



# Guide to the Planning and Design Code

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Government of South Australia  
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and Investment

# About this guide

This guide has been prepared to assist planning practitioners and interested persons in understanding how the Planning and Design Code (the Code) works, providing a general overview of the Code's structure and content.

While all best endeavours are made to provide accurate and up-to-date information in this guide, given the state-wide nature of the Code and ongoing Code amendments, this guide is not a substitute for viewing the current Code in its entirety on the [PlanSA Portal](#) or viewing the Code's spatial layers on the [SA Property and Planning Atlas](#) (SAPPA).

The four chapters provide an overview of the different zones, subzones, overlays and general development policies that form the 'Code Library':

1. People and Neighbourhoods
2. Productive Economy
3. Natural Resources and Environment
4. Infrastructure and Movement Systems

For further information visit [plan.sa.gov.au](http://plan.sa.gov.au)

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# Introduction

## Introducing the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* (the Act) requires the State Planning Commission (the Commission) to prepare and maintain the Planning and Design Code (the Code).

The Code sets out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment in South Australia.

## The ePlanning System

The Code is one part of the overall ePlanning system, which includes the PlanSA portal, the online Planning and Design Code, the South Australian Property and Planning Atlas (SAPPA), and the Development Application Processing system.

The Code is a user-friendly online ePlanning system which allows planning rules to be stored, retrieved and maintained. The digital storage of the Code's policies and rules in a central online database means:

- All rules and maps are held in the ePlanning system and can be easily accessed.
- The Code can be readily maintained and updated.
- It also improves how data regarding development and assessment is collected.

The ePlanning system delivers the applicable rules and procedures transparently, consistently and instantly. While the Code exists in a digital format, the full Code or parts thereof, can still be downloaded and printed as a hard copy. For example:

- Councils can retrieve and print all parts of the Code that apply to their area.
- Developers can retrieve and print the content of selected zones.
- Homeowners considering undertaking development (e.g. building a new shed or a dwelling addition) can print the rules that are applicable to their proposed development.

## Performance-based planning

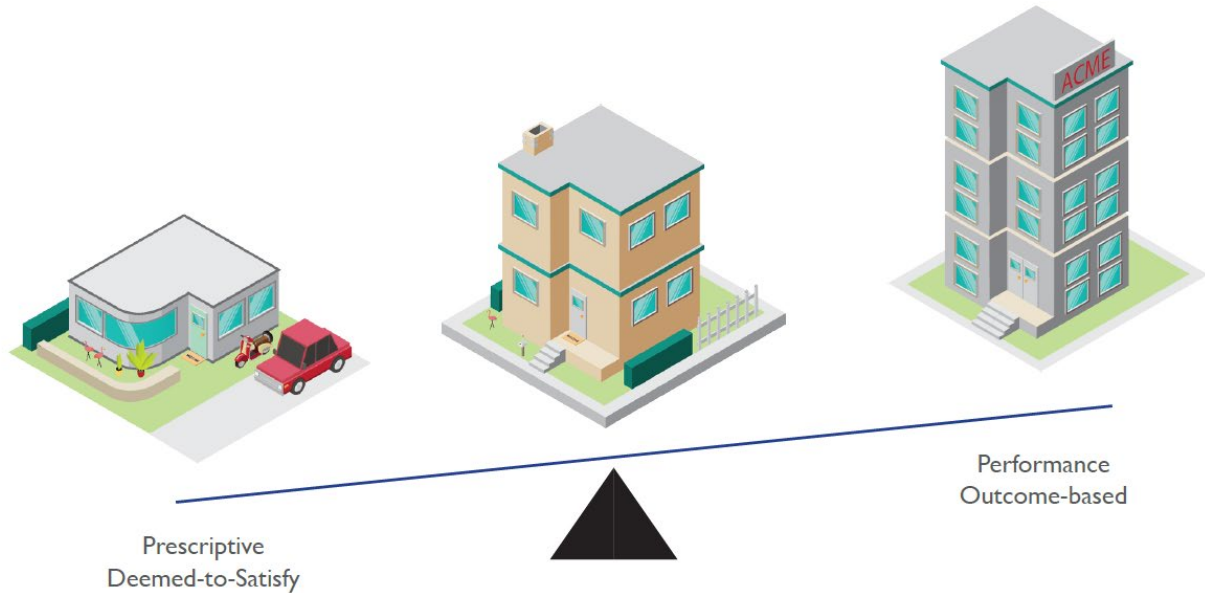
The Code provides a performance-based approach to planning by incorporating policies that address the scale, form and design of buildings as well as their relationship to the public realm.

A number of Australian jurisdictions are also moving to form-based codes. Instead of areas being divided into zones based on land uses, areas are defined by zones that indicate suitable scale and form of development.

Performance outcomes are, by definition, qualitative, articulating an outcome that could be met by a variety of different techniques. In some cases, the Code provides a quantifiable solution that generally meets the performance outcome (a designated performance feature (DPF)), but there may be other ways the outcome can be met. This provides greater flexibility to explore different design solutions that can better respond to a location's context and places a greater emphasis on built form through a form-based approach.

A form-based performance approach will not necessarily be suitable in every circumstance. Some zones have a greater emphasis on land use suitability, such as employment zones which envisage heavy industry or rural intensive enterprise zones.

The inclusion of deemed-to-satisfy criteria provides a mechanism to readily approve low-risk and minor development expected for an area, ensuring the system provides certainty for this type of development. Alternatively, qualitative performance outcomes allow design flexibility to achieve the desired outcomes for more intense and larger-scale developments. See the following diagram:



By concentrating assessment of a development on its performance, the Code enables a stronger emphasis to be placed on the design of buildings and the way buildings interact with the public realm and neighbouring-built form (local context).

This contrasts conventional zoning which focuses on the segregation of land uses and the control of development intensity through abstract and sometimes uncoordinated parameters (e.g. floor area ratios, minimum allotment sizes, parking ratios) to the neglect of achieving an integrated built form.

Performance-based assessment is beneficial in locations where the desired built form outcome is strongly tied to the existing context and form (e.g. character, spaces between buildings, building size and proportions, and building height), or where the desired outcome is transformational such as the high street part of a mixed-use corridor infill zone.

In this instance the policy needs to clearly articulate the future form in relation to height, setbacks, active ground uses and so on.

# Code Structure

The Code includes a set of policies, rules and classifications which may be applied in various parts of the state for the purposes of development assessment.

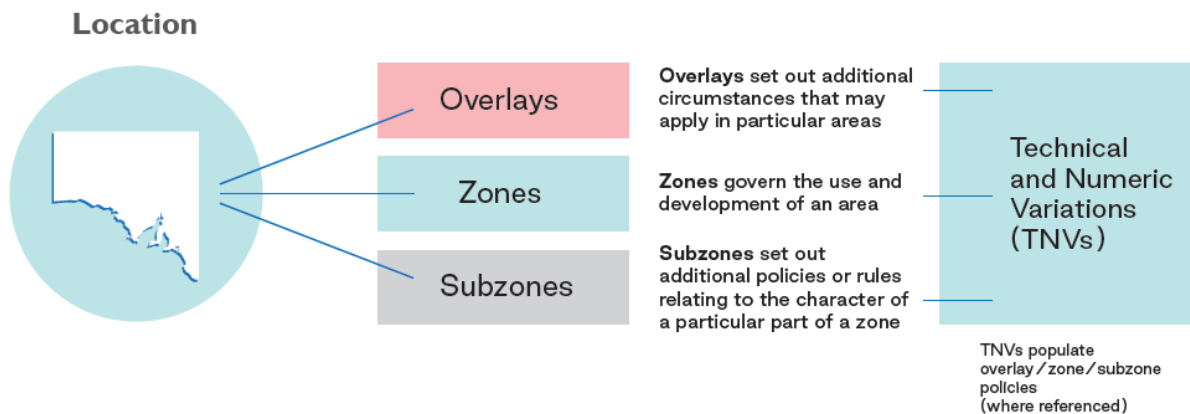
The Code applies zones, subzones and overlays (which form spatial layers across South Australia), to specify policies and rules that govern the use and development of a particular area.

General Development Policies can also apply but are linked to the type of development proposed rather than its location.

The Code includes definitions of land uses, as well as administrative definitions.

In certain circumstances, the Code allows for the adaption of rules that apply to a zone, subzone or overlay to provide for local variations. This is done through Technical and Numeric Variations.

## Spatial policies and rules



## Nonspatial policies and rules



## Zones

Zones are the primary organising spatial layer in the Code. Zones provide guidance on what can happen in an area by setting out the policies and rules for certain classes of development.

Zones include the following components:

ZONE COMPONENTS	WHAT IT DOES
<b>Assessment Provisions</b>	These form the policies against which development is assessed, including Desired Outcomes (DO), Performance Outcomes (PO), Designated Performance Features (DPF) and deemed-to-satisfy (DTS) criteria.
<b>Table 1 – Accepted Development Classification</b>	Categorises classes of development as ‘Accepted’ that do not require planning consent. The relevant criteria are also set out in Table 1.
<b>Table 2 – Deemed-to-satisfy Development Classification</b>	Classifies classes of development as ‘deemed-to-satisfy’ which must be granted planning consent. Table 2 includes references to the applicable deemed-to-satisfy criteria in other parts of the Code.
<b>Table 3 – Applicable Policies for Performance Assessed Development</b>	<p>Sets out the applicable policies for the listed classes of performance assessed development.</p> <p>Performance assessed development is assessed on its merits against the relevant policies in the Code.</p> <p>Performance assessed development requires public notification unless excluded in Table 5.</p> <p><b>Note:</b> <i>Table 3 does not ‘classify’ or ‘categorise’ development as performance assessed; a development will ‘default’ to performance assessed if it is not categorised as Accepted or Impact Assessed (including Restricted) and is not classified as deemed-to-satisfy.</i></p>
<b>Table 4 – Restricted Development Classification</b>	<p>Classifies classes of development as ‘Restricted’. The State Planning Commission (through delegation to the State Commission Assessment Panel) is the relevant authority for restricted development.</p> <p><b>Note:</b> <i>The Commission will determine the relevant policies when assessing restricted development against the Code but is not bound by those provisions.</i></p>
<b>Table 5 – Procedural Matters</b>	<p>Sets out the classes of performance assessed development that are excluded from notification in the zone.</p> <p>Also confirms whether a notice is required to be placed on the development site when notification is required (does not apply in certain rural/remote zones).</p>

Tables 1-4 in each zone form the ‘Classification Tables’ which assign development to different assessment pathways and assign the applicable policies/criteria from the Code Library to those pathways. It is important to note that while the Code has thousands of pages when viewed in its entirety, much of this content comprises classification tables which form the “engine room” of the Code’s mechanics. These mechanics are not visible when enquiring through the Online Code but must exist in ‘hard copy’ to document how relevant policies are programmed into the Code’s zones.

The actual policy of the Code is in the Assessment Provisions in each module (see more information on Assessment Provisions [here](#)).

#### **Notes on Categorisation/Classification:**

A development application can be made up of different elements (which form separate component parts of a development application, like a house and a swimming pool). These separate elements are generally assessed separately. For example, if a proposed development incorporates both 'performance assessed' and 'deemed-to-satisfy' elements, the deemed-to-satisfy elements will be taken to have been granted consent and cannot be considered in the performance assessment.

Other times, a development may include different classes of development that are referenced in a Classification Table. For example, a proposed mixed-use building with offices on the ground floor and dwellings above are not separate 'elements,' and the applicable policies for both 'office' and 'residential flat building/dwelling' that are identified in the classification table will all be relevant to the assessment.

Policies in a zone apply consistently wherever a zone applies and are only able to be varied through a subzone, overlay or technical and numeric variation.

## Subzones

Policy in a subzone may vary or build upon policy in the 'parent' zone. Policies (Assessment Provisions) in subzones apply to unique variations in the character of a particular part of a zone.

Subzones cannot apply in more than one zone.

Subzones do not contain classification tables or procedural matters tables, but classification tables in the parent zone specify the policies and rules that apply in the subzone.

## Overlays

Overlays are the primary mechanism to spatially express State Planning Policies as they pick up location-specific planning issues of state interest. Overlays can span multiple zones and subzones and more than one overlay can apply to the same area. Overlay policies take precedence over other Code policies.

Overlay policies are only relevant as set out in the zone classification tables.

Overlays contain Assessment Provisions and a Procedural Matters table that sets out statutory referrals that apply in the Overlay area.

## General development policies

While zones outline what can occur in an area, general development policies broadly relate to how a development should occur. These policies address the functional requirements for a development type or class, such as minimisation of overshadowing for a multi-storey building.

General development policies contain Assessment Provisions and are linked to specific development types as listed in a zone's Classification Table.

## Assessment Provisions

Each of the Code modules – zones, subzones, overlays and general development policies – contain four different types of Assessment Provisions:

ASSESSMENT PROVISIONS	
<b>Desired Outcome (DO)</b>	<p>Desired outcomes set the overarching vision/objectives for a particular zone, subzone, overlay or general development policies and aid in the interpretation of performance outcomes.</p> <p>Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, desired outcomes may inform its consideration or may assist in assessing the merits of the development against the applicable performance outcomes collectively.</p>
<b>Performance outcome (PO)</b>	<p>Performance outcomes (POs) are policies designed to facilitate assessment of certain matters, such as land use and intensity, site dimensions and land division, built form and character, and hazard risk minimisation.</p>
<b>Designated performance feature (DPF)</b>	<p>To assist a relevant authority to interpret the performance outcomes, in some cases there may be a corresponding Designated Performance Feature (DPF), which provides a quantifiable solution that will generally meet the corresponding performance outcome.</p> <p>DPFs guide relevant authorities about what is generally considered to satisfy the corresponding performance outcomes but does not derogate from their discretion to determine that the outcome is met in another way.</p>
<b>Deemed-to-satisfy (DTS) criteria</b>	<p>DPFs often serve a dual purpose as a deemed-to-satisfy criteria.</p> <p>Deemed-to-satisfy criteria are the only type of assessment provisions that are used in a deemed-to-satisfy assessment pathway and are not used in any other pathway.</p> <p>If a development fails to satisfy one or more deemed-to-satisfy criteria, it may still be classified as deemed-to-satisfy if the relevant authority is satisfied that these form minor variations.</p>

### Case study on the use of Designated Performance Features:

Designated Performance Features (DPFs) can be used in different ways depending on the nature of the development. For example:

- 1. All POs are considered on balance in a performance assessment. Satisfaction of a DPF does not necessarily guarantee the PO is met.**

For example, a proposed three storey dwelling may be listed in Table 2 – Deemed-to-Satisfy Development Classification and meet the relevant deemed-to-satisfy (DTS) criteria except for building height, which specifies a maximum of two building levels. Such a variation from the DTS criteria would not be minor in nature, and will mean the development is performance assessed. If the house meets all relevant DPFs except for building height, the authority may determine the additional height is appropriate in a performance assessment of the proposal's merits, for example, where a three-storey house of a similar scale is located next door, and the nature of the development is consistent with the corresponding Performance Outcome and Desired Outcomes for the zone. In such an assessment, the authority may request that other setbacks be increased (even if meeting the relevant DPF) to meet the relevant POs, e.g. by appropriately minimising visual massing and overshadowing impacts on other properties.

Alternatively, a proposed two storey dwelling may be listed in Table 2 – Deemed-to-Satisfy Development Classification and meet all relevant deemed-to-satisfy criteria except for a 1m shortfall in front setback. If the authority does not deem such a departure as minor in nature, the development will become performance assessed. The house may meet all relevant DPFs except for front setback. If the front setback is considered appropriate due to satisfaction of the corresponding Performance Outcome (PO) (for example, where there are similar setbacks in the street), then the authority may be satisfied that all other relevant DPFs are satisfied without interrogating the POs.

## 2. A DPF represents only way to satisfy the corresponding PO, providing a standard numeric technique

For example, a development proposing 4 group dwellings sharing a common driveway may be performance assessed, with a relevant PO seeking for the development to capture and re-use stormwater to manage runoff and conserve water, with a corresponding DPF seeking 3000 litre rainwater tanks for all dwellings. Instead of providing individual water tanks, the application may propose an underground detention/retention system, reusing water to common garden areas. This alternative technique would be considered by the relevant authority on its merits, and if the authority is satisfied that alternative technique meets the outcomes sought by the corresponding PO, the policy would be met despite not satisfying the DPF.

## Local Variations (Technical and Numeric Variations)

Different Technical and Numeric Variations (TNVs) apply spatially across various areas of the state. The data in these layers populate policies within a zone, subzone, overlay or general development policies.

While a technical and numeric variation may spatially apply at a particular location, it has no work to do unless it is specifically referenced in the relevant Code policies.

## Procedural Matters - Notification

Performance assessed development requires public notification unless the type of development is excluded from notification through the Code.

The 'procedural matters' table (generally located at the end of each zone) sets out the types of performance assessed development that are excluded from public notification.

The exclusion from notification may be conditional on meeting criteria, for example, a building exceeding a certain height may trigger the need to notify a class of development that might otherwise be excluded.

## Procedural Matters - Referrals

Certain classes of development require referral to prescribed bodies (e.g. state agencies) under the Act, providing them with powers of direction in relation to certain kinds of development. These referrals can be either spatially based or activity based, and are found in different parts of the Code:

- Referrals that are spatially-based in specific locations are listed in the 'Procedural matters' table within overlays.
- Referrals that are activity-based are listed in Part 9 – Referrals.

In both cases, these referrals link to the prescribed bodies set out in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.





## Definitions

Land use and administrative definitions are situated in Part 7 and Part 8 of the Code, respectively, and provide clarity on the terms used in the Code.

Not all forms of development and terms are defined; definitions should only be provided where the ordinary meaning of a term is not sufficient to guide the desired policy/regulatory outcome.

Some definitions are also located in the Act and its associated regulations.

# Code Drafting Principles

## Legislated principles

The Act sets out the following principles which must be considered when preparing statutory instruments:

1. duplication between instruments, and between the various layers of policies and rules within instruments, is to be avoided
2. rules should be based on clear performance outcomes, may include deemed to satisfy requirements (including requirements that can be met in a variety of ways), and should seek to apply excellence in design practices and techniques
3. rules and standards should be proportionate, suited to relevant conditions, and as far as is reasonably practicable and appropriate, seek to minimise regulatory burdens
4. rules should aim to achieve consistency while providing for local variations that reflect special or unique character at the local level
5. rules and standards must seek to protect the environment and the pursuit of ecologically sustainable development.

## General principles for code content

The following guiding principles set the foundation for the format and content of the Code:

1. Code policies are consistent with and implement the State Planning Policies.
2. Code policies do not reproduce other guidelines, standards, information or issues more appropriately managed under other legislation.
3. The Code does not contradict the Building Rules.
4. Code policies guide the 'point in time' assessment of a planning application. They do not seek to control the ongoing management of a land use (which is more appropriately managed in a licensing arrangement or compliance with the relevant Development Approval and conditions).
5. Code policies are clearly worded, concise and easily understood, and provide consistency in interpretation and application.
6. Code policies do not contradict each other.
7. Code policies use consistent terminology which set outcomes ("development located to...", "development provides...") rather than guidance ("development should...").

## Accepted development

Accepted development does not require planning consent but does require building consent.

### What classes of development are listed in Table 1?

When determining whether a class of development should be more suitably classed as accepted (planning consent not required) or deemed-to-satisfy (planning consent must be granted), the following principles are relevant:

- Development which requires numerous policies or relies on policies which already exist in the Code's Assessment Provisions are more suitably listed as deemed-to-satisfy than accepted.
- Development which relies on policies which would be difficult for the layperson to interpret should be deemed-to-satisfy to enable an accredited professional to undertake the assessment.

### **Drafting accepted criteria**

Accepted development criteria is listed in Table 1 of the relevant zone. Accepted criteria must be best without variation for a development to be categorised as Accepted.

Accepted criteria is clear, quantitative, and often numeric in nature.

## **Deemed-to-satisfy development**

Deemed-to-satisfy development must be granted planning consent, including where the relevant authority is satisfied there are 1 or more minor variations from deemed-to-satisfy criteria.

### **What classes of development are listed in Table 2?**

Deemed-to-satisfy development:

- includes classes of development commonly expected in the zone
- must be able to be assessed solely on quantitative, prescriptive criteria.

### **Drafting deemed-to-satisfy criteria**

Deemed-to-satisfy criteria (also known as designated performance features in a performance assessment) are unambiguous, quantifiable and measurable.

Deemed-to-satisfy criteria also serve a dual purpose as a designated performance feature (DPF) in a performance assessed application, providing a solution or technique to satisfy a corresponding performance outcome.

## **Performance assessed development**

Performance assessed development is assessed on its merits against the Code, using a [performance based planning](#) approach.

