

ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Accommodation Diversity Code Amendment

By the State Planning Commission

Prepared by the Designated Entity:



(Signature)

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STATE
PLANNING
COMMISSION



Government of South Australia

Department for Housing
and Urban Development

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1 Executive summary

The State Planning Commission's Accommodation Diversity Code Amendment proposes improvements to planning rules to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement facilities and supported accommodation across the state.

Key features of the draft Code Amendment released for consultation in December 2024 included proposing:

- more flexibility in apartment design by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- introducing a new form of 'co-living' accommodation for residences that rely on shared kitchen or bathroom facilities
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation
- allowing increased building height up to 4-6 storeys for large retirement facilities and supported accommodation developments to respond to the significant demand of an ageing population for suitable housing within our communities.

Feedback was also sought on a draft practice guideline for co-living and student accommodation outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities.

The proposed changes aim to make it easier to build much needed housing for South Australians. Providing greater flexibility for, and increasing the number of, apartment-style homes that can be built is part of the South Australian Government's Housing Roadmap to address the need for more homes for South Australians, and are also objectives of the recently updated Greater Adelaide Regional Plan.

From 5 December 2024 to 27 February 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft Code Amendment and draft practice guideline.

More than 420 submissions were received from community members, councils, industry bodies, community advocacy organisations and state government agencies.

Submissions provided a range of feedback and comments on a wide range of topics.

The main topics of feedback regarding co-living and student accommodation were:

- concern about shared toilets and bathrooms in co-living accommodation
- requests for increased on-site car parking for co-living accommodation
- requests from industry for reduced rates of communal/private open space for student accommodation
- concern that the Draft Practice Guideline – Communal Recreational Spaces and Shared Facilities is too prescriptive.

The main topics of feedback regarding retirement facilities and supported accommodation were:

- concerns from community and a number of councils about 4 to 6 storey building heights, particularly in the Established Neighbourhood Zone
- concerns about associated commercial floor area allowances and on-site car parking
- requests from industry to decrease the 1-hectare threshold for 4 to 6 storey building heights, with concerns the policy addressing interfaces with neighbouring residences is too restrictive.

All feedback and topics raised were considered in finalising the Accommodation Diversity Code Amendment.

It is noted that about 340 submissions were received following concerns raised via radio interviews and social media during the last two days of consultation. This unfortunately provided incorrect information about proposed changes to the planning rules regarding shared facilities and incorrectly indicated increased building height was proposed in all residential areas for all housing types. The proposal to allow 4 to 6 storey building height only applied to large (more than 1 hectare) retirement facilities and supported accommodation developments.

The engagement evaluation survey demonstrated community felt they were able to access the information they needed to take an informed view and understood why they were asked for their feedback and how it would be considered. However, concern was raised about the level of influence public feedback would have over the outcome, with several participants feeling that a decision on the final Code Amendment had already been made.

The engagement process was found to meet the minimum requirements to meet the Community Engagement Charter principles, with some concerns raised about the engagement process.

Amendments to the draft Code Amendment are proposed following the consultation:

Apartment Design

- Amend the minimum room dimension for a secondary bedroom to 2.5m x 3.0m
- Amend policy relating to dwelling and co-living layouts and habitable room dimensions, to ensure they provide a reasonable level of occupant amenity in addition to being functional and efficient.

Co-living

- Amend the proposed co-living definition to clarify that common rooms and/or recreation areas are a required part of co-living, along with shared kitchen and/or shared bathroom facilities when either are not provided in co-living residences.
- Increase the base amount of communal open space so that a total of 25m² is required for the first 10 co-living residences (i.e. similar to that required for a single dwelling), with an additional 2.5m² for each additional residence thereafter.
- Apply co-living as an envisaged use with associated assessment pathway in the Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, and Urban Activity Centre Zone, consistent with the co-living related amendments proposed to other comparable zones contained in the consultation Code Amendment.

Student Accommodation

- Replace private open space and communal open space with 'shared space', at a rate of 2m² per student accommodation residence, less the area of any communal indoor recreation areas or shared kitchen facilities, and allow for a lesser rate where near to publicly accessible open space or university grounds.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Remove spatial application of the Overlay from any area currently covered by the Established Neighbourhood Zone, Hills Neighbourhood Zone, Character Area Overlay or Historic Area Overlay.
- Amend the building envelope provision to 45 degrees on all boundaries, other than on the southern boundary, and remove application where a site boundary is with a State Maintained Road.
- Include an overall limit for shop / office / consulting room of 10% of the total floor area of all buildings on the site.
- Amend the administrative definition to clarify that a facility site must be a single area not separated by a road or the like.
- Designate the State Planning Commission as the Relevant Authority for all development above 4 storeys / 15 metres in height for development triggering the Overlay.
- Require notification of adjacent land for development above 4 storeys / 15 metres in height for development on a significant retirement facility and supported accommodation site.

- Amend the Traffic Generating Development Overlay to include a retirement facility and/or supported accommodation exceeding 50 residences on a significant retirement facility and supported accommodation site as a new type of development, requiring referral to the Commissioner for Highways.

The following key changes to the draft Practice Guideline are proposed:

- Specify that the anticipated number of occupants is taken to equate to one resident per bedroom for relevant co-living residences, and one resident per bed for student accommodation.
- Remove reference to the ratio of bathroom facilities (but retain guidance regarding the location of bathroom facilities – i.e. are located on each floor).

2 Purpose

This report has been prepared by the State Planning Commission, the Designated Entity, for consideration by the Minister for Planning in adopting the Accommodation Diversity Code Amendment.

The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made, the response to the feedback and the proposed changes to the Code Amendment.

In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process are also outlined.

3 Introduction

The South Australian Government, together with local government, has a role in ensuring a diverse range of housing types is provided in residential areas to give choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update)* and the recently adopted Greater Adelaide Regional Plan.

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission initiated the Accommodation Diversity Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016*.

The draft Accommodation Diversity Code Amendment sought to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

As a result of investigations, the draft Code Amendment proposed the following key changes, which were subject to an engagement process:

- introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities, along with additional opportunity for subordinate non-residential uses such as cafes and allied health services
- more flexibility in apartment design, by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

The draft Code Amendment was released for community engagement under the backdrop of a clear South Australian Government position to deliver an appropriate supply of housing to meet current and emerging demands through the [Housing Roadmap](#) released in June 2024.

The Accommodation Diversity Code Amendment forms part of the Housing Roadmap by delivering a new form of shared housing.

This Code Amendment complements the objectives of the [Future Living Code Amendment](#), which is also part of the Housing Roadmap, and Part 1 was approved by the Minister for Planning on 26 April 2025.

4 Engagement approach

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016*. The Act requires public engagement to take place in accordance with the Community Engagement Charter.

The Designated Entity prepared an engagement plan to apply the principles of the Community Engagement Charter.

Engagement on the draft Code Amendment sought to:

- inform stakeholders and interested community of why the draft Code Amendment has been developed and the proposed amendments to the planning rules for apartment-style housing and retirement living
- inform stakeholders and interested community of the opportunity to provide feedback on the draft Code Amendment
- ensure all affected stakeholders and interested community have:
 - o appropriate opportunities to provide feedback on the draft Code Amendment
 - o equitable access to the information they need to provide relevant and meaningful feedback for consideration in finalising the code amendment
 - o sufficient time to hear of the consultation, understand what is proposed and provide their feedback on the draft code amendment
- gather relevant and meaningful feedback from stakeholders and interested community for consideration in finalising the code amendment for the Minister's decision
- inform stakeholders and interested community of the consultation and code amendment process' outcomes.

4.1 Engagement activities

The following engagement activities were delivered during the consultation period:

Engagement or promotion activity	Description	Stakeholders
Direct letters to key stakeholders	<p>A letter from the Chair of the State Planning Commission was sent via email to the Chief Executives of key stakeholders identified in the engagement plan, providing details of the draft Code Amendment and where to find more information, notifying them of the consultation and directly inviting their feedback.</p> <p><i>View a copy of the letter and examples of stakeholders sharing information in Attachment 1.</i></p>	<p>Minister for Planning, state and Federal MPs, councils, LGA and state agencies, peak bodies for retirement living, planning and development industry, student accommodation and community interests,</p> <p>retirement living, student accommodation, Aboriginal and social housing providers, SA Young Planners Committee</p>
Online stakeholder information session	An email invitation sent on 6 December from the Commission invited planning practitioners	Industry, council, LGA and agency practitioners, professionals working in

Engagement or promotion activity	Description	Stakeholders
	<p>to an online information session on 16 December.</p> <p>Presentations by PLUS staff provided details of the draft code amendment and how to provide feedback, and an opportunity to ask questions.</p> <p><i>Invitation sent to more than 260 planning professionals and 126 people attended</i></p> <p><i>See Attachment 1 to see email invitation.</i></p>	<p>the planning and development industry</p>
<p>PlanSA website</p> <p>consultation page</p> <p>news story</p> <p>homepage banner</p> <p>events page</p>	<p>The Code Amendment consultation page provided detailed information about the draft Code Amendment and how to provide feedback, along with all consultation documents and contact details for further information.</p> <p>An online submission form was available to submit feedback directly via the webpage. (It is noted that the online form did not work on the final day of consultation.)</p> <p>It included details of online information sessions, which were also promoted on the PlanSA events page.</p> <p>The consultation was promoted on the homepage via a banner throughout the consultation period and a news story.</p> <p><i>News story viewed 847 times</i></p> <p><i>15 submissions were submitted via PlanSA online form</i></p> <p><i>See Attachment 1 to view PlanSA website content</i></p>	<p>Planning practitioners, state agencies, local government, key industry stakeholders, advocacy organisations</p>
<p>PlanSA subscriber notification email</p>	<p>An email notification was sent to all PlanSA subscribers for updates to relevant Code Amendments notifying them of the consultation and directing them to the PlanSA page for more information.</p> <p><i>Automated email sent to more than 100 subscribers.</i></p>	<p>Planning practitioners, industry, state agencies, local government, community with an interest in planning</p>

Engagement or promotion activity	Description	Stakeholders
SPC website news story	<p>A news story on the SPC website homepage provided information about the draft Code Amendment and invited feedback, including details of where to find more information.</p> <p><i>News story viewed 126 times</i></p>	Planning practitioners, key industry stakeholders
YourSAy website	<p>The consultation page provided easy to understand information about the draft Code Amendment, with frequently asked questions, the fact sheet, draft Code Amendment and draft practice guideline documents available for further details, as well as contact details for further information.</p> <p>Details of online information sessions were available and presentation slides were published following the final session for those who could not attend.</p> <p>Website content could be translated into more than 200 languages to ensure information was accessible to culturally and linguistically diverse communities.</p> <p>The online survey provided a simple and accessible way to make a submission and guided feedback on areas of the draft Code Amendment that could be influenced by the community.</p> <p>The 'questions' tool was available for community to directly contact the project team with questions through the website, however no questions were submitted.</p> <p><i>YourSAy page viewed about 2,300 times by 1,664 people</i></p> <p><i>Draft Code Amendment downloaded 282 times by 210 people and draft practice guideline downloaded 125 downloads by 105 people.</i></p> <p><i>672 people visited the online survey and 345 people submitted 350 surveys.</i></p> <p><i>See Attachment 1 to view YourSAy website content and metrics.</i></p>	Broader SA community, community interest groups, housing providers and organisations, student accommodation organisations, planning practitioners, advocacy organisations

Engagement or promotion activity	Description	Stakeholders
Eventbrite website and email	<p>Website content promoted the consultation and online events, sharing information about the draft Code Amendment and directing people to the YourSAy website for more information. It included a tool to register for online information sessions.</p> <p>Email notification was sent to page subscribers at consultation launch.</p> <p><i>More than 250 people received the email notification of the consultation and events.</i></p> <p><i>View Attachment 1 to view content.</i></p>	All stakeholders and community interested in attending an online information session, subscribers to the PLUS Eventbrite page
Fact sheet	<p>Provided a plain-English summary of key features of the draft Code Amendment, how to give feedback, next steps and how to find out more.</p> <p><i>169 downloads from YourSAy website.</i></p> <p><i>View Attachment 1 to see fact sheet.</i></p>	Broader SA community, community interest groups, housing and student accommodation providers/organisations, planning practitioners
Frequently asked questions (FAQs) published at launch	<p>Providing further information regarding potential questions, concerns and about key themes of interest to the community and stakeholders. FAQs were available via a document published on PlanSA and YourSAy website, and FAQs embedded in YourSAy webpage.</p> <p>Additional FAQs were developed in response to feedback received during consultation (see below).</p> <p><i>147 views by 129 people on the YourSAy website</i></p> <p><i>See Attachment 1 to view the FAQs.</i></p>	Broader SA community, community interest groups, housing providers/organisations, planning practitioners, state agencies, local government
Social media	<p>Social media posts raised awareness of the draft Code Amendment, online public information sessions and opportunities to provide feedback.</p>	<p>YourSAy: broader community, community organisations, all stakeholders</p> <p>PlanSA and SPC channels: planning practitioners, state agencies, local</p>

Engagement or promotion activity	Description	Stakeholders
	<p><i>4 PlanSA Facebook posts achieved 1,958 views, 8 clicks, 9 reactions, 1 comment, 4 shares</i></p> <p><i>4 SPC LinkedIn achieved 1,727 impressions, 64 engagements, 33 clicks and 10 reposts.</i></p> <p><i>YourSAy Facebook reached 296 people with 3 clicks, 10 reactions, 2 comments, 1 share</i></p> <p><i>YourSAy Twitter achieved 87 impressions and 2 tweets.</i></p> <p><i>See Attachment 1 to view social media posts and metrics</i></p>	<p>government, planning and development industry peak bodies and practitioners, other key stakeholders</p>
Media release and coverage	<p>A media release was issued by the Minister for Planning promoting the opportunity to provide feedback on the draft Code Amendment. The release was published on the Premier of South Australia website.</p> <p><i>Media coverage on multiple radio, print and online channels at launch, including The Advertiser and ABC Adelaide.</i></p> <p><i>Further radio, print and online media coverage throughout consultation period.</i></p> <p><i>View Attachment 1 to see media release and coverage.</i></p>	<p>Broader SA community and all stakeholders</p>
Planning Ahead e-news	<p>Information about the draft Code Amendment and consultation were published in the December and February editions of the Planning Ahead e-news.</p>	<p>Planning practitioners, building and housing industry stakeholders, state agencies, local government</p>

Engagement or promotion activity	Description	Stakeholders
	<p><i>December: delivered to 2,705 people, opened 1839 times and 172 link clicks.</i></p> <p><i>February: delivered to 2759 people, opened 1868 times and 19 link clicks.</i></p> <p><i>See Attachment 1 to view articles.</i></p>	
YourSAy e-news	<p>Promoted the draft Code Amendment consultation in the monthly e-news in January and February, directing people to the YourSAy website for more information and to provide feedback.</p> <p><i>Sent to more than 109,000 people, opened more than 47,000 times and link clicked 779 times in total.</i></p> <p><i>View Attachment 1 to see article.</i></p>	Broader SA community, community interest groups, housing providers/ organisations, planning practitioners
Policy Forum	<p>Information about the draft Code Amendment and consultation was presented at the bi-monthly Policy Forum on 6 December to raise awareness of the proposed changes and invite feedback.</p> <p>A summary of what was heard during consultation was presented at the Policy Forum on 28 March.</p> <p><i>78 people attended the December forum, 92 people attended the March forum</i></p> <p><i>View Attachment 1 to see Policy Forum slides</i></p>	Industry, council, LGA and agency practitioners, professionals working in the planning and development industry
Email reminder of public online information sessions	<p>An email was sent on 29 January to key stakeholders identified in the engagement plan reminding them of the proposed changes to the Code Amendment, opportunity to provide feedback on the draft Code Amendment and draft guideline and the public information sessions in February.</p> <p><i>Email sent to 226 people</i></p>	State agencies, councils LGA, planning and development industry peak bodies, community and housing peak bodies

