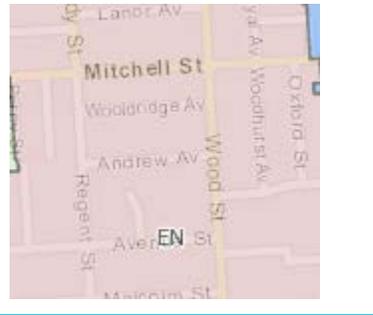
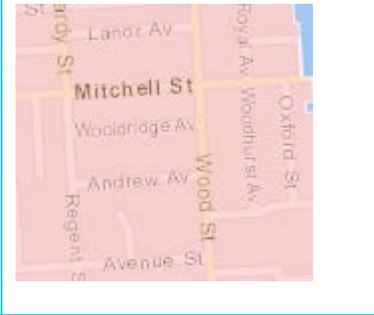
**SA.339 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone and Residential Neighbourhood Zone from the existing Residential Historic (Conservation) Zone, Residential Streetscape (Built Form) Zone and Residential Streetscape (Landscape) Zone (all policy areas) within the City of Unley **AND REPLACE** with the new Established Neighbourhood Zone and the Historic Area Overlay as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Historic (Conservation) Zone, Policy Area 1 - Compact Goodwood Estate		
Residential Historic (Conservation) Zone, Policy Area 2 – Compact Parkside St Ann’s Estate.		
Residential Historic (Conservation) Zone, Policy Area 3 – Spacious Fullarton Roseberry Estate.		

Residential Historic (Conservation) Zone, Policy Area 4 – Spacious Millswood Page Estate.



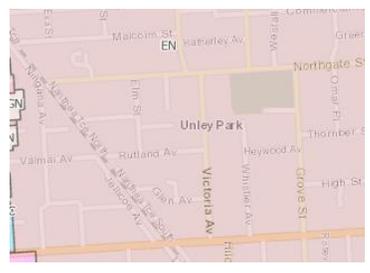
Residential Historic (Conservation) Zone, Policy Area 5 – Spacious Millswood Wooldridge Estate.



Residential Historic (Conservation) Zone, Policy Area 6 – Spacious Unley and Malvern Trimmer Estate.



Residential Historic (Conservation) Zone, Policy Area 7 – Spacious Grand Unley Heywood Estate.

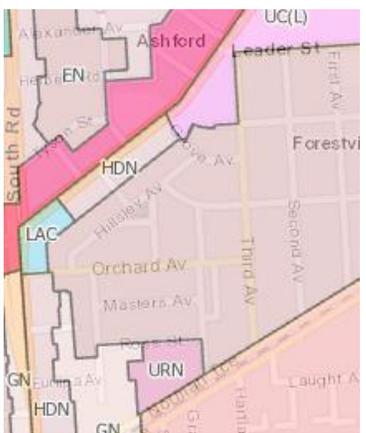


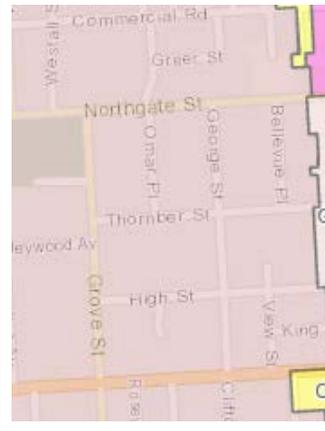
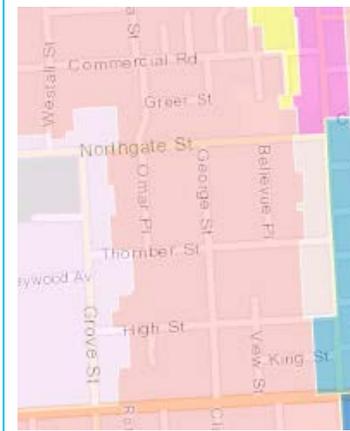
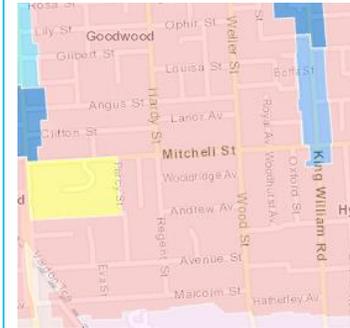
Residential Streetscape (Built Form) Zone, Policy Area 8 – Compact.



Residential Streetscape (Built Form) Zone, Policy Area 9 – Spacious.



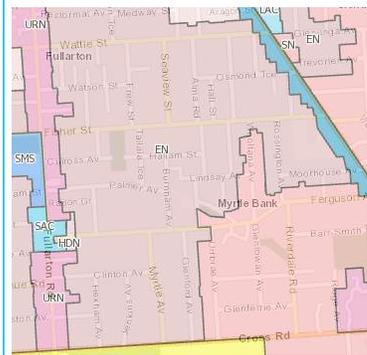
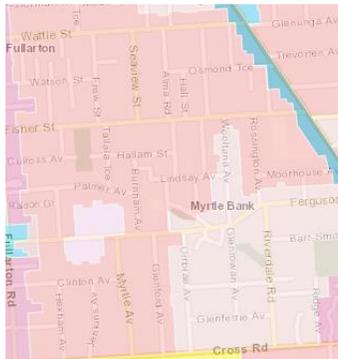
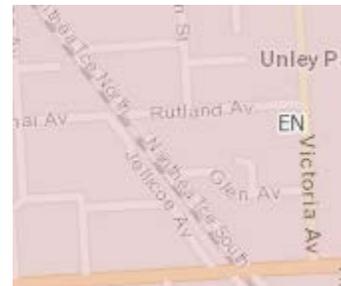




Residential Streetscape (Built Form) Zone, Policy Area 10 – Grand.

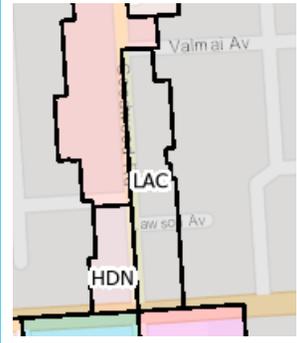


Residential Streetscape  
(Landscape) Zone,  
Landscape Policy Area 11.



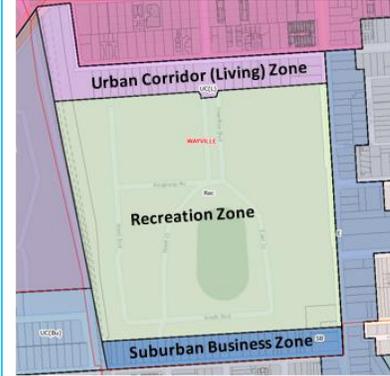
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.340 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the City of Unley **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Everard Park	 <p>A map showing a street grid with a blue-shaded area labeled 'SAC' (Suburban Activity Centre) and a pink-shaded area labeled 'HDN' (High Density Neighbourhood) to its north. A road labeled 'ANZAC HWY' is visible on the left.</p>	 <p>A map showing a street grid with a grey-shaded area labeled 'LAC' (Local Activity Centre). Roads labeled 'Hillsley Av' and 'Orchard' are visible.</p>
Local Centre Zone, Kings Park	 <p>A map showing a street grid with a blue-shaded area labeled 'SAC' (Suburban Activity Centre) and a pink-shaded area labeled 'HDN' (High Density Neighbourhood) to its south. A road labeled 'FOOD RD' is visible at the bottom.</p>	 <p>A map showing a street grid with a grey-shaded area labeled 'LAC' (Local Activity Centre) and a pink-shaded area labeled 'HDN' (High Density Neighbourhood) below it. Roads labeled 'Vaimai Av' and 'Lawson St' are visible.</p>

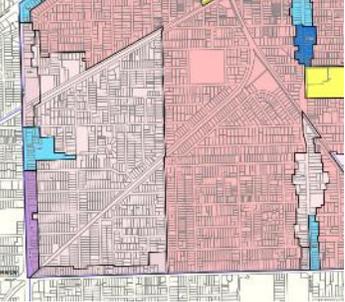
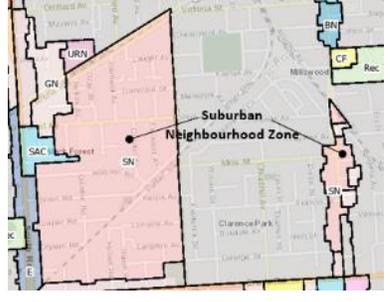
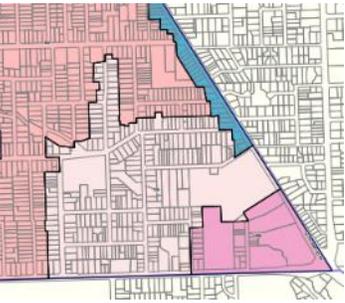
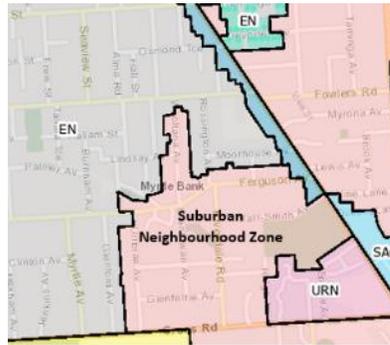
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.341 REMOVE SPATIAL APPLICATION** of the Recreation Zone from the existing Showgrounds Zone, Policy Areas 22 and 23 within the City of Unley **AND REPLACE** with the Suburban Business Zone and the Urban Corridor (Living ) Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Showground Zone, Rose Terrace Policy Area 22 and Leader Street Policy Area 23 (Core Policy Area 21 to remain Recreation Zone)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.342 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential B350 Zone within the City of Unley **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential B350 Zone (excluding areas covered by Res Code)		
Residential Zone, Infill Policy Area 12, Precinct 12.2		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.343 REMOVE SPATIAL APPLICATION** of the Suburban Main Street Zone from the existing District Centre Zone (East – Unley Road and West – Unley Road) within the City of Unley **AND REPLACE** with the Suburban Activity Centre Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
District Centre Zone (East -Unley Road and West – Unley Road)		

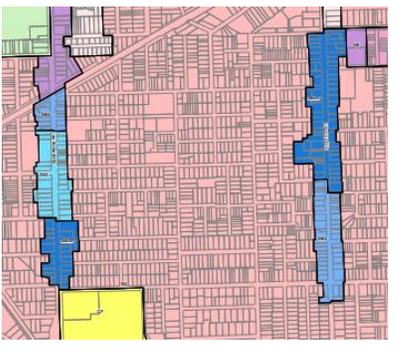
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.344 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing Institutional Zone, Orphanage Policy Area 18 within the City of Unley **AND REPLACE** with the Recreation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Institutional Zone, Orphanage Policy Area 18		