### **What classes of development are listed in Table 3?**

Table 3: Applicable Policies for Performance Assessed Development only lists land uses which are expected to occur frequently in that zone, and for which the policies used in a performance assessment are known without variability.

For example, it would not be appropriate to list 'indoor recreation facility' in Table 3, because even if it is an envisaged land use in the zone, such development may be a small yoga studio or a multi-storey gym complex. Design policies for such different scales of development are difficult to identify upfront, and therefore such development is more suitably captured as 'All Other Code Assessed Development' in Table 3, allowing the relevant authority to identify the policies relevant to the development from the Code's library.

### **Drafting desired outcomes**

Desired outcomes (DOs) express the overall vision for a zone, setting out the pre-eminent context which all subsequent performance outcomes contribute to achieving.

### **Drafting performance outcomes**

Performance outcomes (POs) seek a particular qualitative outcome relevant to the DO. Only one planning outcome is to be expressed per PO.

## How can you determine what is not appropriate in a zone?

The Code has been drafted in a manner which speaks to the types of development that are envisaged and the outcomes sought (see [Performance-based planning](#) section of this guide), not what is discouraged or inappropriate. Desired outcomes and performance outcomes, which may express envisaged land uses, provide guidance on a development's suitability.

Classes of development classified as restricted in a zone do not indicate that development is inappropriate or otherwise. Only the relevant Assessment Provisions (DOs, POs and DTS/DPF criteria) are to be used to assess the merits of a performance assessed development.

## Exclusions from notification

Performance assessed development requires public notification unless the type of development is excluded by the Code.

The planning reforms sought to focus on engagement upfront when policy is made, rather than notifying development which may fit within the planning rules.

Table 5 of the Code's zone lists these exclusions in accordance with the following principle:

*Envisaged forms of development (signified by listing in Table 1 or 2, or DTS/DPF 1.1 of the Zone) are not subject to notification, except where:*

- a) *acceptable standards of built form or intensity are exceeded, and/or*
- b) *the development is likely to result in substantial impacts on the amenity of adjacent dwellings located on land in another zone.*

## Restricted development

Restricted development is listed in Table 4 of the relevant zone.

Restricted development provides a procedural pathway for a more comprehensive assessment, involving a State-level assessment.

Restricted development types provide no bearing on the assessment of a performance assessed development.

## Referrals

Referrals are largely associated with key state interests that are described in the State Planning Policies.

Referrals should accord with the following principles:

- Referrals should not be established if they can instead be effectively addressed through Code policy.
- Referrals should generally only be established where they require specialist technical, scientific or other expert assessment that a relevant authority would not typically be able to perform.
- Referral triggers should generally be subject to the qualification that where relevant deemed-to-satisfy criteria are met in the Code, a referral is not required.
- Creating a new referral should be avoided unless there is a clear need to establish it based on documented issues or deficiencies with current development assessment practices.
- Spatial referrals need to be able to be clearly and practically mapped via overlays in the Code.
- Referrals which are linked to the need to obtain a licence or other approval under another Act are given higher weighting.

## Concept plans

Concept plans guide development within a specific spatial area through a visual expression of the desired development over time. Concept plans are referenced through zone policies and contained in Part 12 of the Code.

Concept plans are designed to support the orderly development of land through staging of development and/or the provision of infrastructure.

Concept plans may be appropriate where:

1. Policy and zoning tools available in the Code cannot adequately address the development outcomes envisaged in the concept plan; and
2. The subject concept plan has an active policy role in the future staging of development and provision of infrastructure.

Concept plans are not appropriate where:

1. The plan has limited relevance in development assessment (e.g. deals with matters that are not relevant to the planning rules)
2. The plan is likely to become irrelevant or obsolete due to over-prescription or inflexibility (e.g. not being able to evolve with development over time)
3. Development in the subject area has been largely completed
4. The development vision for a concept plan area would be better represented by a *Technical and Numeric Variation* or *Subzone*, or other tools such as an Infrastructure Scheme.

## Technical and Numeric Variations (TNVs)

Assessment provisions in the Code can reference TNVs to provide for local variation in the policy.

Modules in the Code library which provide capacity for TNVs are documented in the [Code Framework](#) section of this guide.

Generally, TNVs are not appropriate where:

- they would only deal with a small or discrete set of values, which could be better addressed through standardisation or different zone selection
- the relevant zone seeks to provide a set of clear consistent standards for new development where variation is not warranted (e.g. General Neighbourhood Zone)
- the variation the TNV seeks to address would benefit from standardisation rather than specific metrics, considering the overall outcome sought.

## Zones

More information on the purpose of specific zones in the Code Library is contained in the subsequent chapters of this report.

Creation of a new zone may be warranted where the outcomes sought for particular area are not consistent with any other zone in the Code library and could not be appropriately articulated through a subzone of another zone.

### Zone naming convention

Zone names have been drafted using consistent terminology to signify the purpose of the zone, including the following:

	Term	Meaning
Land Use	Neighbourhood	Residential areas envisaging primarily housing
	Employment	Envisages primarily commercial and industrial activities, as well as supporting employment-generating uses
	Activity Centre	Centres providing shopping, business, entertainment and recreation facilities (depending on intensity/location of the centre)
	Main Street	A centre in a main street or high street context, providing a mix of land uses such as retail, office, commercial and community facilities (depending on intensity/location of the main street)
	Corridor	Seeking higher density development focussed along a particular road, typically mixed use development with active ground-floor uses
	Innovation	Mixed use areas promoting research, health, education and technology
	Infrastructure	Area for the provision of infrastructure such as electricity, landfill/waste, water treatment/supply, airports, marinas
Intensity/ location	City	City of Adelaide (CBD, North Adelaide and Park Lands)
	Strategic	Areas of State-level importance
	Urban	Redeveloping areas serving a broad urban catchment within South Australia
	Suburban	Lower density areas within an urban area
	Township	Towns within a regional or rural area
	Settlement	Rural settlements, of a smaller scale than townships
	Rural	Areas in a countryside or remote location

## Subzones

Creation of a new subzone may be warranted where the outcomes sought for a particular area are generally consistent with a zone, subject to refinement or certain location-specific outcomes.

Subzone policies do not repeat policies from the parent zone, but set out additional, more specific outcomes which supersede any conflicting provisions in the parent zone.

## Overlays

Overlays are used to set out location-specific policy outcomes, often linked to State Planning Policies and where agency referral is required.

Overlays are only relevant as referenced by the classification tables in the relevant zone. This can be done in three different ways:

1. **The Overlay policies are not called up** where the overlay provisions are not relevant to that class of development.
2. **The Overlay policies are called up in the relevant assessment provisions** where the overlay is directly relevant to that class of development.
3. **The Overlay prevents a deemed-to-satisfy or accepted development pathway** only where the overlay is directly relevant to that class of development and does not contain deemed-to-satisfy criteria which address the relevant matters.



# The Code Framework

The zones in the Code are illustrated in the following tables. Further information on each zone can be found in one of the four chapters of this guide.

## Zones and Subzones

Intensity	ZONES/SUBZONES			
	People & Neighbourhoods (Residential)	Productive Economy (Commercial/Industry)	Natural Resources & Environment	Infrastructure & Movement Systems
<b>Capital City</b>	<b>City Living Zone</b> <i>North Adelaide Low Intensity Subzone</i> <i>Medium-High Intensity Subzone</i> <i>East Terrace Subzone</i> <b>City Main Street Zone</b> <i>Rundle Street Subzone</i> <i>Rundle Mall Subzone</i> <i>Hindley Street Subzone</i> <i>Gouger and Grote Street Subzone</i> <i>City High Street Subzone</i>	<b>Capital City Zone</b> <i>City Frame Subzone</i> <b>City Riverbank Zone</b> <i>Cultural Institutions Subzone</i> <i>Entertainment Subzone</i> <i>Health Subzone</i> <i>Innovation Subzone</i>	<b>Adelaide Park Lands Zone</b>	<b>Community Facilities Zone</b> <i>St Andrew's Hospital Precinct Subzone</i> <i>Women's and Children's Hospital and Memorial Hospital Precinct Subzone</i>
<b>Urban Centres</b>	<b>Urban Corridor (Living) Zone</b> <i>Urban Corridor Living Retail Subzone</i> <b>Urban Corridor (Business) Zone</b> <i>Urban Corridor Business Retail Subzone</i> <b>Urban Corridor (Boulevard) Zone</b> <b>Urban Corridor (Main Street) Zone</b> <b>Urban Neighbourhood Zone</b> <i>Main Street Subzone</i> <i>Urban Neighbourhood Retail Subzone</i>	<b>Urban Activity Centre Zone</b> <i>Port Adelaide Centre Subzone</i>	<b>Hills Face Zone</b> <b>Open Space Zone</b> <b>Conservation Zone</b> <i>Dwelling Subzone</i> <i>Small Scale Settlement Subzone</i>	<i>Neighbourhood Subzone</i> <b>Commonwealth Facilities Zone</b> <b>Deferred Urban Zone</b> <b>Infrastructure Zone</b> <b>Infrastructure (Airfield) Zone</b> <i>Residential Aviation Estate Subzone</i> <b>Infrastructure (Ferry and Marina Facilities) Zone</b> <i>Wallaroo Marina Subzone</i> <b>Recreation Zone</b> <i>Adelaide Showgrounds Subzone</i>
<b>Suburban Areas</b>	<b>Suburban Business Zone</b> <b>Business Neighbourhood Zone</b> <i>Melbourne Street West Subzone</i> <b>Home Industry Zone</b> <b>Strategic Innovation Zone</b> <i>Flinders Subzone</i> <i>Rehabilitation Subzone</i> <i>Repatriation Subzone</i> <i>Activity Node Subzone</i>		<i>Visitor Experience Subzone</i> <i>Aquaculture and Recreation Subzone</i> <i>Shack Relocation Subzone</i> <b>Coastal Waters and Offshore Islands Zone</b>	

Intensity	ZONES/SUBZONES			
	People & Neighbourhoods (Residential)	Productive Economy (Commercial/Industry)	Natural Resources & Environment	Infrastructure & Movement Systems
	<b>Urban Renewal Neighbourhood Zone</b> <i>Mixed Use Transition Subzone</i> <i>Landscape Transition Subzone</i> <b>Housing Diversity Neighbourhood Zone</b> <b>General Neighbourhood Zone</b> <b>Suburban Neighbourhood Zone</b> <b>Established Neighbourhood Zone</b> <b>Hills Neighbourhood Zone</b> <b>Waterfront Neighbourhood Zone</b> <b>Master Planned Neighbourhood Zone</b> <i>Emerging Activity Centre Subzone</i> <b>Master Planned Renewal Zone</b> <b>Golf Course Estate Zone</b> <b>Residential Park Zone</b>	<b>Suburban Activity Centre Zone</b> <b>Suburban Main Street Zone</b> <b>Local Activity Centre Zone</b> <b>Strategic Employment Zone</b> <i>Significant Industry Subzone</i> <i>Gillman Subzone</i> <i>National Naval Shipbuilding Subzone</i> <i>Ports Subzone</i> <b>Employment Zone</b> <i>Retail Activity Centre Subzone</i> <i>Roadside Service Centre Subzone</i> <b>Employment (Bulk Handling) Zone</b> <b>Employment (Enterprise) Zone</b> <i>Light Industry Subzone</i> <b>Motorsport Park Zone</b> <b>Caravan and Tourist Park Zone</b>		
Townships and Regional Areas	<b>Neighbourhood Zone</b> <i>American River Subzone</i> <i>Roxby Downs Subzone</i> <i>Underground Subzone</i> <i>Wallaroo Landmark Subzone</i> <i>Waterfront Subzone</i> <b>Rural Neighbourhood Zone</b> <i>Bookmark Creek Subzone</i> <i>Adelaide Hills Subzone</i> <b>Township Zone</b> <i>Nairne Redevelopment Subzone</i> <b>Township Neighbourhood Zone</b> <b>Master Planned Township Zone</b> <i>Emerging Township Activity Centre Subzone</i> <b>Workers' Settlement Zone</b>	<b>Township Activity Centre Zone</b> <b>Township Main Street Zone</b>		
Rural Areas	<b>Rural Living Zone</b> <i>Animal Husbandry Subzone</i> <i>Intensive Horse Establishments Subzone</i> <b>Rural Settlement Zone</b> <i>Fisherman Bay Subzone</i> <b>Rural Shack Settlement Zone</b>	<b>Productive Rural Landscape Zone</b> <i>The Cedars Subzone</i> <b>Rural Zone</b> <i>Kangaroo Island Subzone</i> <b>Rural Horticulture Zone</b> <i>Windamere Park Subzone</i> <b>Rural Intensive Enterprise Zone</b> <b>Rural Aquaculture Zone</b> <b>Tourism Development Zone</b> <i>Monarto Safari Park Subzone</i> <i>River Murray Experience Subzone</i> <i>Winery Experience Subzone</i> <b>Resource Extraction Zone</b>	<b>Remote Areas Zone</b>	

## Overlays

### PEOPLE & NEIGHBOURHOODS

Affordable Housing  
 Design  
 Noise and Air Emissions  
 Character Preservation District  
 Character Area  
 Heritage Adjacency  
 Historic Area  
 Local Heritage Place  
 State Heritage Area

### PRODUCTIVE ECONOMY

Dwelling Excision  
 Environment and Food Production Areas  
 Gateway  
 Interface Management  
 Limited Dwelling  
 Limited Land Division  
 Resource Extraction Protection Area  
 Significant Interface Management

### INFRASTRUCTURE & MOVEMENT SYSTEMS

Airport Building Heights (Aircraft Landing Area)  
 Airport Building Heights (Regulated)  
 Aircraft Noise Exposure  
 Building Near Airfields  
 Defence Aviation Area  
 Gas and Liquid Petroleum Pipelines  
 Gas and Liquid Petroleum Pipelines (Facilities)  
 Advertising Near Signalised Intersections  
 Future Local Road Widening  
 Future Road Widening  
 Key Railway Crossings  
 Key Outback and Rural Routes  
 Major Urban Transport Routes  
 Non-stop Corridor  
 Traffic Generating Development  
 Urban Transport Routes

### RESILIENT COMMUNITIES & ENVIRONMENT

Adelaide Dolphin Sanctuary  
 Coastal Areas  
 Coastal Flooding  
 Hazards (Acid Sulfate Soils)  
 Hazards (Bushfire - Outback)  
 Hazards (Bushfire - General Risk)  
 Hazards (Bushfire - Medium Risk)  
 Hazards (Bushfire - High Risk)  
 Hazards (Bushfire - Regional)  
 Hazards (Bushfire - Urban Interface)  
 Hazards (Flooding)  
 Hazards (Flooding General)  
 Hazards (Flooding - Evidence Required)  
 Historic Shipwrecks  
 Marine Parks (Managed Use)  
 Marine Parks (Restricted Use)  
 Mount Lofty Ranges Catchment (Area 1)  
 Mount Lofty Ranges Catchment (Area 2)  
 Murray-Darling Basin  
 Native Vegetation  
 State Significant Native Vegetation  
 Prescribed Surface Water Areas  
 Prescribed Watercourses  
 Prescribed Water Resource Area  
 Prescribed Wells Area  
 Ramsar Wetlands  
 Regulated and Significant Tree  
 River Murray Flood Plain Protection Area  
 River Murray Tributaries Protection Area  
 Scenic Quality  
 Significant Landscape Protection  
 Stormwater Management  
 Urban Tree Canopy  
 Water Protection Area Water Resources

## General Development Policies

Infrastructure and Movement Systems	Resilient Communities & Environment	Productive Economy	People & Neighbourhoods
<p>Clearance from Overhead Powerlines</p> <p>Infrastructure and Renewable Energy Facilities</p> <p>Marinas and On-Water Structures</p> <p>Transportation, Access and Parking</p> <p>Waste Treatment and Management Facilities</p>	<p>Open Space and Recreation</p> <p>Site Contamination</p>	<p>Advertisements</p> <p>Animal Keeping and Horse Keeping</p> <p>Aquaculture</p> <p>Beverage Production in Rural Areas</p> <p>Bulk Handling and Storage Facilities</p> <p>Forestry</p> <p>Intensive Animal Husbandry and Dairies</p> <p>Interface Between Land Uses</p> <p>Out of Activity Centre Development</p> <p>Resource Extraction</p> <p>Tourism Development</p>	<p>Design</p> <p>Design in Urban Areas</p> <p>Housing Renewal</p> <p>Land Division</p> <p>Workers' Accommodation and Settlements</p>

## Zone hierarchies

Understanding the hierarchy and purpose of different zones can assist in identifying suitable zoning when considering undertaking a Code Amendment.

### Neighbourhood zones

	Zone	Application	Density	Height
<b>Metro/suburban</b>	<b>Urban Renewal Neighbourhood</b>	Areas where residential regeneration is envisaged, such as Kilburn and St Clair	<b>Medium</b> <70 net dwellings per hectare, or >70 net dwellings per hectare where site >1200 m <sup>2</sup> and 35m frontage	As per Local Variation (TNV) or 3 levels (12m) 4 levels (15m) on sites >1200m <sup>2</sup> and 35m frontage
	<b>Housing Diversity Neighbourhood</b>	Areas seeking an increase in housing diversity, often in locations with convenient proximity to public open space, public transport stations and activity centres	<b>Medium</b> As per Local Variation (TNV) or <70 net dwellings per hectare	As per Local Variation (TNV)
	<b>General Neighbourhood</b>	Typical residential areas in a suburban context	<b>Low-medium</b> Site dimensions 250-300 m <sup>2</sup>	2 levels (9m)
	<b>Suburban Neighbourhood</b>	Areas in a suburban setting where a low density residential character is envisaged (not Character or Historic Areas)	<b>Low</b> As per Local Variation (TNV) (minimum site dimensions generally between 350 to 800 m <sup>2</sup> )	As per Local Variation (TNV)
	<b>Established Neighbourhood</b>	Established residential areas where the predominant streetscape character / prevailing development pattern should be maintained (often applied with the Historic or Character Area Overlay)	As per Local Variation (TNV)	As per Local Variation (TNV)
	<b>Waterfront Neighbourhood</b>	Areas in waterfront locations with policy specific to dual frontage of water-facing sites	As per Local Variation (TNV)	As per Local Variation (TNV) or 2 levels (9m)
	<b>Golf Course Estate</b>	Golf courses and adjoining residential estates	As per Local Variation (TNV)	2 levels (9m)
	<b>Hills Neighbourhood</b>	Areas with steep topography, and often at the interface with the Hills Face Zone	<b>Low</b> As per Local Variation (TNV)	As per Local Variation (TNV) or 2 levels (9m)

	Zone	Application	Density	Height
Master planned areas	<b>Master Planned Renewal Neighbourhood</b>	Areas identified for revitalisation as part of a master planned redevelopment project	<b>Medium-high near activity centres, public transport and open space</b>	Per Building Envelope Plan or 3 levels (12m), or 4 levels (15m) on sites >1200m <sup>2</sup> and 35m frontage
	<b>Master Planned Neighbourhood</b>	Areas identified for broad-hectare or master planned developments, where new roads, open space and infrastructure will be developed along with housing	<b>Low-medium Medium-high near activity centres, public transport and open space</b>	Per Building Envelope Plan or 3 levels (12m)
	<b>Master Planned Township Neighbourhood</b>	Areas identified for housing growth at the periphery of existing townships	<b>Low</b> (default 1200m <sup>2</sup> /20m for un-sewered areas)	Per Building Envelope Plan or 2 levels (9m)
Rural/townships	<b>Township Neighbourhood</b>	Residential parts of townships where commercial land uses are not envisaged	As per Local Variation (TNV)	As per Local Variation (TNV)
	<b>Rural Settlement</b>	Rural settlements of a smaller scale than townships	<b>Low</b> As per Local Variation (TNV) (default 1200m <sup>2</sup> /20m for un-sewered areas)	As per Local Variation (TNV) or 2 levels (9m)
	<b>Neighbourhood</b>	Residential areas of country townships	<b>Low</b> As per Local Variation (TNV) (minimum site dimensions generally between 300 to 1200 m <sup>2</sup> ) (default 1200m <sup>2</sup> for un-sewered areas)	As per Local Variation (TNV) or 2 levels (9m)
	<b>Rural Neighbourhood</b>	Residential land in regional areas characterised by larger blocks than the Neighbourhood Zone, but smaller than the Rural Living Zone	<b>Very low</b> As per Local Variation (TNV) (minimum site dimensions generally between 1000 m <sup>2</sup> to 2ha) (default 1200m <sup>2</sup> /20m for un-sewered areas)	2 levels (9m)
	<b>Rural Living</b>	Rural areas where dwellings are anticipated along with farming	<b>Semi-rural</b> As per Local Variation (TNV) (minimum site dimensions generally greater than 2ha)	2 levels (9m)

**Mixed use zones**

	Zone	Application	Zone	Application
	<b>Business focus</b>		<b>Residential focus</b>	
<b>Medium/high scale</b>	<b>Strategic Innovation</b>	Key mixed-use precincts envisaging innovative research and technologies	<b>Urban Neighbourhood</b>	Urban areas to support significant opportunities to increase the density around a major public transit node or place of interest
	<b>Urban Corridor (Business), (Main Street)</b>	Commercial and mixed use areas typically along main roads	<b>Urban Corridor (Boulevard), (Living)</b>	Adelaide's major road corridors where mixed use development is envisaged in a manner that frames the corridor
<b>Low scale</b>	<b>Suburban Business</b>	Areas with a mixture of light industrial land uses, interspersed with dwellings	<b>Business Neighbourhood</b>	Areas with a mixture of small-scale businesses, interspersed with dwellings
			<b>Home Industry</b>	Areas with home-based industries

**Activity centre zones**

Zone	Application	Zone	Application
<b>Centres</b>		<b>Main Streets</b>	
<b>Urban Activity Centre</b>	Large urban centres servicing a broad region, commonly incorporating public transport interchanges		
<b>Suburban Activity Centre</b>	Activity centres servicing a suburban neighbourhood or district catchment	<b>Suburban Main Street</b>	Activity centres where a main street character is desired
<b>Township Activity Centre</b>	Regional town centres not focused along a main street	<b>Township Main Street</b>	Town centres that are focussed around a traditional main street
<b>Local Activity Centre</b>	Small activity centres servicing a local community		



## Employment zones

Zone	Application	Retail component	Height
<b>Strategic Employment</b>	Industrial areas of strategic importance to South Australia	250m <sup>2</sup> , unless bulky goods outlet, restaurant or ancillary to industry	45 / 30 degree envelope from neighbourhood-type zone
<b>Employment</b>	Areas with a mix of industrial and commercial land uses, including large-format retail showrooms	100m <sup>2</sup> , unless bulky goods outlet, restaurant, ancillary to industry, or located in Retail Activity Centre Subzone	As per Local Variation (TNV) or 2 levels (9m) 45 / 30 degree envelope from neighbourhood-type zone
<b>Employment (Bulk Handling)</b>	Areas used for bulk handling activities		
<b>Employment (Enterprise)</b>	Industrial areas in remote parts of the state where impacts are limited		

## Overlay relevance

Some overlays should apply over the same spatial area where certain zones apply, as set out in the below table.