Engagement or promotion activity	Description	Stakeholders
Online public information sessions	<p>2 online information sessions were held:</p> <p>Thursday 6 February, 10am-11am</p> <p>Tuesday 11 February, 5:15pm-6:15pm</p> <p>PLUS staff presented information about the draft Code Amendment, how to share feedback and provided an opportunity for the public to ask questions.</p> <p>The presentation slides were emailed to participants and published on the YourSAy website for those who were unable to attend or wished to review later.</p> <p>The slides included clarity on different types of housing.</p> <p><i>6 February: 64 registrations, 44 attendees</i></p> <p><i>11 February: 41 registrations, 18 attendees</i></p> <p><i>Slides were viewed 23 times on YourSAy</i></p> <p><i>View Attachment 1 see presentation slides</i></p>	Broader SA community and all stakeholders
Hard copy documents	Hard copies of the draft Code Amendment and draft practice guideline were available to view at the PLUS office in Adelaide CBD.	Community with limited internet access or who prefer to view information in hard copy
PlanSA helpdesk (phone and email)	<p>PlanSA contact details were published in communication materials, inviting stakeholders and community to contact the helpdesk if they had questions or required further information.</p> <p><i>3 emails and 4 phone enquiries were received and responded to.</i></p>	<p>Community with limited internet access</p> <p>Community and stakeholders who prefer to speak directly with a member of staff</p>
'What we heard' summary	<p>A high-level summary of initial feedback on what was heard during consultation and outlining the next steps was emailed to engagement participants. It was also shared on the PlanSA and YourSAy websites.</p> <p><i>Emailed to 490 people.</i></p>	Engagement participants who submitted feedback, registered to attend an online information session or provided contact details at an in-person event.

Engagement or promotion activity	Description	Stakeholders
	<i>View Attachment 1 to see a copy.</i>	
Frequently asked questions following consultation	<p>A series of additional frequently asked questions were developed in response to questions and issues raised during the consultation and emailed to engagement participants with the 'what we heard' summary.</p> <p><i>Sent to 490 engagement participants.</i></p>	Engagement participants who submitted feedback, registered to attend an online information session or provided contact details at an in-person event.
Engagement evaluation survey	<p>The engagement evaluation survey was emailed to all engagement participants, along with the 'what we heard' summary, to help evaluate the engagement process against the Community Engagement Charter principles.</p> <p><i>Emailed to 490 people</i> <i>26 responses were received</i></p> <p><i>View Attachment 2 to see evaluation survey results</i></p>	Engagement participants who submitted feedback, registered to attend an online information session or provided contact details at an in-person event.

4.2 Mandatory requirements

The following mandatory engagement requirements have been met:

Notice and consultation with councils

The Charter requires that a council or councils must be directly notified and consulted on a proposed Code Amendment where the proposal is specifically relevant to a particular council or councils (where council did not initiate the proposal).

A letter was emailed directly to the Chief Executive of all South Australian councils at the launch of consultation, providing information about the draft Code Amendment and inviting their feedback on the draft Code Amendment and draft practice guideline.

Council planning practitioners were also directly emailed and invited to attend a stakeholder information session and public online information sessions.

Information was shared with council planning staff through Policy Forums hosted by PLUS, stakeholder and public online information sessions and PLUS staff were available to discuss the draft Code Amendment with council staff throughout the consultation.

A total of 26 council submissions were received and considered as part of the consultation process.

Notice and consultation with the Local Government Association

The Charter requires that the LGA be notified in writing and consulted, where the proposed Code Amendment is generally relevant to councils.

A letter was emailed directly to the LGA Chief Executive Officer at the launch of consultation, providing information about the draft Code Amendment and inviting their feedback on the draft Code Amendment and draft practice guideline.

The LGA was also directly emailed and invited to attend a stakeholder information session and public online information sessions and information was shared with their planning staff through Policy Forums.

PLUS staff were available to discuss the draft Code Amendment with LGA staff throughout the consultation.

Notice and consultation with owners and occupiers of land which is specifically impacted and adjacent land

Under section 73(6)(d) of the PDI Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the designated entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the regulations.

Because this Code Amendment impacts more generally across the state, rather than specific pieces of land, broad communication methods were used to ensure affected landowners and occupiers were aware of the draft Code Amendment and of their opportunity to provide feedback.

Notification of the proposed Code Amendment and draft practice guideline and an invitation to provide feedback was published on the PlanSA website, including a description of the proposed changes and copies of all consultation documents and how to provide feedback.

Digital tools for providing feedback, which are accessible across the state, were provided, including via the YourSAy and PlanSA websites, as well as the opportunity to participate in online information sessions and phone or email staff to ask questions and provide feedback. The YourSAy website also translates content into a large number of languages, making information accessible to people of culturally and linguistically diverse backgrounds.

These digital engagement tools were complemented by digital and traditional communication methods, including print media, radio, social media and e-newsletters, to inform landowners and occupiers impacted by the draft Code Amendment of the proposed changes and opportunity to participate in the consultation.

Notice of proposal to include local heritage listing to owner of land

The Community Engagement Charter requires that where a Code Amendment proposes to include a heritage character or preservation policy that is similar in intent or effect to a local heritage listing, the owner of the land on which the places resides must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.

As this is not included in the draft Code Amendment, so no engagement to this effect was undertaken.

4.3 Compliance with the engagement plan

Consultation was carried out in-line with the engagement plan, with the following amendments:

- a fact sheet and frequently asked questions were developed and published at consultation launch to provide an easy to understand summary of the draft Code Amendment and more detail on key areas of interest for community and stakeholders
- a specific digital communications toolkit was not sent to key stakeholders, but information was provided directly to key stakeholders with links to important information and consultation websites, which were shared via their channels, including social media and websites, to raise awareness across their networks – for example about 20% of engagement evaluation survey respondents heard about the consultation via their local council (see Attachment 1 for examples of stakeholders sharing information via their channels)
- presentation slides from the public information sessions, which included a slide providing a clear explanation of the different types of housing, were shared on the YourSAy website to provide further information for interested people, particularly those who could not attend the information session
- additional frequently asked questions were developed following the engagement period, addressing questions and issues raised during the consultation.

5 Evaluation of engagement

To ensure the principles of the Community Engagement Charter are met, an evaluation of the engagement process for the Code Amendment has occurred.

5.1 Performance indicators for evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. that the engagement genuinely sought their input to help shape the proposed Code Amendment
2. confident their views were heard during the engagement
3. they were given an adequate opportunity to be heard
4. they were given sufficient information so that they could take an informed view
5. informed about why they were being asked for their view and the way it would be considered.

The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme
2. contributed to the substance of the final draft Code Amendment
3. reached those identified as communities or stakeholders of interest
4. provided feedback to community about outcomes of engagement
5. was reviewed throughout the process and improvements put in place, or recommended for future engagement.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement process against the five principles of the Charter. This was determined through community evaluation of the engagement process as well as evaluation undertaken by the Planning and Land Use Services' engagement team on behalf of the Designated Entity. The full results of the evaluation can be found in Attachment 2.

An evaluation survey was sent to 490 people who participated in the engagement by providing feedback on the draft Code Amendment or registering to attend an online information session. The survey was accompanied by the 'what we heard' summary of engagement feedback and a document addressing frequently asked questions and issues raised during the consultation. A total of 26 responses were received, mostly from community members, and contributed to evaluating the engagement process against the Charter principles.

(1) Engagement is genuine

People had faith and confidence in the engagement process

The 12-week consultation period took the Festive Season into consideration, allowing an extended period of time for community and stakeholders to learn about the proposed changes and share their feedback. Consultation activities were planned so that stakeholders and interested community would have a suitable amount of time to be informed of the consultation before any holidays and then receive further information

and have the opportunity to take part in engagement activities early in the New Year, with time to provide considered feedback.

Key stakeholders were provided information and the opportunity to attend an information session early in the consultation, with reminders sent in the New Year, and public information sessions were held in the middle of the consultation period.

Detailed stakeholder mapping during the engagement planning process identified a wide range of affected and interested stakeholders and engagement methods were tailored to ensure each audience was able to easily access information and provide feedback.

A wide variety of targeted methods were used to actively seek participation from stakeholders and communities in an effort to understand the range of views and concerns held for careful consideration in finalising the draft Code Amendment.

Local government, industry peak bodies, planning practitioners, state agencies, MPs, community and housing peak bodies and accommodation owners, operators and consumer bodies were directly informed of the draft Code Amendment and invited to provide feedback.

Broad communication methods to raise awareness of the consultation across the broader community were also used to ensure all affected and interested people were aware of and able to participate in the engagement, including print and radio media coverage and social media posts. Stakeholders also shared information with their networks to raise broader awareness of the Code Amendment and encourage feedback.

Feedback was received from a broad range of stakeholders and community, representing the majority of the identified stakeholder groups in the engagement plan, indicating endeavours to encourage participation in the engagement process were successful.

Engagement participants were honest in their feedback and all feedback received was reviewed carefully and considered in finalising the Code Amendment.

As a result of feedback received, a number of changes have been recommended in finalising the draft Code Amendment for the Minister's consideration, demonstrating stakeholders and communities were genuinely listened to and influenced the outcomes.

While there were mixed responses in the engagement evaluation survey, only a minority of respondents did not feel the engagement genuinely sought their input to help shape the proposal.

Overall, all parties were genuine and honest in their participation and the large number of submissions from a wide range of stakeholders and community indicates people did have faith in the process, noting some inaccurate information was promoted by third parties nearing the end of the consultation period and some concerns were raised regarding the level of influence submissions would have over the final outcome.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal	0.0% (0)	38.5% (10)	38.5% (10)	11.5% (3)	11.5% (3)

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

Stakeholder mapping was used to identify the stakeholders affected by and interested in the draft Code Amendment and the most appropriate channels for communication and engagement to meet their needs.

All key stakeholders were directly contacted and invited to participate in the consultation, as per the engagement plan.

Due to the state-wide nature of the draft Code Amendment, the consultation focussed on digital methods to ensure all stakeholders and community were able to easily access information and participate in the engagement across the state at a time that suited them.

The YourSAy website was used as the primary community consultation website, focussing on easy-to-understand information, with more technical information available for people wanting further details. People were also able to view the website content in more than 200 languages, making information available to South Australia's culturally and linguistically diverse communities.

Stakeholder information sessions were scheduled early in the engagement to ensure they clearly understood the proposed changes and had time to consider the draft Code Amendment and prepare their responses, with reminders sent in the New Year of the opportunity to also attend public information sessions. Public information sessions were held in the middle of the consultation period, following the Festive Season, to enable people to hear about the draft code amendment and consultation and then attend the information session to learn more and ask further questions prior to sending in their submission.

Information sessions were held on different days of the week and different times of day to ensure interested people could attend.

Stakeholders and community could provide feedback on the draft Code Amendment in multiple ways, including online (via two websites), and written submissions via email and mail. All submissions were acknowledged and considered.

The 12-week consultation period provided sufficient time for people to learn of the opportunity and to have their say, and provided additional time for community and stakeholders to provide feedback due to the Festive Season.

There were mixed responses in the engagement evaluation survey, with many respondents feeling neutral regarding their confidence in their views being heard during the engagement. However, only a minority of respondents did not feel the engagement genuinely sought their input to help shape the proposal.

In response to whether engagement participants had any further comments to share on the engagement process, four people commented that they felt the decision had already been made and the engagement process would not influence the final Code Amendment.

The number of submissions received from a wide range of stakeholder groups and community, combined with the evaluation survey demonstrates that affected and interested people had the opportunity to participate and be heard. However, there were concerns raised regarding whether their feedback would influence the outcome.

Engagement evaluation occurs before any amendments responding to feedback are finalised, so it is difficult for stakeholders and community to feel confident their feedback has been heard in finalising the draft Code Amendment until a final decision is made and the engagement report is published.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I am confident my views were heard during the engagement	0.0% (0)	30.8% (8)	42.3% (11)	15.4% (4)	11.5% (3)

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

Engagement incorporated a range of techniques to ensure stakeholders and the broader community were able to easily access information and understand the draft Code Amendment, and participate in the engagement.

Communication and engagement activities focussed on technology-based engagement to ensure all stakeholders and interested community across the state could access information and participate in the engagement, and to deliver flexibility for community participation and value for money.

Engagement was of an appropriate scale and form, reflecting the likely impact of the amendment.

Stakeholders were directly provided with information and invited to attend information sessions to find out more and to participate in the engagement via online survey, online submission form, email or writing. They were also invited to contact PlanSA directly for further information.

Broader communication methods such as media and social media, as well as providing information to key stakeholders to share with their networks, were used to raise broader awareness of the consultation, invite feedback and direct interested people to further information.

The information available, including website content, social media posts, direct email, e-newsletter articles, FAQs and fact sheet, clearly outlined the changes to the planning rules proposed by the draft Code Amendment and practice guidelines. Information was also targeted to the audience.

Some councils suggested that all landowners and occupiers adjacent to existing retirement living and supported accommodation should have been directly notified of the proposed changes. However, given the state-wide impacts of the draft Code Amendment and the extremely large number of properties located in the vicinity of existing retirement living and supported accommodation, it was considered this would not be the most effective use of resources or value for money to raise awareness of the consultation during engagement planning.

The evaluation survey demonstrated the majority of respondents felt they were given sufficient information to take an informed view and understood why they were asked for their feedback and how it would be considered. This, along with the large number of submissions, suggests that engagement was fit for purpose.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given an adequate opportunity to be heard	0.0% (0)	69.2% (18)	23.1% (6)	3.8% (1)	3.8% (1)

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given sufficient information so that I could take an informed view	7.7% (2)	57.7% (15)	19.2% (5)	7.7% (2)	7.7% (2)

(4) Engagement is informed and transparent

All relevant information was made available and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

A range of tactics were identified through detailed stakeholder mapping and delivered to ensure information was available at a level of detail and in a way that was tailored to the needs of all affected and interested stakeholders and community.

Due to the state-wide nature of the consultation, technology-based engagement products were used alongside traditional communications and engagement methods, to ensure people could readily and conveniently access all relevant information and submit feedback.

Plain-English communication materials were developed to provide information that was easy to understand for interested community, including YourSAy website content, fact sheets and frequently asked questions. This information clearly outlined what the proposed changes were and how community could influence the final draft Code Amendment and draft practice guideline.

Information was available online and in hard copies, in written form and through online presentations, to ensure all interested and affected people could access information and understand the draft Code Amendment and participate in the engagement. People could also directly call or email PlanSA if that was their preferred method of gaining information and providing feedback.

Detailed and technical information was also available for stakeholders and people with an in-depth interest in the draft Code Amendment and practice guideline.