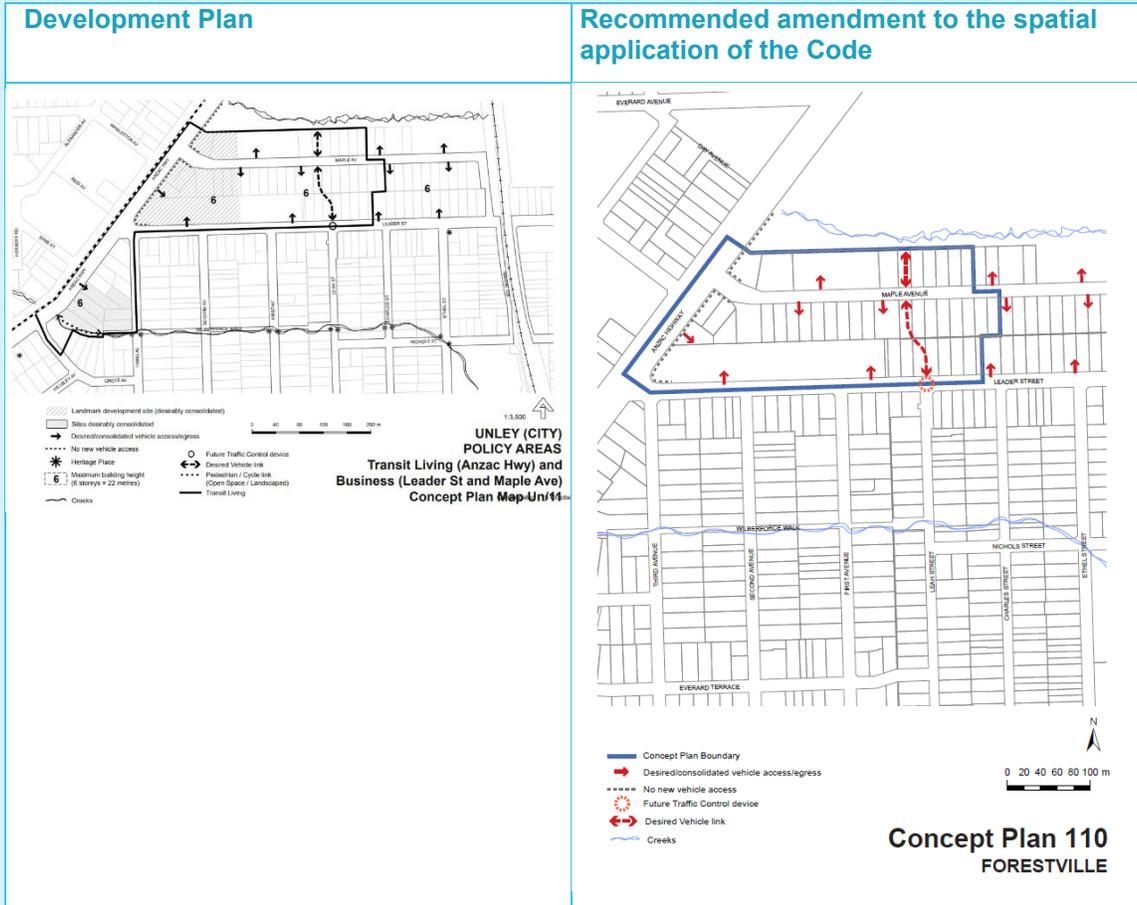
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.345 REMOVE SPATIAL APPLICATION** of the Suburban Business Zone from the existing Mixed Use 1 Zone within the City of Unley **AND REPLACE** with the Business Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Mixed Use 1 Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.346 SPATIALLY APPLY** the existing Concept Plan Un/11 - Transit Living (Anzac Hwy) and Business (Leader St and Maple Ave) within the City of Unley as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

**SA.347 SPATIALLY APPLY** the new Urban Corridor Living Retail Activity Centre Subzone within the Urban Corridor (Living) Zone to the former LeCornu site in the existing Urban Corridor Zone, Policy Area 24 – Transit Living (Anzac Highway) within the City of Unley as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Urban Corridor Zone, Policy Area 24 – Transit Living (Anzac Highway)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.348 SPATIALLY APPLY** the Affordable Housing Overlay to zones currently specified in the Development Plan as areas that can support affordable housing within the City of Unley as identified in the recommended amendment map:

Location within Council area	Amended application
Showground Zone, Leader Street Policy Area 23	

Residential Streetscape  
(Landscape) Zone



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Unley</b></p> <p>A site-specific zone to be applied to the existing Showgrounds Zone in place of the proposed Recreation Zone.</p>	<p>The Recreation Zone (revised), Urban Corridor (living) Zone and Suburban Business Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Unley</b></p> <p>The Housing Diversity Neighbourhood Zone with the General Neighbourhood Zone for the areas currently zoned Residential B200 and Residential B250.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p>
<p><b>City of Unley</b></p> <p>The General Neighbourhood Zone with the Suburban Neighbourhood Zone for the areas currently zoned:</p> <ul style="list-style-type: none"> <li>• Residential B300</li> <li>• Residential, Infill Policy Area 12, Precinct 12.1.</li> </ul>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Unley</b></p> <p>The Urban Renewal Neighbourhood Zone with the Housing Diversity Neighbourhood Zone for the areas currently zoned:</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

<ul style="list-style-type: none"> <li>• Residential Regeneration, Major Roads Policy Area 14</li> <li>• Residential Regeneration, Renewal Policy Area 15.</li> </ul>	
<p><b>City of Unley</b></p> <p>The Employment Zone with the Business Neighbourhood Zone for the area currently zoned Mixed Use 2.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of Unley</b></p> <p>Retention and application of the following Concept Plans:</p> <ul style="list-style-type: none"> <li>• Concept Plans Un/3, Un/4, Un/5, Un/6 &amp; Un/7 - Boulevard (Greenhill Road) Policy Area</li> <li>• Concept Plan SA/1 – Spence Avenue Policy Area</li> <li>• Concept Plan RR/1 – Renewal Policy Area</li> <li>• Concept Plan Un/8 – District Centre Zone, Connections &amp; Key Areas</li> <li>• Concept Plan Un/9 – District Centre Zone, Indicative Building Heights</li> <li>• Concept Plan Un/10 – District Centre Zone, Ground Level Setbacks.</li> </ul>	<p>The retention of the Concept Plans does not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p><b>Public Submission</b></p> <p>Removal of the Historic Area Overlay.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezoning of land from Suburban Neighbourhood to Urban Renewal Neighbourhood.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Creation of a new zone or subzone specifically for the Adelaide Showgrounds site.</p>	<p>The Recreation Zone (revised), Urban Corridor (living) Zone and Suburban Business Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

## City of Victor Harbor

Feedback received from the City of Victor Harbor sought the following amendments to the spatial application of the within its local government area:

- Request to replace the General Neighbourhood Zone with the Suburban Neighbourhood Zone to enable the transition of specific dwelling types, minimum site areas and/or site frontages which are currently inconsistent with Development Plan policy, for the following Development Plan locations:
  - Residential Zone, Bay Road Policy Area 12.
  - Residential Zone, Hayborough Policy Area 14.
  - Residential Zone, Canterbury West Policy Area 16.
  - Residential Zone, Hindmarsh River Policy Area 17.
  - Residential Zone, Lakeside Policy Area 19.
  - Residential Zone, McCracken Golf Course Policy Area 20.
  - Residential Zone, Mount Breckan Policy Area 21.
  - Residential Zone, Town Centre Policy Area 22.
  - Residential Zone, Yilki Residential Policy Area 25.
- Request to replace the General Neighbourhood Zone with the Suburban Neighbourhood Zone to enable the transition of specific dwelling types, minimum site areas and/or site frontages and building height development plan policy, particularly in relation to Kleinig's Hill that protects important views, for the following Development Plan locations:
  - Residential Zone, Waterfront Policy Area 24
  - Residential Zone, Hayborough Policy Area 14 (Kleinig's Hill)
- Request to replace the General Neighbourhood Zone with the Suburban Neighbourhood Zone to enable the transition of specific local policy including for minimum site areas, frontages and pontoon structures to the Residential Zone, Lakeside Policy Area 19.
- Concern that the existing Regional Centre Zone Policy Areas have been transitioned into 4 different Code Zones and seek an alternative zone transition.
- The application of the Urban Activity Centre Zone to the Business Policy Area 8 is inappropriate given the scale envisaged for that Zone and the Tourism Development Zone is also an inappropriate zone for the Visitor Experiences Policy Area which doesn't envisage the range of uses envisaged by either the Suburban Main Street or Urban Activity Centre Zones.
- The application of the Suburban Main Street Zone to the existing Town Centre Character Policy Area 28 is not appropriate as the use and scale intended is not aligned with the current policy.
- The remainder of the Main Street has been transitioned to either 'Tourism Development' (Visitor Facilities Policy Area 11) or 'Urban Activity Centre' (Business Policy Area 8) both of which are inappropriate. The Tourism Development Zone is of a scale that is considered inconsistent with the current streetscape and land use intent.
- Concern that some tourist and educational related uses that are currently envisaged within Granite Island Precinct 1 of the Coastal Conservation Zone will not be supported by the proposed new policy framework.
- Request the Conservation Zone be considered for the shore line within Victor Harbor Council area in order to be consistent with Alexandrina Council and aligned with the intent of the area.
- Concern that some tourist type development and the scale of shop uses that are currently envisaged for the Victor Harbor Golf Course will not be supported by the proposed new policy framework.
- The Inman River Tourist Recreation Policy Area 30 should be split into Community Facilities Zone and Open Space Zone to reflect actual land uses, the Tourism Development Zone does not reflect the locality.

- The City of Victor Harbor Local Centre Zone has been be transitioned to Suburban Activity Centre which is inappropriate. The intent of the Zone has changed to an extreme degree.
- Request Concept Plan Map ViH3 – Regional Centre (or its intent) be retained in the Code.
- Request existing Concept Plan Map ViH/4 - Warland Reserve and Surrounds (Regional Centre) be retained in the Code to ensure the future protection of Warland Reserve (along with linking Objective 4 of the existing Coastal Open Space Zone)
- Request Concept Plan Map ViH/5 - Deferred Urban be retained in the Code as it has an active policy role to play in the future staging of development and the provision of infrastructure in this predicted growth area and the associated prescriptive policy.
- Concept Plan Map ViH/6 – Landmark Development Sites and the associated prescriptive policy be transitioned to the Code and applied to this area.
- Concept Plan Map ViH/7 - District Hospital Helipad Flight Path & Height Restrictions should be transitioned to the Code as it is intended to restrict development height from the South Coast District Hospital Helipad's flight path boundary.
- Concept Plan Map ViH/8 - Bacchus Road (Encounter Bay) and the associated prescriptive policy be transitioned to the Code and applied to this area.
- Concept Plan Map ViH/9-Rural Living (Crozier Hill) not carried over to Planning and Design Code
- Residential Zone, Hindmarsh Valley Policy Area 18 -Concept Plan Map ViH/10-Hindmarsh Valley should be transitioned in order to guide infrastructure, the development of the neighbourhood activity centre and location of dwelling densities.
- Concept Plan Map ViH/11 – Mixed Use Neighbourhood Centre - This Plan has an active policy role in the future staging of development and the provision of infrastructure in this predicted growth area and should be transitioned to the Code.
- The new Suburban Activity Centre Zone has a section on Concept Plans, and therefore request that the current Concept Plans ViH/12 – Neighbourhood Centre and ViH/13 – Neighbourhood Centre (McCracken) to be retained.
- Request existing Concept Plan ViH/14 - Suburban Neighbourhood that applies to the existing Suburban Neighbourhood Zone should be retained in the Code within the proposed Housing Diversity Zone as it sets out the rationale for the zone.
- The existing 'Coastal Policy Area 6' recognises and protects the visual qualities of a vast section of the Heysen Trail and the scenic Waitpinga Cliffs as well as Parsons/Waitpinga Beach, Petrel Cove and Rosetta Head (The Bluff) and the Significant Landscape Protection Overlay should be applied to these areas.
- Granite Island has significant natural, scenic and cultural qualities which are protected through existing Development Plan policy and therefore the Significant Landscape Overlay should be applied to Granite Island.
- Land bordering Bay Road should have the Urban Transport Route Overlay and Transport Generating Overlay applied.
- Properties bordering Armstrong Road i.e. the Ring Road should have the Urban Transport Route Overlay and Transport Generating Overlay applied.
- The Water Resources Overlay has been applied to man-made salt water lakes which were created as part of a residential development and should be removed as they are not applicable.
- The Code's Significant Landscape Protection Overlay should apply to the south coast for development on hill side face and coastal development to assist with retaining natural landscape and visual amenity.
- Mount Lofty Ranges Catchment (Area 1) Overlay – needs removal from VH Council area (VH Council area no longer contains a Watershed Protection Zone).