Other overlays are applied according to different spatial application rules, including by reference to different locational data such as main roads and natural hazards. The way these other overlays are applied is outlined for each overlay in the following chapters of this guide.

The below table lists overlays which should always be considered when undertaking a rezoning for any of the affected zones.

- ✓ = Overlay should always apply with this zone
- ☐ = Overlay may apply with this zone subject to investigations
- ◆ = Overlay may apply subject to State Government support/strategic significance
- ✓\* = Overlay should always apply with this zone in Metropolitan Adelaide

ZONES	OVERLAY APPLICATION			
	Affordable Housing	Design	Stormwater Management	Urban Tree Canopy
City Living	✓	◆	✓	✓
City Main Street	✓	◆		
Urban Corridor (Boulevard)	✓	◆		
Urban Corridor (Business)	✓	◆		
Urban Corridor (Main Street)	✓	◆		
Urban Corridor (Living)	✓	◆		
Urban Neighbourhood	✓	◆	☐	☐
Urban Renewal Neighbourhood	✓	◆	✓*	✓*
Established Neighbourhood	☐		✓*	✓*
General Neighbourhood	✓		✓*	✓*
Golf Course Estate	✓		✓*	✓*
Hills Neighbourhood	✓		✓*	✓*
Housing Diversity Neighbourhood	✓		✓*	✓*
Master Planned Neighbourhood	✓			
Master Planned Renewal	✓			
Master Planned Township	✓			
Neighbourhood	✓			
Suburban Neighbourhood	✓		✓*	✓*
Waterfront Neighbourhood	✓		✓*	✓*
Rural Neighbourhood				
Rural Living				
Rural Settlement	☐			
Rural Shack Settlement				
Township	☐			
Township Neighbourhood	☐			
Residential Park				
Workers' Settlement				

OFFICIAL

ZONES	OVERLAY APPLICATION			
	Affordable Housing	Design	Stormwater Management	Urban Tree Canopy
Capital City	✓	♦		
City Riverbank		♦		
Urban Activity Centre	☐	♦		
Suburban Activity Centre	☐			
Suburban Main Street	☐	♦		
Township Activity Centre	☐			
Township Main Street	☐			
Local Activity Centre	☐			
Strategic Innovation	☐	♦		
Strategic Employment				
Employment (Bulk Handling)				
Employment (Enterprise)				
Employment				
Suburban Business				
Business Neighbourhood				
Home Industry				
Caravan and Tourist Park				
Motorsport Park				
Resource Extraction				
Productive Rural Landscape				
Rural				
Rural Horticulture				
Rural Intensive Enterprise				
Rural Aquaculture				
Tourism Development				
Adelaide Park Lands		✓		
Coastal Waters & Offshore Islands				
Conservation				
Hills Face				
Open Space				
Recreation				
Remote Areas				
Commonwealth Facilities				
Community Facilities				
Deferred Urban				
Infrastructure				
Infrastructure (Airfield)				
Infrastructure (Ferry and Marina Facilities)				

## Technical & Numeric Variations (TNVs)

Policies in certain zones and overlays are structured to reference particular TNVs, allowing the policy to reference different parameters from one location to another. TNVs are therefore only able to be spatially applied to provide for local variation where the relevant zone/overlay includes this capacity.

✓= TNV referenced in the relevant policy and in Part 6 of the Code

**Table 1: Zones**

ZONES	AVAILABLE VARIATION												
	Minimum Site Area	Minimum Frontage	Maximum Building Height (Metres)	Maximum Building Height (Levels)	Minimum Building Height (Levels)	Minimum Dwelling Allotment Size	Finished Ground & Floor Level	Concept Plan	Minimum Primary Street Setback	Minimum Secondary Street	Minimum Side Boundary Setback	Site Coverage	Interface Height
<b>PEOPLE &amp; NEIGHBOURHOODS</b>													
City Living	✓	✓	✓	✓	✓			✓					
City Main Street			✓	✓				✓					
Urban Corridor (Boulevard)			✓	✓	✓			✓	✓				✓
Urban Corridor (Business)			✓	✓	✓			✓	✓				✓
Urban Corridor (Main Street)			✓	✓	✓			✓					✓
Urban Corridor (Living)			✓	✓	✓			✓	✓				✓
Urban Neighbourhood			✓	✓				✓					✓
Urban Renewal Neighbourhood			✓	✓				✓					
Established Neighbourhood	✓	✓	✓	✓						✓	✓	✓	
General Neighbourhood								✓					
Golf Course Estate	✓	✓						✓					
Hills Neighbourhood	✓	✓	✓	✓									
Housing Diversity Neighbourhood	✓	✓	✓	✓				✓					
Master Planned Neighbourhood								✓					
Master Planned Renewal								✓					
Master Planned Township								✓					
Neighbourhood	✓	✓	✓	✓				✓					

ZONES	AVAILABLE VARIATION												
	Minimum Site Area	Minimum Frontage	Maximum Building Height (Metres)	Maximum Building Height (Levels)	Minimum Building Height (Levels)	Minimum Dwelling Allotment Size	Finished Ground & Floor Level	Concept Plan	Minimum Primary Street Setback	Minimum Secondary Street	Minimum Side Boundary Setback	Site Coverage	Interface Height
Suburban Neighbourhood	✓	✓	✓	✓				✓					
Waterfront Neighbourhood	✓	✓	✓	✓				✓					
Rural Neighbourhood	✓							✓					
Rural Living	✓							✓					
Rural Settlement	✓		✓	✓				✓					
Rural Shack Settlement	✓		✓	✓				✓					
Township	✓							✓					
Township Neighbourhood	✓	✓	✓	✓				✓		✓	✓	✓	
Residential Park								✓					
Workers' Settlement								✓					
<b>PRODUCTIVE ECONOMY</b>													
Capital City			✓	✓				✓					
City Riverbank								✓					
Urban Activity Centre			✓	✓	✓			✓					
Suburban Activity Centre			✓	✓	✓			✓					✓
Suburban Main Street			✓	✓	✓			✓					
Township Activity Centre			✓	✓	✓			✓					
Township Main Street			✓	✓	✓			✓					
Local Activity Centre			✓	✓				✓					
Strategic Innovation			✓	✓				✓					✓
Strategic Employment								✓					
Employment (Bulk Handling)								✓					
Employment (Enterprise)								✓					
Employment			✓	✓				✓					
Suburban Business			✓	✓				✓					
Business Neighbourhood			✓	✓				✓					

ZONES	AVAILABLE VARIATION												
	Minimum Site Area	Minimum Frontage	Maximum Building Height (Metres)	Maximum Building Height (Levels)	Minimum Building Height (Levels)	Minimum Dwelling Allotment Size	Finished Ground & Floor Level	Concept Plan	Minimum Primary Street Setback	Minimum Secondary Street	Minimum Side Boundary Setback	Site Coverage	Interface Height
Home Industry								✓					
Caravan and Tourist Park								✓					
Motorsport Park								✓					
Resource Extraction								✓					
Productive Rural Landscape	✓					✓		✓					
Rural	✓					✓		✓					
Rural Horticulture	✓					✓		✓					
Rural Intensive Enterprise	✓							✓					
Rural Aquaculture								✓					
Tourism Development								✓					
<b>NATURAL RESOURCES &amp; ENVIRONMENT</b>													
Adelaide Park Lands								✓					
Coastal Waters & Offshore Islands								✓					
Conservation	✓							✓					
Hills Face													
Open Space								✓					
Recreation								✓					
Remote Areas								✓					
<b>INFRASTRUCTURE AND MOVEMENT SYSTEMS</b>													
Commonwealth Facilities													
Community Facilities			✓	✓				✓					
Deferred Urban								✓					
Infrastructure								✓					
Infrastructure (Airfield)								✓					
Infrastructure (Ferry and Marina Facilities)								✓					

Table 2: Overlays

OVERLAY	AVAILABLE VARIATION												
	Minimum Site Area	Minimum Frontage	Maximum Building Height (Metres)	Maximum Building Height (Levels)	Minimum Building Height (Levels)	Minimum Dwelling Allotment Size	Finished Ground & Floor Level	Concept Plan	Minimum Primary Street Setback	Minimum Secondary Street	Minimum Side Boundary Setback	Site Coverage	Interface Height
<b>NATURAL RESOURCES &amp; ENVIRONMENT</b>													
Coastal Flooding							✓						
Dwelling Excision						✓							
Hazards (Flooding - General)							✓						



# Chapter 1: People and Neighbourhoods

People and Neighbourhood modules of the Code Library refer to the places we live, and seek to support the future development of homes and neighbourhoods where we and future generations of South Australians live, work and play.

## People and Neighbourhoods Zones and Subzones

### City Main Street Zone

#### Zone outcome

This zone supports an innovative mix of medium and high-density urban development along main road corridors within the City of Adelaide which display main street qualities and provide both daytime and night-time activation.

#### Where it applies

To key active shopping/restaurant streets in the Adelaide CBD.

#### Subzones

The zone includes 5 subzones as follows:

##### *Gouger and Grote Street Subzone*

Seeks development of Gouger Street as a mix of retail, restaurant, commercial and mixed business uses, and Grote Street as an active restaurant and shopping street that complements the main entrance and vibrancy of the Adelaide Central Market.

##### *Hindley Street Subzone*

Seeks development of Hindley Street (east of Morphett Street) as the pre-eminent evening and late-night entertainment hub for metropolitan Adelaide with complementary shopping, hospitality, mixed business and high-density living, and Hindley Street (west of Morphett Street) as a main street with a range of retail, educational, mixed business, cultural, short-stay accommodation, hospitality uses and high-density living.

##### *Rundle Mall Subzone*

Seeks development of Rundle Mall as the state's premier shopping destination.

##### *Rundle Street Subzone*

Seeks development of Rundle Street as an important shopping, leisure, dining and gathering place, complemented by compatible residential accommodation in upper levels.

##### *City High Street Subzone*

Applies to parts of Hutt, Halifax, Sturt, O'Connell and Melbourne streets. Envisages a safe, walkable and vibrant shopping, entertainment and commercial high street precinct with an active day and evening economy supported by medium density residential development.

## City Living Zone

### Zone outcome

This zone envisages low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living.

### Where it applies

To primary living / residential areas in the City of Adelaide.

### Subzones

The zone includes 3 subzones:

#### *Medium-High Intensity Subzone*

Applies to small areas of this zone where there is capacity for well-designed, higher intensity infill development on large sites.

#### *North Adelaide Low Intensity Subzone*

Applies in appropriate parts of North Adelaide, envisaging low-rise low-density housing on large allotments in an open landscaped setting.

#### *East Terrace Subzone*

Applies along East Terrace to encourage medium rise housing, with integrated developments on catalyst sites to create a greater level of activity fronting the Park Lands.

### What land uses are envisaged?

This zone primarily accommodates a range of low-rise residential development including residential flat buildings, retirement facilities and supported accommodation. Additional housing outcomes are contemplated in subzones in the form of taller medium-rise buildings in the Medium-High Intensity and East Terrace subzones.

The zone caters for community and commercial activities at a scale generally greater than that contemplated in suburban residential zones of the Code and reflect its central metropolitan location and focus for public transport networks and cognisant of established land use patterns particularly streets with higher proportions of ground level commercial and community services (e.g. Gilles Street / Gilbert Street, Sturt Street) identified in the zone provisions.

However, the scale of non-residential uses should be appropriate to context and maintenance of existing residential amenity.

### Zone criteria at a glance

This zone provisions provide assessment criteria to reinforce a desired local context and includes the use of Technical and Numeric Variations (TNVs) that respond to more nuanced local conditions across the zone.

Spatially applied TNVs address side building setbacks building height, dwelling site areas and extent of buildings on each site or allotment, which combine to help determine whether development is generally in keeping with the desired local character and prevailing residential amenity.

The deemed-to-satisfy (DTS)/designated performance feature (DPF) criteria in the table below provide numeric guidance on minimum standards, but where development is performance assessed on its merits, these criteria provide only one way to satisfy the performance outcome.

Assessment provision	DTS/DPF criteria
Minimum Site Area	Depends on location; see Minimum Site Area TNV in SAPPA
Minimum Site Frontage	Depends on location; see Minimum Site Frontage TNV in SAPPA
Maximum Building Height (levels/metres)	Depends on location; see Maximum Building Height TNV in SAPPA
Minimum Building Height	Depends on location; see Minimum Building Height TNV in SAPPA – the minimum height in affected areas is either 2 or 3 building levels
Minimum primary street setback	The average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road)
Minimum side boundary setbacks	Not less than the nearest side setback of the primary building on the adjoining allotment.
Maximum wall height and length on boundary	Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then: <ul style="list-style-type: none"> <li>• 3m in height</li> <li>• 11.5m in length</li> <li>• 45% of length of boundary</li> </ul> do not encroach within 3m of any other existing or proposed boundary walls.
Minimum rear boundary setback	3m for the first building level 5m for any second building level 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m
Minimum secondary street setback	900mm

**Policies of note**

The residential areas in this zone are supplemented by Historic Area Overlay requirements. These largely relate to areas in North Adelaide but also some parts of the zone in the south-eastern quadrant of the City of Adelaide. The overlay provides additional detail about the attributes and desirable elements within an area that need to be taken into account when undertaking development.

The Overlay includes Historic Area Statements that identify attributes for specific areas, which can be found in the Overlay and are organised council by council.

An important aspect of the Historic Area Overlay is that approval is required for demolition of buildings, which assists in the retention of valued built fabric and streetscapes within affected areas.

Buildings which demonstrate recognised attributes within the Historic Area Overlay are identified as ‘Representative Buildings’. While there are no Representative Buildings mapped in the City Living Zone (refer to the Planning Reference section of the South Australian Property and Planning Atlas), this does not infer that buildings within the Overlay area are not of importance in terms of retention or to inform the design, scale and siting of new buildings.

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions.

Residential and ancillary structures like carports and sheds will only be notified if they exceed a prescribed maximum building height or a structure is proposed on a boundary and would exceed an upper limit as to boundary length and height.

Some non-residential uses are also excluded from notification provided the development is within certain scale and floor area limits.

As with many other zones, activity that results in the demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay will also be subject to public notification.

## Urban Corridor (Boulevard) Zone

### Zone outcome

This zone supports a mix of medium and high-density urban development framing strategic main road corridors and areas of significant open space. The primary aim of the zone is to create a uniform streetscape edge set back from the main road boundary to allow for generous landscaping and to frame the corridor with tall, articulated building facades and highly activated frontages. A greater variety and mix of land uses is sought in this zone, in particular mixed-use buildings that contain offices, small-scale shops, and mixed-use business development at lower floors with dwellings above.

### Where it applies

Along some of Adelaide's major road corridors where mixed use development is envisaged in a manner that frames the corridor (e.g. Greenhill Road, Anzac Highway, Hackney Road and Churchill Road).

### Subzones

None.

## Urban Corridor (Business) Zone

### Zone outcome

This zone supports a mix of medium and high-density urban development along established strategic or mixed-use road corridors. The primary aim of the zone is to provide for a broad range of non-residential development typical of existing mixed-use zones on main road corridors. Non-residential development will be located at ground level in mixed use or individual buildings and will be supported by a diverse range of dwellings at ground or upper floor levels (in either mixed use or stand-alone buildings).

The key difference between this zone and the other Urban Corridor Zones is the larger range of non-residential land uses envisaged (including petrol stations, light / service industries, service trade premises and warehouses).

### Where it applies

The zone generally applies to commercial areas typically along main roads (e.g. Main North Road, Lower North East Road, adjacent Port Road – Thebarton and Anzac Highway – Keswick).

### Subzones

The zone includes one subzone:

#### *Urban Corridor Business Retail Subzone*

This subzone applies to commercial areas with a main road frontage, and contemplates neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and meet frequent shopping needs.

## Urban Corridor (Main Street) Zone

### Zone outcome

This zone supports a mix of medium and high-density urban development along main road corridors which display main street qualities (typified by highly activated, fine-grain, narrow building frontages with frequent pedestrian entry points) and provide both daytime and night-time activation.

### Where it applies

Along established commercial and retail precincts that have a main street character (e.g. Unley, Prospect, Henley Beach and Magill roads).

**Subzones**

None.

**Urban Corridor (Living) Zone**

**Zone outcome**

This zone supports the development of high-intensity, vibrant, mixed use corridors which include a variety of new housing choices along with a range of complementary retail and commercial activities. Development will generally have a greater proportion of housing than retail or commercial activities. Non-residential forms of development will typically be located on ground and lower building levels.

**Where it applies**

Adjacent a number of main road corridors where new housing is envisaged above non-residential uses (e.g. Fullarton Road, Anzac Highway, Henley Beach Road, Prospect Road and Lower North East Road).

**Subzones**

The zone includes one subzone:

*Urban Corridor Living Retail Subzone*

Seeks additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community.

## Urban Neighbourhood Zone

### Zone outcome

This zone envisages a mixed-use area comprising residential, retail, office, commercial and civic land uses in compact and higher-density growth or regeneration areas.

### Where it applies

In urban areas to support significant opportunities to increase the density of development around a major public transit node or corridor or a significant place of interest (e.g. West Lakes, Bowden, Seaton, Tonsley, Bedford Park and the Paradise Interchange.)

### Subzones

The zone includes 2 subzones:

#### *Main Street Subzone*

A shopping, entertainment and commercial main street supported by medium to high density residential development.

#### *Urban Neighbourhood Retail Subzone*

Envisages additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community.

### What uses are envisaged?

This zone primarily accommodates the development of a range of medium and high density accommodation types for living including dwellings, residential flat buildings, supported accommodation, student accommodation, short-term accommodation, either as part of a mixed use development or wholly residential development.

Allowances for high rise accommodation are provided for in specified locations (e.g. locations where 7 or more building levels is envisaged).

The zone also provides some scope for light industrial and commercial uses in areas of the zone where compatible with adjoining uses.

Commercial activities (at a greater scale and intensity) are contemplated in the Urban Neighbourhood Retail Subzone.

Community and commercial activities are also contemplated in the Main Street Subzone where activity is to be co-located close to public transport land uses and provide high-quality, inclusive and integrated public realm.

### Zone criteria at a glance

This zone provides assessment criteria to facilitate medium to high density housing that is well designed and provides a positive contribution to local areas.

Assessment provision	DTS/DPF criteria
Minimum site area	There are no minimum allotment sizes or dimensions provided in the zone (policies are density based).
Minimum site frontage	There are no minimum site frontage widths provided in the zone (policies are density based).
Maximum building height	Depends on location; see Maximum Building Height TNV in SAPP. Maximum building heights are also specified in the relevant Concept Plan TNV.