Communication materials and the online survey guided community to understand what the draft Code Amendment aimed to achieve and how, and what their feedback could influence.

Concerns raised via radio interviews and social media during the last two days provided incorrect information about proposed changes to the planning rules regarding shared facilities and incorrectly indicated increased building height was proposed in all residential areas for all housing types. The proposal to allow 4 to 6 storey building height only applied to large (more than 1 hectare) retirement facilities and supported accommodation developments.

While there was insufficient time to address this inaccurate information before consultation closed, an additional 'frequently asked questions' document was prepared and sent to all engagement participants after the consultation, addressing common questions and concerns that were raised during the consultation period.

All submissions were acknowledged and all engagement participants received a 'what we heard' document providing a high-level summary of feedback received and the next steps, along with the engagement evaluation survey. Planning practitioners were also updated on the outcomes of the consultation and next steps at the regular Planning Forum.

Participants were advised that their feedback would be summarised and published at the conclusion of the engagement period.

The evaluation survey results demonstrate the majority of respondents felt they were informed about why they were being asked for their view and the way it would be considered. The majority also felt they were given sufficient information to take an informed view. This indicates that people were able to access relevant information and understood how their views would be considered.

Note: closing the loop engagement activities are still to be actioned, following a final decision regarding the Code Amendment, including publishing the engagement report and providing it to all engagement participants.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I felt informed about why I was being asked for my view, and the way it would be considered.	3.9% (1)	50.0% (13)	26.9% (7)	19.2% (5)	0.0% (0)

(5) Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

The engagement process was reviewed throughout the consultation period, with a number of additional communication and engagement tactics delivered beyond those identified in the engagement plan.

A fact sheet was published at launch, providing a 2-page, plain-English summary of key changes proposed by the draft Code Amendment, inviting feedback on the draft Code Amendment and guideline, details of next steps and how to find out more, including information session details.

More detailed 'frequently asked questions' were also published, providing greater detail about the proposed changes, where the proposed changes would apply and explaining the different forms of housing.

Both these documents were published on PlanSA and YourSAy websites and the frequently asked questions were also embedded in the YourSAy consultation page throughout the consultation.

Public information session presentation slides were also provided to event participants and published on the YourSAy website to provide additional information to interested community and stakeholders, including a summary of the different types of housing.

Due to a technical issue, the PlanSA online form did not work on the final day of the consultation and an error message was displayed when used. Because alternate ways to submit feedback were provided in all communication materials, including on the PlanSA website, and more than 230 submissions were received via YourSAy on the final day of consultation, it was felt this did not impact the outcomes of the consultation. However, issues with the form were thoroughly investigated and the online form is not being promoted as an option for providing feedback for future consultations until the issues are resolved.

It is noted that about 340 submissions were received following concerns raised via radio interviews and social media, which unfortunately provided incorrect information about proposed changes two days before consultation closed.

While there was insufficient time to address this inaccurate information before consultation closed, an additional 'frequently asked questions' document was prepared and sent to all engagement participants, addressing common questions and concerns that were raised during the consultation period.

(6) Conclusions

Overall, evaluation against the Community Engagement Charter principles demonstrates that the charter principles were met.

A large number of submissions were received from community and also from a range of targeted stakeholder groups, demonstrating broad awareness of the consultation and that accessible ways for submitting feedback were provided.

The evaluation demonstrated the materials developed to inform the public about the draft Code Amendment were of a suitable level of detail, readily understandable and easy to access.

Community felt they were able to access the information they needed to take an informed view and understood why they were asked for their feedback and how it would be considered.

However, some concern was raised in the engagement evaluation survey about the level of influence public feedback would have over the outcome, with several participants feeling that the decision had already been made.

This concern may have been raised following inaccurate information shared by third parties via radio and social media in the final two days of consultation. A large number of submissions were received from community members who opposed the draft Code Amendment in the closing days of consultation.

6 Engagement outcomes

6.1 Feedback received

More than 420 submissions were received during the consultation period.

The majority of feedback was submitted by members of the community. Submissions were also received from a range of stakeholder organisations, including councils, industry bodies, state government agencies, non-government organisations (NGOs), advocacy organisations, community groups and a Member of Parliament.

Submissions were received via a number of channels:

- 83% were submitted via YourSAy survey – mostly community and community interest groups
- 14% were submitted via email – mostly councils, state agencies, industry bodies, community representative organisations and advocacy groups
- 4% were submitted via PlanSA online submission form – mostly from community and councils.

Submissions provided a range of feedback and comments on a wide range of topics.

The main topics of feedback regarding co-living and student accommodation were:

- concern about shared toilets and bathrooms in co-living accommodation
- requests for increased on-site car parking for co-living accommodation
- requests from industry for reduced rates of communal/private open space for student accommodation
- concern that the Draft Practice Guideline – Communal Recreational Spaces and Shared Facilities is too prescriptive.

The main topics of feedback regarding retirement facilities and supported accommodation were:

- concerns from community and a number of councils about 4 to 6 storey building heights, particularly in the Established Neighbourhood Zone
- concerns about associated commercial floor area allowances and on-site car parking
- requests from industry to decrease the 1-hectare threshold for 4 to 6 storey building heights, with concerns the policy addressing interfaces with neighbouring residences is too restrictive.

The majority of submissions did not support the draft Code Amendment. Overall, levels of support for the draft Code Amendment were:

- 300 unsupportive (70%)
- 33 impartial or neutral (8%)
- 23 supportive with concerns (5%)
- 33 supportive (8%).

The remaining submissions did not specify an overall level of support on the draft Code Amendment.

It is noted that about 340 community submissions were received following concerns raised via radio interviews and social media during the last two days of consultation. This unfortunately provided incorrect

information about proposed changes to the planning rules regarding shared facilities and incorrectly indicated increased building height was proposed in all residential areas for all housing types. The proposal to allow 4 to 6 storey building height only applied to large (more than 1 hectare) retirement facilities and supported accommodation developments. The vast majority of these submissions were from community members who did not support the proposed changes.

Prior to this, about half of submissions were supportive or supportive with some concerns and about a third did not support the proposed Code Amendment. The remaining submissions were neutral towards the proposed changes.

Due to the high number of submissions, and to best analyse the results, feedback has been categorised into themes. These themes are further explained in Section 7 of this report. Many respondents raised more than one theme, and all have been considered.

A summary of each submission received from industry and local government, community organisations and advocacy groups is provided in Section 6. These summaries should be read in conjunction with the full submissions so that they can be wholly understood and considered.

Copies of all submissions (excluding ones from State Government Agencies) are included in Attachment 3.

6.2 Industry, Community Organisations and MPs

A total of 60 industry, council, MP and community organisations made submissions on the Code Amendment. Many of these submissions were very detailed and reflect a great investment of time and resources.

Advocacy for Disability Access and Inclusion SA

The submission for Advocacy for Disability Access and Inclusion SA commented on matters relating to access for people with disabilities. More specifically it recommends that the code amendment:

- Ensure that all common/shared spaces including student spaces, also have disability access, especially ones that service disability access units
- Ensure onsite disability parking is available
- Incorporate the inclusion of people with disabilities at all levels of policy and planning
- Consider the needs of people with disabilities throughout the planning process.

Aged Rights Advocacy Service (ARAS)

ARAS is generally supportive of the proposed changes, noting the need for greater flexibility for housing options and supply, particularly noting the ageing population in South Australia. ARAS also states that it is acutely aware of the current long wait times for older people seeking accommodation in retirement villages, residential aged care and supported accommodation in South Australia.

ARAS is also aware that generally older people say that they wish to have the option to reside in the community they have always lived in, and that at times constraints to downsize or appropriate housing in their preferred location is not always available. ARAS is also aware of the issue of homelessness, particularly of older woman, and the need for access to affordable co-living.

ARAS does, however, suggest that individually accessible bathrooms be provided as opposed to share bathrooms, providing better accessibility and dignity.

Community Alliance SA (CASA)

CASA suggests that the Code Amendment does not provide sufficient context for the need for the Code Amendment, and that its technical nature makes it difficult to understand. It outlines a series of key concerns that include:

- Potential destruction of inner suburbs heritage and character
- Loss of open space and vegetation
- Infill for alternative purposes
- Potential for demolition of houses
- Increased vehicles and traffic in suburban streets and insufficient parking
- Minimum open space
- Rates and other legal ramifications
- Potential for elder abuse

CASA has provided the following commentary on key aspects of the Code Amendment:

Co-living

- While CASA appreciates that shared facilities may reduce the cost of new housing, it is concerned that vulnerable people may be subjected to sub-optimal living conditions if required to share essential services such as kitchens, bathrooms and/or laundry.
- The Code Amendment does not provide any indication of how shared areas will be managed, and considers that an effective management structure is essential.

Apartment Design

- Any development where all dwellings have a ground level with a front door directly accessible at ground level should provide each dwelling with individual private open space. Communal open space should only be used as a substitute for private open space for developments that include above ground dwellings.
- The terms 'co-located housing' and 'co-living' may create some confusion and clear definitions should be provided.

Significant Retirement Facilities and Supported Accommodation Sites Over 10,000 m²

- Large multi-storey retirement complexes being built in residential areas where a Historic Area, a Character Area and a Heritage Place Overlay apply have the potential to undermine historic character and heritage features of these residential areas. Similarly low density, predominantly single storey residential areas, may be negatively impacted by large retirement and/or supported accommodation developments.
- The scale of development envisaged in the policies proposed is significantly at odds with existing and desired character across much of our residential suburbs, particularly in Character Overlay, Historic Overlay and Heritage Place Overlay areas. The maximum building height in the Overlay should be reduced to three storeys for sites between 10,000 m² and 20,000 m² and four storeys for sites exceeding 20,000 m².
- The reference to 'primarily' in the associated administrative definition allows a site to have secondary supporting land uses such as a shop or café. Clarification is needed to set out the extent to which the site can be used for other purposes while still being 'primarily' for retirement or supported accommodation.
- Development applications for these retirement/supported accommodation complexes should be subject to public notification requirements. The input of local residents is important in the development application process to improve the final development outcome, particularly with regard to reducing negative impacts on neighbours from large developments.

Common Equity Housing (CEH)

CEH outlines that it provides a unique offering as the only housing provider in South Australia that delivers co-operative housing, and that housing co-operatives have a strong affinity with other collaborative and community-led housing models, including co-living. The proposed changes are of interest to CEH regarding the growth of co-operative housing in South Australia.

CEH welcomes the intent of the Code Amendment to introduce more flexible policies to support housing diversity, including medium and high-density housing, which is the dominant mode of co-operative housing provision in Europe, Canada and the USA. It also advises that shared facilities already exist in a few of our housing co-operative developments, specifically shared laundries and communal outdoor living spaces (pergolas, decks, gardens). Shared facilities promote connection and co-operation. Hence, introducing a new form of 'co-living' accommodation with shared facilities, such as common kitchens, laundries, or bathrooms, is of interest to CEH in future developments.

Council of the Ageing South Australia (COTA SA)

COTA SA indicates it is generally supportive of policy amendments that facilitate strategic infill, increase housing density, and provide a broader range of housing options. It is supportive of co-living, although suggests that it appears to be metropolitan centric and that specific policies are required to ensure co-living is provided in regional areas.

COTA SA is supportive of the proposed changes allowing supported living development to increase building height, and the allowances for commercial tenancies within supported accommodation as they can facilitate access to essential services such as allied health providers and community spaces.

COTA SA's submission also expressed support for and suggested inclusion of, Build-to-Rent as a land use with associated policy to ensure Build-to-Rent development is not later sold as build-to-sell properties.

COTA SA also commented on accessibility considerations for people with mobility aids/wheelchairs, and considers that clearance around furniture for this equipment should be considered in minimum room dimensions, and that accessibility considerations should be better addressed. It also suggested that the rate of shared facilities associated with co-living should be increased particularly for bathrooms (with separate toilet, shower and bath), and that each co-living residence should have a basin.

It also recommends ensuring that new developments include sufficient and accessible parking for older people, especially those with mobility impairments to support older people to remain living independently at home longer.

Ekistics Planning and Design Consultants (Ekistics)

Ekistics are generally supportive of the measures outlined in the draft Code Amendment to provide additional housing typologies and assessment pathways within the South Australian planning system. Its submission outlines the following areas for improvement in the Code Amendment:

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Whilst supportive of the inclusion of compatible non-residential uses (such as café and allied health facilities) in association with supported accommodation or retirement facilities, Ekistics suggests that the gross leasable floor area (GLFA) per tenancy of 450 m² should be increased to match the market demand for larger allied health services of up to 1,000 m².
- Amending the related administrative definition to allow for a "site" to be separated by a road.
- Amending the interface building envelope to 45 degrees on side and rear boundaries except on a southern boundary which retain the 30 degree criteria (as is the case in many infill and mixed use zones).
- Suggesting a lower onsite car parking rate for supported accommodation in Table 2 – Off-Street Car Parking Requirements in Designated Areas, noting other forms of residential uses are included.

Supported Accommodation

- Suggest that Specialist Disability Accommodation, which is a form of supported accommodation, be addressed by the Code Amendment to be better supported in residential areas given their small domestic scale, and whether domestic scale supported accommodation should have a deemed-to-satisfy pathway (possibly through the use of a new Specialist Disability Accommodation land use definition).

Apartment Design

- Queries the benefit of introducing minimum habitable room dimensions in place of minimum dwelling sizes, and that the proposed new policy may complicate assessment processes accounting for consideration of internal storage and the like.
- Suggests that the minimum room dimension for a secondary bedroom should be increased, and a minimum room size also be included.
- Supports the new policy regarding the provision of communal open space, however suggests a simpler policy for calculating the rate.

Build-to-Rent (BTR)

- Consider that there is considerable merit in recognising BTR as a distinct housing model in the Planning and Design Code, and not including this within the Code Amendment is a significant missed opportunity with a number of benefits or areas where policy could be targeted (e.g. incentives, recognition of unique design characteristics such as gyms and co-working spaces, addressing apartment mix and sizes etc).

Student Accommodation

- Support the changes proposed in this Code Amendment including a quantitative measure to guide the required amount of communal open space and private open space in the Code for student accommodation.
- Generally support the introduction and use of a new Practice Guideline, however, note in doing so that this will increase the level of documentation required, and thus cost in preparing an application, that may not have been fully resolved at the planning application stage (i.e. over specifications).
- The inclusion of this detailed design information within a Practice Guideline, rather than in the Code, provides the Commission a sensible and logical pathway to update this document to reflect contemporary and expected living practices – without the full Code Amendment process. Some technical changes to the guideline are suggested.

Erin Thompson (MP)

A submission was received from Erin Thompson MP, Member for Davenport, who advised that she sought her community's feedback on the proposal, and that there is in principle support from those stakeholders that she engaged with during the consultation process. The support stems largely from additional flexibility in apartment design, introduction of "co-living" accommodation, and increased building heights particularly near retail and public transport centres (and that the Aberfoyle Hub precinct would be such a location). She also supports the allowance for private open space to be substituted for communal open space.