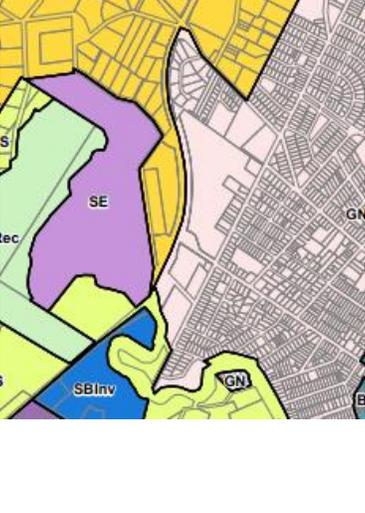
Non-council submissions

In addition to Council’s feedback, a number of public submissions were received during the consultation period seeking the following spatial amendments:

- Request to spatially apply the Greenfield Neighbourhood Zone to the Residential Zone - Hindmarsh Valley Policy Area 18, Precinct 2 – Adelaide to Victor Harbor Road.
- Request to spatially apply the Greenfield Neighbourhood Zone to the Suburban Neighbourhood Zone (Waitpinga).
- Request the Tourism Development Zone be replaced with the Urban Activity Centre Zone for the Regional Centre Zone, Visitor Facilities Policy Area 11 as it is inappropriate particularly in relation to land uses.

**Commission’s Recommendations:**

**SA.349 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Hayborough Policy Area 14, Canterbury West Policy Area 16 and Hindmarsh River Policy Area 17 within the City of Victor Harbor **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Hayborough Policy Area 14		
Residential Zone, Canterbury West Policy Area 16		



**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.350 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Town Centre Policy Area 22 and Yilki Residential Policy Area 25 within the City of Victor Harbor **AND REPLACE** with the Housing Diversity Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone, Town Centre Policy Area 22</p>		
<p>Residential Zone, Yilki Residential Policy Area 25</p>		

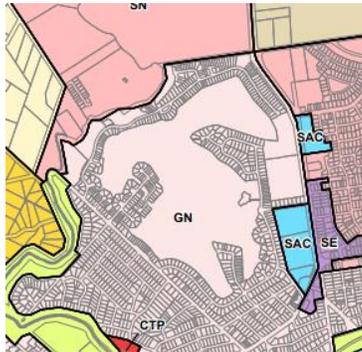
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.351 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Mount Breckan Policy Area 21 within the City of Victor Harbor **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Mount Breckan Policy Area 21		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.352 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, McCracken Golf Course Policy Area 20 within the City of Victor Harbor **AND REPLACE** with the Golf Course Estate Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, McCracken Golf Course Policy Area 20		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.353 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Lakeside Policy Area 19 and Waterfront Policy Area 24 within the City of Victor Harbor **AND REPLACE** with the Waterfront Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Lakeside Policy Area 19		
Residential Zone, Waterfront Policy Area 24		

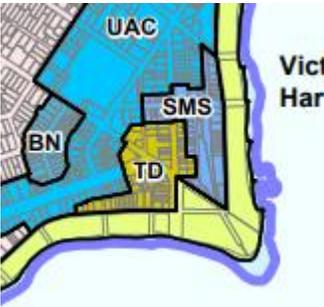
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.354 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Encounter Bay Policy Area 13 within the City of Victor Harbor **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Encounter Bay Policy Area 13		

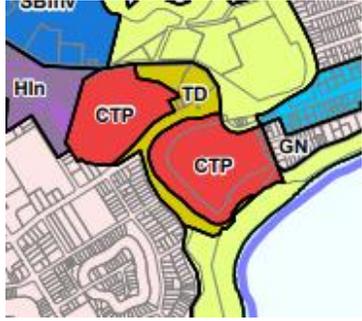
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.355 REMOVE SPATIAL APPLICATION** of the Tourism Development Zone from the existing Regional Centre Zone, Visitor Facilities Policy Area 11 within the City of Victor Harbor **AND REPLACE** with the Suburban Main Street Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Regional Centre Zone, Visitor Facilities Policy Area 11		

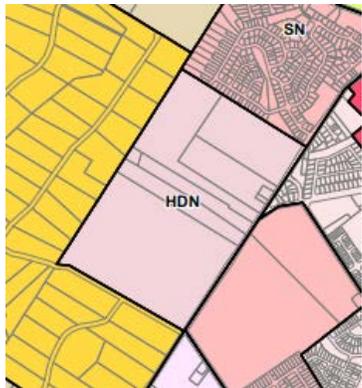
**Reason:** The Commission considers that the Suburban Main Street Zone provides a more suitable policy framework than the previously proposed Tourism Development Zone as it is more consistent in the range of uses envisaged for the area.

**SA.356 REMOVE SPATIAL APPLICATION** of the Tourism Development Zone from the existing Tourist Accommodation Zone, Inman River Tourist Recreation Policy Area 30 within the City of Victor Harbor **AND REPLACE** with the Community Facilities Zone (part) and the Open Space Zone (part) as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Tourist Accommodation Zone, Inman River Tourist Recreation Policy Area 30		

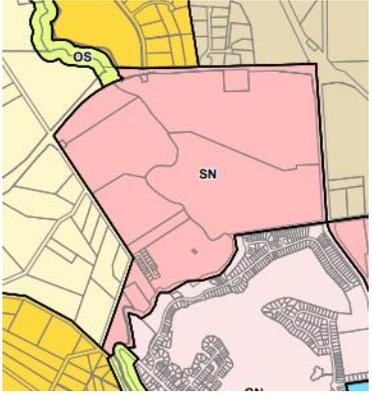
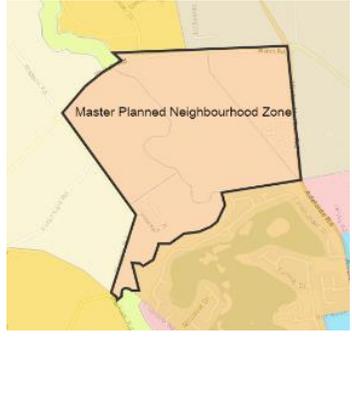
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.357 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the existing Suburban Neighbourhood Zone at Waitpinga within the City of Victor Harbor **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Suburban Neighbourhood Zone (at Waitpinga)		

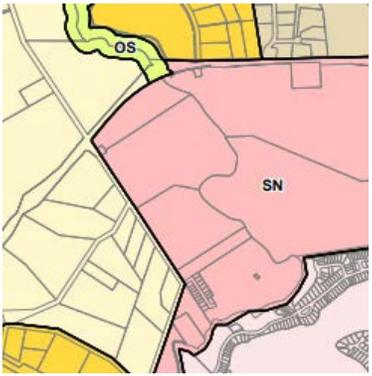
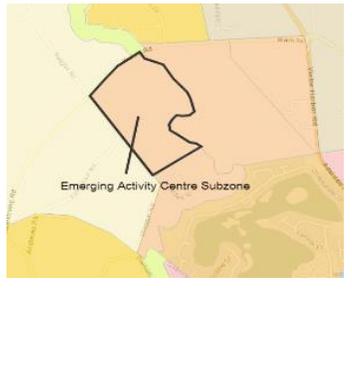
**Reason:** The Commission supports the application of the Master Planned Neighbourhood Zone to this location.

**SA.358 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Zone, Hindmarsh Valley Policy Area 18 within the City of Victor Harbor **AND REPLACE** with the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Hindmarsh Valley Policy Area 18		

**Reason:** The Commission supports the application of the Master Planned Neighbourhood Zone to this location and also to the remainder of the undeveloped land within Hindmarsh Valley Policy Area 18 that is subject to existing Concept Plan Map ViH/10 - Hindmarsh Valley.

**SA.359 SPATIALLY APPLY** the Emerging Activity Centre Subzone to the existing Residential Zone, Hindmarsh Valley Policy Area 18, Precinct 4, Waggon Road North within the City of Victor Harbor as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Hindmarsh Valley Policy Area 18: Precinct 4, Waggon Road North		

**Reason:** The Commission supports the application of the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone to Hindmarsh Valley Policy Area 18 Precinct 4, Waggon Road North in keeping with existing Concept Plan Map ViH/10 - Hindmarsh Valley.

**SA.360 SPATIALLY APPLY** the Significant Landscape Protection Overlay to the existing Primary Production Zone, Coastal Policy Area 6 and Conservation Zone, Granite Island within the City of Victor Harbor as identified in the recommended amendment map:

Location within Council area	Amended application
Primary Production Zone, Coastal Policy Area 6	
Conservation Zone, Granite Island	

**Reason:** The Commission recognises the significance of this landscape and the existing policy that supports its preservation and therefore supports the application of the Significant Landscape Protection Overlay.

**SA.361 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the City of Victor Harbor **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone, Hayborough East Policy Area		
Local Centre Zone, Yilki Policy Area		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Victor Harbor</b></p> <p>Request the replacement of the General Neighbourhood Zone with the Suburban Neighbourhood Zone for the Residential Zone, Bay Road Policy Area 12 to enable the transition of specific dwelling types, minimum site areas and/or site frontages which are currently inconsistent with development plan policy.</p>	<p>The General Neighbourhood Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

<p><b>City of Victor Harbor</b></p> <p>Concern that some tourist and educational related uses that are currently envisaged within Granite Island Precinct 1 of the Coastal Conservation Zone will not be supported by the proposed new policy framework.</p>	<p>The Conservation Zone provides for tourism development and interpretive facilities.</p>
<p><b>City of Victor Harbor</b></p> <p>Concern that some tourist type development and the scale of shop uses that are currently envisaged for the Victor Harbor Golf Course will not be supported by the proposed new policy framework and seek an alternative zone.</p>	<p>The Recreation Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Victor Harbor</b></p> <p>Request the Conservation Zone be considered for the shore line within Victor Harbor Council area in order to be consistent with Alexandrina Council and aligned with the intent of the area.</p>	<p>The Open Space Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>City of Victor Harbor</b></p> <p>Concern that the existing Regional Centre Zone Policy Areas have been transitioned into 4 different Code Zones and seek an alternative zone transition.</p>	<p>With the exception of Policy Area 11, which has now been zoned Suburban Main Street, it is considered that the policy framework provided for the Regional Centre will deliver desired policy outcomes that are closely aligned with the Development Plan.</p>
<p><b>City of Victor Harbor</b></p> <p>Request Concept Plan Map ViH3 – Regional Centre (or its intent) be retained in the Code.</p>	<p>The policy intent of this concept plan has been achieved through the application of zones.</p>
<p><b>City of Victor Harbor</b></p> <p>Request existing Concept Plan Map ViH/4 - Warland Reserve and Surrounds (Regional Centre) be retained in the Code to ensure the future protection.</p>	<p>The Concept Plan has not been retained as the Reserve is under the care and control of Council.</p>
<p><b>City of Victor Harbor</b></p> <p>Request that Concept Plan Map ViH/5 - Deferred Urban be retained in the Code as it has an active policy role to play in the future staging of development and the provision of infrastructure in this predicted growth area and the associated prescriptive policy.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>The Urban Transport Route Overlay only applies to State Maintained Roads and therefore cannot be applied to the ring road.</p> <p>As the ring road is council-controlled, council has the authority to determine whether to approve/refuse an</p>

	application seeking to create new access points to the road.
<p><b>City of Victor Harbor</b></p> <p>Concept Plan Map ViH/7 - District Hospital Helipad Flight Path &amp; Height Restrictions should be transitioned to the Code as it is intended to restrict development height from the South Coast District Hospital Helipad's flight path boundary.</p>	<p>The policy intent of this Concept Plan has been achieved through the application of building height TNVs set at 9m which is generally consistent with the existing requirements. Buildings greater than that height would be subject to performance assessment in which case general provisions would become relevant to assessment.</p>
<p><b>City of Victor Harbor</b></p> <p>Inclusion of Concept Plan Map ViH/8-Bacchus Road (Encounter Bay) and associated prescriptive policy be transitioned.</p>	<p>The policy intent of this Concept Plan has been achieved through applying a specific minimum site area based on the size of the allotments in the approved plan of division (2200m<sup>2</sup>) to the area. It is also understood that the stormwater detention facility is on Council-owned land and therefore would not be reliant on being identified on a Concept Plan.</p>
<p><b>City of Victor Harbor</b></p> <p>Concept Plan Map ViH/9-Rural Living (Crozier Hill) not carried over to Planning and Design Code.</p>	<p>The policy intent of this Concept Plan with respect to identifying flood prone areas has been achieved through applying the Hazards (Flooding) Overlay. In respect to the role that the Concept Plan plays in relation to allocating suitable areas for horse keeping, the Code does not provide the ability to identify areas on a Concept Plan where a land use may or may not occur. However, it is considered that the Zone and General Animal Keeping and Horse Keeping policies will provide policy for an appropriate assessment.</p>
<p><b>City of Victor Harbor</b></p> <p>Concept Plan Map ViH/11 – Mixed Use Neighbourhood Centre - This Plan has an active policy role in the future staging of development and the provision of infrastructure in this predicted growth area and should be transitioned to the Code.</p>	<p>The role of the Concept Plan in allocating open space is not critical as the land is in government ownership.</p>
<p><b>City of Victor Harbor</b></p> <p>The new Suburban Activity Centre Zone has a section on Concept Plans, and therefore request that the current Concept Plan ViH/12 – Neighbourhood Centre be retained.</p>	<p>This area has now been developed and further that the information contained in the concept plan is subject to processes that do not rely on the concept plan information.</p>
<p><b>City of Victor Harbor</b></p> <p>The new Suburban Activity Centre Zone has a section on Concept Plans, and therefore request that the current Concept Plan ViH/13 – Neighbourhood Centre (McCracken) be retained.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>