Assessment provision	DTS/DPF criteria
Minimum floor to ceiling height	Ground floor of buildings – 3.5m.
Interface height	Depends on location; see Interface Height TNV.
Minimum primary street setback	No minimum where adjoining allotments are vacant, or at least the average front setback of the existing building on each adjoining site fronting the same street.
Minimum secondary street setback	No minimum where adjoining allotments are vacant, or at least the average front setback of the existing building on each adjoining site fronting the same street.
Minimum side boundary setback	The average of the setback of the existing building on each adjoining site fronting the same street.
Minimum rear boundary setback	5m or more where the subject directly abuts an allotment of a different zone, or 0m in all other cases.
Minimum rear accessway setback	No requirement where the access way is not less than 6.5m wide, or Where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

**Policies of note**

The Urban Neighbourhood Zone incorporates building height interface policies, which seek to minimise the visual and overshadowing impacts arising from higher density buildings constructed adjacent to lower density land uses.

A proposed 30 degree ‘building envelope’ policy matches the sun angle at the winter solstice, which means that adjoining properties to the south (which are most sensitive to shadow impacts) are protected from loss of direct sunlight. Where housing is located north, east or west of the development site, a 45 degree building envelope will apply.

The building envelope also operates to ensure new development at the interface with low density zones is low and that taller building elements are sited towards the front of the allotment.

Note that an interface height TNV may apply at some locations.

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential and ancillary structures like carports and sheds will only be notified if they exceed a prescribed maximum building height, interface height or a structure is proposed on a boundary and would exceed an upper limit as to boundary length and height.

Some non-residential uses are also excluded from notification provided the development is within certain scale and floor area limits.

As with many other zones, activity that results in the demolition of a State or Local Heritage Place, or building (except an ancillary building) will also be subject to public notification.



## Urban Renewal Neighbourhood Zone

### Zone outcome

This zone anticipates housing and other land uses which no longer meet community preferences replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

### Where it applies

In areas where residential regeneration is envisaged, such as Kilburn and St Clair.

### Subzones

The zone includes 2 subzones:

#### *Mixed Use Transition Subzone*

Seeks a range of business, commercial, warehousing and light industrial uses enabling the transition of the area to mixed-use development, compatible with residential development.

#### *Landscape Transition Subzone*

Seeks development in an open landscaped setting.

## Established Neighbourhood Zone

### Zone outcome

This zone envisages a range of housing types that respond to housing preferences, with new buildings sympathetic to the predominant built form character and development patterns.

### Where it applies

To established residential areas where the predominant streetscape character and prevailing development pattern should be maintained. Often applied in conjunction with the Historic Area Overlay or Character Area Overlay.

### Subzones

No.

### What uses are envisaged?

This zone is primarily accommodates residential development including dwelling additions and associated minor structures like sheds, garages and shade structures.

There is also scope for community and small-scale commercial activities within the zone, but acceptability depends on the circumstances, scale and locational factors that aim to ensure residential amenity is retained.

### Zone criteria at a glance

This zone provides assessment criteria to reinforce a desired local context and includes the use of Technical and Numeric Variations (TNVs) that respond to more nuanced local conditions across the zone.

Spatially applied TNVs address side building setbacks, building height, dwelling site areas, site frontages and site coverage, which combine to help determine whether development is generally in-keeping with the desired local character and prevailing residential amenity.

The deemed-to-satisfy (DTS)/designated performance feature (DPF) criteria in the table below provide numeric guidance on minimum standards, but where development is performance assessed on its merits, these criteria provide only one way to satisfy the performance outcome.

Assessment provision	DTS/DPF criteria
Minimum Site Area	Depends on location; see Minimum Site Area TNV in SAPP
Minimum Site Frontage	Depends on location; see Minimum Site Frontage TNV in SAPP
Maximum Building Height	Depends on location; see Maximum Building TNV in SAPP If no TNV applies, then the maximum building height is 2 building levels up to a height of 9m
Maximum Site Coverage	Depends on location; see Maximum Site Coverage TNV in SAPP If none, 50%
Minimum primary street setback	The average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)
Minimum side boundary setback	Depends on location; see Minimum Side Boundary setback TNV in SAPP If no TNV applies, then: <ul style="list-style-type: none"> <li>at least 900mm where the wall is up to 3m</li> <li>other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m</li> <li>at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.</li> </ul>

Assessment provision	DTS/DPF criteria
Maximum wall height and length on boundary	<p>Depends on location; see Minimum Side Boundary setback TNV in SAPPA</p> <p>If no TNV applies, side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, or do not exceed:</p> <ul style="list-style-type: none"> <li>• 3.2m in height</li> <li>• 8m in length</li> <li>• 45% of length of boundary</li> </ul> <p>And do not encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>
Minimum rear boundary setback	<p>4m for the first building level 6m for any second building level</p>
Minimum secondary street setback	<p>Apply minimum side boundary setback TNV, or 900mm, whichever is greater; or</p> <p>If a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.</p>

**Policies of note**

The residential areas in this zone are often supported by requirements found in the Character Area Overlay or Historic Area Overlay. These overlays provide additional detail about the attributes and desirable elements within an area that need to be taken into account when undertaking development. The Overlays include Historic Area Statements and Character Area Statements that identify attributed for specific areas, and are found in the respective Overlays and organised council by council.

An important aspect of the Historic Area Overlay is that approval is required for demolition of buildings, which assists in the retention of valued built fabric and streetscapes within affected areas.

Buildings which demonstrate recognised attributes within the Character Area Overlay or Historic Area Overlay are identified as ‘Representative Buildings’. The location of Representative Buildings can be found in the Planning Reference section of the South Australian Property and Planning Atlas. While Representative Buildings display characteristics of importance in a particular area, it does not infer that other buildings within the area are not of importance in terms of retention or to inform the design, scale and siting of new buildings.

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential development will only be notified if it exceeds a prescribed maximum building height or a structure is proposed on a boundary and would exceed the maximum boundary length or height.

Some non-residential uses are also excluded from notification provided the development is within certain floor area limits.

As with many other zones, demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay, will also be subject to public notification.

## General Neighbourhood Zone

### Zone outcome

This zone encourages low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community services contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

### Where it applies

To typical residential areas in a suburban context, where low-to-medium density infill housing is anticipated.

### Subzones

No.

### What uses are envisaged?

This zone primarily accommodates residential development including dwelling additions and associated minor structures like sheds, garages and shade structures.

There is also scope for community and small-scale commercial activities within the zone, but acceptability depends on the circumstances, scale and locational factors that aim to ensure residential amenity is retained.

### Zone criteria at a glance

This zone provides assessment criteria to facilitate low to medium density housing that is well designed and provides a positive contribution to local areas.

Assessment provision	DTS/DPF criteria
Minimum Site Area	Detached and semi-detached dwelling 300m <sup>2</sup> Row dwelling 250m <sup>2</sup> Group and dwelling with a residential flat building 300m <sup>2</sup>
Minimum Site Frontage	Detached and semi-detached dwelling 9m Row dwelling 7m Group and residential flat building 15m (averaged)
Maximum Site Coverage	60%
Maximum Building height	2 building levels up to a height of 9m
Minimum primary street setback	No more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment), or 5m if no building exists on adjoining sites
Maximum wall height and length on boundary	Side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, or do not exceed: <ul style="list-style-type: none"> <li>• 3m in height</li> <li>• 11.5m in length</li> <li>• 45% of length of boundary</li> </ul> and do not encroach within 3m of any other existing or proposed boundary walls on the subject land.
Minimum side boundary setback	<ul style="list-style-type: none"> <li>• at least 900mm where the wall is up to 3m</li> <li>• other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m</li> </ul>

Assessment provision	DTS/DPF criteria
	<ul style="list-style-type: none"> <li>at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.</li> </ul>
Minimum rear boundary setback	<p>If the size of the site is less than 301m<sup>2</sup>—</p> <ul style="list-style-type: none"> <li>3m for the first building level</li> <li>5m for any other building level</li> </ul> <p>If the size of the site is 301m<sup>2</sup> or more—</p> <ul style="list-style-type: none"> <li>4m for the first building level</li> <li>6m for any other building level</li> </ul>
Minimum secondary street setback	<ul style="list-style-type: none"> <li>900mm; or</li> <li>If a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.</li> </ul>

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential development will only be notified if it exceeds a prescribed maximum building height or a structure is proposed on a boundary and would exceed the maximum boundary length or height.

Some non-residential uses are also excluded from notification provided the development is within certain floor area limits.

As with many other zones, demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay, will also be subject to public notification.

## Hills Neighbourhood Zone

### Zone outcome

This zone ensures development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.

### Where it applies

The zone applies to residential areas with steep topography, and often at the interface with the Hills Face Zone.

### Subzones

No.

### What uses are envisaged?

This zone is primarily accommodates residential development including dwelling additions and associated minor structures like sheds, garages and retaining walls.

There is also scope for community and small-scale commercial activities within the zone, but acceptability depends on the circumstances, scale and locational factors that aim to ensure residential amenity is retained.

### Zone criteria at a glance

This zone provides assessment criteria to accommodate residential development that is sensitive to the natural topography and compatible with the housing pattern in the locality.

Assessment provision	DTS/DPF criteria
Minimum site area	Depends on location; see Minimum Site Area TNV in SAPP
Minimum site frontage	Depends on location; see Minimum Site Area TNV in SAPP
Maximum building height	Depends on location; see Minimum Site Area TNV in SAPP If none, 2 building levels up to a height of 9m
Maximum site coverage	On sites with a gradient more than 1-in-8, 40% On sites with a gradient less than 1-in-8, 50%
Minimum primary street setback	The average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment), or 8m if no building exists on adjoining sites
Minimum side boundary setback	On sites with a site gradient greater than 1-in-8: <ul style="list-style-type: none"> <li>other than for a south facing wall, at least 1900mm</li> <li>at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.</li> </ul> On sites with a site gradient less than 1-in-8: <ul style="list-style-type: none"> <li>at least 900mm where the wall is up to 3m</li> </ul>

Assessment provision	DTS/DPF criteria
	<ul style="list-style-type: none"> <li>other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m</li> <li>at least 1900mm plus 1/3 of the wall height above 3m for south facing walls.</li> </ul>
Maximum wall height and length on boundary	<p>Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then do not exceed:</p> <ul style="list-style-type: none"> <li>3.2m in height</li> <li>8m in length</li> <li>45% of length of boundary</li> <li>And do not encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul>
Minimum rear boundary setback	<p>4m for the first building level</p> <p>6m for any second building level</p>
Minimum secondary street setback	<ul style="list-style-type: none"> <li>on sites with a site gradient greater than 1-in-8: 1900mm</li> <li>on sites with a site gradient less than 1-in-8: at least 900mm or</li> </ul> <p>If a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.</p>
Retaining walls	<ul style="list-style-type: none"> <li>do not retain more than 1.5m in height; or</li> <li>where more than 1.5m is to be retained in total, are stepped in a series of low walls each not exceeding 1m in height and separated by at least 700mm.</li> </ul>

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential development will only be notified if it exceeds a prescribed maximum building height or a structure is proposed on a boundary and would exceed the maximum boundary length or height. Retaining walls may also be notified if they fail to meet the provisions.

Some non-residential uses are also excluded from notification provided the development is within certain floor area limits.

As with many other zones, demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay, will also be subject to public notification.

## Housing Diversity Neighbourhood Zone

### Zone outcome

This zone envisages medium density housing to support a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service use contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

### Where it applies

To residential areas seeking an increase in housing diversity, often in locations with convenient proximity to public open space, public transport stations and activity centres.

### Subzones

No.

### What uses are envisaged?

This zone is primarily accommodates residential development including dwelling additions and associated minor structures like sheds, garages and shade structures.

There is also scope for community and small-scale commercial activities within the zone, but acceptability depends on the circumstances, scale and locational factors that aim to ensure residential amenity is retained.

### Zone criteria at a glance

This zone provides assessment criteria to accommodate a diverse range of medium density housing and accommodation.

Assessment provision	DTS/DPF criteria
Minimum site area	Depends on location; see Minimum Site Area TNV in SAPP
Minimum site frontage	Depends on location; see Minimum Site Area TNV in SAPP
Maximum building height	Depends on location; see Minimum Site Area TNV in SAPP If none, 2 building levels up to a height of 9m
Minimum primary street setback	Not less than 3m
Minimum side boundary setback	at least 900mm where the wall is up to 3m at least 900mm plus 1/3 of the wall height above 3m
Maximum wall height and length on boundary	Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then boundary walls do not exceed: <ul style="list-style-type: none"> <li>• 3m in height</li> <li>• 11.5m in length</li> <li>• 45% of length of boundary</li> <li>• and do not encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul>



Assessment provision	DTS/DPF criteria
Minimum rear boundary setback	<ul style="list-style-type: none"> <li>• 3m for the first building level or 0m where the rear boundary abuts a laneway</li> <li>• 5m for any second building level</li> <li>• 5m plus any increase in wall height over 7m for buildings of 3 building levels and above</li> </ul>
Minimum secondary street setback	900mm; or  If a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential development will only be notified if it exceeds a prescribed maximum building height or a structure is proposed on a boundary and would exceed the maximum boundary length or height.

Some non-residential uses are also excluded from notification provided the development is within certain floor area limits.

As with many other zones, demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay, will also be subject to public notification.

## Master Planned Neighbourhood Zone

### Zone outcome

This zone envisages a new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

Many of the zone's policies reference an approved [Building Envelope Plan](#) (BEP), allowing parameters such as setbacks, building height and driveway location to be guided by a BEP negotiated between a developer and the relevant authority for the associated land division. Where a BEP has been approved, an accepted pathway for new detached dwellings is also available.

### Where it applies

The zone applies to areas identified for broad-hectare or master planned developments, where new roads, open space and infrastructure will be developed along with housing.

*Note: The Master Planned Renewal Zone applies where new master planned development is envisaged in existing residential areas that will be regenerated, while the Master Planned Township Zone applies to areas in regional locations where a lower density/intensity of development is envisaged.*

### Subzones

The zone includes one subzone:

#### *Emerging Activity Centre Subzone*

Applies over areas where new activity centre(s) are anticipated, but the location of such centres has not been determined through zoning yet. Enables development of employment and community services in designated activity centres to make neighbourhoods a healthy and convenient place to live.

### What uses are envisaged?

This zone is primarily accommodates residential development and associated minor structures like sheds, garages and shade structures. There is also scope for community and small-scale commercial activities within the zone.

Land division and infrastructure will occur in a coordinated manner and orderly sequence, often guided by a concept plan.

### Zone criteria at a glance

This zone provides assessment criteria to accommodate diverse housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live.

The below provisions relate to areas in the zone that are *not* within an Activity Centre.

Assessment provision	DTS/DPF criteria
Minimum site area	None specified
Minimum site frontage	None specified
Maximum building height	Consistent with a Building Envelope Plan. If none, 3 building levels up to a height of 12m

Assessment provision	DTS/DPF criteria
Minimum primary street setback	Consistent with a Building Envelope Plan.  If none, 1.5m where the allotment adjoins a public reserve greater than 2000m <sup>2</sup> or 3m
Minimum side boundary setback	Consistent with a Building Envelope Plan or <ul style="list-style-type: none"> <li>at least 900mm where the wall is up to 3m</li> <li>at least 900mm plus 1/3 of the wall height above 3m</li> </ul>
Maximum wall height and length on boundary	Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then boundary walls do not exceed: <ul style="list-style-type: none"> <li>3m in height</li> <li>11.5m in length</li> <li>45% of length of boundary</li> </ul> And do not encroach within 3m of any other existing or proposed boundary walls on the subject land.
Minimum rear boundary setback	Consistent with a Building Envelope Plan or: <ul style="list-style-type: none"> <li>3m for the first building level or 0m where the rear boundary abuts a laneway</li> <li>5m for any second building level</li> <li>5m plus any increase in wall height over 7m for buildings of 3 building levels and above</li> </ul>
Minimum secondary street setback	Consistent with Building Envelope Plan or where none exists, 900mm
Earthworks	Earthworks associated with development are consistent with a building envelope plan, or do not involve: <ul style="list-style-type: none"> <li>excavation exceeding a vertical height of 1.5m</li> <li>filling exceeding a vertical height of 1.5m</li> <li>a total combined excavation and filling vertical height of 3m or more</li> </ul>

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Development will only be notified if it exceeds a prescribed maximum building height or a structure is proposed on a boundary and would exceed the maximum boundary length or height.

Some non-residential uses are also excluded from notification provided the development is within certain floor area limits. Advertising outside of activity centres may also trigger notification.

As with many other zones, demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay, will also be subject to public notification.

## Master Planned Renewal Zone

### Zone outcome

This zone envisages a revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of employment, services, facilities and open space.

### Where it applies

The zone applies to areas identified for revitalisation as part of a master planned redevelopment project.

### Subzones

None.

## Master Planned Township Zone

### Zone outcome

This zone supports the expansion of existing townships with a range of housing types that cater to prevailing and emerging housing needs within easy reach of services and facilities.

### Where it applies

The zone applies to areas identified for housing growth at the periphery of existing townships.

### Subzones

The zone includes one subzone:

#### *Emerging Township Activity Centre Subzone*

Applies over areas within master-planned communities where new activity centres are anticipated but the location is not yet known. The subzone provides flexible arrangements for the positioning of future activity centres to support convenient access to services and facilities in new and expanding communities.

## Neighbourhood Zone

### Zone outcome

This zone encourages housing that supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

### Where it applies

The zone is generally applied to the residential areas of country townships.

### Subzones

The zone includes 5 subzones:

#### *American River Subzone*

Applies in Kangaroo Island, envisaging a mix of residential and holiday homes including small, compact shack development, low density residential and elevated homes set within a bush setting containing critical habitat for the Glossy Black Cockatoo.

#### *Roxby Downs Subzone*

Applies in Roxby Downs to support residential neighbourhood that includes workers accommodation to meet the housing needs of workers associated with key local industries.

#### *Underground Subzone*

Applies to the residential area within Coober Pedy to support housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings.

#### *Wallaroo Landmark Subzone*

Envisages high quality medium density residential development presenting an attractive built form overlooking the Wallaroo Marina.

#### *Waterfront Subzone*

Seeks residential development located with a coastal frontage or within a marina that provides opportunities for water-based recreation. Development is sited and designed to complement a waterfront environment.

### What uses are envisaged?

This zone primarily accommodates housing that supports the needs of the local community.

The zone also provides services and community facilities for the local community where compatible with adjoining uses and the local context.

### Zone criteria at a glance

This zone provides assessment criteria to facilitate housing that is well designed and provides a positive contribution to local areas.

Assessment provision	DTS/DPF criteria
Minimum site area	Depends on location; see Minimum Site Area TNV in SAPPAs for allotments / sites connected to mains sewer or a Community Wastewater Management System (CWMS). Where allotments / sites are not connected to main sewer or an approved CWMS then the minimum site area is determined by a different Minimum Site Area TNV or is 1,200m <sup>2</sup> by default.

Assessment provision	DTS/DPF criteria
Minimum site frontage	Depends on location; see Minimum Site Frontage TNV in SAPPa for allotments / sites connected to mains sewer or a CWMS. Where allotments / sites are not connected to main sewer or an approved CWMS then the minimum site frontage is determined by a different Minimum Site Area TNV or is 20m by default.
Maximum site coverage	Development to not exceed a site coverage exceeding 60% of the site area.
Maximum building height	Depends on location; see Maximum Building Height TNV in SAPPa. Where not specified through a TNV the maximum building height defaults to 2 buildings levels up to a height of 9m.
Minimum primary street setback	5m where adjoining allotments are vacant, or at least the average front setback of the existing building on each adjoining site fronting the same street.
Minimum secondary street setback	900mm.
Maximum wall height and length on boundary	Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then boundary walls do not exceed: <ul style="list-style-type: none"> <li>• 3.2m in height</li> <li>• 11.5m in length</li> <li>• 45% of length of boundary,</li> </ul> and do not encroach within 3m of any other existing or proposed boundary walls on the subject land.
Minimum side boundary setback	On sites greater than 800m <sup>2</sup> : <ul style="list-style-type: none"> <li>• Other than a wall facing a southern boundary 1900mm from both side boundaries</li> <li>• At least 1900mm plus 1/3 of the wall height above 3m for wall facing a southern boundary.</li> </ul> On sites less than 800m <sup>2</sup> , and other than walls located on a side boundary: <ul style="list-style-type: none"> <li>• At least 900mm where the wall is up to 3m</li> <li>• Other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3 m</li> <li>• At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
Minimum rear boundary setback	If the size of the site is less than 301m <sup>2</sup> — <ul style="list-style-type: none"> <li>• 3m for the first building level</li> <li>• 5m for any second building level</li> <li>• 5m plus and additional 1m setback added for every 1m height increase above a wall height of 7m.</li> </ul> If the size of the site is 301m <sup>2</sup> or more— <ul style="list-style-type: none"> <li>• 4m for the first building level</li> <li>• 6m for any second building level</li> <li>• 6m plus and additional 1m setback added for every 1m height increase above a wall height of 7m.</li> </ul>

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential and ancillary structures like carports and sheds will only be notified if they exceed a prescribed maximum building height, or a structure is proposed on a boundary and would exceed an upper limit as to boundary length and height.