Housing Industry Association (HIA)

The HIA submission outlines its general support for the Code Amendment subject to a number of comments as follows:

- Delivery of dwellings (accommodation) that are fit for purpose is essential, which can commonly be achieved by identifying what are acceptable minimum requirements. It is important that good

dwelling amenity is a priority when developing regulations of this type and requirements are not “gold plated”-

- o Planning and design requirements that go above or beyond what is fit for purpose can negatively impact housing affordability as this directly correlates with high construction costs that must be passed on to the owner/occupier.
- o It is market choice that should drive the need for the provision of dwellings that are above and beyond minimum requirements, not government regulation.
- The proposed amendment goes some way to achieving the balance between flexibility and certainty (which can be difficult to achieve). Where prescribed metrics are used these must also be accompanied by opportunity to apply alternative design solutions to respond to policy objectives where prescribed metrics cannot be plausibly achieved.
- Some of the planning controls and provisions relate to matters regulated by the National Construction Code, which should be avoided where possible.

Master Builders SA (MBSA)

The MBSA support the intent of the Code Amendment to create a more diverse range of living options that encourage co-living and other unconventional living arrangements that can help to overcome the housing crisis. However, the MBSA also outline the potential for the following unintended consequences in relation to co-living:

- how to distinguish between a small co-living residence and a dwelling
- whether existing share house arrangements that may exceed 5 occupants may require approval for a change in use.

The MBSA therefore suggests that removing tenure from the planning system should be maintained, and noted procedural delays and barriers that often applied to multiple dwellings (defined under the former planning system) particularly as a result of public notification of proposals, could apply to co-living. It also advised that buildings operating as a rooming house are regulated under the *Residential Tenancies Act* (2024) as well as the 2017 update to the *Housing Improvement Regulations* provided minimum levels of health, safety and amenity for what would now be defined as “co-living”, and that any landlord who provides a house in which more than 4 persons are living independently of one another and sharing facilities within that dwelling must be registered with CBS, which can be time consuming.

The MBSA has also expressed some concern regarding the number of persons sharing a toilet and shower, and whether this is sufficient, or whether in a share house arrangement will be adequately maintained. It also queries whether better ventilation requirements may be necessary from small scale share houses (up to 10 residences).

Planning Institute of Australia SA (PIA SA)

The PIA SA submission was broadly supportive of the Code Amendment, recognising that new and varied forms of housing development are needed to accommodate the diversity of housing needs in our state and to encourage housing development in new and varied forms. It did note its membership holds many varied opinions concerning how new and varied forms of residential development can and should occur and where.

PIA SA provided the following feedback on technical aspects of the Code Amendment:

- The absence of any land-use definition for accommodation with shared facilities (such as a boarding housing) has been problematic for planners when dealing with these forms of land uses in both the assignment of assessment pathway and in performance assessments.
- Supports the definition of ‘co-living’, and prefers the term over other traditional names for the same such as boarding house and hostel, which can be politically charged and/or evoke unreasonable stigma for applicants, occupants and the community.

- The zones in which 'co living' is to be incorporated in DTS/DPF 1.1 are considered generally appropriate, noting that such zones already incorporate residential flat buildings, supported accommodation and other forms of housing
- The exclusion of 'student accommodation' from the definition of 'co-living' and vice-versa is also supported on the basis that for co-living accommodation to offer the potential for genuine housing diversity, such developments must be kept separate from student accommodation.
- The content of the proposed 'Significant Retirement Facility and Supported Accommodation Sites Overlay' is supported, in principle, on the basis that such developments are very difficult to assess under current code provisions given their size and lack of planning assessment criteria for ancillary land uses such as shops, offices and consulting room.
- The spatial application of the Significant Retirement Facility and Supported Accommodation Sites Overlay is considered acceptable in light of their reading of the Overlay as applying to existing facilities rather than new.

Property Council of Australia (PCA)

The PCA was broadly supportive of the intent of the Code Amendment to support and promote increased housing options for the community. It is generally supportive of co-living policy including the provision of occupant facilities and amenities, onsite parking and the design and dimension of internal living areas. It is also supportive of removing current minimum internal dwelling floor area recommendations and replacing these with minimum recommended room dimensions that focus more specifically on the functionality of such spaces, which the State Planning Commission considers will result in improved occupant amenity.

The PCA submission also suggests that the Code Amendment should establish Build-to-Rent as a defined class of development in the Code along with specific policy, including incentives that support the establishment of Build-to-Rent accommodation.

Notwithstanding its support for the Code Amendment, the PCA has identified several key issues for further consideration including:

Practice Guideline and Other Co-Living Policy

- The detail provided in the guideline brings matters into the planning system that are traditionally outside of the scope of the planning assessment and contrary to the role of a Practice Guideline, risking them becoming "rules", thereby increasing the burden of detail to be provided at the planning stage.
- Less prescriptive measures relating to the size and arrangement of internal areas should be included in the Code as Deemed-to-Satisfy/Designated Performance Feature criteria instead.
- Including a Deemed-to-Satisfy pathway for proposals involving the conversion of dwellings to co-living units (subject to suitable criteria) to promote greater flexibility and housing adaptability, and provide a streamlined assessment pathway.

Communal Open Space

- Supports the proposed Communal Open Space policy (other than with respect to student accommodation, which is separately addressed under the Student Accommodation Council submission below) and the additional flexibility this affords for apartment and co-living development.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- The proposed 30 degree interface building envelope policy is an overly restrictive way of achieving the desired outcome and results in very stepped buildings that are challenging from a floor plate efficiency standpoint. The policy also assumes development can be centred on a site, which is often not the case. PCA has recommended removing the building envelope provision in favour of a performance assessed approach to address interface with neighbouring properties.

Purple Orange

Purple Orange's submission outlines its view that all Australians should have access to an accessible, affordable, and safe place to call home, and that housing policy should reflect this and ensure sufficient investment is dedicated to delivering on this objective for all Australians. Purple Orange supports the State Planning Commission's intent to help address the housing crisis and increase choice in the private housing market by providing a diverse range of housing types and more affordable housing. It does, however, suggest that accessibility must be considered alongside affordability. It therefore makes a series of recommendations for consideration:

- The Model of Citizenship Support should be drawn upon when considering any changes to the Code and this Accommodation Diversity Code Amendment
- The Commission should undertake a co-design process to develop the Practice Guideline on 'shared facilities' with people from a range of cohorts, including people with disability, to ensure the proposed amendments reflect diverse needs and will be fit-for-purpose to ensure housing supply will meet the long-term requirements of our ageing population
- A comprehensive co-design process to review the Affordable Housing policy and the Affordable Housing Overlay and its interaction with the new co-living land use definition should be implemented
- The Commission should stipulate that 'disability accessible units' for both the co-living land use definition and the Significant Retirement Facilities and Supported Accommodation Sites Overlay, be integrated into all residences, and across all floors of a multi-storey building
- A minimum number of all newly constructed Class 1a and Class 2 dwellings per year that comply with the 'Gold level' of the voluntary Livable Housing Design Guidelines should be required
- The South Australian Government should require the National Construction Code 2022 (NCC 2022) Livable Housing Design Standard to apply to all new housing construction – including the proposed new 'co-living' land use definition – without concessions
- Include the NCC 2022 Livable Housing Design Standard in the proposed 'practice guideline on shared facilities' proposed to accompany these Code amendments
- All shared facilities (kitchens, bathroom and laundry) should be located on the same floor as the residents serviced by those facilities
- All indoor communal recreation space in co-living and student accommodation should be accessible by lift
- The proposed co-living land-use definition should stipulate that all indoor and outdoor space should be fully accessible, and extend this to the student accommodation definition
- Proposed policies for co-living and student accommodation should stipulate a higher minimum number of accessible on-street and off-street car parking spaces be provided for residents, in all land use zones
- The 'Significant Retirement Facilities and Supported Accommodation Sites Overlay' should stipulate a minimum number of car parking spaces per unit/storey, to ensure any additional vertical capacity building reflects the needs of additional residents and visitors
- The Planning and Design Code should be further amended to require a Changing Places facility in all co-living and student accommodation, as part of the Accommodation Diversity Code Amendment.

Retirement Living Council (RLC)

The RLC submission is supportive of the Code Amendment's objectives to improve housing diversity and provide more flexibility for the construction of apartments, retirement communities and supported accommodation. Its submission focuses on the parts of the Code Amendment relating to retirement living and supported accommodation.

While strongly supportive of the intent of the proposed changes in relation to increased building height for retirement facilities and supported accommodation, it does consider that the applicability of the proposed Overlay will be extremely limited in its current form. It has indicated that sites in metropolitan Adelaide (particularly in inner metropolitan locations) are overall much smaller than generally found statewide, with only a small proportion of a size that would trigger the current proposed 10,000 m² (1 ha) threshold.

Reducing the threshold to 5,000 m² would enable roughly 44% of sites in inner and middle metropolitan areas to qualify.

It also considers it imperative that the Code Amendment is further refined to ensure the policy meaningfully increases the amount of purpose-built accommodation available to older South Australians.

In particular, the RLC recommends:

- The administrative definition of “significant retirement facility and supported accommodation site” is amended to remove the site area (i.e. sites of 10,000 m² or more) and instead include it in the Code policy so that slightly smaller sites can be considered on a case by case basis
- Reducing the threshold to 5,000 m², which would enable around 44% of sites in inner and middle metropolitan Adelaide to be captured
- Height incentives are revised as follows:
 - o 4 storeys/15 m on sites of 5,000 m² to 10,000 m²
 - o 6 storeys/22 m on sites of more than 10,000 m²
- Performance assessed setback policies are applied in place of the 30 degree building envelope provision, and that the 30 degree building envelope DTS/DPF be removed
- The Commission is appointed the relevant assessment authority, noting that the Commission is already the relevant authority for development exceeding 4 storeys in height in many instances, and hence will be best equipped to assess development proposals of this nature.

St Peters Residents Association (SPRA)

The SPRA submission suggests several changes to the policy in the Code Amendment, as well as providing comments on certain matters for consideration, including the following:

Co-living

- Whilst appreciating that shared facilities may cut the cost of new housing, vulnerable people may be subjected to sub-optimal living conditions if required to share essential services such as kitchens, bathrooms and/or laundry.
- Private open space should always be required for ground floor dwellings with a front door directly accessible to the ground level, and communal open space should only be substituted for private open space for dwellings above ground.
- the terms ‘co-located housing’ and ‘co-living’ may create some confusion, and clear definitions should be provided.

Significant Retirement Facilities and Supported Accommodation Sites Over

- Large multi-storey retirement complexes being built in an Historic Area, a Character Area and Heritage Place Overlay residential areas have the potential to undermine historic character and heritage features of these residential areas. Similarly low density, predominantly single storey residential areas, may be negatively impacted by large retirement and/or supported accommodation developments.
- SPRA considers that the scale of development envisaged in the policies proposed is significantly at odds with existing and desired character across much of our residential suburbs, particularly those in Character Overlay, Historic Overlay and Heritage Place Overlay areas. SPRA submits that the maximum building height in the overlay be reduced to three storeys for sites between 10,000 m² and 20,000 m² and four levels for sites exceeding 20,000 m².
- The reference to ‘primarily’ in the associated administrative definition allows a site to have secondary supporting land uses such as a shop or café. Clarification is needed to set out the extent to which the site can be used for other purposes while still being ‘primarily’ for retirement or supported accommodation.
- SPRA also submits that development applications for these retirement/supported accommodation complexes should be subject to public notification requirements. The input of local residents is

important in the development application process to improve the final development outcome, particularly with regard to reducing negative impacts on neighbours from large developments.

See Differently (SD) – formerly the Royal Society for the Blind

The SD submission focusses on proposed policy changes affecting retirement living and supported accommodation, including the introduction of the new 'Retirement Facility and Supported Accommodation Sites Overlay'. It supports the intent of the proposed changes, however it suggests amendments should be made to increase the amount of purpose built accommodation available to older South Australians. In particular it requests that:

- The Overlay applies in tandem with the Suburban Activity Centre Zone, as retirement living and supported accommodation are desirable forms of development in this zone.
- The definition of "significant retirement facility and supported accommodation site" is revised to clarify how site areas are measured.
- The building height policy in Overlay DPF 2.1 is amended to allow for building heights up to
 - o 4 storey / 15m on sites of 5,000m² to 10,000m²
 - o 6 storeys / 22m on sites of 10,001m² to 20,000m²
 - o 8 storeys / 29m on sites of more than 20,000m².
- The 30 degree building envelope / setback policy (Overlay DPF 2.2) is removed as it is too prescriptive, unreasonably limits development potential, and fails to acknowledge that many developments will be constrained by the need to preserve existing accommodation on site. Setbacks should be performance assessed instead.
- The Commission acts as the Planning Authority for 4+ storey development pursued under the Overlay.

Student Accommodation Council (SAC)

The SAC submission has focussed on those aspects of the Code Amendment proposing policy changes to student accommodation, particularly purpose-built student accommodation (PBSA). It has indicated that it has significant concerns regarding the proposed communal open space and private open space requirements (which are significantly higher than those applied to PBSA elsewhere in Australia), and has commented on other policy aspects, with specific PBSA student needs in mind, including affordability, shared living arrangements, and unique amenity offerings. PBSA is considered by the SAC to be very different to other forms of accommodation (including co-living, which it largely shares the same policy with regarding private open space, communal open space and common facilities).

The SAC recommends that the proposed policy changes be reviewed to ensure they reflect the unique nature of student accommodation, and that a 'one-size-fits-all' approach to resident amenity is not suitable and could negatively impact both the feasibility of new PBSA developments and the affordability of student housing.

To address its concerns the SAC recommends the following:

- Review the Code Amendment to ensure PBSA is not subject to standards designed for co-living or conventional residential apartments, as these asset classes have fundamentally different operational models and resident needs. PBSA should be assessed based on its unique operational model and existing best practices, allowing for greater flexibility in meeting amenity and design standards.
- PBSA should be exempt from the Proposed Open Space Requirements, and instead have PBSA specific COS and POS requirements that take into account CBD context, nearby public open space, and indoor shared facilities.
- Proposed storage requirements appear to be excessive and significantly higher than industry best practice (which typically include under-bed storage/shelving and top of cupboard storage).

- Proposed bike parking ratios of one space for every two students is excessive and does not reflect the needs of existing residents within operational PBSA buildings (which is currently provided at a rate of around 1 space per 15 beds).

Urban Development Institute of Australia (UDIA)

The UDIA submission expresses support for the Code Amendment's aim to increase flexibility in the range of accommodation types. However, it has commented on a number of aspects for consideration to adjustments to improve the Code Amendment's effectiveness including:

Apartment Design

- Concern about policy being excessively prescriptive in relation to internal layouts such as furniture, seating and the like, which should only be required once the surety of planning consent has been given.
- Simplifying the calculation for communal open space, including consideration of a flat rate per dwelling or by the number of bedrooms as is used in some interstate jurisdictions.

Co-living

- Consider the definition so that it does not inadvertently capture other types of accommodation.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Defining the term 'site' as used in the proposed administrative definition would be beneficial. Many retirement villages have been expanded over time as the opportunity to purchase adjoining sites arises (including sites that may be separated by a public road). Clarity and flexibility on this opportunity has the potential to support growth.
- The building envelope in the Overlay is currently proposed at 30 degrees rather than 45 degrees (which is used in many other instances in the Code). Additionally, there is currently no exclusion to where this is a street boundary (i.e. could not have 4-6 storeys straight up on the site even where the site is on a State Maintained Road). Changing the angle to 45 degree, and providing for flexibility where there is a less sensitive interface, is supported.