<p><b>City of Victor Harbor</b></p> <p>The Water Resources Overlay has been applied to man-made salt water lakes which were created as part of a residential development and should be removed as they are not applicable.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>Hydrology and water quality remain an important consideration in the assessment of development adjacent man-made water bodies and therefore reasonable to require a performance assessment of an application within 20 metres of a watercourse. This is consistent with the EPA's Water Quality Policy that includes man-made water bodies.</p>
<p><b>City of Victor Harbor</b></p> <p>The Code's Significant Landscape Protection Overlay should apply to the south coast for development on hill side face and coastal development to assist with retaining natural landscape and visual amenity.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b></p> <p>Request to spatially apply the Greenfield Neighbourhood Zone to the Suburban Neighbourhood Zone (Waitpinga).</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p><b>Public Submission</b></p> <p>Request the Tourism Development Zone be replaced with the Urban Activity Centre Zone for the Regional Centre Zone, Visitor Facilities Policy Area 11.</p>	<p>The Suburban Main Street Zone has now been spatially applied to Policy Ara 11, which will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

# Town of Walkerville

Feedback received from the Town of Walkerville sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones or Subzones:
  - A new local centre-type zone to be applied to the existing Local Centre Zone in place of the Suburban Activity Centre Zone.
  - A new Subzone for the Residential Zone, North East Corridor Policy Area 8.
  - A new zone or Subzone for the Residential Zone, Gilberton Medium Density Policy Area 7.
- Replace the spatial application of the General Neighbourhood Zone with the Suburban Neighbourhood Zone and the Character Area Overlay to the Residential Zone Central Policy Area 6.

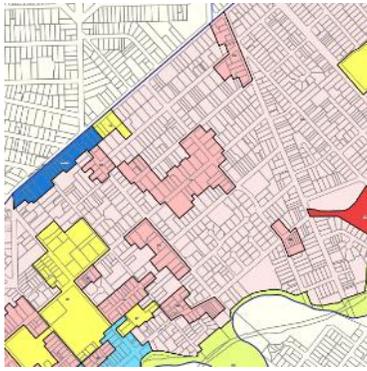
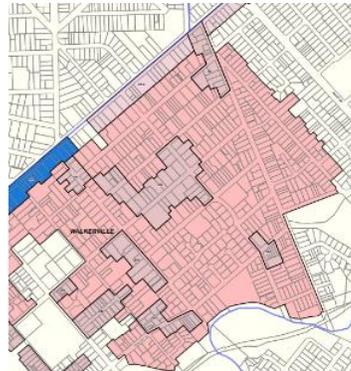
### Non-council submissions

In addition to council’s feedback, one public submission was received during the consultation period seeking the following spatial amendment:

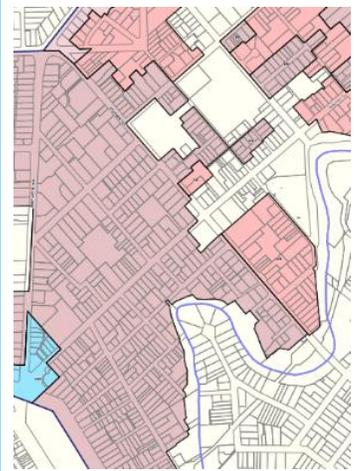
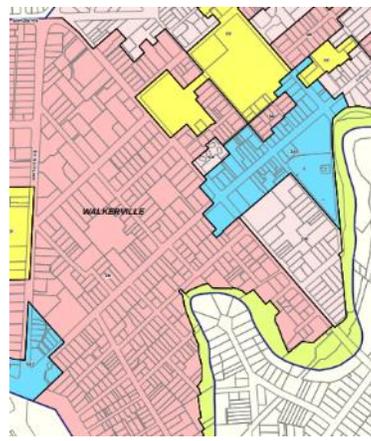
- Rezone land at Nottage Terrace, Medindie, and Main North Road, Medindie, from Suburban Business Zone and Suburban Neighbourhood Zone to Urban Corridor (Business) Zone.

### **Commission’s Recommendations:**

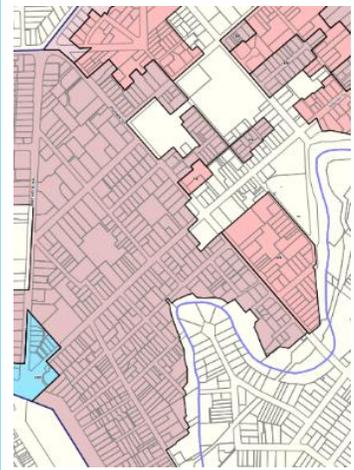
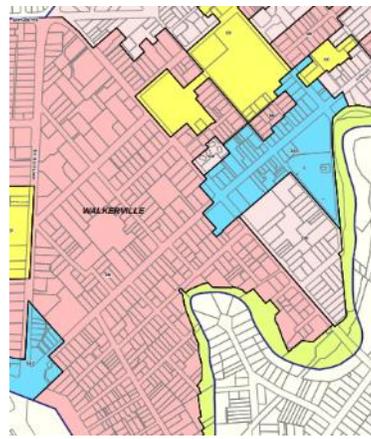
**SA.362 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Character Zone (all policy areas) within the Town of Walkerville **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Church Terrace and Environs Policy Area 10		

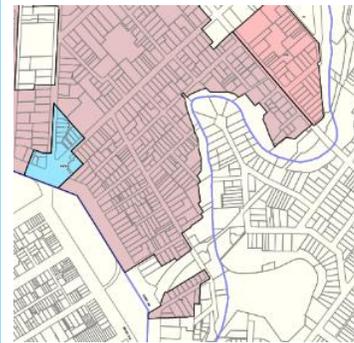
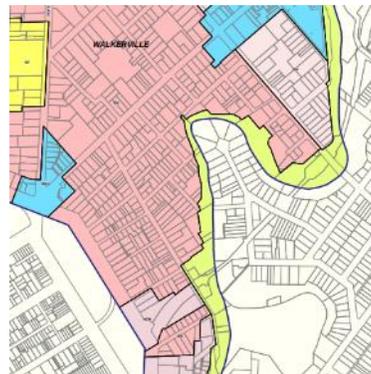
Gilberton Policy Area 11

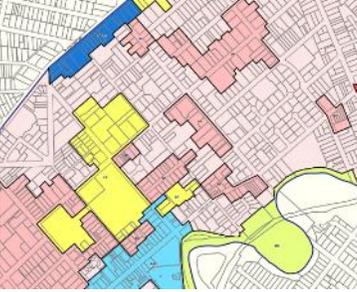
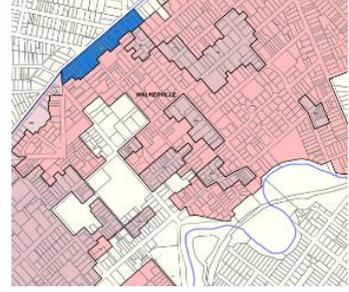


Gilberton North Policy Area 12



Gilberton South Policy Area 13



Medindie Policy Area 14		
Walkerville Village Policy Area 15		

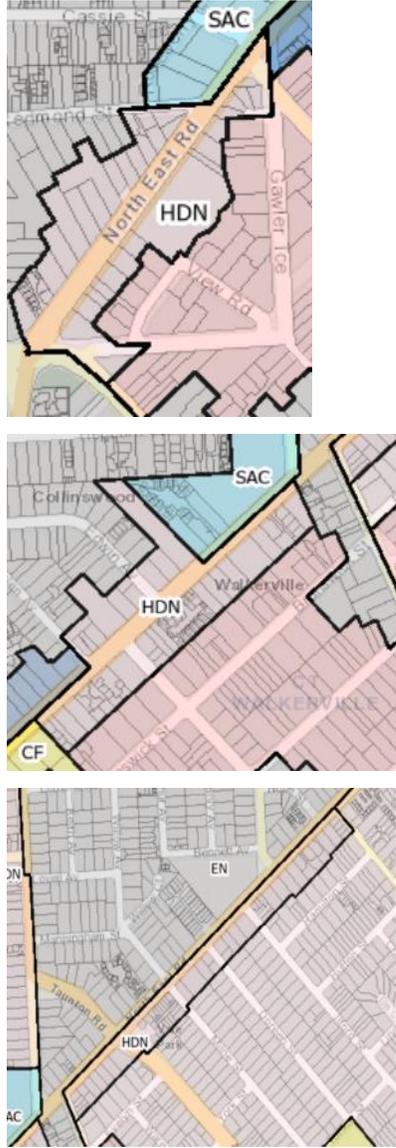
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.363 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone within the Town of Walkerville **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone		

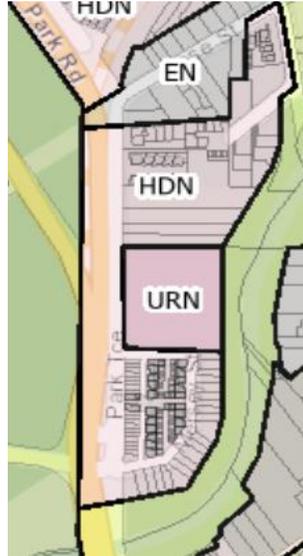
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.364 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, North East Road Corridor Policy Area 8 within the Town of Walkerville **AND REPLACE** with the Housing Diversity Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone, North East Road Corridor Policy Area 8</p>		

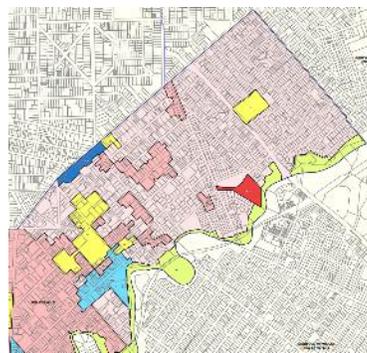
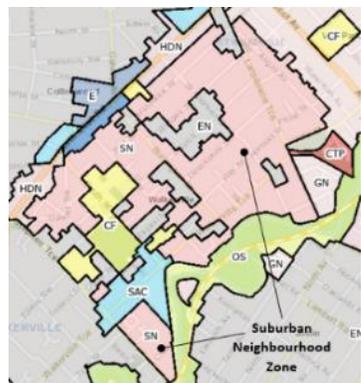
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.365 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the area of the existing Residential Zone, Gilberton Medium Density Policy Area 7 that currently envisages buildings of up to 10 levels: within the Town of Walkerville **AND REPLACE** with the Urban Renewal Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Gilberton Medium Density Policy Area 7		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.366 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the Residential Zone, Central Policy Area 6 within the Town of Walkerville **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Central Policy Area 6		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>Town of Walkerville</b> Create a new subzone for the Residential Zone, North East Road Corridor Policy Area 8.</p>	<p>The Housing Diversity Neighbourhood Zone (together with TNVs for building height, site area and frontage) will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p><b>Town of Walkerville</b> Create a new subzone for the Residential Zone, Gilberton Medium Density Policy Area 7.</p>	<p>The Housing Diversity Neighbourhood Zone and the Urban Renewal Neighbourhood Zone (together with TNVs for building height) will deliver a similar policy intent to the Development Plan.</p>
<p><b>Town of Walkerville</b> Replace the spatial application of the General Neighbourhood Zone with the Suburban Neighbourhood Zone and the Character Area Overlay to the Residential Zone Central Policy Area 6.</p>	<p>The Development Plan does not have sufficient policy regarding the existing character of this area to warrant application of the Overlay.  The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>Public Submission</b> Rezone land at Nottage Terrace, Medindie, and Main North Road, Medindie, from Suburban Business Zone and Suburban Neighbourhood Zone to Urban Corridor (Business) Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