Some non-residential uses are also excluded from notification provided the development is within certain scale and floor area limits.

As with many other zones, activity that results in the demolition of a State or Local Heritage Place, or building (except an ancillary building) will also be subject to public notification.

## Suburban Neighbourhood Zone

### Zone outcome

This zone envisages low density housing consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

### Where it applies

The zone generally applies to residential areas in a suburban setting where a low density residential character is envisaged. It does not apply to Character or Historic Areas.

### Subzones

None.

### What uses are envisaged?

This zone primarily accommodates housing (dwellings, retirement facilities and supported accommodation) and supporting services and facilities that preserve a low density residential character.

Some home-based business and other forms of non-residential development (community facility, educational establishment, shops, office and consulting rooms) are supported in the zone where it is compatible with low density suburban character and amenity.

### Zone criteria at a glance

This zone provides assessment criteria to facilitate low density housing that is well designed and provides a positive contribution to local areas.

Assessment provision	DTS/DPF criteria
Minimum site area	Depends on location; see Minimum Site Area TNV in SAPPA.
Minimum site frontage	Depends on location; see Minimum Site Frontage TNV in SAPPA.
Maximum site coverage	Development to not exceed a site coverage exceeding 50% of the site area.
Maximum building height	Depends on location; see Maximum Building Height TNV in SAPPA. Where not specified through a TNV the maximum building height defaults to 2 buildings levels up to a height of 9m.
Minimum primary street setback	<ul style="list-style-type: none"> <li>At least the average setback to the building line of existing buildings on adjoining sites fronting the same street, or</li> <li>Not less than the setback of the adjoining buildings where there is only one existing building on an adjoining site, or</li> <li>8m in all other cases.</li> </ul>
Minimum secondary street setback	900mm, or if a dwelling on an adjoining allotment is closer than 900mm to the secondary street then the lesser of the two distances is to be applied.
Maximum wall height and length on boundary	Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then the boundary wall does not exceed: <ul style="list-style-type: none"> <li>3m in height</li> <li>11.5m in length</li> <li>45% of length of boundary,</li> </ul> and does not encroach within 3m of any other existing or proposed boundary walls on the subject land.



Assessment provision	DTS/DPF criteria
Minimum side boundary setback	<ul style="list-style-type: none"> <li>• At least 900mm where the wall is up to 3m</li> <li>• Other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3 m</li> <li>• At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
Minimum rear boundary setback	<p>If the size of the site is less than 301m<sup>2</sup>—</p> <ul style="list-style-type: none"> <li>• 3m for the first building level</li> <li>• 5m for any other building level</li> </ul> <p>If the size of the site is 301m<sup>2</sup> or more—</p> <ul style="list-style-type: none"> <li>• 4m for the first building level</li> <li>• 6m for any other building level</li> </ul>

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential and ancillary structures like carports and sheds will only be notified if they exceed a prescribed maximum building height, or a structure is proposed on a boundary and would exceed an upper limit as to boundary length and height.

Some non-residential uses are also excluded from notification provided the development is within certain scale and floor area limits.

As with many other zones, activity that results in the demolition of a State or Local Heritage Place, or building (except an ancillary building) will also be subject to public notification.

## Waterfront Neighbourhood Zone

### Zone outcome

This zone seeks a diverse range of housing which takes advantage of waterfront locations. Development enhances public access to waterfront areas. Dual aspect allotments incorporate designs to enhance the streetscape.

### Where it applies

The zone includes residential areas in waterfront locations with policy specific to dual frontage of water-facing sites.

### Subzones

None.

### What uses are envisaged?

This zone accommodates a diverse range of housing that supports the needs of the local community and takes advantage of waterfront locations. In appropriate locations, over water development is also anticipated such as boat births, to accommodate recreational activities and hobbies near waterfronts.

The zone also contemplates supporting services and facilities services and community facilities for the local community where compatible with adjoining uses and the local context.

### Zone criteria at a glance

This zone provides assessment criteria to facilitate development that is well designed and provides a positive contribution in waterfront and near water locations.

Assessment provision	DTS/DPF criteria
Minimum site area	Depends on location; see Minimum Site Area TNV in SAPPA.
Minimum site frontage	Depends on location; see Minimum Site Frontage TNV in SAPPA.
Maximum site coverage	80% for sites up to 300m <sup>2</sup> with a dual frontage to a waterfront and a public street, otherwise not more than 60%.
Maximum building height	Depends on location; see Maximum Building Height TNV in SAPPA. Where not specified through a TNV the maximum building height defaults to 2 buildings levels up to a height of 9m.
Minimum primary street setback	5m where adjoining allotments are vacant, or at least the average front setback of the existing building on each adjoining site fronting the same street.
Minimum secondary street setback	900mm or where a dwelling on an adjoining allotment is closer to the street then at least the distance of that building.
Maximum wall height and length on boundary	Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then: <ul style="list-style-type: none"> <li>• 3m in height</li> <li>• 11.5m in length</li> <li>• 45% of length of boundary</li> </ul> and does not encroach within 3m of any other existing or proposed boundary walls on the subject land.

Assessment provision	DTS/DPF criteria
Minimum side boundary setback	<p>Other than walls located on a side boundary:</p> <ul style="list-style-type: none"> <li>at least 900mm where the wall is up to 3m</li> <li>other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3 m</li> <li>at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
Minimum rear boundary setback	<p>Where the rear boundary fronts a waterfront, no less than the average rear setback of any existing dwellings on adjoining allotments</p> <p>0m where the rear boundary adjoins a laneway</p> <p>If the size of the site is less than 301m<sup>2</sup>—</p> <ul style="list-style-type: none"> <li>3m for the first building level</li> <li>5m for any other building level</li> </ul> <p>If the size of the site is 301m<sup>2</sup> or more—</p> <ul style="list-style-type: none"> <li>4m for the first building level</li> <li>6m for any other building level</li> </ul>

#### Will proposals be publicly notified?

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential and ancillary structures like carports and sheds will only be notified if they exceed a prescribed maximum building height, or a structure is proposed on a boundary and would exceed an upper limit as to boundary length and height.

Some non-residential uses are also excluded from notification provided the development is within certain scale and floor area limits.

As with many other zones, activity that results in the demolition of a State or Local Heritage Place, or building (except an ancillary building) will also be subject to public notification.

## Golf Course Estate Zone

#### Zone outcome

This zone envisages a golf course and associated club facilities as well as housing and tourism development sensitively integrated with natural features such as topography, vegetation and watercourses. Services and facilities support recreation and tourism.

Dwellings on sites/allotments that overlook the golf course are designed to take advantage of golf course views while providing attractive frontages to public streets.

#### Where it applies

To golf courses and adjoining residential estates.

#### Subzones

None.

## Rural Neighbourhood Zone

### Zone outcome

This zone provides for housing on large allotments in a spacious rural setting, often together with large outbuildings. Provides easy access and parking for cars, considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

### Where it applies

The zone has been applied to residential land in regional areas characterised by larger blocks than the Neighbourhood Zone, but smaller than the Rural Living Zone.

### Subzones

The zone includes two subzones:

#### *Bookmark Creek Subzone*

Applies to land around Bookmark Creek and the River Murray to ensure development does not compromise the quality of groundwater

#### *Adelaide Hills Subzone*

Envisages residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the Adelaide Hills, with land division sympathetic to the allotment pattern and characteristics within the locality.

## Rural Living Zone

### Zone outcome

This zone envisages a spacious, secluded and peaceful residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice. Ancillary land uses, such as small-scale animal keeping, will be of a scale and type that will not interfere with the residential function of the land or adjoining land, or the semi-rural character desired for the zone. Allotments will be of a size capable of supporting hobby rural activities such as horse keeping, small-scale horticulture and small-scale businesses.

### Where it applies

To rural areas where dwellings are anticipated along with farming.

### Subzones

The zone includes two subzones:

#### *Animal Husbandry Subzone*

Applies to locations where large-scale horse keeping and dog kennelling occur in association with residential development.

#### *Intensive Horse Establishments Subzone*

Envisages the accommodation of a range of commercial horse-related activities primarily for the agistment of horses, their breeding, stabling and training in association with residential development.

## Rural Settlement Zone

This zone provides for a small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visitors. Development will contribute to and enhance the local context and development pattern of the settlement.

**Where it applies**

The zone applies to rural settlements of a smaller scale than townships.

**Subzones**

The zone includes one subzone:

*Fisherman Bay Subzone*

Applies to Fisherman Bay to ensure residential allotments are created once appropriate coastal protection measures are established.

**Rural Shack Settlement Zone**

**Zone outcome**

This zone seeks limited development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. The natural environment is protected from inappropriate development and existing development is upgraded to incorporate environmental improvements.

**Where it applies**

The zone generally applies to residential/holiday home areas typically found in coastal and riverfront locations.

## Township Zone

### Zone outcome

This zone provides for a range of residential, community, retail, business, commercial and light industry uses and facilities to serve the local community, businesses and visitors. Development will contribute to and enhance existing streetscapes and settlement patterns found in the township.

### Where it applies

The zone is generally used to identify country towns that provide a range of services.

### Subzones

The zone includes one subzone as follows:

#### *Nairne Redevelopment Subzone*

Envisages redevelopment of the former Chapman's Smallgoods factory (the Chapman's site) and Bush Timbers' Salvage yard (Bush Timbers' site) (Nairne East) to achieve a mix of retail and medium density housing.

### What uses are envisaged?

This zone accommodates a range of development types such as residential development, shops, offices, tourist accommodation, light industry, warehousing and associated minor structures like sheds and garages. There is also scope for community and small-scale commercial activities within the zone.

### Zone criteria at a glance

This zone provides assessment criteria to accommodate a range of development types that complement local built form and the surrounding township context.

Assessment provision	DTS/DPF criteria
Minimum site area	Depends on location; see Minimum Site Area TNV in SAPP
Minimum site frontage	Depends on location; see Minimum Site Area TNV in SAPP
Maximum building height	2 building levels up to a height of 9m
Minimum primary street setback	The average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment), or 6m if no building exists on adjoining sites
Minimum side boundary setback	<ul style="list-style-type: none"> <li>at least 900mm where the wall is up to 3m</li> <li>other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m</li> <li>at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.</li> </ul>
Maximum wall height and length on boundary	Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then: <ul style="list-style-type: none"> <li>3m in height</li> <li>8m in length</li> <li>45% of length of boundary</li> </ul>

Assessment provision	DTS/DPF criteria
	and do not encroach within 3m of any other existing or proposed boundary walls on the subject land.
Minimum rear boundary setback	4m for the ground floor of a building 6m for any upper floor of a building
Minimum secondary street setback	900mm

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Envisaged development will only be notified if it exceeds a prescribed maximum building height or involves the creation of 4 or more additional dwellings. Some non-residential uses are also excluded from notification provided the development is within certain floor area limits.

As with many other zones, demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay, will also be subject to public notification.

## Township Neighbourhood Zone

### Zone outcome

This zone accommodates of a range of housing types that respond to housing preferences in a manner that contributes to and enhances township streetscapes and original settlement patterns.

### Where it applies

The zone applies to the residential parts of townships where commercial land uses are not envisaged, and which seek for development to complement the township settlement pattern.

### Subzones

None.

### What uses are envisaged?

This zone primarily accommodates residential development with complementary non-residential land uses (consulting room, office and shop) compatible with the residential character and amenity of the neighbourhood.

### Zone criteria at a glance

This zone provides assessment criteria to facilitate low density housing that is well designed and provides a positive contribution to local areas.

Assessment provision	DTS/DPF criteria
Minimum site area	<p>Depends on location; see Minimum Site Area TNV in SAPPa for allotments / sites connected to mains sewer or a Community Wastewater Management System.</p> <p>Where allotments / sites are not connected to mains sewer or an approved common waste water disposal service then the minimum site area is determined by a different Minimum Site Area TNV or is 1,200m<sup>2</sup> by default.</p>
Minimum site frontage	<p>Depends on location; see Minimum Site Frontage TNV in SAPPa for allotments / sites connected to mains sewer or a Community Wastewater Management System.</p> <p>Where allotments / sites are not connected to main sewer or an approved common waste water disposal service then the minimum site frontage is determined by a different Minimum Site Area TNV or is 20m by default.</p>
Maximum site coverage	<p>Depends on location; see Maximum Site Coverage TNV in SAPPa.</p> <p>Where not specified through a TNV, the maximum site coverage defaults to 50%.</p>
Maximum building height	<p>Depends on location; see Maximum Building Height TNV in SAPPa.</p> <p>Where not specified through a TNV the maximum building height defaults to 2 buildings levels up to a height of 9m.</p>



Assessment provision	DTS/DPF criteria
Minimum primary street setback	<ul style="list-style-type: none"> <li>• At least the average setback to the building line of existing buildings on adjoining sites fronting the same street, or</li> <li>• Not less than the setback of the adjoining buildings where there is only one existing building on an adjoining site, or</li> <li>• 6m in all other cases.</li> </ul>
Minimum secondary street setback	<p>Depends on location; see Minimum Secondary street setback TNV in SAPPA.</p> <p>Where not specified through a TNV, the minimum secondary streetback defaults to 900mm, or if a dwelling on an adjoining allotment is closer than 900mm to the secondary street then the lesser of the two distances is to be applied.</p>
Maximum wall height and length on boundary	<p>Depends on location; see Boundary Wall TNV in SAPPA.</p> <p>Where not specified through a TNV, the boundary wall defaults to the following:</p> <p>Unless side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height, then:</p> <ul style="list-style-type: none"> <li>• 3.2m in height</li> <li>• 8m in length</li> <li>• 45% of length of boundary</li> </ul> <p>and does not encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>
Minimum side boundary setback	<p>Depends on location; see Minimum Side boundary setback TNV in SAPPA.</p> <p>Where not specified through a TNV, the minimum side setback defaults to the following:</p> <ul style="list-style-type: none"> <li>• At least 900mm where the wall is up to 3m</li> <li>• Other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3 m</li> <li>• At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
Minimum rear boundary setback	<ul style="list-style-type: none"> <li>• 4m for the first building level</li> <li>• 6m for any second building level.</li> </ul>

**Will proposals be publicly notified?**

Development that is generally envisaged in the zone will not be subject to public notification, but there are exceptions to this.

Residential and ancillary structures like carports and sheds will only be notified if they exceed a prescribed maximum building height, or a structure is proposed on a boundary and would exceed an upper limit as to boundary length and height.

Some non-residential uses are also excluded from notification provided the development is within certain scale and floor area limits.

As with many other zones, activity that results in the demolition of a State or Local Heritage Place, or building (except an ancillary building) in a Historic Area Overlay, will also be subject to public notification.

## Residential Park Zone

### Zone outcome

This zone envisages accommodation in the form of caravan and camping sites, cabins and transportable dwellings, with associated small-scale services and facilities.

### Where it applies

To areas subject to the *Residential Parks Act 2007*, such as caravan parks.

### Subzones

None.

## Workers' Settlement Zone

### Zone outcome

This zone seeks appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

### Where it applies

To workers' accommodation, often in proximity of mining sites.

### Subzones

None.

## People and Neighbourhoods Overlays

### Affordable Housing Overlay

#### Overlay outcome

The Affordable Housing Overlay promotes affordable housing that is integrated with residential and mixed-use development, catering for a variety of household structures.

The overlay requires 15% affordable housing to be provided, as a part of development application for 20 or more dwellings or residential allotments.

The overlay contains policies allowing dispensations for typical planning requirements such as minimum site areas, car parking or building heights where affordable housing is proposed.

#### Where it applies

This overlay is to be applied to 'neighbourhood' zones or zones which envisage residential development where affordable housing is anticipated, or where rezoning anticipates an increase in housing diversity or urban growth.

#### Referrals

Development for the purposes of the provision of affordable housing is referred to the Minister responsible for administering the *South Australian Housing Trust Act 1995* in order to provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.

### Character Area Overlay

#### Overlay outcome

The overlay seeks to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that respects the attributes expressed in the relevant Character Area Statement.

#### Where it applies

Areas identified as having locally important character or streetscape values.

This overlay generally applies in conjunction with the Established Neighbourhood Zone, or other zones depending on local context.

#### Referrals

None.

### Character Preservation District Overlay

#### Overlay outcome

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of the Barossa Valley and McLaren Vale regions, assuring and promoting the long-term use of land outside of townships for primary production and associated value adding enterprises.

#### Where it applies

The Character Preservation District Overlay applies to Character Preservation Districts defined under the *Character Preservation (Barossa Valley) Act 2012* and the *Character Preservation (McLaren Vale) Act 2012*.

#### Referrals

None

## Design Overlay

### Overlay outcome

The Design Overlay seeks to ensure development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

### Where it applies

The Design Overlay applies to parts of metropolitan Adelaide which are of State-wide importance and where high-quality design outcomes are sought, such as the City of Adelaide, Urban Corridor zones and the Port Adelaide Centre Subzone.

### Referrals

Buildings of 4 or more levels, development exceeding \$10 million in the City of Adelaide, or development exceeding \$3 million within the Port Adelaide Centre Subzone are referred to the Government Architect or Associate Government Architect to provide expert design advice on how development within the Design Overlay:

- a) responds to its surrounding context and contributes to the quality and character of a place
- b) contributes to inclusiveness, connectivity, and universal design of the built environment
- c) enables buildings and places that are fit for purpose, adaptable and long-lasting
- d) adds value by positively contributing to places and communities
- e) optimises performance and public benefit
- f) supports sustainable and environmentally responsible development.

## Heritage Adjacency Overlay

### Overlay outcome

The Heritage Adjacency Overlay seeks for development adjacent to State and Local Heritage Places to maintain the heritage and cultural values of those Places.

### Where it applies

In urban areas, the Heritage Adjacency Overlay is applied to any allotment directly abutting a State or Local Heritage Place, to a maximum distance of 60 metres, plus any property within 6 metres of the allotment on which the heritage place is located, to a maximum distance of 60 metres. It also applies to any land that falls within 30 metres of a State or Local Heritage Place where the place is located entirely within a road reserve.

In rural areas, the Heritage Adjacency Overlay is applied to any land that falls within 500 metres of a State or Local Heritage place excluding the allotment containing the heritage place.

### Referrals

Development that may materially affect the context of a State Heritage Place is referred to the Minister responsible for the administration of the *Heritage Places Act* 1993 to provide expert assessment and direction on the potential impacts of development adjacent State Heritage Places.

## Historic Area Overlay

### Overlay outcome

This overlay seeks to reinforce historic themes and characteristics through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns in streetscapes and built form. The overlay policies link to Historic Area Statements that have regard to the local attributes of particular historic areas.

### **Where it applies**

The Historic Area Overlay applies to areas where historic themes and characteristics are deemed to warrant conservation. The Overlay transitioned former Historic Conservation Zones / Areas / Policy Areas and Precincts from development plans.

This overlay generally applies in conjunction with the Established Neighbourhood Zone, or other zones depending on local context.

### **Referrals**

None.

## **Noise and Air Emissions Overlay**

### **Overlay outcome**

The Noise and Air Emissions Overlay seeks to protect community health and amenity from adverse impacts of noise and air emissions.

The Overlay also triggers application of Ministerial Building Standard 010 - Construction requirements for the control of external sound through the Building Rules.

### **Where it applies**

The Noise and Air Emissions Overlay is applied to areas that are likely to be impacted by noise and/or air emissions including areas adjacent to major transport corridors (road and rail) and mixed land uses.

This Overlay applies to zones which envisage mixed use development including:

- Urban Neighbourhood Zone
- Strategic Innovation Zone
- Urban Corridor zones
- Zones within the Adelaide CBD.

The Overlay can also be applied to residential areas adjacent high impact noise sources such as high-volume State Maintained Roads or rail lines.

### **Referrals**

None.

## **Local Heritage Place Overlay**

### **Overlay outcome**

The Local Heritage Place Overlay seeks to ensure development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

### **Where it applies**

In urban areas, the Local Heritage Place Overlay applies to the Local Heritage Place plus any allotment on which the Local Heritage Place is located.

In rural areas, the Local Heritage Place Overlay applies to the Local Heritage Place and to any allotment on which the Local Heritage Place is located to a maximum distance of 500 metres from the Local Heritage Place.

### **Referrals**

None.