Various Residential Aged Care and Retirement Facility Providers/Operators

- Acacia Park Villages
- ACH Group (ACH)
- Clayton Church Homes (CCH)
- ECH Inc (ECH)
- Estia Health (EH)
- Helping Hand Aged Care (HHAC)
- Lutheran Homes (LH)
- Rembrandt Living Inc (RL)
- Southern Cross Care (SCC)
- Uniting Communities (UC)
- Lakeside Villages Inc (LV) – *Woodbridge Retirement Village*

A number of submissions were received from the operators and providers of residential aged care facilities (i.e. supported accommodation) and retirement facilities. All were supportive in principle of the nature of the changes to support the provision of accommodation for older persons in the community via the proposed Significant Retirement Facility and Supported Accommodation Sites Overlay. A number of common issues were identified across this group of submissions (although not necessarily by every commentator), including:

- Reducing the threshold site size to 5,000 m², which would enable around 44% of sites in inner and middle metropolitan Adelaide to be triggered.

- Height incentives are revised as follows:
 - o 4 storeys/15 m on sites of 5,000 m² to 10,000 m²
 - o 6 storeys/22 m on sites of more than 10,000 m²
 - o including a third building height category of 8 levels for sites 2 ha and above.
- Including an additional height allowance of 30% (above the prescribed zone maximum height) for all residential aged care or retirement living developments.
- Amending the Overlay policy so that allowances for larger floor areas for associated non-residential activities apply to all supported accommodation and retirement facility sites irrespective of size.
- Amending the proposed 30 degree building envelope provision amend to a less restrictive 45 degrees and 30 degrees for southern boundaries (as is used in the Code in many instances), and not apply on street frontages adjacent reserves and the like. Some suggested removing the provision altogether and utilise a performance assessed approach instead.
- The Commission is appointed the relevant assessment authority for development of 4 or more storeys, noting the SPC is the relevant authority for development exceeding 4 storeys in height in many instances already, and hence will be best equipped to assess development proposals of this nature.
- Supportive of the exemption from notification as proposed.
- Ensure the Overlay applies over the Established Neighbourhood Zone.

However, some individual operators have made additional suggestions, or slight variations to those identified above such as:

- Overlay is extended so that it also applies in tandem with the following zones:
 - o Community Facilities Zone and Suburban Main Street Zone (CCH)
 - o Golf Course Estate Zone (SCC)
 - o Suburban Activity Centre Zone (SD).
- Clarify the gross leasable floor allowance for associated non-residential activities, so that the 450 m² limit is not an overall one, and whether limits apply to individual buildings or not (CCH, LH).
- Increase the gross leasable floor area limit from 450 m² per tenancy to 1,000 m², which would be consistent with the 1,000 m² restricted development trigger for 'shops' in neighbourhood-type zones in the Code (LH, UC).
- Provide a lower car parking rate in Table 2 – Off Street Parking in a Designated Area for retirement facilities and supported accommodation (HHAC).
- For zones where medium to high rise apartments are already envisaged (such as the Urban Neighbourhood Zone), an incentive-based approach of a 30% building height allowance could be included in the Overlay. Alternatively, the Affordable Housing Overlay could be amended to apply incentives to retirement accommodation facilities (LV).
- Refine the administrative definition to remove reference to a "site" which has a specific defined meaning in the Code, to avoid any doubt that the Overlay applies to any development on any part of facility site where the land area exceeds 1 ha, rather than new development needing have a site of 1 ha+ for example:

Means land used primarily for a retirement facility or supported accommodation (or both), where the combined area of all allotments forming part of the facility or accommodation, exceeds X m²" (RL)

Clarification: "Site" as defined in Part 8 – Administrative Terms and Definitions in the Code "means the area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage."

6.3 Council Submissions

City of Adelaide

The City of Adelaide's submission outlines its support for the intent of the Code Amendment to enable greater housing diversity and rental supply. While it supports the intent of the Code Amendment, it considers some of the proposed changes could reduce occupant amenity. It has raised a number of issues for consideration including:

- Proposed minimum second bedroom dimension of 2.5 m is insufficient and should be increased
- Requirements for the provision of shared toilets and other shared facilities needs to be increased
- Management of co-living accommodation requires clarification
- The provision of shared open and communal open spaces should be aligned with the number of bedrooms/individual residences provided
- Policies requiring the development of all housing types to a high standard of amenity and design for flexibility and adaptability are crucial in ensuring housing is livable in the short and long term.

Adelaide Plains Council

The Adelaide Plains Council provided a brief submission in support of the more enabling policy for aged care/supported accommodation. While it does not have any retirement facilities or supported accommodation in its area, there are a number of sites in the Neighbourhood Zone and Master Planned Township Zone areas that are of sufficient size to trigger the Overlay.

Alexandrina Council

Alexandrina Council is broadly supportive of the intent of the Code Amendment and noted the benefits of infill accommodation in terms of sustainability, use of existing infrastructure and affordability, as well as seeking to achieve functional living conditions and acceptable amenity for occupants of apartments. It has, however, raised a series of issues in relation to the new Significant Retirement Facility and Supported Accommodation Sites Overlay, in particular that it appears to be more appropriate in a metropolitan based setting rather than for regional areas. It therefore recommended not applying the Overlay within its area. Council also expressed a view that given the potential impact on adjacent property owners and the lack of clarity with the proposed policy, undertaking further engagement should be considered.

A number of more detailed comments were made regarding supported accommodation facilities including:

- Policy for low density and small scale supported accommodation should be considered
- Is supportive of increased opportunities in locations close to public transport and health services (i.e. metropolitan areas)
- The increased height allowances are less suitable in some of its townships or areas that have a low rise peri urban character such as on Hindmarsh Island and Mount Compass
- The proposed 30 degree building envelope is insufficient to achieve a transition to low scale residential activity
- The 450 m² floor area allowance for associated non-residential uses is considered too large
- Storage areas for supported accommodation should be considered.

It also commented on co-living policy including the following:

- The requirements for shared facilities contained in the Practice Guideline should be contained in the Code as policy
- Consideration should be given to minimum site area for co-living in areas where on-site waste disposal is required
- On-site parking requirements should be increased in areas that are not well serviced by public transport

- Communal open space should be provided at the same rate as private – i.e. 2.5 m² per bedroom
- The car parking rate of 0.33 on-street parks per residence should be amended to per bedroom
- The Urban Tree Canopy Overlay should apply across all zones envisaging co-living accommodation.

Barossa Council

The Barossa Council broadly supports the intent of the Code Amendment to improve housing diversity and supply although considers its area less suitable in respect to the introduction of 4-6 storey building heights for retirement facilities and supported accommodation.

It provided comments on specific aspects of the Code Amendment as follows:

Co-living

- The off-street car parking rates for co-living appear to be geared towards an urban context and are considered to be less suitable for Barossa townships, and should be reviewed – it has suggested this could be achieved by retaining the current 0.5 space per bedroom but including minimum rate of 4 spaces per site.
- Private open space requirements should be increased – Council has suggested a rate of 4 m² per bedroom and 24 m² minimum per site.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Allowances for 4-6 storeys are inconsistent with the character of Barossa's townships
- Proposed policy may conflict with the Established Neighbourhood Zone/Historic Area Overlay policy
- Neighbouring property owners will not be notified of large scale proposals, but should be.

City of Burnside

The City of Burnside is supportive of improving housing diversity, with student accommodation, retirement and supported accommodation, and co-living residences (for unrelated people who share kitchen and bathrooms) forming part of the diversity of accommodation needs of its community. It has indicated it is supportive of much of the Code Amendment subject to adjustments, including:

Co-living/student accommodation

- Co-living policy needs to address size and location of waste storage areas and management of any other relevant shared on-site facilities
- Ownership, suitability and regulation of proprietors and whole of site management for co-living residences should be addressed
- Private open space should be increased to improve occupant amenity for co-living and student accommodation
- Query as to why communal open space for co-living and student accommodation is not the same as for a residential flat building
- Public notification should be required for co-living development given different impacts compared to a dwelling
- On-site car parking for co-living should be increased
- Policy should be included to address universal design.

Apartment Dwellings

- The need for high internal amenity for apartments should continue to be reinforced.

Build-to-Rent

- Build-to-Rent apartments are held in single ownership and are not subdivided, in which case a public open space contribution to the Planning and Development Fund is not triggered. Occupants of Build-

to-Rent apartments will increase demand/consumption of open space in higher density locations. A mechanism is needed to provide and/or fund public open space, including improvements to existing public open space, in association with Build-to-Rent developments consistent with land division for apartments, due to the increased population demands on local open space

- An administrative definition for Build-to-Rent may be necessary, especially in relation to Build-to-Rent co-living, as there do not appear to be adequate checks and balances for this emerging housing type.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- There is potential for conflict between the proposed Overlay and existing Historic Area and Character Area Overlays
- The Overlay should not be applied in the Hills Neighbourhood Zone given the topography, and that many areas in the zone are also bushfire prone
- Additional on-site parking should be required for associated non-residential uses
- Proposed building height policy should be clarified to ensure additional height above what is proposed (i.e. 4-6 storeys depending on site size) is guarded against
- Public notification should be required for development of the scale envisaged in suburban residential areas.

Campbelltown City Council

The Campbelltown City Council commented on a range of issues relating to the co-living definition and potential challenges of distinguishing from a detached dwelling in some circumstances, and hence suggests refining the co-living definition and amending the dwelling definition to limit the number of independent occupants or provide cleared guidance on when dwellings shifts to co-living. It also has suggested additional guidance in relation to the specification of a full kitchen/full bathroom given the absence of a single element would constitute a different land use. Council also queries whether the student accommodation definition is needed given similarities with the co-living definition. Council also suggested:

- Waste management provisions for co-living developments need to be applied to provide guidance on how waste should be managed
- The proposed car parking requirements for co-living should be increased including to provide visitor parking to avoid impacts on local streets
- Liveability provisions should be strengthened to prevent substandard amenity outcomes, such as relying on skylights for natural light in rooms, and avoid poor living conditions
- Requirements for private and communal open space for co-living should be increased
- The practice guidelines regarding communal recreation spaces and shared facilities also need further review. For example, the proposed allocation of one toilet, shower and oven for every ten residents seems insufficient. Similarly, terms like "adequate size" for communal spaces, designed to accommodate 40% of residents, require quantifiable metrics. Without clear standards, developers may provide inadequate facilities, undermining the quality of these living arrangements.

With regard to the significant Retirement Facility and Supported Accommodation Site Overlay, Council is generally supportive of the concept of increasing the intensity on larger sites of this nature given that the demand for this type of accommodation is likely to increase significantly in coming years. However more refinement of the provisions relating to associated commercial development on site needs to occur, particularly with regard to vehicle parking, as what is proposed could be inadequate in many circumstances.

City of Charles Sturt

The City of Charles Sturt's submission provided a number of specific comments on the various topics in the Code Amendment, including:

Significant Retirement Facility and Supported Accommodation Sites Overlay

- The new Overlay should not be applied across the Established Neighbourhood Zone given the existing policies of the Historic Area Overlay and demolition protections on Representative and State/Local Heritage buildings located in the Council's Established Neighbourhood Zone. This approach seeks to mitigate potential conflicts between land use and built form in a zone primarily designated for conservation, characterised by a two-storey height restriction, in contrast to policies that encourage increased densities and building heights.
- The proposed administrative definition for a Significant Retirement Facilities and Supported Accommodation Site be amended to:
 - o include that the allotments must be contiguous. This aims to prevent conflicts regarding the interpretation of the policy, ensuring that non-contiguous allotments, all under single ownership, are appropriately addressed. This could include scenarios where multiple allotments, located on either side of the road or around the corner, are subject to increased height and density in alignment with the provisions of this overlay.
 - o Provide clarity regarding the use of "primarily" to ensure unintended activities are not able to be included.
- The intent of this policy to allow greater building height on suitable sites is generally supported, however the proposed building heights may be excessive in the context of existing zone policy in the respective neighbourhood-type zones. As such, the proposed policy could limit building heights of 4 levels (1 ha to 2 ha sites) and 6 levels (sites over 2 ha) to sites located on a State Maintained Road with building heights reduced to 3 levels (1 ha to 2 ha sites) and 4 level (sites over 2 ha) in all other cases. It is considered this reduction will support the intent of the Performance Outcome in managing off-site impacts such as, but not limited to, street parking and access to public transport.
- Development should require public notification given the low rise nature of neighbourhood type zones, and the scale envisaged in the Overlay.

Co-living

- Council is supportive of the new co-living definition in principle, however suggests additional clarity be provided on what common facilities/services are required.
- Recommends an increased rate of on-site car parking (from 0.5 spaces per bedroom to 0.75)
- The necessity for creating *Practice Guideline 3 – Communal Recreation, Spaces and Shared Facilities* is questioned. The Code currently contains standards for a number of things like private open space, communal open space, car parking etc. Further it proposes common space outcomes calculated on the number of residences, which cannot be controlled. Council recommends that a rate based on bedroom numbers be used instead, and the requirements included in the Code.
- It is recommended that Schedule 8 is reviewed and amended to ensure information relating to co-living development requirements can be determined and assessed as efficiently as possible and limit the need for mandatory information or further information requests.

City of Holdfast Bay

The City of Holdfast Bay has commented that while it appreciates the need for policies that increase the amount and standard of accommodation for students and retirees, the proposed policies need to have greater regard for existing suburban character.

Council expressed a view that the uplift to building heights between 4 and 6 storeys in suburban streets proposed by the Code Amendment is considered excessive, particularly in the absence of robust design guidelines that safeguard the urban character of residential areas, particularly with respect to co-living the Established Neighbourhood Zone. It also queried whether the provision of shared facilities have social consequences, particularly in relation to shared bathrooms, and hence suggested that each residence should have its own bathroom. It also expressed concern that the 4-6 storey development outlined in the Code Amendment would not require consultation, effectively creating conditions whereby a 6 storey student

accommodation building with a 450 m² café would not require notification, but a domestic structure may require notification.

Clarification: The proposed 4-6 building height allowance, with subordinate 450 m² floor area for non-residential uses, only applies to supported accommodation and retirement facilities on sites greater than 1 hectare in area (4 storeys) and 2 hectares (6 storeys), and not to co-living, student accommodation, or any other use.

Regarding supported accommodation and retirement facilities, the allowances for non-residential activities such as cafes and allied health services as an issue within residential areas, and instead commercial activities should only occur in locations designed to accommodate the traffic level.