# City of West Torrens

Feedback received from the City of West Torrens sought the following amendments to the spatial application of the Code within its local government area:

- Creation and application of the following new zones and Subzones:
  - A new zone to replace Local Centre Zones, rather than applying the Suburban Activity Centre Zone.
  - A new Employment Zone which provides appropriate interface between sensitive land uses and heavy industry.
  - Create a new Bulky Goods Subzone within the Employment Zone and reinstate policy as reflected in the Bulky Goods Zone in the Development Plan.
  - Create a new Subzone within the Infrastructure (Ferry and Marina Facilities) Zone to support recreation and tourist land uses.
  - Consider the creation of a Shipbuilding Subzone in the Employment Zone to ensure that policy is adequate for this industry.
- Several requests to rezone areas, including:
  - Replace the Community Facilities Zone on Tapleys Hill Road adjacent the Adelaide Airport with the Infrastructure Zone, as the land currently accommodates a swamp and land subject to flooding.
  - Adelaide Shores Zone from Recreation Zone to Caravan and Tourist Park Zone.
- Amendment to proposed zoning in the following areas:
  - Apply the Recreation Zone to the areas known as Community Zone – Recreation Policy Area 5 – Precinct 8 Open Space in the Development Plan, instead of the Open Space Zone.
  - Apply the Suburban Neighbourhood Zone to the Low Density Policy Area 20 and Low Density Policy Area 21 in the West Torrens Council Development Plan, instead of the General Neighbourhood Zone.
  - Apply the Suburban Neighbourhood Zone to the area known as Cowandilla/Mile End West Character Policy Area 23 in the Development Plan.
  - Remove Hard-Edge Built Form and Soft-Edged Built Form subzones from Urban Corridor Zone Policy Area.
- Retention and application of the following Concept Plans within the current City of West Torrens Development Plan:
  - Concept Plan WeTo/1 – Mile End South Bulky Goods Zone.
  - Concept Plans WeTo/3a – Sir Donald Bradman Drive & Marion Road Intersection Commercial, WeTo/3b – Marion Road & Richmond Road Intersection Commercial, WeTo/3c – Richmond Road & South Road Intersection Commercial, WeTo/4a – Richmond Road (Marleston) Commercial, WeTo/4b – Richmond Road (Richmond) Commercial, WeTo/5 – Sir Donald Bradman Drive (Mile End) Commercial, WeTo/6 – South Road (Keswick) Commercial, WeTo/7 – South Road (Mile End) Commercial and WeTo/8 – South Road (Mile End South) Commercial as a TNV in Employment Zone.
  - Concept Plan WeTo/24 – Residential Promenade.
  - Concept Plan WeTo/25 – Underdale Urban Renewal.

## Non-council submissions

- In addition to council's feedback, strong community feedback (more than 100 submissions) was received in response to the proposed application of the General Neighbourhood and Housing Diversity Neighbourhood zones in the West Torrens council area.

- Multiple community submissions were received seeking an amendment to the application of the Urban Corridor (Main Street) Zone to the residential development located west of Falcon Avenue along Norma Street Mile End.

Other spatial amendments to the proposed application of the Code in the City of West Torrens sought by members of the community, land owners and industry representatives included:

- Creation of a new Urban Infill Master Planned Zone to replace the Employment Zone in Lockleys to enable residential development.
- Rezoning requests, including:
  - Land at Mooringe Avenue, Plympton from the Employment Zone to the Housing Diversity Neighbourhood.
  - Kurralta Park Shopping Centre and properties to the west of the centre from the Suburban Activity Centre Zone to Urban Activity Centre Zone.
  - Residential properties with a frontage to Henley Beach Road, Norma Street and Hughes Street in Mile End, in addition to any other similarly affected residential street, from the Urban Corridor Zone (Main Street) Zone to the Suburban Neighbourhood Zone.
  - Residential properties with a frontage to Henley Beach Road Mile End, in addition to any other similarly affected residential street, from the Urban Corridor Zone (Living) Zone to the Suburban Neighbourhood Zone.
  - A property located at Railway Terrace Mile End from the Historic Conservation Zone to the Urban Corridor Zone.
  - All large retail format centres should be consistently zoned as Strategic Employment Zone.
- Amendment to proposed application of Overlays:
  - Apply the Noise and Air Emissions Overlay to all properties surrounding Adelaide Airport.
  - Amend the application of the Historic Area Overlay to properties in Elston Street, Brooklyn Park.

**Commission’s Recommendations:**

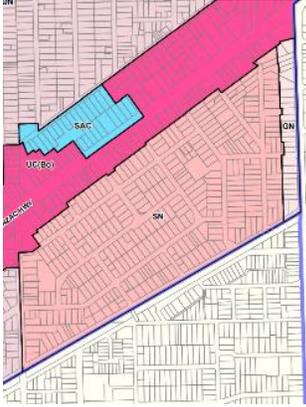
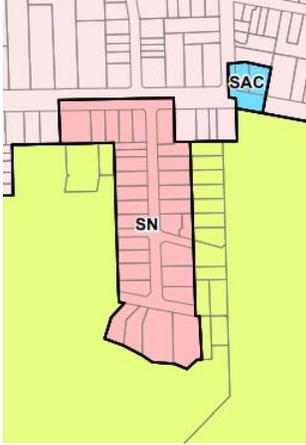
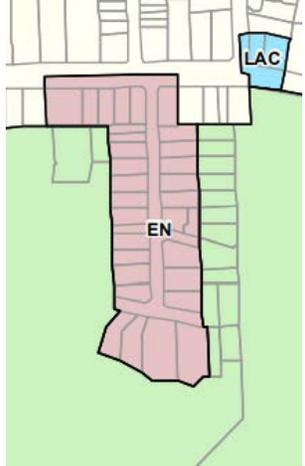
**SA.367 REMOVE SPATIAL APPLICATION** of the Housing Diversity Neighbourhood Zone from the existing Cowandilla / Mile End Character Policy Area 23 in the City of West Torrens **AND REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Cowandilla / Mile End Character Policy Area 23		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.368 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the following areas as they are identified in the City of West Torrens Development Plan **and REPLACE** with the new Established Neighbourhood Zone as identified in the recommended amendment maps:

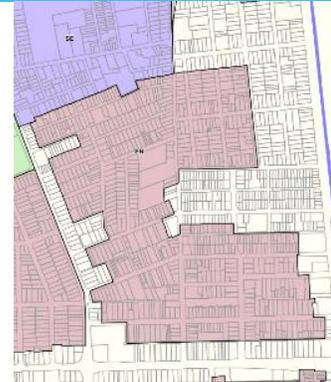
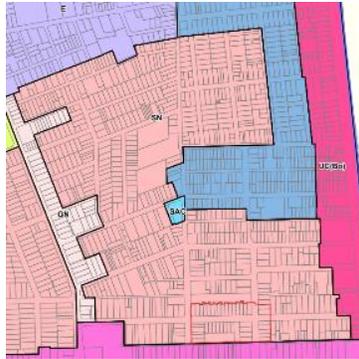
- Ashford Character Policy Area 22.
- Glandore Character Policy Area 24.
- Lockleys Character Policy Area 25.
- Novar Gardens Character Policy Area 26.
- Thebarton Character Policy Area 27.
- Torrensville Character Policy Area 28.
- Elston Street Conservation Policy Area 29.
- Mile End Conservation Policy Area 30.
- Richmond Conservation Policy Area 31.
- Rose Street Conservation Policy Area 32.
- Torrensville East Conservation Policy Area 33.

Location within Council area	Draft application for consultation	Amended application
Ashford Character Policy Area 22		
Glandore Character Policy Area 24		
Lockleys Character Policy Area 25		

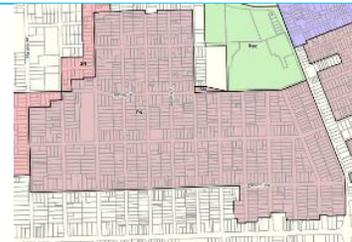
Novar Gardens  
Character Policy Area  
26

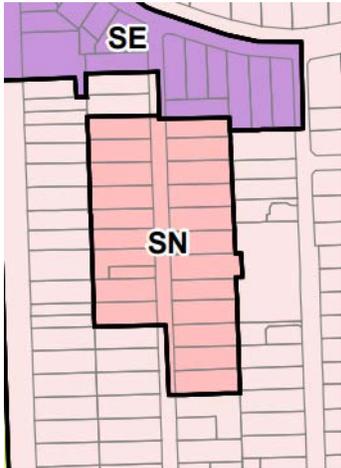
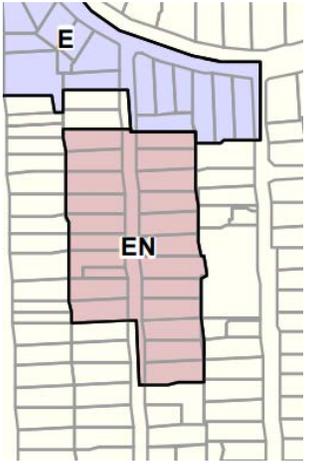
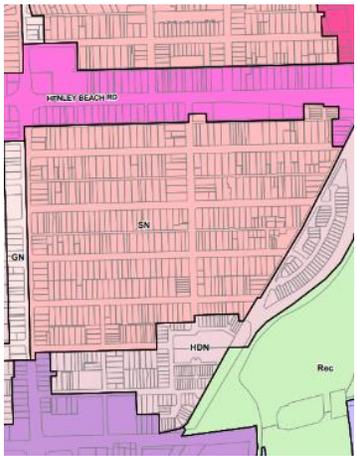
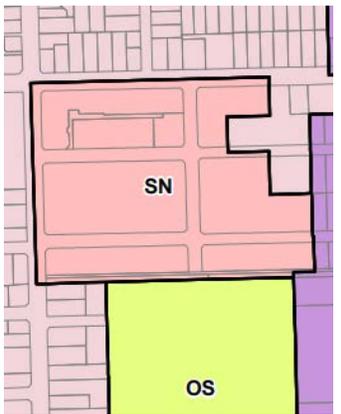
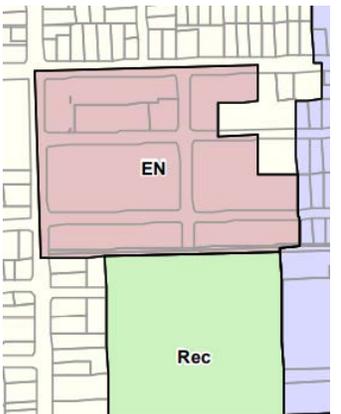


Thebarton Character  
Policy Area 27

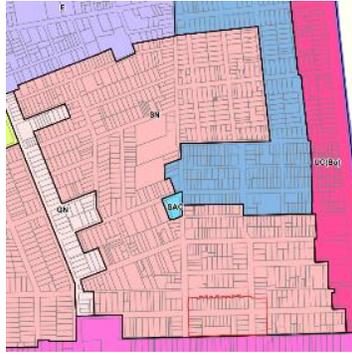


Torrensville Character  
Policy Area 28



		
<p>Elston Street Conservation Policy Area 29</p>		
<p>Mile End Conservation Policy Area 30</p>		
<p>Richmond Conservation Policy Area 31</p>		