## State Heritage Area Overlay

### Overlay outcome

The State Heritage Area Overlay seeks to maintain the heritage and cultural values of State Heritage Areas through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the *Heritage Places Act 1993*.

Statements of Significance and other relevant documents can be found on the [Heritage standards webpage](#) on the PlanSA Portal.

### Where it applies

The State Heritage Area Overlay applies to State Heritage Areas under the *Heritage Places Act 1993*.

### Referrals

Certain types of demolition, advertisements, alteration/additions, new buildings, conservation repair works, solar panels, land division, fencing and tree removal requires referral to the Minister administering the *Heritage Places Act 1993*, except where it is minor in nature or in accordance with a Heritage Agreement under the *Heritage Places Act 1993*.

## State Heritage Place Overlay

### Overlay outcome

The State Heritage Place Overlay seeks to maintain the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

### Where it applies

The State Heritage Place Overlay applies to Places entered in the State Heritage Register.

### Referrals

Certain types of demolition, advertisements, alteration/additions, new buildings, conservation repair works, solar panels, land division, fencing and tree removal requires referral to the Minister administering the *Heritage Places Act 1993*, except where it is minor in nature or in accordance with a Heritage Agreement under the *Heritage Places Act 1993*.

## People and Neighbourhoods General Development Policies

### Design

#### Policy outcome

These general policies reflect the [principles of good design](#) and may apply across many development scenarios (not just residential).

These design-related policies focus on the design of buildings, structures and spaces for aesthetic and/or sustainable purposes. They also provide guidance for residential development regarding amenity, private and communal open space, and dwelling additions.

#### When it applies

To most applications for development in rural areas.

### Design in Urban Areas

#### Policy outcome

These general policies build upon those in the 'Design' General Development Policies, but with a focus on urban areas. It includes policy for medium and high rise development (e.g. development with three or more building levels).

#### When it applies

To most applications for development in an urban setting.

### Housing Renewal

#### Policy outcome

These general policies apply to dwellings developed by the South Australian Housing Trust or registered Community Housing providers. These policies are reflective of former checklists used by the State Coordinator-General in the assessment of community/public housing undertaken through the Renewing Our Streets and Suburbs (ROSAS) Stimulus Program.

#### When it applies

To applications for new dwellings by the South Australian Housing Trust or endorsed Community Housing providers.

### Land Division

#### Policy outcome

These policies encourage land division which:

- creates allotments with the appropriate dimensions and shape for their intended use
- allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure
- integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features
- facilitates solar access through allotment orientation
- creates a compact urban form that supports active travel, walkability and the use of public transport
- avoids areas of high natural hazard risk.



**When it applies**

To applications to subdivide one or more allotments, or boundary realignments.

**Workers' Accommodation and Settlements**

**Policy outcome**

These policies seek appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

**When it applies**

Where worker's accommodation is proposed, commonly in areas to support mining operations.

## Chapter 2: Productive Economy

'Productive Economy' refers to the Code policy framework that protects growing key industries, links people to jobs, goods and services, provides infrastructure to enhance liveability, and facilitates greater opportunities for innovation.

### Productive Economy Zones and Subzones

#### Capital City Zone

##### Zone outcome

This zone is the commercial and business core of the Adelaide square mile and the economic and cultural focus of the state. It includes a mix of residential, employment, community, educational, recreational, tourism and entertainment land uses.

##### Where it applies

The zone applies to most of the Adelaide central business district.

##### Subzones

The zone includes one subzone:

##### *City Frame Subzone*

Envisages primarily medium to high rise residential development supported by a mix of ground level shops, personal services, restaurants and community and hospitality uses, to create an active and visually continuous edge to the Adelaide Park Lands Zone.

#### City Riverbank Zone

##### Zone outcome

This zone seeks exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality. It promotes a fine-grained precinct with a quality public realm that is inviting and comfortable for pedestrians, with strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

##### Where it applies

The zone applies to North Terrace and riverbank areas along the River Torrens containing important state institutions and entertainment facilities.

##### Subzones

The zone includes four subzones:

##### *Cultural Institutions Subzone*

Envisages a vibrant cluster of cultural and institution uses including tertiary education, research, viceregal, libraries and museums that attract students, professionals, workers and visitors to the city.

##### *Entertainment Subzone*

Seeks a prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.

### *Health Subzone*

Envisages creation of an identifiable and unified city precinct with strong connections to the River Torrens, North Terrace, the Royal Adelaide Hospital, and the city.

### *Innovation Subzone*

An innovation precinct accommodating a range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities.

## **Urban Activity Centre Zone**

### **Zone outcome**

This zone supports the full range of services and facilities required to cater for regional and district scale populations and lifestyle needs. The zone accommodates retail, office, community, civic, entertainment, educational, tourist and recreational land uses and activities. Medium- to high- density housing will be accommodated only on the upper floors of mixed-use buildings to ensure a high level of activity and interaction at street level.

### **Where it applies**

The zone applies to large urban centres servicing a broad region, commonly incorporating public transport interchanges. The zone transitioned Regional Centre or District Centre zones from former development plans where the centre provided for a range of regional facilities integrated with public transport networks (e.g. Westfield Marion), and large regional centres servicing a broad area (e.g. Mount Gambier).

### **Subzones**

There zone includes one subzone:

#### *Port Adelaide Centre Subzone*

Seeks the development of tourism, cultural and recreational facilities related to Port Adelaide's unique maritime history and commercial heritage and character, and promotion of the zone as a major state tourism destination. Residential development is appropriate in designated areas.

## **Suburban Activity Centre Zone**

### **Zone outcome**

This zone encourages active retail precincts that includes neighbourhood-scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community.

### **Where it applies**

The zone applies to activity centres servicing a neighbourhood or district catchment (e.g. Neighbourhood Centres, as well as some small District Centres, from former development plans).

### **Subzones**

None.

## **Suburban Main Street Zone**

### **Zone outcome**

This zone envisages a mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area. It encourages a high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.

**Where it applies**

The zone applies to activity centres where a main street character is desired.

**Subzones**

None.

## Local Activity Centre Zone

**Zone outcome**

This zone envisages a range of small-scale shops, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods.

The zone typically includes areas comprising a small cluster of commercial and retail businesses including small-scale shops, offices, business, health and community facilities.

**Where it applies**

Small activity centres servicing the local community.

**Subzones**

None.

## Township Activity Centre Zone

**Zone outcome**

This zone encourages a cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment. The range of land uses that occur in the centre provide important services to town residents, rural hinterlands and the broader region.

**Where it applies**

The zone generally applies to regional town centres that are not focused along a main street (where the Township Main Street Zone may apply instead).

**Subzones**

None.

## Township Main Street Zone

**Zone outcome**

This zone provides a focus for regional main streets that service the local community and visitors. Development will primarily comprise retail, office, entertainment and recreational land uses and activities.

Housing may be accommodated in conjunction with non-residential uses, ideally sited above or behind non-residential uses to ensure shopfronts on the main street are preserved.

Buildings complement the traditional low-scale main street character with ground floor uses that contribute to an active and vibrant street may be appropriate.

**Where it applies**

The zone applies to town centres that are focussed around a traditional main street.

**Subzones**

None.

## Strategic Innovation Zone

### Zone outcome

This zone accommodates key education, research and innovation facilities supported by a mix of compatible land uses including tourism, hospitality, cultural, health, entertainment, recreation and small-scale retail activities to meet the needs of residents and visitors.

### Where it applies

The zone applies to key mixed-use precincts envisaging innovative research and technologies such as Tonsley Innovation District and Technology Park at Mawson Lakes.

### Subzones

There zone includes 4 subzones:

#### *Rehabilitation Subzone*

Envisages a mix of primary land uses including facilities for health and aged care, rehabilitation, education and research along with residential, community, cultural, recreation and small-scale retail activities that meet the daily needs of the residential and visiting population.

#### *Flinders Subzone*

Envisages a range of education, health, research and employment facilities of regional significance, mixed with medium to high density housing/accommodation, with complementary activities such as shops, consulting rooms, offices and entertainment facilities concentrated around new railway infrastructure.

#### *Repatriation Subzone*

Envisages an integrated, walkable health precinct comprising a range of facilities for health and aged care, rehabilitation, education, research, community and supported accommodation complemented by compatible retail activities and a variety of connected open spaces that cater for social and ceremonial gatherings, recreation, cultural activities and reflection.

#### *Activity Node Subzone*

Envisages retail activity focused on key roadways, public transport routes and rail corridors that provide focal points for workers, students, visitors and residents to socialize and congregate, complementing a range of other more predominant activities within Strategic Innovation Zone.

## Strategic Employment Zone

### Zone outcome

This zone anticipates a comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

### Where it applies

The zone applies to industrial areas of strategic importance to South Australia such as Osborne Naval Shipyard and Gilman.

### Subzones

There zone includes 4 subzones:

#### *Gillman Subzone*

Envisages a range of major logistics, manufacturing, high technology and research land uses generating wealth and employment for the state that takes advantage of road, rail and ports infrastructure together with compatible business activities that support an expanding workforce.

### *National Naval Shipbuilding Subzone*

Seeks ship building and the long-term growth of defence related support industry uses generating wealth and employment for the state and nation.

### *Ports Subzone*

Seeks a range of port related activities that support the ongoing strategic and economic state significance of the area for the handling of export and import commodities.

### *Significant Industry Subzone*

Accommodates major special industrial activities requiring large areas of land to manage interfaces with sensitive land uses and the environment that are of significance to the state and regional economy.

## **Employment (Bulk Handling) Zone**

### **Zone outcome**

In this zone, agricultural and other commodities are received, stored and dispatched in bulk to generate wealth and employment for the state.

### **Where it applies**

The zone applies to areas used for bulk handling activities.

### **Subzones**

None.

## **Employment (Enterprise) Zone**

### **Zone outcome**

This zone anticipates a range of industrial, warehousing, storage, and service activities with compatible business activities generating wealth and employment for the state.

### **Where it applies**

The zone currently applies to industrial areas in Roxby Downs.

### **Subzones**

The zone includes one subzone:

### *Light Industry Subzone*

Envisages a range of light industrial and other business activities that complement the role of other zones that provide a focus for shopping, administrative, civic and community activities.

## **Employment Zone**

### **Zone outcome**

This zone supports a diverse range of low-impact, light industrial, commercial (including bulky goods) and business activities that complement the role of other zones with significant industrial, shopping and business activities.

### **Where it applies**

The zone applies to areas with a mix of industrial and commercial land uses, including large-format retail showrooms.

### **Subzones**

The zone includes 2 subzones:

### *Roadside Service Centre Subzone*

Seeks provision of services and facilities to cater for the needs of road users, particularly on long journeys.

### *Retail Activity Centre Subzone*

Applies to specialist activity centres that comprise large format retail and commercial activities which complement the principal land uses desired in the zone and the role of other zones accommodating significant shopping, business and commercial activities.

## **Suburban Business Zone**

### **Zone outcome**

This zone provides for a mixture of commercial, light industrial, shop and residential land uses, with new development designed and sited to minimise impacts on adjoining land uses.

### **Where it applies**

The zone applies to areas with a mixture of light industrial land uses, interspersed with dwellings.

### **Subzones**

None.

## **Business Neighbourhood Zone**

### **Zone outcome**

This zone envisages a mixed-use environment of a lower scale and more residential-focused than the Suburban Business Zone. Only low-impact, non-residential uses are envisaged in the form of small-scale shops, offices and consulting rooms.

### **Where it applies**

The zone applies to areas with a mixture of small-scale businesses, interspersed with dwellings.

### **Subzones**

The zone includes one subzone:

### *Melbourne Street West Subzone*

Envisages a mixed-use area accommodating low-impact employment-generating activities and a range of low to medium density housing.

## **Home Industry Zone**

### **Zone outcome**

This zone accommodates small-scale and low-impact business enterprises in conjunction with a dwelling to provide opportunities to work from home and contribute to employment diversity.

### **Where it applies**

The zone applies to areas with home-based industries.

### **Subzones**

None.

## Caravan and Tourist Park Zone

### Zone outcome

This zone supports caravan and camping sites, cabins, transportable dwellings and their associated services and facilities. It primarily caters for short-term residents and visitors.

### Where it applies

The zone applies to caravan parks.

### Subzones

None.

## Motorsport Park Zone

### Zone outcome

This zone accommodates a motorsport facility comprising racing and other motor vehicle-related circuits/strips, spectator facilities and services. A range of development types can be accommodated including associated industries, commercial uses, a retail service precinct, small-scale shops and tourist accommodation and facilities.

### Where it applies

The zone currently applies to The Bend Motorsport Park in Tailem Bend.

### Subzones

None.

## Resource Extraction Zone

### Zone outcome

This zone supports the provision and protection of land for the extraction, production and/or processing of a mineral, extractive or petroleum resource and ensures that development does not inhibit the future extraction of such resources.

### Where it applies

The zone applies to mining sites.

### Subzones

None.

## Productive Rural Landscape Zone

### Zone outcome

This zone supports a complex and diverse range of land uses at the appropriate scale and intensity needed to conserve and enhance the zone's natural character, biodiversity, identity and scenic qualities.

### Where it applies

The zone applies to the Mount Lofty Ranges in the Adelaide Hills region.

### Subzones

The zone includes one subzone:



### *The Cedars Subzone*

Envisages a cultural, arts and tourist precinct centred on the former residence and studio of artist Hans Heysen and conservation of the surrounding eucalypt forest.

## **Rural Zone**

### **Zone outcome**

This zone covers the majority of the incorporated areas of the state. It supports a wide range of primary production activities and provides opportunities for value-adding and the use of renewable energy sources, including wind/solar farms.

### **Where it applies**

The zone applies to vast areas of land between rural towns.

### **Subzones**

The zone includes one subzone:

#### *Kangaroo Island Subzone*

Seeks primary production and associated uses that support and conserve the Island's economic, scenic and culturally important natural and rural landscapes.

## **Rural Horticulture Zone**

### **Zone outcome**

This zone provides for intensive agriculture in the form of growing and processing of produce while supporting a wide range of low-impact rural activities. Value-adding opportunities are envisaged, with less emphasis given to tourist accommodation.

### **Where it applies**

The zone applies to areas used for horticulture, such as the Riverland.

### **Subzones**

The zone includes one subzone:

#### *Windamere Park Subzone*

Envisages development primarily involving the provision of disability services in a rural setting.

## **Rural Intensive Enterprise Zone**

### **Zone outcome**

This zone provides for the large-scale commercial production of animal and animal products (intensive animal keeping, broiler sheds, feedlots and piggeries), and their associated processing facilities and industries. The zone contains larger allotment sizes to deal with significant external impacts (noise, odour, waste) and large buffers.

### **Where it applies**

The zone applies to areas for mixed use intensive agricultural production which supports allied processing and ancillary support industries.

### **Subzones**

None.

## Rural Aquaculture Zone

### Zone outcome

This zone supports marine and land-based aquaculture including facilities, infrastructure, ancillary development and value-adding opportunities.

### Where it applies

The zone applies to areas used for land-based aquaculture (Note: water-based aquaculture is more suitably zoned Coastal Waters and Offshore Islands Zone).

### Subzones

No.

## Tourism Development Zone

### Zone outcome

This zone provides for range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.

### Where it applies

The zone applies to areas near key tourism attractions that accommodate hotels, restaurants, etc.

### Subzones

The zone includes 3 subzones:

#### *Monarto Safari Park Subzone*

Envisages establishment of an international standard fauna conservation park and educational and passive recreational resource where watercourses and other environmentally important features are protected from development and buffers are maintained to adjoining land uses.

#### *River Murray Experience Subzone*

Envisages recreation and tourism facilities including tourist accommodation and water-based tourism and public recreation uses focused within the River Murray Valley, together with continuation of primary production.

#### *Winery Experience Subzone*

Envisages viticulture and facilities for the continuing production, storage, distribution and sale of wine, together with a range of tourism facilities to provide visitor experiences and showcase wine product.

## Productive Economy Overlays

### Environment and Food Production Areas Overlay

#### Overlay outcome

The Environment and Food Production Overlay seeks to ensure vital agricultural lands surrounding metropolitan Adelaide are protected from urban encroachment. Land division that creates one or more additional allotments for residential purposes is prohibited where the overlay applies.

#### Where it applies

The Environment and Food Production Overlay applies to the Environment and Food Production Areas as prescribed under Section 7 of the *Planning, Development and Infrastructure Act 2016*.

#### Referrals

None.

### Gateway Overlay

#### Overlay outcome

This overlay seeks to maintain and improve the visual amenity and streetscape appeal along prominent entrances into towns, tourist and historic precincts, activity centres and main streets through the careful siting of buildings and other activities in a landscaped setting.

#### Where it applies

The Gateway Overlay applies to areas where additional attention on the design and siting of buildings is needed to maintain and improve landscape qualities to reinforce 'gateway' entrances to prominent towns, historic precincts and tourist destinations.

#### Referrals

None.

### Dwelling Excision Overlay

#### Overlay outcome

The Dwelling Excision Overlay seeks to protect primary production areas by limiting the creation of allotments, while allowing dwellings located on large rural allotments to be excised into a smaller allotment, leaving the balance of the land for primary production uses.

#### Where it applies

The Dwelling Excision Overlay applies to vital agricultural lands where the creation of additional allotments to accommodate existing dwellings has the potential to undermine primary production.

The overlay was initially applied to rural areas where existing non-complying provisions, which allowed for the creation of an additional allotment to excise an existing dwelling, had been in place for some time.

The Overlay is applied in conjunction with rural zones where excision of dwellings is anticipated.

#### Referrals

None.

## Limited Dwelling Overlay

### Overlay outcome

The Limited Dwelling Overlay seeks to protect land for primary production purposes by preventing the construction of new dwellings in areas where they have the potential to undermine or restrict primary production activities. These areas include 'paper towns', where there is pressure to develop the existing smaller allotments for rural living purposes, rather than retain them for productive primary production lands.

### Where it applies

The Overlay applies to vital agricultural lands where pressure for additional dwellings has the potential to undermine primary production.

The Overlay was initially applied to areas that formerly had strong policies discouraging any further dwellings (e.g. dwellings listed as non-complying).

The Overlay is applied in conjunction with rural zones where the development of dwellings is limited.

### Referrals

None.

## Limited Land Division Overlay

### Overlay outcome

The Limited Land Division Overlay seeks to protect land for primary production purposes by limiting land division and the ongoing fragmentation of primary production land.

### Where it applies

The Overlay applies to vital agricultural lands and key rural areas where there is a desire to retain larger allotment sizes and minimise the potential for the creation of smaller allotments that have the potential to undermine primary production.

The overlay can also be applied to townships and settlements where further land division is not encouraged and has the potential to negatively impact upon the existing character of an area or where infrastructure constraints limit growth opportunities.

The Overlay is applied in conjunction with rural zones where land division is limited.

### Referrals

None.

## Resource Extraction Protection Area Overlay

### Overlay outcome

The Resource Extraction Protection Area Overlay seeks to protect current and future state significant resource extraction activities from the encroachment of incompatible development and ensure that these activities have regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries.

### Where it applies:

The Resource Extraction Protection Area Overlay applies over the top of, and 500 metres around the perimeter of, the Resource Extraction Zone, with the exception of any Resource Extraction Zone in Greater Adelaide, or where the overlay area would intersect into an urban type zone in which sensitive land uses are generally envisaged.

### **Referrals**

Most forms of development within the Resource Extraction Zone, and sensitive land uses outside of the Resource Extraction Zone, are referred to the Minister responsible for administering the Mining Acts to provide expert assessment and direction on the potential for development to adversely impact upon the lawful continued operation of resource extraction operations.

## **Interface Management Overlay**

### **Overlay outcome**

This overlay seeks sensitive receivers to be developed in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.

### **Where it applies**

The Overlay applies to areas that surround established uses that are capable of generating nuisance impacts like waste treatment plants, bulk handling facilities, etc.

### **Referrals**

None.

## **Significant Interface Management Overlay**

### **Overlay outcome**

The Significant Interface Management Overlay seeks to prevent the establishment of new, and intensification of, sensitive receivers to mitigate community exposure to potential adverse hazards and environmental and amenity impacts generated by the lawful operation of proximate significant activities.

### **Where it applies**

The Overlay applies over the top of, and to a buffer area surrounding state significant industrial activities.

### **Referrals**

None.

## Productive Economy General Development Policies

### Advertisements

#### Policy outcome

These policies seek to ensure advertisements are appropriate to their context, efficient and effective in communicating, limited in number to avoid clutter, and do not create hazard.

#### When it applies

When a new advertising sign is proposed.

### Animal Keeping and Horse Keeping

#### Policy outcome

These policies seek to ensure animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

Note: Policy relating to more intensive animal keeping is in the Intensive Animal Husbandry and Dairies General Development Policies.

#### When it applies

Where an applicant proposes to use land for animal keeping like horse stables or dog kennels.