Light Regional Council (LRC)

The LRC submission commented that the Council is supportive of initiatives that provide greater housing diversity and promote affordability, and are encouraged by LRC. However with respect of this Code Amendment it made the following specific comments:

Co-living

- The draft development policies for 'co-living' arrangements do not appear to adequately consider infrastructure capacity, waste provision, car parking or proximity to shopping, employment, public transport and public open space.
- Public transport is a particularly important consideration, as its area has a high reliance on private transport, presenting a challenge in terms of the support needed for more intensive forms of residential development.
- The proposed 'co-living' land use is excluded from the definition of a 'dwelling'. As a result, minimum allotment size or density requirements identified within neighbourhood-type zones do not apply to co-living land uses, which could in turn then be established in a form that is out of character with the locality as well as the desired outcomes for these zones.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- The draft policies indicate that multi-storey retirement or supported accommodation development could become possible in the Master Planned Neighbourhood Zone without consultation during the development assessment process. However, it is unclear from the Code Amendment documentation whether this outcome is also intended for the Established Neighbourhood Zone, which requires clarification.
- The proposed definition of a 'significant retirement facility or supported accommodation' land use indicates such a development can involve multiple allotments, which could also potentially affect the character of the area in which they are proposed.
- Much of the housing in the LRC townships is low-density/single storey and in certain townships a 'heritage' type overlay may apply. Interaction between the proposed Significant Retirement Facility and Supported Accommodation Sites Overlay and any relevant Heritage Overlay needs to be considered and making more guidance available to assessing officers would be helpful.
- As a further consideration for their Council area, it would also be preferable that there is clarity that higher density 'significant retirement facility or supported accommodation' (residential) facilities avoid areas affected by Hazard Overlays, such as for flooding or bushfire.
- To better complement surrounding built environment, it may be more balanced to apply an approach that buildings for a significant retirement facility or supported accommodation facility site of 1 ha or more may exceed the building height prescribed by the zone by one building level, and where the site is 2 ha or more, buildings may exceed the building height prescribed by the zone by two building levels.

District Council of Loxton Waikerie

The District Council of Loxton Waikerie's submission commented specifically on current notification requirements for supported accommodation in the Neighbourhood Zone, whereby supported accommodation is not exempt from notification despite being an envisaged use. This is different to other neighbourhood-type zones where supported accommodation is an envisaged use and therefore exempt from notification (subject to meeting certain criteria). Council has commented that this can cause delays in processing supported accommodation application and has requested that it be adjusted to be consistent with other neighbourhood type zone.

City of Marion

The City of Marion expressed support for a number of aspects of the Code Amendment including:

- The introduction of a co-living definition as a form of accommodation, filling the gap that was left by the removal of multiple dwelling (within the *Development Act, 1993*)
- The application of co-living across the range of zones other than the Established Neighbourhood Zone, as proposed
- The broad level of coverage of policy within performance outcomes for co-living development
- increased policy coverage guiding improved outcomes for common open space areas, including for residential flat buildings
- The application of private open space for student accommodation
- The intent of the Significant Retirement Facility and Supported Accommodation Facilities Overlay in supporting renewal of retirement and aged care facilities
- The use of a Practice Guidelines to provide additional coverage and support of the proposed Code policies.

However, it has identified a number of aspects for further consideration including:

Co-living

- Refinement of the definition to what is considered a private residence, and to distinguish it from a dwelling
- Include co-living as an envisaged use in the Suburban Activity Centre Zone
- Policy for communal open spaces should encourage tree canopy coverage and could also support food growth/production for residents.
- The private open space criteria for small co-living and student accommodation residences (2.5 m²) conflicts with the "Private open space" administrative definition, and considered 2.5 m² too low for a single bedroom residence.
- On-site parking requirements are inadequate and should be increased.
- Providing guidance on how common areas should be managed.

Draft Practice Guideline

- Clarification of number of residents per co-living residence and what is an adequate size for 40% of residents – i.e. expressed in m² per resident.
- The provision of communal facilities for accessible units.
- Specifying that common dining areas should be matched with communal kitchen areas.
- Require shared bathroom facilities to be provided on each building level.
- Amending Schedule 8 of the *Planning Development and Infrastructure General Regulations 2017* to ensure suitable coverage within documentation for co-living.

Apartment Design

- Policy should be reviewed to ensure high apartment amenity is still achieved.
- Querying as to why a number of the UniSA recommendations have not been implemented.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- The Overlay should not be applied over the Established Neighbourhood Zone, given the application of the Character Area Overlay and Historic Areas Overlay in these areas.
- Amending the Significant Retirement Facility and Supported Accommodation Site administration definition so that sites need to be across a contiguous site and not separated by a public road or other private site.
- Policy for associated activities does not place any specific limit on the amount across an entire site – policy needs to be amended to provide such a limit. Further, the use of the word “associated with” is not considered to be sufficiently strong to connect to the primary use.
- Concern about a “one size fits all” approach, and instead would prefer a more nuanced localised approach for each site.
- Council does not support the removal of the need for commercial activities on significant supported accommodation and retirement facility site to provide additional parking beyond those required for the retirement and supported accommodation land use. Additional parking should be required.
- Concern that adjoining residents of retirement facilities and supported accommodation sites were not directly notified.

Mid Murray Council

Mid Murray Council is generally supportive of the proposed amendments as currently drafted. While supporting the proposed co-living definition, it has noted that it is an unlikely form of development in the Mid Murray region given the lack of precedent for this type of proposal within its jurisdiction. Council is also supportive of the policy framework for student accommodation. Council is further supportive of the application of the Significant Retirement Facility and Supported Accommodation Sites Overlay (which is relevant to the Suburban Neighbourhood Zone in its area) as it facilitates increased density for retirement village proposals on sites exceeding 1 ha and supports the establishment of ancillary uses, promoting a more diverse and functional community infrastructure.

City of Mitcham

The City of Mitcham supports the intent of the Code Amendment to broaden housing diversity and improve accessibility to housing to meet the needs of different parts of the community, and that the proposed changes will positively contribute to housing choice and availability.

While broadly supportive, it has suggested aspects of the Code Amendment should be reviewed including:

- Consistency of language and grammar to clarify policy intent
- Further clarification and simplification of definitions
- Provision of mandatory information for co-living proposals so that ongoing management of common areas and shared facilities is addressed, and also consider whether co-living and student accommodation should be included as an activity requiring mandatory inspections by council by inclusion in Practice Direction 9 (Council Inspections 2020)
- Amenity and wellbeing of occupants, including in relation to the provision of shared bathroom facilities, and rate of provision of communal open space for co-living
- Parking requirements for co-living, whereby lower parking levels should only be where in proximity to public transport
- Application of the new Significant Retirement Facility and Supported Accommodation Sites Overlay, whereby it should be exempt from applying to locations that are already subject to Overlays that may conflict (e.g. Character Areas Overlay, Historic Areas Overlay, Bushfire Overlay Areas etc)
- The extent of compatible uses associated with a retirement facility or supported accommodation allowed in the Overlay
- Adjacent land owners of retirement facilities and supported accommodation sites that may be subject to operation of the Overlay were not directly notified, and therefore should be notified when a development that utilises the Overlay height allowances is proposed.

Mount Barker District Council

The Mount Barker District Council supports the intent of the Code Amendment to improve diversity and quality of housing options, and supports other alternative housing options not covered by the Code Amendment including Build-to-Rent and affordable housing. It makes the following comments in relation to the key topics of the Code Amendment:

Co-living

The co-living model appears quite niche and potentially disruptive to the feel of an area noting its wide applicability as an envisaged use that is excluded from public notification across many zones including the Neighbourhood and Master Planned Neighbourhood zones, which constitute the bulk of development across the district. NSW policy for co-living has additional policy controls, including in relation to character of a local area.

Apartment Design

Move to minimum dimensions and away from minimum floor areas should allow for design flexibility while retaining a proper minimum level of amenity. The ability to shift from private open space to communal open space is also a good move that will see some flat buildings developed with balconies and some with larger common areas.

Retirement Facilities and Supported Accommodation

There is an increasing need for developments of this type in the district that is not being met at scale, with all such developments to date being single storey only. Increased building heights for sites of more than 1 ha will not address residential infill, which is really seen through zones such as the Housing Diversity Neighbourhood zone as older single dwellings close to the town centre are demolished and developed one at a time.

The Rural City of Murray Bridge

The Rural City of Murray Bridge's submission outlines its support for the intent of this Code Amendment to improve housing options and opportunities across the state but seeks to ensure that this is delivered in a manner that benefits their community. Its submission focussed on co-living and supported accommodation as follows:

Co-living

- Suggested a review of the co-living definition, particularly the use of "co-living" and "co-living residence" and its relationship with "dwelling" – these need greater distinction.
- The requirements for shared facilities contained in the proposed Practice Guideline should be incorporated into the Code to ensure they are given greater effect.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Suggests that notification should be required for multi-storey facility development.
- Policy appears to be more tailored for metropolitan councils rather than regional councils, in particular proposed height limits that may not be consistent with existing rural township character.

City of Norwood Payneham & St Peters

The City of Norwood Payneham & St Peters submission acknowledged the intent of the Code Amendment to improve housing diversity and supply, particularly in light of the state's ageing population and the current housing shortage. It also supported several aspects of the Code Amendment, such as amendments to apartment design policies and the introduction of the co-living land use, which it considered positive changes that would improve housing options and living amenity. It also recognised the need to provide retirement

living and supported accommodation, however expressed some concern about the scale of development anticipated in the Significant Retirement Facility and Supported Accommodation Sites Overlay in certain circumstances, particularly over the Established Neighbourhood Zone.

It suggested a number of policy adjustments for consideration including:

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Proposed building heights are acceptable on sites adjacent to State Maintained Roads, but in low rise residential areas a 3 storey maximum height limit should be provided for sites 1-2 ha in area, and 4 storeys on sites 2+ ha in area. A reduction in maximum building heights as suggested by council would also better align with public notification expectations for the zones (noting development that meets Code policy is generally exempt from public notification).
- Not applying the Overlay over the Established Neighbourhood Zone.
- The Significant Retirement Facility and Supported Accommodation Site administrative definition be amended so that the “site” consists of contiguous allotments.
- The proposed 450 m² floor area limit for a shop/consulting room/office allows for multiple activities without a specific overall maximum. This could result in secondary uses which, when combined, reach a scale that generates negative external impacts and should not be located in neighbourhood-type zones. Council suggested an overall maximum floor area for each type of land use or overall site maximum should be included.
- No requirements for additional car parking for secondary commercial uses could generate a parking short fall in light of no maximum floor limit for these uses being specified. This would be diminished if a total maximum floor area is put in place, or a discounted car parking rate be applied.

Co-living

- The definition for co-living be refined to clarify what shared facilities are required and when (i.e. only when full kitchens and bathrooms are not provided in a residence).
- Inclusion of co-living details in Schedule 8 mandatory information of the *Planning Development and Infrastructure General Regulations 2017*.

Practice Guideline

- Assessment of a development against the Practice Guideline would be very involved and time consuming, including gathering all the required information. This may be ameliorated to an extent if Schedule 8 is amended to require a higher level of detail.
- Reference to the number of residents is not considered an appropriate measure for assessment given the proposal can only specify how many bedrooms are proposed, and the number of residents will inevitably change over time depending on the occupants (e.g. a two bedroom private residence could house a single resident or four-person family). To provide a consistent assessment approach, using the number of bedrooms in lieu of the number of residents was recommended.

Communal Open Space

- Clarification regarding what type of dwellings the first row of Table 2 - Communal Open Space applies to.

City of Onkaparinga

The City of Onkaparinga’s submission indicated support for the intent of the Code Amendment, however has raised a number of matters that it requests to be addressed including:

Co-living

- Whilst generally supportive of the co-living policy, Council does not support its inclusion in the Township Neighbourhood Zone, given the rural nature of the towns the zone applies to.

- Policy should explicitly specify co-living is not envisaged in rural zones.
- The threshold for co-living should be reduced to 4 or 5 residences, since council receives many share house proposals. A figure of 5 would also align with the existing South Australian Government information, which requires 5 bedroom or more rooming houses to be registered with the Office of Consumer and Business Services.
- Suggest clarification regarding which common facilities that are included in the definition are required.
- Whilst supportive of density in appropriate locations, considers that co-living within neighbourhood type zones should be located adjacent to existing zones that allow for higher density and building heights, which would help to mitigate concerns of parking, traffic, overshadowing/looking and other impacts.
- Considers the 2.5 m² private open space requirement per residence is insufficient.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Large scale 4-6 storey development contemplated by the Overlay should require public notification, given the Overlay applies over low rise neighbourhoods. Current exemptions are not supported.
- Proposed building heights should be lowered to 3 levels for 1-2 ha sites, and 4 levels on 2 ha+ sites to avoid impacts on low rise areas. Proposed heights could be maintained on State Maintained Roads.
- Refine the associated administrative definition so that a site must consist of contiguous allotments (i.e. not separated by a road or the like).
- The definition of supported accommodation needs to be adjusted to capture new forms that present as a dwelling, such as associated with NDIS funding, along with tailored policy for car parking, amenity, open space etc, and to assist in building rules classification.
- Car parking policy for disabled vehicles needs to be adjusted to have dimensions that are fit for purpose.

City of Playford

The City of Playford expressed support for the general intent of the Code Amendment to increase accommodation diversity. Its submission mostly focussed on co-living, along with some commentary of supported accommodation and retirement facilities policy.

There were however a number of aspects where it expressed some concern, including the need for management arrangements to be clarified with respect to co-living shared spaces and facilities, and potential social issues arising associated with shared facilities (in particular bathroom facilities).

It also suggested a number of policy adjustments for consideration, including:

Co-living

- Increasing the storage required for co-living from 4 m³ to 6 m³
- Increasing the requirement for on-site parking to one space per residence, with a reduced rate of 0.5 spaces in designated areas.

Draft Practice Guideline

- Requirements for shared bathroom and kitchen facilities seem too low to service a high number of residents and should be adjusted
- Clarify that provision of facilities be rounded up in relation to residents numbers – for example where 1 x full size oven per 10 residents is specified, 2 should be provide for 11 co-living residents.
- Shared bathrooms should remove reference to a bath – i.e. should always require a shower.
- Provide guidance on the number of residents in relation to each co-living residence.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Consider applying the Overlay to the Strategic Innovation Zone and Urban Activity Centre Zone, given these zones already envisage retirement facilities and supported accommodation. The overlay would make this explicit and help provide further certainty and encouragement for prospective development.
- In these zones introduce a minimum building height, except where it abuts a sensitive (i.e. residential) use.

City of Port Adelaide Enfield

The City of Port Adelaide is generally supportive of the Code Amendment, recognising that it aims at improving housing diversity in the current climate of an ageing population and the housing crisis. There are several aspects of the Code Amendment which are considered to improve the housing amenity for future occupants of student housing, apartment-style buildings and the newly introduced 'co-living' form of land use. It is also generally supportive of an increase to building height limits for retirement facilities and supported accommodation sites, however, expresses a view that there has been a lack of direct engagement with those who would be directly affected by the proposed changes.

It has raised a number of issues for further consideration:

Co-living

- Clarify the meaning of the term "private" residence in the definition and policy for co-living.
- Increase the rate of off street car parking for co-living .

Apartment Design / Dwelling Configuration

- Supportive of the inclusion of minimum room dimension for living areas – consider applying to all dwelling types.
- Strengthen policy regarding occupant amenity in light of minimum dwelling sizes being removed.

Significant Retirement Facility and Supported Accommodation Site Overlay

- The administrative definition should require a site to be contiguous.
- Exclusion from public notification should be reconsidered.
- Strengthen policy regarding interface management.

City of Prospect

The City of Prospect indicated support for a number of aspects of this Code Amendment in principle, including the creation of a clear assessment pathway for co-living developments and an ability for retirement facilities on arterial roads to gain access to additional density if the various potential issues can be managed effectively through good design. There were, however, a number of aspects they did not support including policy changes it considers likely to reduce occupant amenity within townhouses and apartments, and some policy drafting issues.