Rose Street  
Conservation Policy  
Area 32



Torrensville East  
Conservation Policy  
Area 33

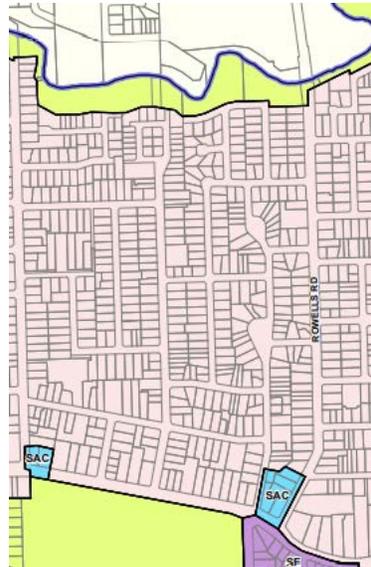


**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

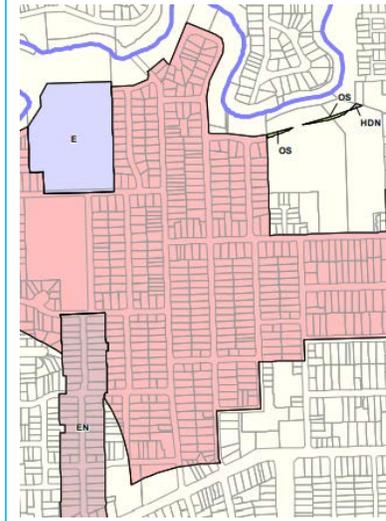
**SA.369 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Low Density Policy Area 21 – except for those areas located within 400m of an (activity) centre – in the City of West Torrens **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Low Density Policy Area 21 as it appears in Policy Area Map WeTo/2</p>		
<p>Low Density Policy Area 21 as it appears in Policy Area Map WeTo/2 + WeTo/3</p>		

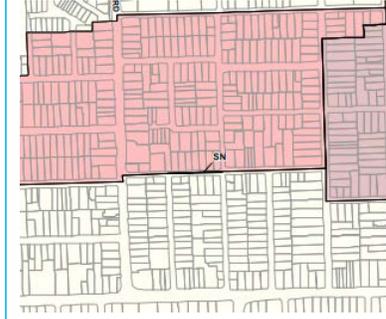
Low Density Policy Area 21 as it appears in Policy Area Map WeTo/3



Low Density Policy Area 21 as it appears in Policy Area Map WeTo/3



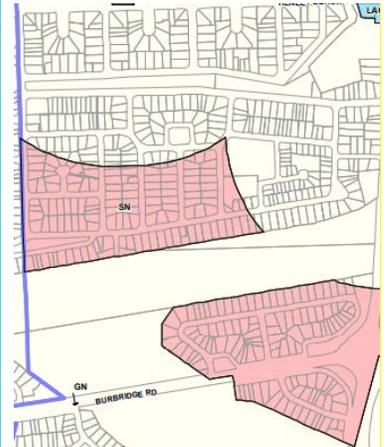
Low Density Policy Area 21 as it appears in Policy Area Map WeTo/4



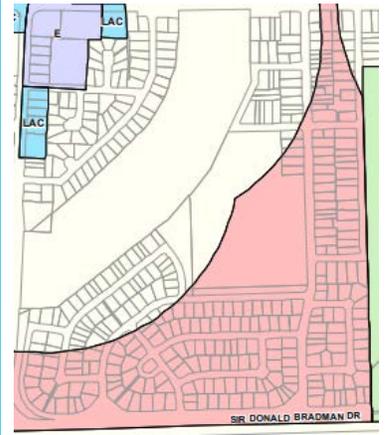
Low Density Policy Area 21 as it appears in Policy Area Map WeTo/4 + WeTo/5



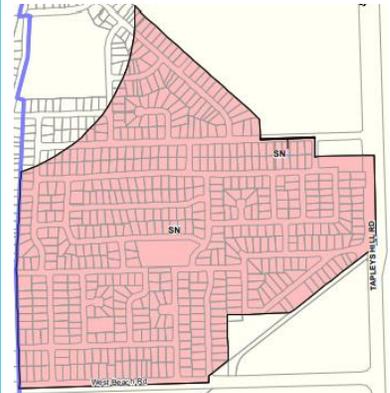
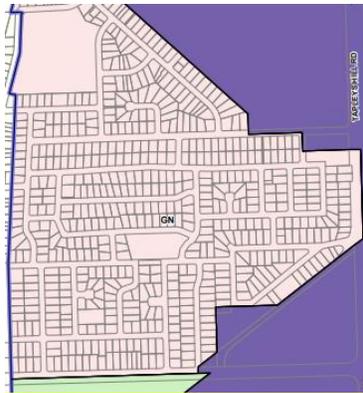
Low Density Policy Area 21 as it appears in Policy Area Map WeTo/6

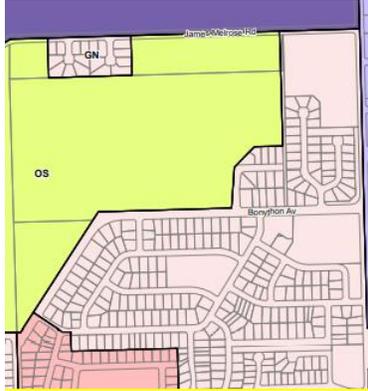
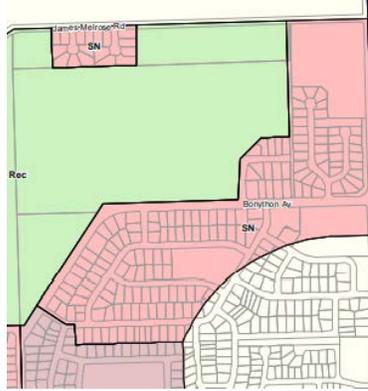
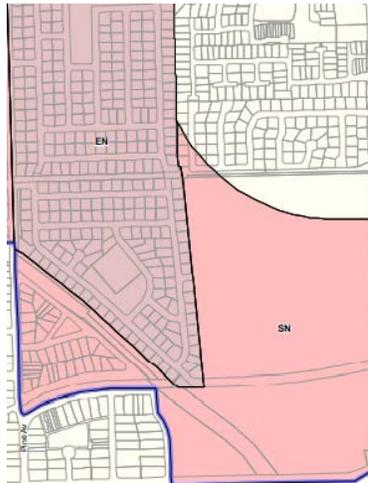


Low Density Policy Area 21 as it appears in Policy Area Map WeTo/6 + WeTo/7



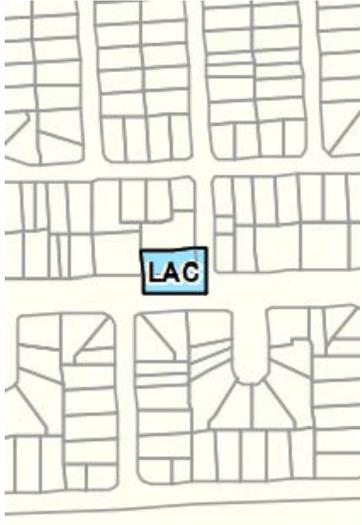
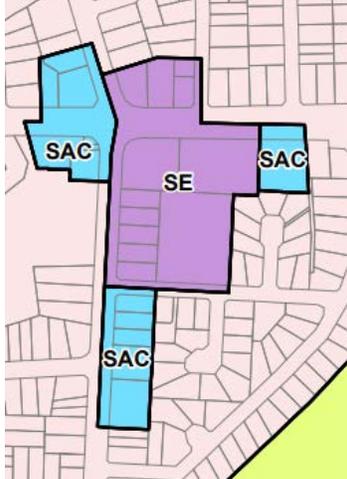
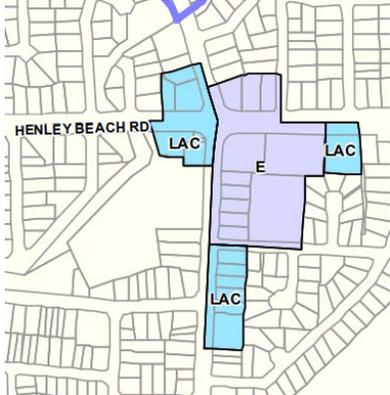
Low Density Policy Area 21 as it appears in Policy Area Map WeTo/6



<p>Low Density Policy Area 21 as it appears in Policy Area Map WeTo/10</p>		
<p>Low Density Policy Area 21 as it appears in Policy Area Map WeTo/11 + WeTo/14</p>		
<p>Low Density Policy Area 21 as it appears in Policy Area Map WeTo/14</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

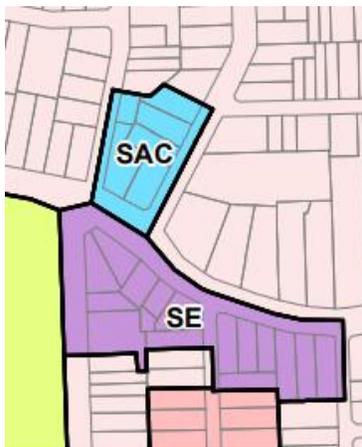
**SA.370 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre Zone from the existing Local Centre Zone in the City of West Torrens **AND REPLACE** with the new Local Activity Centre Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Local Centre Zone as it appears in Zone Map WeTo/2		
Local Centre Zone as it appears in Zone Map WeTo/2 + WeTo/6		

Local Centre Zone as it appears in Zone Map WeTo/3



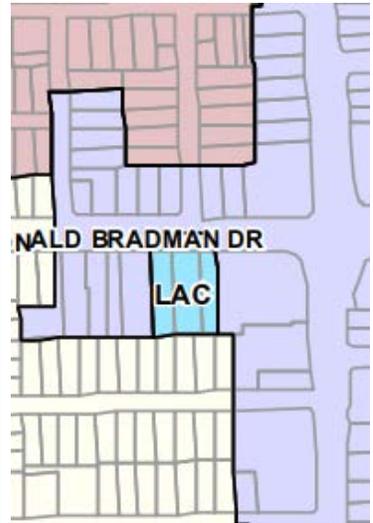
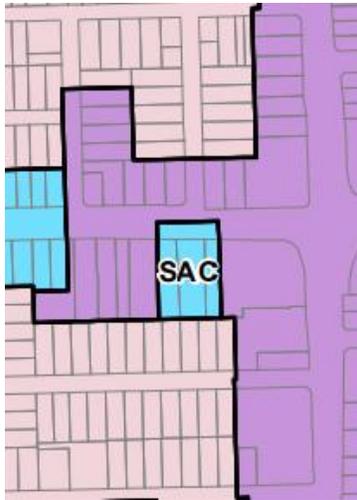
Local Centre Zone as it appears in Zone Map WeTo/3



Local Centre Zone as it appears in Zone Map WeTo/7



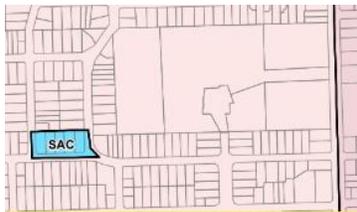
Local Centre Zone as it appears in Zone Map WeTo/9



Local Centre Zone as it appears in Zone Map WeTo/12



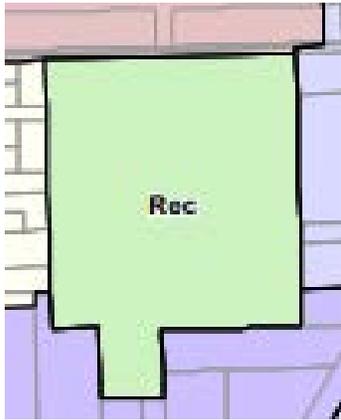
Local Centre Zone as it appears in Zone Map WeTo/12



<p>Local Centre Zone as it appears in Zone Map WeTo/13</p>		
<p>Local Centre Zone as it appears in Zone Map WeTo/15</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.371 REMOVE SPATIAL APPLICATION** of the Open Space Zone from the existing Community Zone, Precinct 8 Open Space in the City of West Torrens **AND REPLACE** with the Recreation Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Precinct 8 as it appears in Precinct Map WeTo/3 + WeTo/7</p>		
<p>Precinct 8 as it appears in Precinct Map WeTo/5</p>		
<p>Precinct 8 as it appears in Precinct Map WeTo/9</p>		