### Aquaculture

#### Policy outcome

These policies encourage development of aquaculture facilities in an ecological, economic and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

#### When it applies

Where an applicant proposes to use water for seafood farming.

### Beverage Production in Rural Areas

#### Policy outcome

These policies seek to mitigate the potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

#### When it applies

An application for a new craft brewery or winery.

### Bulk Handling and Storage Facilities

#### Policy outcome

These policies encourage facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities to be designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

It includes minimum separation buffers from sensitive land uses through deemed-to-satisfy/designated performance feature criteria for specific bulk handling and storage facilities, such as coal or bulk petroleum storage.

#### **When it applies**

Where a large storage facility is proposed (e.g. petroleum storage)

### **Forestry**

#### **Policy outcome**

These policies ensure commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

#### **When it applies**

Where commercial forestry is proposed.

### **Intensive Animal Husbandry and Dairies**

#### **Policy outcome**

These policies encourage development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

#### **When it applies**

Where a new piggery or dairy is proposed.

### **Interface Between Land Uses**

#### **Policy outcome**

These policies ensure development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses. It seeks to reduce conflict and protect health by addressing interface issues such as land use separation, overshadowing, noise and vibration, and air quality.

#### **When it applies**

To a range of new developments where impact on adjoining neighbours needs to be considered (e.g. where a commercial or industrial land use is proposed adjacent residential areas).

### **Out of Activity Centre Development**

#### **Policy outcome**

These policies provide a basis to promote a pattern of development that supports equitable and convenient access to a range of services and facilities including shopping, administrative, cultural and entertainment activities through recognition of the role of Activity Centres.

#### **When it applies**

To non-residential development located outside of an Activity Centre, particularly activities that are commonly expected in Activity Centres.

### **Resource Extraction**

#### **Policy outcome**

These policies ensure resource extraction activities are developed in a manner that minimises human and environmental impacts.

Note: Matters that are regulated under the *Mining Act 1971* are not incorporated into the Code to avoid duplication.

**When it applies**

Where new or increased mining activities are proposed.

**Tourism Development**

**Policy outcome**

These policies guide tourism development in locations that cater to the needs of visitors, in order to positively contribute the South Australia's visitor economy.

**When it applies**

Where an application proposes tourist accommodation or other tourist-related facilities.



# Chapter 3: Natural Resources and Environment

Natural Resources and Environment modules of the Code Library seek to reduce the risks from natural and man-made disasters, as well as preserving and protecting our natural assets and fertile lands from the encroachment of inappropriate development, particularly in the face of rising urbanisation and climate change.

## Natural Resources and Environment Zones and Subzones

### Adelaide Park Lands Zone

#### Zone outcome

The zone comprises a distinctive and culturally significant landscaped park and open space setting for passive and active recreational uses which is integral to the form and setting of the City of Adelaide.

#### Where it applies

The Adelaide Park Lands and City squares.

#### Subzones

None.

### Coastal Water and Offshore Islands Zone

#### Zone outcome

The zone seeks to protect the state's coastal waters, including marine parks and offshore islands, and recognises the importance of these areas for commercial, tourism, recreational and navigation activities.

Note: The Coastal Areas Overlay will apply to those areas where coastal processes occur.

#### Where it applies

Waters adjacent the coast and small islands.

#### Subzones

None.

### Conservation Zone

#### Zone outcome

This zone seeks the conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values. It includes provision of opportunities for the public to experience these through low-impact recreational and tourism development. It provides for a limited mix of development/land uses, including signage related to conservation and tourist information, small-scale recreational facilities/amenities, camp grounds and structures for conservation purposes.

#### Where it applies

Conservation parks and reserves under state and federal government ownership, and privately owned land where coastal or riverine processes occur, and includes areas of protected scrub, lakes, etc.

## Subzones

The zone includes 5 subzones:

### *Aquaculture and Recreation Subzone*

Envisages aquaculture, tourism, boating, fishing, recreation, and associated facilities located, sited and designed to minimise detrimental impacts on the natural environment including offshore islands, and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.

### *Dwelling Subzone*

Anticipates replacement dwellings and limited new dwellings located within a conservation area, designed and located to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.

### *Shack Relocation Subzone*

An area subject to significant coastal hazard risk that is to be returned to its natural state by the relocation of existing shacks to a location adjacent to the subzone.

### *Small Scale Settlement Subzone*

Permits limited land division and dwelling opportunities within a conservation area where designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.

### *Visitor Experience Subzone*

Envisages tourist accommodation within a conservation area where it complements visitor experiences, and is located, sited and designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.

## Hills Face Zone

### Zone outcome

This zone seeks to preserve, enhance and re-establish the natural character of Adelaide's landscape backdrop. The zone prevents urban areas from extending into the western slopes of the Mount Lofty Ranges; seeks to preserve biodiversity and restore locally indigenous vegetation and fauna; and contributes to the provision of areas for open space and passive recreation.

### Where it applies

The natural landscape to the east and south of metropolitan Adelaide, including Shepherds Hill, Cleland and Waterfall Gully.

### Subzones

None.

## Open Space Zone

### Zone outcome

This zone seeks areas of natural and landscaped open space to provide visual relief to the built environment for the enjoyment of the community.

### Where it applies

Current open spaces and reserves such as sporting ovals, parks, etc.

### Subzones

None.

## Recreation Zone

### Zone outcome

This zone seeks provision of a range of accessible recreational facilities.

### Where it applies

Current recreational areas which accommodate facilities such as golf courses, sporting clubrooms, etc.

### Subzones

The zone includes one subzone:

#### *Adelaide Showgrounds Subzone*

An area comprising the Adelaide Showground in the City of Unley and contemplates multifunctional use facilities and spaces catering to a wide range of cultural, agricultural, recreational, sporting and business events, conferences, shows, markets and exhibitions.

## Remote Areas Zone

### Zone outcome

This zone includes a diverse range of uses including pasture growing, grazing, farming, agricultural processing and transportation, mining and petroleum, energy generation and storage, pipeline infrastructure, aerospace and defence-related facilities, Aboriginal lands and related activities, tourist development, workers' accommodation and settlements.

### Where it applies

Areas of outback South Australia not within townships

### Subzones

None.

## Natural Resources and Environment Overlays

### Adelaide Dolphin Sanctuary Overlay

#### Overlay outcome

The Adelaide Dolphin Sanctuary Overlay seeks to assist in stormwater and pollution management to ensure the dolphin population and habitat is maintained, protected and restored.

#### Where it applies

The Overlay applies to the jurisdiction covered by the *Adelaide Dolphin Sanctuary Act 2005*.

#### Referrals

None.

### Coastal Areas Overlay

#### Overlay outcome

The Coastal Areas Overlay seeks to conserve and enhance the natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas).

The overlay makes provisions for natural coastal processes and recognition is given to current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

#### Where it applies

The Coastal Areas Overlay applies to both land and over water, where interaction of sea and land processes occur including:

- all land that has generally been regarded as the 'coast' or 'coastal' in a land use planning context
- developed land within 100 metres of the high-water mark
- un-developed land within 500 metres of the high-water mark.

#### Referrals

Certain types of development, including excavation/fill, certain dwellings, buildings >60m<sup>2</sup>, tourist accommodation, creation of an additional allotment, off-store structures, coast protection works and infrastructure within 100m landward of the mean high water mark, require referral to the Coast Protection Board for direction on:

- the risk to development from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, dune drift and acid sulfate soils);
- coast protection works;
- potential impacts from development on public access and the coastal environment (including important coastal features).

### Coastal Flooding Overlay

#### Overlay outcome

The Coastal Flooding Overlay recognises coastal flood hazards to avoid the need, now and in the future, for public expenditure on protection of the environment and development.

The Coastal Flooding Overlay seeks to minimise coastal flood hazard risk to property and infrastructure through the appropriate siting and design of development. The overlay includes finished floor and finished ground level data.

**Where it applies**

The Coastal Flooding Overlay applies to areas with (or potential for) significant built form where coastal flood hazard risk is present, and land that could be subject to seawater inundation.

**Referrals**

None.

## **Hazards (Acid Sulfate Soils) Overlay**

**Overlay outcome**

The Hazards (Acid Sulfate Soils) Overlay seeks to protect the environment and development from release of acid water resulting from the disturbance of acid sulfate soils.

**Where it applies**

The Hazards (Acid Sulfate Soils) Overlay applies to areas where the proportion of land susceptible to acid sulfate soil potential is greater than 10%.

**Referrals**

None.

## **Hazards (Bushfire – General Risk) Overlay**

**Overlay outcome**

The Hazards (Bushfire – General Risk) Overlay seeks to ensure development, including land division, responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires due to climate change.

The Overlay also seeks to ensure access for emergency service vehicles is facilitated to aid the protection of lives and assets from bushfire danger.

**Where it applies**

The Overlay applies to areas identified as a General bushfire hazard within the Bushfire Protection Area (2012) dataset.

**Referrals**

None.

## **Hazards (Bushfire – Medium Risk) Overlay**

**Overlay outcome**

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development, including land division, responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires due of climate change.

The Overlay also seeks to ensure development facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

### **Where it applies**

The Overlay applies to areas identified as a Medium bushfire hazard within the Bushfire Protection Area (2012) dataset.

### **Referrals**

None.

## **Hazards (Bushfire – High Risk) Overlay**

### **Overlay outcome**

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development, including land division, is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:

- potential for uncontrolled bushfire events considering the increased frequency and intensity of bushfires because of climate change
- high levels and exposure to ember attack
- impact from burning debris
- radiant heat
- likelihood and direct exposure to flames from a fire front.

The Overlay provides a guide for activities that increase the number of people living and working in the area or where evacuation would be difficult away from areas of unacceptable bushfire risk and facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

### **Where it applies**

The Overlay applies to areas identified as High bushfire hazard within the Bushfire Protection Area (2012) dataset.

### **Referrals**

Certain types of habitable buildings and land division creating additional allotments require referral to the South Australian Country Fire Service to provide direction on the potential impacts of bushfire on the proposed development. The referral may not be required if a relevant certificate accompanies the application.

## **Hazards (Bushfire – Outback) Overlay**

### **Overlay outcome**

The Hazards (Bushfire – Outback) Overlay seeks to ensure development is located to minimise the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires because of climate change and facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

### **Where it applies**

The Overlay applies to land not located within a council area.

### **Referrals**

None.

## Hazards (Bushfire – Regional) Overlay

### Overlay outcome

The Hazards (Bushfire - Regional) Overlay seeks to ensure development is located to minimise the threat and impact of bushfires on life and property considering the increased frequency and intensity of bushfires because of climate change and facilitates access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

### Where it applies

The Overlay applies to regional council areas that were not covered by the Bushfire Protection Area (2012) dataset, with built up or delineated areas excluded.

### Referrals

None.

## Hazards (Bushfire – Urban Interface) Overlay

### Overlay outcome

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure development, which adjoin areas of General, Medium and High bushfire risk, are designed to:

- allow access through to bushfire risk areas
- are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack
- facilitate evacuation to areas safe from bushfire danger.

### Where it applies

The Overlay applies 500m from the outer edge of high, medium or low bushfire risk areas into areas classed as 'Excluded' under the Bushfire Protection Area (2012) dataset.

### Referrals

None.

## Hazards (Flooding) Overlay

### Overlay outcome

The Hazards (Flooding) Overlay seeks to minimise impacts on people, property, infrastructure and the environment from exposure to flood hazard risk through the limitation of development intensification.

### Where it applies

The Hazards (Flooding) Overlay applies to areas identified as being more highly affected by flood waters (flood depth or flow velocity) in the event of a one in one-hundred-year flood event.

Where flood mapping is available, the Hazards (Flooding) Overlay is applied to all High and Extreme Risk flooding areas, areas with a flood depth above 300mm (based on a 1% Annual Exceedance Probability (AEP)). It also applies to areas that were previously identified in Development Plan Zones / Policy Areas, and along watercourses in council areas that do not contain mapping.

### Referrals

None.

## Hazards (Flooding - General) Overlay

### Overlay outcome

The Hazards (Flooding - General) Overlay seeks to minimise impacts on people, property, infrastructure and the environment from general flood risk through the appropriate siting and design of development.

### Where it applies

The Hazards (Flooding - General) Overlay applies to areas identified as being affected by low level flood waters in the event of a one in one-hundred-year flood.

Where flood mapping is available, the Hazards (Flooding - General) Overlay is applied to all Low and Medium risk flooding areas and areas with a flood depth of up to 300mm (based on a 1% AEP).

### Referrals

None.

## Hazards (Flooding – Evidence Required) Overlay

### Overlay outcome

The Hazards (Flooding - Evidence Required) Overlay seeks to minimise the potential impacts on people, property, infrastructure and the environment from potential flood risk by adopting a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

### Where it applies

The Hazards (Flooding - Evidence Required) Overlay applies to areas where flood mapping is not available and therefore the potential risk of flood is unknown.

### Referrals

None.

## Historic Shipwrecks Overlay

### Overlay outcome

The Historic Shipwrecks Overlay provides an indicative location of historic shipwrecks and relics and seeks to protect and conserve these important artefacts and sites from encroaching development.

### Where it applies

The Historic Shipwrecks Overlay applies within a 500m buffer of an un-located historic shipwreck or historic relic, or within 150m of a located historic shipwreck or historic relic within the meaning of the *Historic Shipwrecks Act 1981* but only where:

- (a) such land is seaward of the limits of existing land-based settlements, or zones/areas which primarily enable urban development (e.g. excludes rural zones, conservation zones, coastal zones or other similar zones in which urban development is secondary); and/or
- (b) such land is within 15m landward of the current banks of the River Murray.

### Referrals

Development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river requires referral to the Minister administering the *Historic Shipwrecks Act 1981* to provide expert assessment and direction on the potential impacts of development on historic shipwrecks or relics.

Where such development is located within the 'adjacent area' of a historic shipwreck or historic relic within the meaning of the *Underwater Cultural Heritage Act 2018 (Commonwealth)*, it will instead be referred to the Commonwealth Minister responsible for administering the *Underwater Cultural Heritage Act 2018*.



## Marine Parks (Managed Use) Overlay

### Overlay outcome

The Marine Parks (Managed Use) Overlay seeks to ensure the protection of marine habitats and biodiversity within Marine Parks by limiting development to coastal infrastructure (jetties, marinas, and pontoons), aquaculture, tourism, recreation and renewable energy facilities.

### Where it applies

The Marine Parks (Managed Use) Overlay applies to General Managed Use and Habitat Protection Marine Park Zones established under the *Marine Parks Act 2007*.

### Referrals

None.

## Marine Parks (Restricted Use) Overlay

### Overlay outcome

The Marine Parks (Restricted Use) Overlay seeks to ensure the conservation of high value marine habitats and biological diversity within Marine Parks.

### Where it applies

The Marine Parks (Restricted Use) Overlay applies to Sanctuary and Restricted Access Marine Park Zones established under the *Marine Parks Act 2007*.

### Referrals

None.

## Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay

### Overlay outcome

The Mount Lofty Ranges Catchment (Area 1) Overlay seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from primary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

### Where it applies

The Overlay applies to the Mount Lofty Ranges Priority Area 1 as defined by the Environment Protection Authority. The Overlay is comprised of water supply catchment areas around primary reservoirs or diversion weir catchments in the Mount Lofty Ranges.

### Referrals

Certain types of development which are not connected to a community wastewater management system or sewerage infrastructure require referral to the Environment Protection Authority (EPA) to provide expert technical assessment and direction on whether a proposed development will have a neutral or beneficial impact on water quality.

## Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

### Overlay outcome

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

### Where it applies

The Overlay applies to the Mount Lofty Ranges Priority Areas 2 & 3 as defined by the Environment Protection Authority.

### Referrals

Certain types of development which are not connected to a community wastewater management system or sewerage infrastructure require referral to the Environment Protection Authority (EPA) to provide expert technical assessment and direction on whether a proposed development will have a neutral or beneficial impact on water quality.

## Murray-Darling Basin Overlay

### Overlay outcome

The Murray-Darling Basin Overlay seeks to protect the Murray-Darling Basin by ensuring activities involving the taking of water are undertaken in a sustainable manner.

### Where it applies

The Murray-Darling Basin Overlay applies to Murray Darling Basin Authority regions, established under the *Water Act 2007*, within South Australia.

### Referrals

Certain classes of development and land uses which require, or may require, water to be taken from the River Murray require referral to the Minister administering the *River Murray Act 2003* to provide expert technical assessment and direction on matters regarding the taking of water, to ensure development is undertaken sustainably in the Murray-Darling Basin.

## Native Vegetation Overlay

### Overlay outcome

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation by better aligning the land use planning system and native vegetation clearance consent process. In areas where the Native Vegetation Overlay applies, applications that involve the removal of native vegetation may trigger the need for expert input into the development assessment process via an accredited consultant's report and/or a referral to the Native Vegetation Council.

### Where it applies

The Native Vegetation Overlay applies to areas where native vegetation is protected under the *Native Vegetation Act 1991* (excluding those areas covered by the State Significant Native Vegetation Overlay).

*Note: The overlay does not map the location of native vegetation.*

### Referrals

Development that is the subject of a report that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance' requires referral to the Native Vegetation Council to provide expert assessment and direction on the potential impacts of development on native vegetation.

## State Significant Native Vegetation Areas Overlay

### Overlay outcome

The State Significant Native Vegetation Overlay seeks to protect, retain and restore areas of state significant native vegetation. In areas where the Native Vegetation Overlay applies, applications that involve the removal of native vegetation may trigger the need for expert input into the development assessment process via an accredited consultant's report and/or a referral to the Native Vegetation Council.

### Where it applies

The State Significant Native Vegetation Overlay applies to areas where state significant native vegetation is protected under the *Native Vegetation Act 1991*.

### Where it applies

The overlay applies to areas identified by the Department for Environment and Water (DEW) as having significant stands of native vegetation including selected reserves, national parks and heritage agreements. The overlay includes a 50-metre buffer area to capture development near these areas.

### Referrals

Land division that is the subject of a report that categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance', as well as all development where a declaration cannot be provided stating that the proposal will not, or would not, involve clearance of native vegetation under the *Native Vegetation Act 1991*, requires referral to the Native Vegetation Council to provide expert assessment and direction on the potential impacts of development on native vegetation.

## Prescribed Surface Water Areas Overlay

### Overlay outcome

The Prescribed Surface Water Areas Overlay seeks to ensure sustainable water use in prescribed surface water areas to maintain the health and natural flow paths of watercourses.

### Where it applies

The Overlay applies to prescribed surface water areas managed under the *Water Resources Act 1997*.

### Referrals

Commercial forestry, horticulture, activities requiring irrigation, aquaculture, industry and intensive animal husbandry that require or may require water to be taken over and above any allocation that has already been granted under the *Landscape South Australia Act 2019* require referral to the Minister or Chief Executive Officer of the department responsible for the administration of the *Landscape South Australia Act 2019* to provide expert technical assessment and direction on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.

In addition, development that involves a dam or similar structure requires referral to the relevant authority under the *Landscape South Australia Act 2019* that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development, to provide expert assessment and direction on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.

## Prescribed Watercourses Overlay

### Overlay outcome

The Prescribed Water Resources Area Overlay seeks to ensure sustainable use of water in prescribed water resource areas by ensuring activities involving the taking of water are avoided or undertaken in a sustainable manner.

### Where it applies

The Overlay applies to prescribed water resource areas managed under the *Landscape South Australia Act 2019*.

### Referrals

As per the Prescribed Surface Water Areas Overlay.

## Prescribed Water Resources Area Overlay

### Overlay outcome

The Prescribed Water Resources Area Overlay seeks to ensure sustainable use of water in prescribed water resource areas by ensuring the taking of water in such areas is avoided or undertaken in a sustainable manner.

### Where it applies

The Prescribed Water Resources Area Overlay applies to prescribed water courses managed under the *Landscape South Australia Act 2019*.

### Referrals

As per the Prescribed Surface Water Areas Overlay.

## Prescribed Wells Area Overlay

### Overlay outcome

The Prescribed Wells Area Overlay seeks to ensure the protection of prescribed well areas managed under the *Landscape South Australia Act 2019*.

### Where it applies

The Prescribed Wells Area Overlay applies to prescribed well areas managed under the *Landscape South Australia Act 2019*.

### Referrals

Commercial forestry, horticulture, activities requiring irrigation, aquaculture, industry and intensive animal husbandry that require or may require water to be taken over and above any allocation that has already been granted under the *Landscape South Australia Act 2019* require referral to the Minister or Chief Executive Officer of the department responsible for the administration of the *Landscape South Australia Act 2019* to provide expert technical assessment and direction on the taking of water to ensure development is undertaken sustainably.

## Ramsar Wetlands Overlay

### Overlay outcome

The Ramsar Wetlands Overlay seeks to ensure the protection of recognised Ramsar Wetlands through the sustainable use of water in prescribed wells areas.