The following key issues were identified for consideration:

- The Significant Retirement Facility and Support Accommodation Sites Overlay should not be applied to the Established Neighbourhood Zone, or alternatively, it should not be applied to parts of the Established Neighbourhood Zone that are affected by Character, Heritage or Hazards Overlays.
- There are multiple Performance Outcomes within the Significant Retirement Facility and Support Accommodation Sites Overlay that do not provide appropriate guardrails against poor development outcomes.

- The proposed private and communal open space minimums do not provide appropriate basic levels of amenity for residents, in particular for studio dwellings or townhouses.
- The proposed car parking rates are not fit for purpose outside of a CBD context.
- The UniSA investigations appear to have assumed that policy amendments will only apply to apartments, whereas they will also apply to many townhouses in the City of Prospect. The proposed Code Amendment should not be approved without modelling and refining the policies to account for townhouse impacts.
- The concurrent Assessment Improvements Code Amendment identifies a series of policy drafting improvements that should be implemented, which don't appear to have been used in preparing this Code Amendment.

City of Salisbury

The City of Salisbury has indicated support for the Code Amendment to create a clear assessment pathway for co-living development and capacity for retirement facilities to gain access to additional density. It does however suggest a more nuanced approach to co-living development in general suburban locations, for instance supported in locations with good access to public transport and close proximity to shops, rather than a blanket approach across all areas.

City of Tea Tree Gully

The City of Tea Tree Gully commented that it broadly supports policy that encourages greater diversity in housing choice. It provided several specific comments regarding proposed policy as follows:

- Whilst supportive of minimum habitable room dimensions, suggested that retaining minimum apartment sizes should be considered.
- Supports the inclusion of communal open space policy, however communal open space should be provided in addition to private open space.
- Consider either requiring public notification of retirement facility/supported accommodation development which exceed current maximum building heights in the applicable zones, or undertake greater community engagement with directly affected properties as part of the current Code Amendment.
- The allowance for subordinate non-residential uses (such as cafes and allied health services) of up to 450 m² in floor area per tenancy, without additional car parking, allows for increased commercial activity above current zone allowances, and should be further justified.
- The content of the proposed Practice Guideline would be better included as DTS/DPF criteria in the Code.

City of Victor Harbor

The City of Victor Harbor provided comments mostly in relation to the Significant Retirement Facility and Supported Accommodation Sites Overlay and its potential impact. It commented that community services and infrastructure are limited in Victor Harbour and need to be evaluated (via a Community Impact Assessment Investigation or similar) to demonstrate that a significant facility can be accommodated. It also commented on land lease communities (i.e. residential parks or lifestyle villages), and the effect these lease style arrangements have on Council rates collection.

In relation to the Code Amendment's policy, Council has made a number of comments including:

Significant Retirement Facility and Supported Accommodation Sites Overlay

- The proposed 30 degree building envelope provision may not be sufficient.
- Public notification of 4-6 storey development should be considered.
- The proposed 4-6 storey building height is significantly higher than currently allowed in affected zones.

- On-site car parking should be reconsidered to ensure it can accommodate necessary demand.

Student Accommodation

- The application and provision of student type accommodation would be useful in Victor Harbor in relation to the planned changes intended for the Flinders Medical School and the associated provision of extra locally based opportunities in Medicine and Allied Health.

Co-living

- Co-living developments should provide a minimum site area..
- Consider how co-living will interact with the Business Neighbourhood Zone, particularly as this affects Burke Street, which is a significant and valued heritage character area within Victor Harbor which needs to be respected and preserved.

City of West Torrens

The City of West Torren provided a submission that commented on various aspects of the Code Amendment, which includes a number of comments/recommendations based on a supporting argument as follows:

Co-living

- The co-living definition be amended to clarify the extent of facilities to be provided for a co-living development, given the different ways it can be read and interpreted.
- The General Neighbourhood Zone and Suburban Neighbourhood Zone be exempt from having co-living as an envisaged use in the same way as the Established Neighbourhood Zone, given these zones are not considered to support infill housing.
- Regarding on site car parking, the requirement for parking should be increased to the rate for a Residential Flat Building.
- Details contained in the Practice Guideline for the provision of shared facilities ought be included in the Code, although prescribing the sorts of requirements in the planning system is considered excessive, in which case other methods should be explored.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Do not apply the Overlay over the Established Neighbourhood Zone given the potential conflict with the Character Area Overlay and Historic Area Overlay that applies across the zone.
- To prevent the creation of pseudo activity centres either reduce the gross leasable floor area per building or cap the total gross leasable floor area for all non-retirement facility commercial buildings. Additionally, a new policy should be created to require supporting documentation to be provided that considers the impact of these commercial developments on the functioning of nearby activity centres.
- Amend Overlay car parking PO 3.1 and DTS/DPF 3.1 to require that while commercial uses and retirement facilities/supported accommodation can share car parks, the total number of car parks provided on site be equal to the total number of car parks for each land use.
- Remove the exemption from public notification for retirement facility buildings.

Student Accommodation

The inclusion of the requirement for 2.5 m² of private open space for student accommodation is considered to improve policy by at least providing a minimum where the Code is currently silent.

District Council of Yankalilla

The District Council of Yankalilla submission indicated its general support for the intent of the Code Amendment particularly given the current housing crisis that states across the nation are experiencing. The

new policy regime supports an 'infill' approach to achieve more housing, which comes with a number of benefits from sustainability, infrastructure and affordability perspective, whilst also seeking to ensure functional living conditions and an acceptable degree of amenity for residents in apartments, including Build-to-Rent, and the proposed co-living accommodation type.

Notwithstanding the Code Amendment's positive intent, the Council queries some of the proposed policy amendments as they apply to the District Council of Yankalilla. This includes in relation to the application, design and appearance, and procedural aspects for the new Significant Retirement Facility and Supported Accommodation Sites Overlay. In summary, the proposed Overlay does not appear to incorporate policy that is relevant to a peri-urban context, but rather appears to be more appropriate in a metropolitan or more urban setting. It has therefore requested that the Overlay not apply over its area.

Council also expressed a view that given the potential impact on adjacent property owners and the lack of clarity with the proposed policy, undertaking further engagement should be considered.

In relation to the proposed Practice Guideline regarding the provision of shared facilities and spaces, the Council suggested that its content would be better placed in the Code, given it deals with policy matters.

Council also made the following comments in relation to co-living:

- Consideration should be given to minimum site area for co-living in areas where on-site waste disposal is required.
- On-site parking requirements should be increased in areas that are not well serviced by public transport.
- Communal open space should be provided at the same rate as private – i.e. 2.5 m² per bedroom.
- The car parking rate of 0.33 on-street parks per residence should be amended to per bedroom.
- The Urban Tree Canopy Overlay should apply across all zones envisaging co-living accommodation.

7 Engagement themes: summary, response, and recommendations

Minor and technical refinements to policy contained in the Code Amendment can be taken to be supported, and considered prudent, by the Commission. This includes feedback regarding the use of language and terms relating to co-living – for example residences, residents, occupants etc., which have been reviewed. In this context where a recommendation in the following sections indicates “no changes”, this should be taken to relate to more substantive policy refinement and not to exclude amendments of a minor technical nature which still may be made in relation to a particular topic. Similarly, any suggested technical changes not detailed in the response to feedback on a particular theme can be taken to be not supported. Such changes are covered in Part 9 - Amendment Instructions of this report, taking into account feedback across all submissions where relevant, and are not further addressed in the sections immediately below.

Further, a number of issues were raised that the Commission considers are outside the scope or intent of the Code Amendment, notwithstanding having some merit (such as Alexandrina Councils' suggestion to include policy to guide small scale low density supported accommodation), or are outside of the planning system (such as COTA SA's suggestions around financial arrangements to requirements for elderly living in co-living arrangements, and for a regulatory framework around short-term rentals). Issues considered by the Commission to be outside the scope are not further addressed in this report, and may be considered through future processes where relevant.

7.1 Apartment Design

Living Area Dimensions

While most submissions that commented on apartment design were supportive in principle of the intentions of the policy review, there were varying levels of support regarding the specific changes proposed, and whether they would necessarily achieve the stated outcomes. Some submissions also queried why only certain recommendations made in the UniSA investigations were incorporated into the Code Amendment, and not all.

While generally supportive of policy specifying minimum living room dimensions, several councils suggested that policy prescribing minimum dwelling sizes for certain dwelling types (group dwellings, residential flat buildings) should still be retained. Some also suggested that the proposed minimum room dimensions contained in proposed Design Performance Outcome (PO) 22.1 and Design in Urban Areas PO 31.1 should be increased to achieve a higher amenity standard particularly for secondary bedrooms. The suitability of the policy applying to multiple dwelling types was also queried. Comment was also made regarding the adequacy of the proposed new Design in Urban Areas PO 31.1, which replaces the current minimum dwelling size criteria, particularly given that there is no specific reference to requiring a high standard of occupant amenity. Other comments queried whether Deemed to Satisfy/designated Performance Feature (DTS/DPF) 29.1, which also refers to minimum dwelling sizes, should be amended/removed.

Industry submissions were generally supportive of the intent of the Code Amendment to provide additional flexibility, with a number suggesting that removing the minimum dwelling size and including minimum room dimensions should result in better amenity. Some, however, commented that certain policy, such as in relation to internal layouts and matters often left to detailed design like furniture, seating, shading and lighting, threaten to reduce the uptake and use of any streamlined assessment pathway.

Response:

The Commission's approach through the Code Amendment regarding apartment amenity provisions has been to make targeted improvements that provide additional flexibility that may assist in encouraging the provision of new accommodation in light of the current housing crisis. The changes proposed in the Code Amendment, in the Commission's view, safeguard essential living amenity (subject to the recommended changes outlined below) compared to current policy, noting that the current minimum apartment sizes do not

prevent very small or poorly configured living areas. The Commission did not pursue some of the UniSA recommendations as it took the view that these were additional requirements compared to current policy and could act as a disincentive for development and/or increase costs.

Minimum Living Area Dimensions

The Commission is of the view that minimum room dimensions for living areas is a preferable measure rather than an arbitrary minimum dwelling size (irrespective of the type of dwelling), which does not necessarily result in well configured or designed layouts. Reference to minimum dwelling sizes in Design in Urban Areas General Development policy DTS/DPF 29.1 are also no longer relevant and should therefore be removed.

The proposed minimum living area dimensions are generally consistent with those that apply in interstate jurisdictions, although requirements for secondary dwelling bedrooms are slightly higher than those contained in the Code Amendment. However, it is common for apartment dwelling proposals to have secondary bedrooms where one dimension is slightly lower than 3.0 m, so the amendments proposed whereby one room dimension of at least 3.0 m is required, while the current 2.5 m dimension for the other is retained, are supported. Smaller co-living room sizes are offset by the shared spaces and communal facilities provided in these developments.

The Commission supports amending relevant policies relating to apartment and co-living function and layout, to also address occupant amenity. However, the Commission is of the view that a “reasonable” level of occupant amenity is a more realistic expression of the level sought, rather than a high level.

Recommendations:

Make the following changes in General Development policy (refer to ~~red text~~ for deletions and green text for insertions):

Design PO 22.1 & Design in Urban Areas PO 31.1:

Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.

Design PO 22.5 and Design in Urban Areas PO 31.5

Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate ~~minimum~~ household furniture and fixing needs.

Design DTS/DPF 22.5 and Design in Urban Areas DTS/DPF 31.5:

Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage or cupboards) in accordance with the following table:

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bed	3m
	Secondary bed	<u>3.0m</u> x 2.5m
	Living room – studio and 1 bedroom dwelling	3.3m
	Living room – 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m

	Separate bedroom	2.5m
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Design in Urban Areas DTS/DPF 29.1:

Buildings containing in excess of 10 dwellings provide at least one of each of the following:

- (a) studio (where there is no separate bedroom)
- (b) 1 bedroom dwelling ~~/apartment with a floor area of at least 50m²~~
- (c) 2 bedroom dwelling ~~/apartment with a floor area of at least 65m²~~
- (d) 3+ bedroom dwelling ~~/apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.~~

Private Open Space and Communal Open Space

Some councils questioned the proposed reduced rate of communal open space (i.e. open space shared by more than one dwelling but is not publicly accessible) compared to the amount that is required when provided as private open space (i.e. a private outdoor area associated with each dwelling).

Conversely, industry submissions were supportive of these changes as it would provide additional flexibility particularly on constrained sites.

While the proposed rate for communal open space was supported, the UDIA suggested a more simplified calculation be used such as a flat rate per dwelling or by the number of bedrooms.

Response:

The Commission notes the views of some Councils regarding the lower amount of communal open space required compared to the combined amount if provided as individual private open space for each dwelling unit. However, a reduced amount is considered appropriate given the overall useability of a larger single communal space, noting that the provision includes a base line amount for the first 5 dwellings to ensure a useable base area for communal purposes is achieved. The amount of private open space and communal open space that is required in relation to dwellings is higher compared to that required in relation to co-living (which is addressed below under the heading “Co-living”). The Commission favours this approach rather than a single rate per dwelling.

Recommendations:

No changes are recommended.

7.2 Co-Living

Comments from industry and local government are mostly supportive of co-living in principle, supporting the provision of additional housing diversity and flexibility in the planning system. Several submissions also noted it as a positive inclusion in the Code to fill the gap left by the removal of the former “multiple dwelling” definition under the previous planning system, noting the proposed “co-living” definition is similar to this discontinued definition.

Responses from the community have mostly not been supportive of co-living, particularly in relation to the provision of shared bathroom facilities. Where submissions were supportive of co-living in principle, many still queried the provision of shared bathroom facilities.

Clarification

Under the previous planning system, prior to the introduction of the Code, “multiple dwelling” was defined as a “dwelling occupied by more than 5 persons who live independently of one another and share common facilities within that dwelling”.

The submission from Common Equity Housing SA (CEHSA), as the only local housing provider that delivers co-operative housing, welcomed the inclusion of the co-living definition and policy to guide future development. CEHSA outlined that shared facilities including laundries and communal outdoor living spaces (pergolas, decks, gardens) are already provided in their developments, and that these shared spaces promote greater connection and co-operation. Therefore, the introduction of ‘co-living’ accommodation with shared facilities, such as common kitchens, laundries, or bathrooms, is of interest to them in helping grow co-operative housing in SA as an alternative housing model.

Other submissions have stated the similarity of the new “co-living” definition to the existing definition of “student accommodation”.

While it is acknowledged that there are some similarities and that a proposal for a co-living type of development could (in theory) be considered under the current planning system, it is considered that providing a separate definition for “co-living” and policies for assessment will provide the guardrails required to ensure that these types of accommodation are well-designed and meet residents’ needs.

New policy for co-living accommodation in the Code Amendment, will address minimum areas of private open space and specify car parking rates, along with a new practice guideline to guide the provision of shared facilities and common areas.

It is also important to note that the planning system does not “force” the provision of co-living or any other form of accommodation. Instead, the new “co-living” definition will provide a designated assessment pathway for this housing type when there is a demonstrated need or market demand. A developer / builder may therefore opt to pursue such a proposal, and individuals can then decide whether this type of housing meets their individual preferences or needs.