<p>Precinct 8 as it appears in Precinct Map WeTo/11</p>		
<p>Precinct 8 as it appears in Precinct Map WeTo/12</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

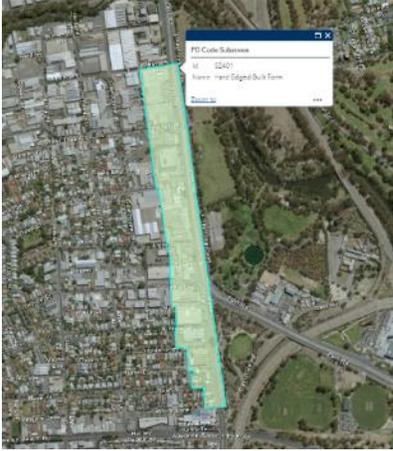
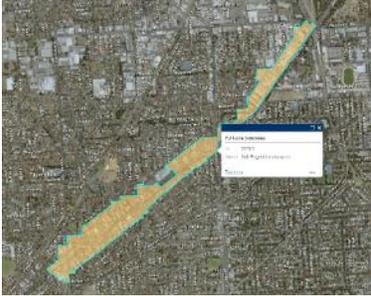
**SA.372 REMOVE SPATIAL APPLICATION** of the Recreation Zone from two sites that make up the West Beach Caravan Park within the existing Adelaide Shores Zone in the City of West Torrens **AND REPLACE** with the Caravan and Tourist Park Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Adelaide Shores Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

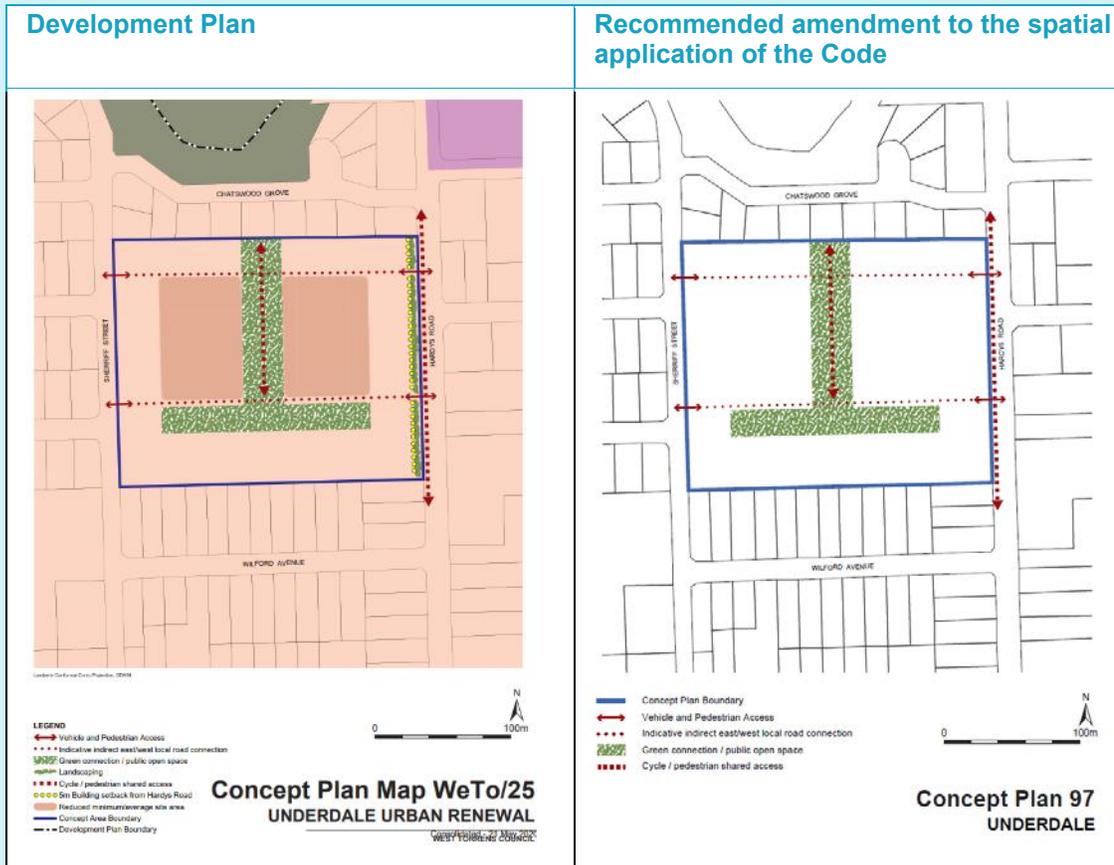
**SA.373 REMOVE SPATIAL APPLICATION** of the Hard-Edged Built Form Subzone and the Soft-Edged Landscaped Subzone from the areas proposed to transition to the Urban Corridor (Boulevard) Zone (existing Boulevard Policy Area 34) in the City of West Torrens **AND REPLACE** with the new Minimum Front Setback (metres) Technical and Numeric Variation (TNV).

**SPATIALLY APPLY** the Minimum Front Setback (metres) to the Urban Corridor suite of zones as they apply to the City of West Torrens.

Location within Council area	Draft application for consultation	Amended application
<p>Boulevard Policy Area 34 as it appears in Policy Area Map WeTo/5</p>		
<p>Boulevard Policy Area 34 as it appears in Policy Area Maps WeTo/9 + WeTo 12 + WeTo 13</p>		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.374 SPATIALLY APPLY** existing Concept Plan WeTo/25 – Underdale Urban Renewal to the land located in Urban Renewal Neighbourhood Zone within the City of West Torrens as identified in the recommended amendment map:



**Reason:** The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of West Torrens</b></p> <p>Create and apply a new Subzone within the Infrastructure (Ferry and Marina Facilities) Zone to support recreation and tourist land uses.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p><b>City of West Torrens</b></p> <p>Amend the proposed zoning for the area known as Low Density Policy Area 20 in the Development Plan</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
from the General Neighborhood Zone to the Suburban Neighbourhood Zone.	
<p><b>City of West Torrens</b></p> <p>Rezone the area known as Tapleys Hill Road adjacent the Adelaide Airport in the Development Plan to be changed from the Community Facilities Zone to the Infrastructure Zone as the land currently accommodates a swamp and land subject to flooding.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>City of West Torrens</b></p> <p>Retain Concept Plan WeTo/1 – Mile End South Bulky Goods Zone.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p><b>City of West Torrens</b></p> <p>Retain Concept Plan WeTo/24 – Residential Promenade.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p><b>Public Submission</b></p> <p>Create and apply a new Urban Infill Master Planned Zone to replace the Employment Zone in Lockleys to enable residential development.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezone the land at Mooringe Avenue, Plympton from the Employment Zone to the Housing Diversity Neighbourhood Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezone the land at Claremont Street, Hilton from the Housing Diversity Neighbourhood Zone to the Suburban Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p>
<p><b>Public Submission</b></p> <p>Rezone the land at Kurralta Park Shopping Centre and the properties to the west of the centre from the</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p>Suburban Activity Centre Zone to the Urban Activity Centre Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezone residential properties with frontage to Norma and Hughes Streets, Mile End, and any other similarly affected residential properties in neighbouring streets from the Urban Corridor (Main Street) Zone to the Suburban Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezone residential properties with frontage to Henley Beach Road, Mile End, and any other similarly affected residential properties in neighbouring streets from the Urban Corridor (Living) Zone to the Suburban Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezone the suburbs of Brooklyn Park and Underdale from the General Neighbourhood Zone to the Housing Diversity Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Rezone all large retail format centres to the Employment Zone to provide consistency, noting the following issue: the Mile End Large Format Retail Centre has been transitioned to Suburban Employment Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<b>Spatial amendments <u>not</u> recommended by the Commission:</b>	<b>Reason:</b>
<p><b>Public Submission</b></p> <p>Rezone a property at Railway Terrace, Mile End, from the Historic Conservation Zone<sup>1</sup> and place in the Urban Corridor Zone.</p>	<p>The property has been transitioned to the Urban Corridor Zone.</p>
<p><b>Public Submission</b></p> <p>Apply the Noise and Air Emissions Overlay to all properties surrounding Adelaide Airport.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Amend the application of the Historic Area Overlay to properties in Elston Street, Brooklyn Park.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p> <p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p><b>Public Submission</b></p> <p>Apply the Maximum Building Height (storeys) Technical and Numeric Variation with a value of 3 storeys where the Urban Corridor Zone shares an interface (within 60m) with a Suburban Neighbourhood Zone.</p>	<p>Interface issues are addressed via policy within the Zone.</p>

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<sup>1</sup> The Historic Conservation Zone identified in this request is not a zone in the Phase Three Planning and Design Code Amendment

# City of Whyalla

Feedback received from the City of Whyalla sought the following amendments to the spatial application of the within its local government area:

- Apply the Suburban Neighbourhood Zone to the residential area of Whyalla Playford instead of the General Neighbourhood Zone.
- Apply the Resource Extraction Zone and the Resource Extraction Operation Overlay to the area of Whyalla Quarry instead of the Open Space Zone.
- The Commission recommended the Established Neighbourhood Zone is applied to the area currently zoned Residential Character Zone, instead of the Suburban Neighbourhood Zone.
- The Commission recommended the Local Activity Centre Zone is applied to local shopping centres instead of the Suburban Activity Centre Zone.
- The Commission recommended the Significant Industry Subzone is applied to the areas currently zoned Special Industry Zone north of Whyalla and Special Industry (Hydrocarbons) Zone at Point Lowly.

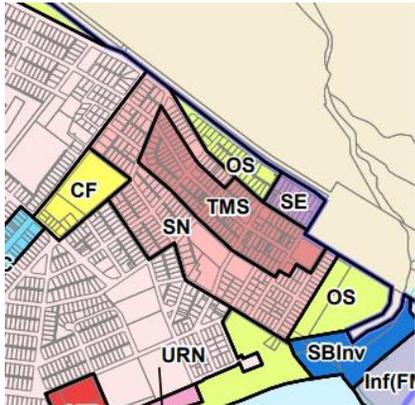
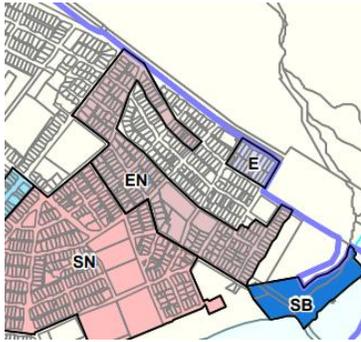
## Commission's Recommendations:

**SA.375 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the residential area of Whyalla Playford in the City of Whyalla **AND REPLACE** with the Suburban Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential area in Whyalla Playford currently in the Residential Zone		

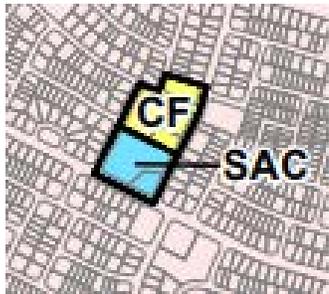
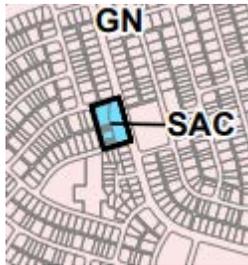
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

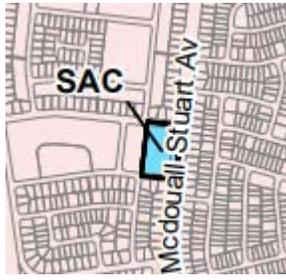
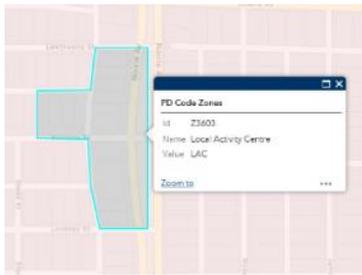
**SA.376 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Residential Character Zone in the City of Whyalla **AND REPLACE** with new Established Neighbourhood Zone as identified in the recommended amendment map:

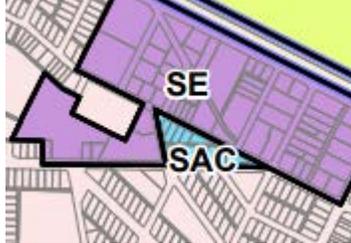
Location within Council area	Draft application for consultation	Amended application
Residential Character Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.377 REMOVE SPATIAL APPLICATION** of the Suburban Activity Centre zone from the existing Local Centre Zone within the City of Whyalla **AND REPLACE** with the Local Activity Centre Zone as identified in the recommended amendment maps:

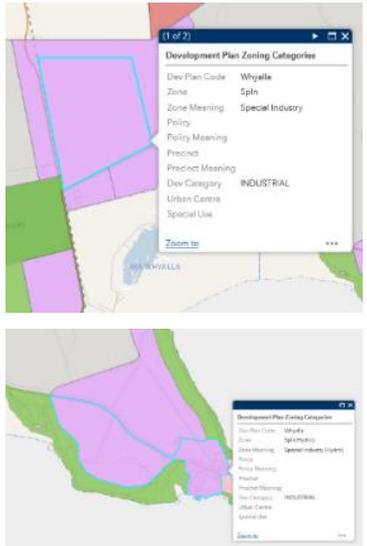
Location within Council area	Draft application for consultation	Amended application
Flinders Avenue		
McRitchie Crescent		

<p>McDouall Stuart Avenue</p>		
<p>Jenkins Avenue</p>		
<p>Viscount Slim Avenue</p>		
<p>Norrie Avenue</p>		
<p>Jenkins Avenue</p>		

Playford Avenue		
Gowrie Avenue		
Essington Lewis Avenue		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.378 SPATIALLY APPLY** the Significant Industry Subzone is applied to the areas currently zoned Special Industry Zone north of Whyalla and Special Industry (Hydrocarbons) Zone at Point Lowly within the City of Whyalla as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>City of Whyalla</b></p> <p>Apply the Resource Extraction Zone and the Resource Extraction Operation Overlay to the area of Whyalla Quarry instead of the Open Space Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

## District Council of Yankalilla

Feedback received from the District Council of Yankalilla sought the following amendments to the spatial application of the within its local government area:

- Replace the spatial application Community Facilities Zone with the Tourism Development Zone, except over land comprising the Catholic Church in Normanville (CT5358/381) and the Yankalilla Area School (CT6057/153 and adjoining parcels).
- Replace the spatial application of the Coastal Waters & Offshore Islands Zone with the Infrastructure (Ferry & Marina Facilities) Zone to the on-water part of the current Cape Jervis Port Zone.
- Replace the spatial application of the General Neighbourhood Zone with an alternate zone over Links Lady Bay.
- Create and apply a new zone for Wirrina Cove, instead of the Rural Settlement Zone.
- Replace the spatial application of the Rural Settlement Zone with the Rural Shack Settlement Zone and the Coastal Areas Overlay to Lady Bay.
- Replace the spatial application of the Suburban Neighbourhood Zone with the Residential Neighbourhood Zone to the area of Cape Jervis.
- Replace the spatial application of the Suburban Neighbourhood Zone with the Rural Settlement Zone to the area of Randelsea.
- Replace the spatial application of the Suburban Neighbourhood Zone with the Rural Zone over a portion of the Historic (Conservation) Rapid Bay Zone in accordance with Structure Plan Map Ya/1 (Overlay 1) Enlargement C.
- Retain the Wirrina Cove Concept Plan.
- Apply the Limited Land Division Overlay to the Peri-Urban Zone and Rural Zone.
- Create and spatially apply a Scenic Routes Overlay with supporting policy for managing visual impact in these areas.
- Spatially apply the Coastal Areas Overlay to the Lady Bay Township.

**Commission’s Recommendations:**

**SA.379 REMOVE SPATIAL APPLICATION** of the Community Facilities Zone from the existing Tourist Accommodation Zone within the DC of Yankalilla **AND REPLACE** with the Tourism Development Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Tourist Accommodation Zone	 <p>The draft application consists of two maps. The top map shows a coastal area with various zones: a red zone labeled 'CTP', a yellow zone labeled 'CF', a green zone labeled 'Rec', a pink zone labeled 'SN', and a light blue zone labeled 'GN'. The bottom map shows a different area with yellow 'CF' zones and a pink 'SN' zone.</p>	 <p>The amended application consists of two maps. The top map shows a yellow 'Tourism Development Zone' in the same coastal area as the draft, with other zones like 'Rec', 'SN', and 'GN' visible. The bottom map shows a yellow 'Tourism Development Zone' in the same inland area as the draft, with a pink 'SN' zone visible.</p>

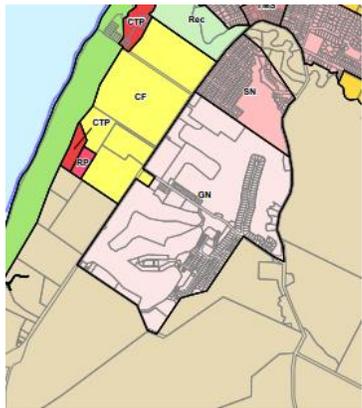
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.380 SPATIALLY APPLY** the Infrastructure (Ferry & Marina Facilities) Zone to the existing Cape Jervis Port Zone by extending the application of the Zone to the Low Water Mark boundary within the DC of Yankalilla as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Cape Jervis Port Zone		

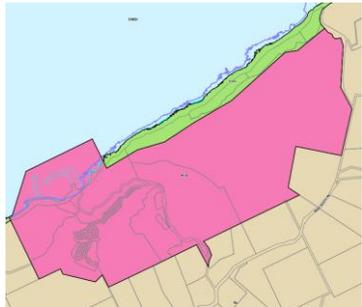
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.381 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the Links Lady Bay Golf Course Estate within the DC of Yankalilla **AND REPLACE** with the Golf Course Estate Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone Maps Ya/26, 29 & 30		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.382 REMOVE SPATIAL APPLICATION** of the Rural Settlement Zone from the existing Worrina Cove Zone within the DC of Yankalilla **AND REPLACE** with the Golf Course Estate Zone and the Infrastructure (Ferry & Marina Facilities) Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Worrina Cove Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.383 REMOVE SPATIAL APPLICATION** of the Rural Settlement Zone at Lady Bay within the DC of Yankalilla **AND REPLACE** with the Rural Shack Settlement Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Country Township Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council's Development Plan.

**SA.384 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone at Cape Jervis within the DC of Yankalilla **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone		

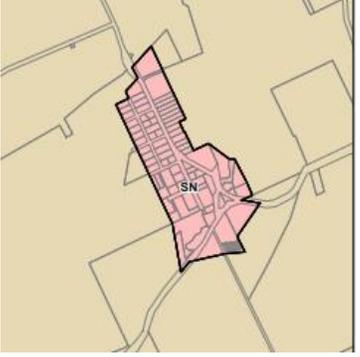
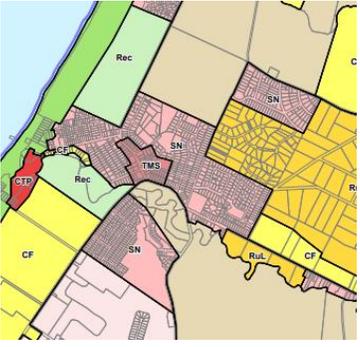
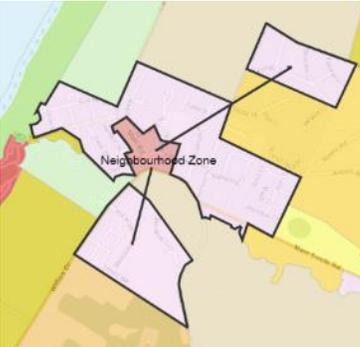
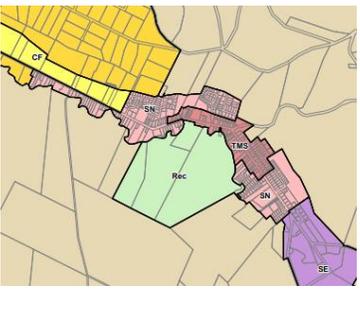
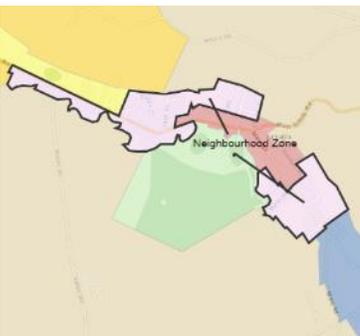
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.385 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone at Carrickalinga within the DC of Yankalilla **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone		

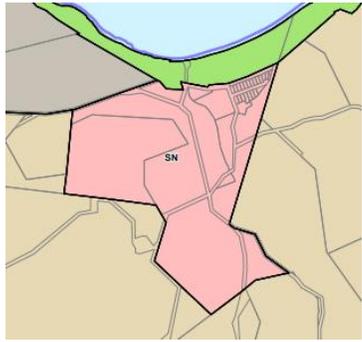
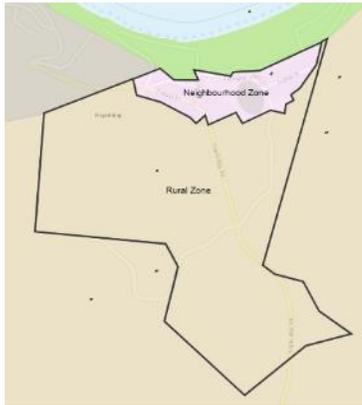
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.386 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone at Randalsea, Normanville and Yankalilla within the DC of Yankalilla **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Residential Zone (Randalsea) Historic (Conservation) Randalsea Zone		
Residential Zone (Normanville)		
Residential Zone (Yankalilla)		

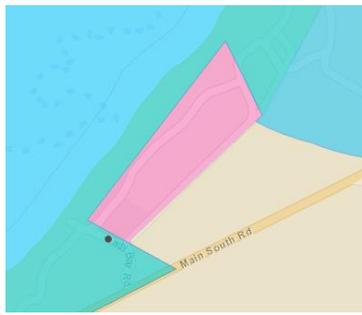
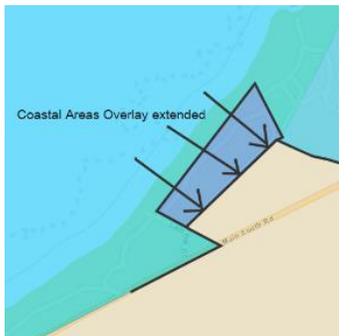
**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in these locations as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.387 REMOVE SPATIAL APPLICATION** of the Suburban Neighbourhood Zone from the existing Historic (Conservation) Rapid Bay Zone applies within the DC of Yankalilla **AND REPLACE** with part Neighbourhood Zone and part Rural Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Historic (Conservation) Rapid Bay Zone		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

**SA.388 SPATIALLY APPLY** the Coastal Areas Overlay to the Rural Shack Settlement Zone at the Lady Bay settlement within the DC of Yankalilla as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Rural Shack Settlement Zone (Lady Bay)		

**Reason:** The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with Council’s Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p><b>DC of Yankalilla</b> Retain the Structure Plan for Wirrina Cove.</p>	<p>The application of the Golf Course Estate and the Infrastructure (Ferry &amp; Marina Facilities) Zone, together with the relevant overlays will provide a policy framework that will be able to deliver an outcome consistent with the existing policy framework without reference to the structure plan.</p>
<p><b>DC of Yankalilla</b> Spatially apply the Limited Land Division Overlay to the Peri-Urban Zone and Rural Zone.</p>	<p>The land division policy contained within the Adelaide Country Zone (formerly named Peri-Urban Zone) provides sufficient policy guidance.</p>
<p><b>DC of Yankalilla</b> Create and spatially apply a Scenic Routes Overlay with supporting policy for managing visual impact in these areas.</p>	<p>There is insufficient existing policy to justify the application of the Scenic Routes overlay. The request is therefore outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

## Land Not Within a Council Area – Metropolitan Waters

No feedback was received by the Commission regarding the spatial application of the Code in the Land Not Within a Council Area – Metropolitan Waters.

### **Commission's Recommendations:**

**Nil**

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**Government of South Australia**  
Attorney-General's Department