### Where it applies

The Prescribed Wells Area Overlay applies to prescribed well areas managed under the *Water Resources Act 1997* and all identified Ramsar sites.

### Referrals

None.

## Regulated and Significant Tree Overlay

### Overlay outcome

The Regulated Trees and Significant Tree Overlay seeks to conserve regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

### Where it applies

The Regulated Trees and Significant Tree Overlay applies to areas where regulated and/or significant tree controls were prescribed in the former *Development Regulations 2008*. The overlay applies primarily to areas located within Metropolitan Adelaide and parts of Greater Metropolitan Adelaide.

### Referrals

None.

## River Murray Flood Plain Protection Area Overlay

### Overlay outcome

The River Murray Flood Plain Protection Area Overlay seeks to conserve and protect the water quality of the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourist and recreational resource. The overlay anticipates development for the purpose of recreation (e.g. landings, jetties, houseboat moorings), water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).

### Where it applies

The Overlay applies to the current River Murray Protection Area declared under the *River Murray Act 2003* (excluding the 'Tributaries Area'). The overlay replaced the former River Murray Flood Zone and the River Murray Fringe Zone from development plans, and other underlying zones that closely matched the intent of the Overlay.

### Referrals

The overlay will trigger referrals for various activities to either the:

- Minister administering the *River Murray Act 2003*, to provide expert assessment and direction on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality, and cultural heritage; or
- Environment Protection Authority (EPA), to provide expert assessment and direction on potential impacts to water quality in the River Murray system from pollutants discharged into any waters or onto land in a place that is reasonably likely to impact the quality of drinking water.

## River Murray Tributaries Protection Area Overlay

### Overlay outcome

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

### Where it applies

The Overlay applies to the River Murray Tributaries area as defined by the Department of Environment and Water.

### Referrals

Certain activities and land uses require referral to the Minister responsible for administering the *River Murray Act 2003* to provide expert assessment and direction on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality and cultural heritage.

## Scenic Quality Overlay

### Overlay outcome

The Scenic Quality Overlay seeks to ensure development complements natural and rural character, and areas of scenic value.

### **Where it applies**

This Overlay typically applies in rural locations, such as the Productive Rural Landscape Zone. It applies to untouched/unspoilt scenic type landscapes that are considered scenically valuable, such as the Mount Lofty Ranges.

### **Referrals**

None.

## **Significant Landscape Protection Overlay**

### **Overlay outcome**

The Significant Landscape Protection Overlay seeks to conserve the natural and rural character and scenic and cultural qualities of significant landscapes.

### **Where it applies**

The Significant Landscape Protection Overlay applies to significant landscapes of high value scenic or cultural qualities, such as the Flinders Ranges and Kangaroo Island coast.

### **Referrals**

None.

## **Stormwater Management Overlay**

### **Overlay outcome**

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

The construction of a new dwelling in the Overlay requires the installation of a rainwater tank of between 2000 to 5000 litres, depending on site area and site perviousness.

### **Where it applies**

The Stormwater Management Overlay applies to urban infill areas in Metropolitan Adelaide that may experience pressure on stormwater infrastructure, including:

- City Living Zone;
- Urban Renewal Neighbourhood Zone;
- Housing Diversity Neighbourhood Zone;
- General Neighbourhood Zone;
- Suburban Neighbourhood Zone;
- Waterfront Neighbourhood Zone;
- Established Neighbourhood Zone; and
- Hills Neighbourhood Zone.

### **Referrals**

None.

## Urban Tree Canopy Overlay

### Overlay outcome

The Urban Tree Canopy Overlay seeks for residential development to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

The construction of a new dwelling in the Overlay requires a new tree to be planted, unless mature tree(s) on site can be retained, or unless payment is made into the [Urban Tree Canopy Off-set Scheme](#) in eligible locations.

Unlike other DTS/DPF criteria, planting/retention of trees required by DTS/DPF 1.1 of the Overlay (or off-set payment) is required to be met by virtue of mandatory conditions in [State Planning Commission Practice Direction 12 \(Conditions\) 2020](#).

### Where it applies

The Urban Tree Canopy Overlay applies to urban infill areas in Metropolitan Adelaide that may experience loss of urban tree canopy, including:

- City Living Zone;
- Urban Renewal Neighbourhood Zone;
- Housing Diversity Neighbourhood Zone;
- General Neighbourhood Zone;
- Suburban Neighbourhood Zone;
- Waterfront Neighbourhood Zone;
- Established Neighbourhood Zone; and
- Hills Neighbourhood Zone.

### Referrals

None.

## Water Protection Area Overlay

### Overlay outcome

The Water Protection Area Overlay seeks to safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution in ecologically significant Water Protection Areas. This includes considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures because of climate change.

### Where it applies

The Overlay applies to Water Protection Areas defined under the *Environment Protection Act 1993* (excluding the River Murray and Mount Lofty Ranges, and areas covered by other relevant overlays).

### Referrals

Certain works such as composting, wastewater treatment, feedlots, piggeries or dairies require referral to the Environment Protection Authority (EPA) to provide expert technical assessment and direction on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.

## Water Resources Overlay

### Overlay outcome

The Water Resources Overlay seeks to protect the quality of surface waters by taking into account the projected reductions in rainfall and warmer air temperatures caused by climate change. It also seeks to maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

**Where it applies**

The Overlay applies to a 50 metre buffer of all watercourses and waterbodies (wetlands, dams, reservoirs, lakes (intermittent, dry and perennial) and land subject to inundation or occasional flooding. Entire properties in rural and remote areas have been included where these features occur.

**Referrals**

None.



## Natural Resources and Environment General Development Policies

### Open Space and Recreation

#### Policy outcome

These policies seek for pleasant, functional and accessible open space and recreation facilities to be provided for active and passive recreation.

#### When it applies

Where a new reserve or recreation facility is proposed, etc.

### Site Contamination

#### Policy outcome

These policies seek to ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

More information on the site contamination assessment scheme is available on the [PlanSA Portal](#).

#### When it applies

To applications proposing a more sensitive use (as per hierarchy in [State Planning Commission Practice Direction 14 – Site Contamination Assessment 2021](#)) to check that the previous use of the land does not pose risk of site contamination, or if it does, to require appropriate investigations and documentation to remediate any contamination.

*Note: A referral to the EPA related to site contamination is contained in Part 9.1 of the Code.*

# Chapter 4: Infrastructure and Movement Systems

'Infrastructure and Movement Systems' modules of the Code Library seek to manage the interfaces between South Australia's transport systems and surrounding land uses, and ensure suitable infrastructure is provided to cater for our population through new developments.

## Infrastructure and Movement Systems Zones and Subzones

### Commonwealth Facilities Zone

#### Zone outcome

This zone accommodates nationally significant aviation and defence-related activities.

#### When it applies

To facilities owned by the Commonwealth, such as airports and army barracks.

#### Subzones

None.

### Community Facilities Zone

#### Zone outcome

This zone provides for a range of community and institutional type developments. These include social, health, welfare, educational and recreation facilities that provide a service to the local community and larger scale community facilities that provide a service to the wider community and beyond, such as, schools and hospitals.

#### When it applies

Areas accommodating land uses such as community centres, schools and hospitals.

#### Subzones

The zone includes 3 subzones:

#### *St Andrew Hospital Precinct Subzone*

Accommodates hospital, clinical and health training, and allied research and educational facilities, along with independent medical and allied health facilities, supported by a mix of compatible accommodation and retail activity.

#### *WCH and Memorial Hospital Precinct Subzone*

Envisages the provision of health care and associated facilities.

#### *Neighbourhood Subzone*

Envisages community, educational and health care land uses complemented by residential development at medium densities as an alternative land use.

## Deferred Urban Zone

### Zone outcome

This zone allows for a limited range of low-intensity land uses and activities needed to support the existing use of the land without impeding the ability of the land to be developed for alternative forms of urban development in the future.

### Where it applies

To areas reserved for future development.

### Subzones

None.

## Infrastructure Zone

### Zone outcome

This zone provides for the protection, provision, maintenance and expansion of infrastructure services and facilities and supports ensuring that development, vehicular movements and infrastructure services and facilities manage environmental impacts.

### Where it applies

To electricity stations, water facilities, etc.

### Subzones

None.

## Infrastructure (Airfield) Zone

### Zone outcome

This zone caters for air transport movements and associated development that will not impede aviation operations.

### Where it applies

To regional airfields.

### Subzones

The zone includes one subzone:

#### *Residential Aviation Estate Subzone*

Seeks low density, detached dwellings and associated aircraft hangars designed to integrate with and complement the spacious setting of the airfield.

## Infrastructure (Ferry and Marina Facilities) Zone

### Zone outcome

This zone accommodates on-water development associated with the function of marinas and passenger ferry services together with a range of complementary waterfront-oriented recreational and tourist development activities.

### Where it applies

To marinas.

**Subzones**

The zone includes one subzone:

***Wallaroo Marina Subzone***

Seeks integrated waterfront-orientated commercial, residential/tourist accommodation, recreation and marina-based retail activities that serve as the focus of the marina development at Wallaroo.

## Infrastructure and Movement Systems Overlays

### Advertising Near Signalised Intersections Overlay

#### Overlay outcome

This overlay seeks provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

#### Where it applies

Within 100 metres of where any of the following intersects with State Maintained Roads:

- Traffic Signals
- Pedestrian Crossings
- School Crossings.

#### Referrals

Internally illuminated or animated advertisements within 100 metres of a signalised intersection/crossing require referral to the Commissioner for Highways to provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.

### Aircraft Noise Exposure Overlay

#### Overlay outcome

This overlay seeks to ensure that development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health.

#### Where it applies

To areas likely to be exposed to 20 or more noise exposure units within the Adelaide Airports Australian Noise Exposure Forecast.

#### Referrals

None.

### Airport Building Heights (Aircraft Landing Area) Overlay

#### Overlay outcome

This overlay seeks to manage potential impacts of buildings on the operational and safety requirements of aircraft landing areas by ensuring that building heights do not pose a hazard.

#### Where it applies

This overlay applies to a 6km buffer around unregistered airfields.

#### Referrals

None.

## Airport Building Heights (Regulated) Overlay

### Overlay outcome

The Airport Building Heights (Regulated) Overlay seeks to manage potential impacts of buildings on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

### Where it applies

This overlay applies to a 6km buffer around registered airfields.

### Referrals

Development of a height which would exceed the Obstacle Limitation Surface (OLS) expressed for the site is subject to a referral to the airport-operator company for the relevant airport (or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth) to provide expert assessment and direction on potential impacts on the safety and operation of aviation activities.

## Building Near Airfields Overlay

### Overlay outcome

This overlay seeks to manage lighting and bird attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

### Where it applies

This overlay applies to a 6km buffer around both registered and unregistered airfields.

### Referrals

None.

## Defence Aviation Area Overlay

### Overlay outcome

This overlay seeks to manage potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

### Where it applies

The Defence Aviation Area Overlay replicates the defence area height limits that surround the Edinburgh Defence Aviation Area.

The overlay is required to due to the Commonwealth [Defence \(RAAF Base Edinburgh Defence Aviation Area\) Declaration 2018](#) defining height restrictions for buildings surrounding the RAAF Base, Edinburgh.

### Referrals

None.

## Future Local Road Widening Overlay

### Overlay outcome

The Future Local Road Widening Overlay seeks to ensure development is consistent with and will not compromise the efficient delivery of future road widening requirements of local roads.

Where it applies

This Overlay applies adjacent roads identified for future road widening requirements, which are not State Maintained Roads.

Referrals

None.

## Future Road Widening Overlay

Overlay outcome

The Future Road Widening Overlay seeks to ensure development is consistent with and will not compromise the efficient delivery of future road widening requirements.

Where it applies

This overlay applies to adjacent State Maintained Roads identified for future road widening (reflecting the Metropolitan Adelaide Road Widening Plan).

Referrals

Development that is within a Future Road Widening Area, other than where all deemed-to-satisfy criteria are met, requires referral to the Commissioner for Highways to provide expert technical assessment and direction on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways.

## Gas and Liquid Petroleum Pipelines Overlay

Overlay outcome

This overlay seeks to manage risk to public safety, the environment and security of energy supply from the encroachment of development on strategic gas and liquid petroleum pipelines.

Where it applies

Adjacent high-pressure gas and liquid petroleum pipelines.

Referrals

Certain types of development require referral to the Chief Executive of the Department of the Minister responsible for administering the *Petroleum and Geothermal Energy Act 2000* to provide expert assessment and direction to the relevant authority in relation to:

- potential safety issues relating to development; or
- the potential for development to adversely impact upon the lawful continued operation of strategic infrastructure (gas and liquid petroleum pipelines).

## Gas and Liquid Petroleum Pipelines (Facilities) Overlay

Overlay outcome

This overlay seeks to manage risk to risk to public safety, the environment and security of energy supply from the encroachment of development on gas and liquid petroleum pipeline facilities.

Where it applies

Adjacent gas and liquid petroleum pipeline vent facilities.

### Referrals

Development, other than open space, roadways, dwelling/ancillary building on a residential allotment, and development that is minor in nature, requires referral to the Chief Executive of the Department of the Minister responsible for administering the *Petroleum and Geothermal Energy Act 2000* to provide expert assessment and direction to the relevant authority in relation to:

- potential safety issues relating to development; or
- the potential for development to adversely impact upon the lawful continued operation of strategic infrastructure (gas and liquid petroleum pipelines).

## **Key Railway Crossings Overlay**

### Overlay outcome

The Key Railway Crossings Overlay ensures development on key roads near a railway crossing does not interrupt or affect the safe operation of the crossing. Policies guide the location of site access points in relation to the railway crossing.

### Where it applies

To all land parcels within 190 metres of the intersections of railways and State Maintained Roads and land within 30 metres of an active and passive railway crossings at railway intersections, on State Maintained Roads.

### Referrals

None.

## **Key Outback and Rural Routes Overlay**

### Overlay outcome

This Overlay seeks the safe and efficient movement of vehicle and freight traffic on key outback and rural routes, and provision of safe and efficient vehicular access to and from key outback and rural routes.

### Where it applies

This overlay applies to freight routes, tourist routes and other key outback routes located outside of the Greater Adelaide Planning Region, to roads identified in the Department of Infrastructure and Transport's 'Functional Hierarchy for South Australia's Land Transport Network,' including land within 25 metres of the road corridor.

### Referrals

Except where all of the DTS criteria are met, development (including the division of land) that involves a new/altered access or junction, or involves change to the nature of vehicular movements through an existing access, to/on a State Maintained Road or within 25 metres of an intersection with a State Maintained Road, requires referral to the Commissioner of Highways to provide expert technical assessment and direction on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways.

## **Major Urban Transport Routes Overlay**

### Overlay outcome

This overlay seeks the safe and efficient operation of major urban transport routes for all road users, and provision of safe and efficient access to and from major urban transport routes.



#### Where it applies

All land abutting State Maintained Roads and any intersecting local roads up to 25 metres from the State Maintained Road within the Greater Adelaide Region (excluding roads already covered by the Key Outback and Rural Routes Overlay).

#### Referrals

As per the Key Outback and Rural Routes Overlay.

## Urban Transport Routes Overlay

#### Overlay outcome

This overlay seeks the safe and efficient operation of urban transport routes for all road users, and provision of safe and efficient access to and from urban transport routes.

#### Where it applies

This overlay applies to the freight and major traffic routes from the 'Functional Hierarchy for South Australia's Land Transport Network.' The overlay applies to land abutting these State Maintained Roads within the Greater Adelaide Region and any intersecting local roads up to 25 metres.

#### Referrals

As per the Key Outback and Rural Routes Overlay.

## Non-stop Corridors Overlay

#### Overlay outcome

This overlay promotes the safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised.

#### Where it applies

All land parcels abutting selected State Maintained Roads of a 'non-stop' function (e.g. some major expressways and highways) and intersecting local roads up to 25 metres from the selected roads.

#### Referrals

As per the Key Outback and Rural Routes Overlay, plus any advertisement that is within 100 metres of an on or off ramp and will be illuminated/animated.

## Traffic Generating Development Overlay

#### Overlay outcome

This overlay seeks the safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.

#### Where it applies

Within 250 metres around the major urban transport routes and/or urban transport routes.

#### Referrals

Referral to the Commissioner of Highways is required for development that is on, or within 250 metres of an Urban Transport Route or a Major Urban Transport Route, involving:

- land division creating 50 or more additional allotments

## OFFICIAL

- commercial development with a gross floor area of 10,000m<sup>2</sup> or more
- retail development with a gross floor area of 2,000m<sup>2</sup> or more
- a warehouse or transport depot with a gross floor area of 8,000m<sup>2</sup> or more
- industry with a gross floor area of 20,000m<sup>2</sup> or more
- educational facilities with a capacity < 250 students.

## Infrastructure and Movement Systems General Development Policies

### Clearance from Overhead Powerlines

#### Policy outcome

These policies seek protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

It carries forward established practices under the *Development Regulations 2008* to ensure development near overhead powerlines is suitably sited for safety reasons.

This module includes a Performance Outcome requiring development to be adequately separated from overhead powerlines and is accompanied by deemed-to-satisfy criteria seeking a declaration that either the development satisfies the requirements of Section 86 of the *Electricity Act 1996* or is located where there are no above ground powerlines adjacent to the site.

#### When it applies

All applications that propose a new building or structure.

### Infrastructure and Renewable Energy Facilities

#### Policy outcome

These policies seek to ensure development is provided with electricity, water and gas supply, drainage, stormwater and effluent disposal systems, roads, and telecommunications services. The policies address:

- the rehabilitation of decommissioned infrastructure sites and corridors, hazard management and new overlay policy to enable battery storage facilities
- on-site water supply and wastewater services
- temporary facilities such as borrow pits, concrete batching plants and worker amenity areas
- large-scale windfarms, solar photovoltaic arrays, solar thermal plants, grid-scale batteries, biofuels facilities and pumped hydro systems
- concerns such as dust, noise and amenity.

#### When it applies

The policies can be applied to any application that require connections to utility services like water and wastewater network or would require an on-site system in non-serviced locations. The module also supports assessment of windfarms or solar farms, as well as large-scale development that would create additional demands on transport roads, electricity, water, or other networks etc.

### Marinas and On-Water Structures

#### Policy outcome

These policies seek for marinas and on-water structures to be located and designed to minimise the impairment of commercial, recreation and navigation activities and adverse impacts on the environment.

#### When it applies

When a new marina or jetty is proposed.

## **Transport, Access and Parking**

### **Policy outcome**

These policies promote a comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

The module incorporates rates for off-street car parking requirements.

### **When it applies**

To most new developments to ensure they are provided with sufficient on-site parking and vehicle access.

## **Waste Treatment and Management Facilities**

### **Policy outcome**

These policies seek to mitigate potential environmental and amenity impacts of waste treatment and management facilities through considerations such as siting, soil and water protection, protection of amenity, access, fencing and security.

### **When it applies**

To dedicated waste treatment facilities and development proposing on-site waste storage/treatment.

## Want more information?

To find out more:

**visit** [www.plan.sa.gov.au](http://www.plan.sa.gov.au)

**email** [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)

or

**call** the PlanSA Service Desk on 1800 752 664

# Glossary

Acronym	Term	Meaning
	The Act	<i>Planning, Development and Infrastructure Act 2016</i>
	The Code	The Planning and Design Code, being a statutory instrument under the Act for the purposes of development assessment and related matters within South Australia.
<b>DO</b>	Desired Outcome	Policy type which aids the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module.
<b>DPF</b>	Designated performance feature	<p>Policy type used in a Performance Assessed development application, providing a guide to a relevant authority as to what is generally considered to satisfy the corresponding Performance Outcome.</p> <p>A 'designated performance feature' is the same policy as a 'deemed-to-satisfy' criteria but applied in the context of a performance assessed development application.</p>
<b>DTS</b>	Deemed-to-satisfy	<p>Refers to either:</p> <ol style="list-style-type: none"> <li>1. The development classification 'deemed-to-satisfy' or</li> <li>2. Policy type 'deemed-to-satisfy' criteria that a development application must meet to be classified as 'deemed to satisfy.'</li> </ol>
<b>PO</b>	Performance Outcome	<p>Policy type used in assessment of a Performance Assessed or Restricted development application.</p> <p>Performance outcomes are designed to facilitate assessment on merit according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.</p>
<b>TNV</b>	Technical and Numeric Variation(s)	<p>Technical and Numeric Variations are mapped in the Code and contain the quantitative or numeric information that applies to specific areas including:</p> <ul style="list-style-type: none"> <li>• Building Height (metres)</li> <li>• Building Height (levels)</li> <li>• Minimum Allotment Sizes</li> <li>• Minimum Allotment Frontages</li> </ul>





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