Co-Living Definition and Policy for Common Facilities

The Code Amendment included the following new definition for “co-living”:

Land Use Term	Definition	Includes	Excludes
Co-living	<p><i>Means a building or part of a building used for residential accommodation that:</i></p> <p>(a) <i>contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use;</i></p> <p><i>and</i></p>		<p><i>Ancillary Accommodation</i></p> <p><i>Co-located housing</i></p> <p><i>Dwelling</i></p> <p><i>Student Accommodation</i></p>

	<p>(b) <i>includes common facilities for shared use such as:</i></p> <ul style="list-style-type: none"> <i>i. shared cooking facilities and/or the provision of meals</i> <i>ii. common rooms and recreation areas</i> <i>iii. shared laundry facilities or a laundry service</i> <i>iv. shared bathroom facilities</i> 		
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A number of comments were received in relation to the co-living definition to:

- Clarify what shared facilities are required – and whether the definition as drafted in the consultation Code Amendment could inadvertently require the provision of shared kitchens and bathrooms even when residences already provided these.
- Provide more comprehensive requirements in relation to full kitchens and bathrooms, noting that a single missing element (e.g. a bath or kitchen sink) could still mean a proposal is classified as co-living
- Query the meaning of “private residence” suggesting that the use of this term could introduce some ambiguity and potentially inadvertently blur with dwellings that have bedrooms with ensuites and the like. Some submissions suggested using an administrative definition to assist in the meaning of “private”
- Ensure “co-living” does not inadvertently capture other types of accommodation.

A number of council submissions, along with considerable community feedback, questioned the allowance for shared bathroom facilities (i.e. the ratio of facilities per the number of occupants should be increased), while some suggested that residences should always have private bathroom facilities, or at least a toilet and basin.

Response:

Similarity to dwellings

The Commission notes that a small co-living development could appear similar to a large dwelling. This is not dissimilar to the former multiple dwelling definition where the same issue existed.

The proposed threshold for co-living (i.e. a building to contain 6 or more residences) will assist in limiting this circumstance. In any case, the relevant authority will be best placed to determine the most appropriate classification for a development based on the nature of a proposal and the information provided when an application is lodged.

Use of the term “Private”

The use of the term “private residence” is not intended to imply any particular meaning other than the commonly understood meaning of each word, noting that co-living does include areas of shared and common spaces. However, in practice the use of the term “private” is not critical in distinguishing residences from the shared or common areas. Further, the Commission notes that the “dwelling” definition (a dwelling means a building used a self-contained residence) does not refer to it being “private” or otherwise. To avoid any unintended implied meaning stemming from use of the word “private”, the Commission recommends its removal.

Shared facilities / common areas

The Commission acknowledges feedback regarding guidance on co-living shared facilities and common areas in the proposed definition and policy, and that the definition could be amended to be clear on what common / shared spaces and facilities are required as a minimum. The Commission also notes the comments from many councils and the community particularly regarding the nature of facilities required to comprise a full kitchen or full bathroom. These requirements are derived from comparable interstate definitions and are considered sufficiently clear for assessment purposes.

From a technical perspective, it is intended that shared kitchen and / or bathroom facilities are only provided where not contained in residences. Refinement to the definition to be clear in this regard is supported.

Common recreation areas are also an essential requirement given the reduced private open space and living area dimensions that apply to co-living compared to apartment dwellings. Other common/shared facilities and spaces may also be provided such as laundry facilities, however these need not be intrinsic and hence can be covered by guiding policy.

Regarding the nature of provision of bathroom facilities, the Commission is of the view that the definition should retain scope for shared bathroom facilities to be accommodated. This is important given the range of accommodation styles co-living can take, such as small share houses and dormitory style accommodation, in addition to apartment style residences in multi storey buildings.

Consideration of the detailed requirements around the ratios for provision of shared bathroom facilities (i.e. the number of toilets, showers, and basins for occupants) is addressed below in Part 7.4 – Practice Guideline – Communal Recreation Space and Shared Facilities.

Recommendations:

Make the following changes in the co-living definition (refer to ~~red text~~ for deletions and green text for insertions):

Co-Living Definition

Means a building or part of a building used for residential accommodation that:

- (a) contains 6 or more ~~private~~ residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use;

and

- (b) includes common areas for shared use including at a minimum such as:
- i. shared cooking facilities ~~and/or the provision of meals~~ where a full kitchen is not provided in residences;
 - ii. shared bathroom facilities where a full bathroom is not provided in residences;
 - iii. common rooms and /or recreation areas.
 - ~~iv. shared laundry facilities or a laundry service; or~~

Zone Applicability / Assessment Pathways

A small number of council submissions commented on the range of zones where co-living has been included as an envisaged land use along with conditional exclusion from public notification. Most were supportive of the zones where it is proposed, but the City of Salisbury suggested a more nuanced approach having regard to proximity to public transport, services and facilities, and regarding character and amenity issues in residential areas given co-living is not subject to minimum site area policy.

Several submissions also suggested that certain activity centre type zones such as the Suburban Activity Centre and Urban Activity Centre Zones be amended to include co-living as an envisaged land use with

relevant policy consistent with other targeted zones, given these zones already support medium-high density residential development.

The PCA submission also suggested that a potential DTS pathway could be explored involving the conversion of existing dwellings to co-living units to provide greater efficiency and readily support change between accommodation types.

COTA SA has suggested co-living policy appears to be metropolitan centric and that specific policies are required to ensure that co-living can also be accommodated in regional areas.

Response:

Zone Applicability

The Commission supports the inclusion of co-living in mixed use and activity centre type zones (i.e. Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, Urban Activity Centre Zone, and Urban Corridor (Main Street) Zone) given their clear contemplation of residential activity and access to services and facilities.

Outside of those zones where co-living is listed an envisaged land use, proposals will be performance assessed (or assessed on their merits) on case-by-case basis against all Code policy.

Deemed-to-satisfy assessment pathway

The Commission is generally supportive of providing deemed-to-satisfy assessment pathways for development where it is practicable. However, in the case of co-living accommodation, there is no readily measurable deemed-to-satisfy criteria provided in the proposed policy to enable a deemed-to-satisfy pathway to be pursued for such development. This is considered appropriate as each co-living proposal will need to be considered on its individual merits, including the adequacy of common facilities.

Provision of co-living in regional areas

Proposed co-living policy and assessment pathways are established through relevant zones, and therefore apply consistently across the state wherever those zones apply, whether in metropolitan or regional areas. The provision of co-living accommodation will therefore be available in regional areas but its future development in these areas will be guided by market take-up and demand, supported by the appropriate Code policy to guide such development.

Recommendations:

Include co-living as an envisaged land use (with a designated assessment pathway and relevant policy) in the Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, and Urban Activity Centre Zone consistent with other amended comparable zones contained in the consultation draft of the Code Amendment (noting that co-living is already proposed in the Urban Corridor Main Street Zone).

Character and Heritage

Several councils suggested that minimum site area requirements should apply to co-living in the same way as currently applies to dwellings in neighbourhood-type zones to ensure a similar density is achieved. Several regional councils specifically queried whether a minimum site area policy is required for co-living where on-site waste disposal is required.

The City of Victor Harbor made comment in relation to co-living sustainability in certain circumstances where a location has particular character.

Response:Minimum site area

Co-living development functions differently to dwellings because it involves the use of shared facilities and communal areas in which case the residences are not independently functioning, and do not have distinct site areas. Therefore, the Commission does not view density requirements that apply to dwellings as directly applicable to co-living. For example, a 6 studio residence co-living building with shared bathroom and kitchen facilities would be similar to a detached dwelling of similar form. In low scale neighbourhood-type zones, built form policy that apply to other forms of residential development, such as building height, setbacks and site coverage, along with functional requirements such as the provision of private open space, will apply to co-living and therefore similarly regulate the scale and form of co-living development.

Regarding circumstances where on-site waste disposal may be required, small allotments will obviously not be suitable for co-living if on-site wastewater management systems are also required. Council can therefore refuse an application in this situation, drawing on wastewater services policies in the Infrastructure and Renewable Energy Facilities General Development Policies.

Character and heritage

Existing character and heritage policy in the Code will apply to co-living development, as it does to any other development, in relevant circumstances particularly where Historic Area and Character Area Overlay policy already applies over an affected zone / area.

Recommendations:

No changes are recommended

Co-Living Car Parking

A number of submissions, mostly from local government and the community, have questioned the proposed off-street car parking rate for co-living, suggesting that the proposed rate is insufficient, particularly in areas where there is a high reliance on private vehicle usage. Several submissions have therefore recommended that car parking should be provided at a higher rate, for example 1 space per residence generally and 0.5 spaces per residence in a designated area (i.e. areas with good access to public transport and services), or similar to that required for dwellings in a residential flat building.

Alternatively, the City of Adelaide argues that car parking for co-living is likely to add significant cost for little benefit in high density locations such as the Adelaide CBD and therefore it should not be tied to individual residences.

Certain industry submissions were supportive of the co-living car parking requirements as outlined in the consultation draft of the Code Amendment.

Response:

The co-living car parking rate was based on the investigations undertaken by the UniSA, which were derived from standards used for comparable land uses in interstate jurisdictions (e.g. “co-living” in NSW and “rooming housing” in Victoria). The Commission notes that the rate recommended by the Uni SA is lower than that for dwellings, but is also higher than the rate for student accommodation, which in the Commission’s view generally reflects the position of co-living in the spectrum of accommodation types. Further, co-living covers a range of accommodation styles such as a boarding house, a share house, as well as apartment style residences. In suburban locations a co-living development would likely take the form of share house or similar, while in the city centre co-living would likely be contained in multi-story apartment or mixed-use building.

The Commission acknowledges the concern of several councils about the proposed car parking rate particularly in suburban residential locations. In these locations, a 10 residence co-living share house will require 5 spaces to be provided on site, while a detached dwelling with 3 or more bedrooms will require 2 spaces irrespective of how many bedrooms it contains. Given the range of accommodation styles and forms that co-living can take, and also noting that co-living is not a dwelling, the Commission considers that the proposed rate applied in interstate jurisdictions and used in this Code Amendment is appropriate. An increased rate would be too onerous a requirement to meet in many instances. It is also anticipated that co-living in suburban residential locations will be relatively infrequent given the cost of land and competition for use for more conventional dwellings.

Clarification:

The consultation Code Amendment specified off street carparking rate of 0.5 spaces per bedroom, and 0.25 spaces per bedroom in a Designated Area, for co-living residences.

Activity Centre is defined in Part 8 Administrative Terms and Definitions of the Code, and covers the range of these sorts of zones used in the Code from a Local Activity Centre up to Urban Activity Centre Zone.

Recommendations:

No changes are recommended.

Co-Living Private Open Space / Communal Open Space / Common Recreation Areas

Some submissions sought clarification on the relationship between the Private Open Space, Communal Open Space and Common Recreation Areas. Some Council submissions also suggested that a base amount of Communal Open Space should be required for co-living where relevant, or an increased base rate for smaller co-living development. A minimum dimension for communal open space was also suggested.

The interaction of the requirement for private open space for co-living (and student accommodation in the same capacity) was queried in relation to the administrative definition for private open space, and that as drafted the administrative definition may cause some tension – for example the dimensions required for a balcony used as private open space (1.8m) would necessitate a minimum balcony area of 3.24m² which is greater than the minimum required for a 1 bedroom co-living residence (or student accommodation unit).

Clarification:

The consultation Code Amendment specified 2.5m² of private open space per bedroom for co-living residences and 2.5m² per bed for student accommodation.

Response:

Private Open Space Rate for Co-Living

For co-living development, each private residence is required to provide an amount of private open space for the exclusive use and enjoyment of the occupants. The new policy allows private open space to be substituted for communal open space. The amount of open space required if provided as private or communal open space is contained in Design General Development Policies Table 1 – Private Open Space and Design in Urban Areas General Development Policies Table 1 – Private Open Space.

Separate to the provision of private or communal open space, co-living must provide a communal indoor recreation area for a co-living development's residents (as per the co-living definition). The quantum of space required for a communal recreation area is guided by proposed Practice Guideline 4 – Shared Facilities and Communal Recreation Areas along with new Code policy.

The lower rate for the provision of private open space or communal open space required for co-living compared to that required for dwellings takes into account the separate requirement for the provision of indoor communal recreation space.

Communal Open Space

The Commission does not consider that the provision of communal open space for co-living should be increased overall, however it does support a slightly increased base rate so that a small co-living proposal (i.e. between 6 and 10 residences) has an amount that is similar to the minimum private open space required for a detached dwelling. In this context, a base amount of 25m² is recommended. This will also ensure that existing communal open space policy in the Design and Design in Urban Areas General Development Policies, which requires a minimum dimension of 5 metres, is able to be met.

Private Open Space Administrative Definition

In relation to the private open space administrative definition, the Commission acknowledges that this relates to dwellings only. The Commission therefore recommends making technical adjustments to the definition so that it is also applicable to co-living. The minimum dimension of a co-living private open space area will therefore need to be cognisant of the minimum area specified in Table 1 – Private Open Space.

Recommendations:

Communal Open Space

Make the following changes to the Co-living “Minimum Rate” in the Design and Design in Urban Areas Table 2 (refer to ~~red text~~ for deletions and green text for insertions):

25m² total for the first 10 residences, plus 2.5 m² ~~per residence~~ for each additional residence above 10.

Private Open Space Administrative Definition

Make the following changes in the Private Open Space Administrative Definition (refer to ~~red text~~ for deletions and green text for insertions):

Private Open Space:

Means a private outdoor area associated with a dwelling or co-living residence that:

(a) is for the exclusive use of the occupants of that dwelling or co-living residence

(b) has a minimum dimension of:

- i. 2.0m for ground level areas and 1.8m for balconies for a dwelling
- ii. 1.5m for a co-living residence

(c) is screened from public view by a building, fence, wall or other similar structure with a minimum height of 1.8m above ground level and a maximum transparency of 20%.

Private open space may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides. Private open space does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.

Co-Living Storage Space

Several local government submissions have questioned the proposed storage space requirement for co-living residences, suggesting a higher rate of 6m³ (which applies to studio dwellings), should be applied instead of the 4m³ proposed in the consultation draft of the Code Amendment.

Response:

The 4m³ storage requirement for co-living residences is the same as that required for student accommodation. While the Commission notes that studio dwellings require more storage (6m³), co-living is not the same as a dwelling and covers a wider range of accommodation styles such as a boarding house, a share house, as well as apartment style accommodation. Given the range of accommodation styles provided under the banner of 'co-living', and the differences from conventional dwellings, it is considered that 4m³ is an appropriate requirement for storage.

Recommendations:

No changes are recommended.

Co-Living Waste Management

Several council submissions suggested that policy guidance is required to guide waste management in co-living developments.

Response:

Co-living classes of development have been assigned policy for assessment purposes that is largely the same as that applies to a residential flat building. This includes relevant Site Facilities / Waste Storage policy from the Design / Design in Urban Areas General Development Policies which are used for this purpose. In this context, additional policy in relation to co-living is not considered necessary.

Recommendations:

No changes are recommended.

Schedule 8 - Mandatory Information

Several council submissions suggested that the ongoing management of co-living shared spaces and communal areas should be addressed through the provision of additional information at the time of an application for co-living development. This includes (but is not limited to) the requirement for an accompanying community scheme description or similar, and would be in addition to that information already required under Schedule 8 of the PDI Regulations, and those requirements outlined in the proposed new Practice Guideline – Communal Recreation Space and Shared Facilities.

Some submissions also queried whether the arrangements for the ongoing management of communal spaces needed to be considered as part of a co-living development proposal. This issue was not considered explicitly in the context of provision of mandatory information; however Schedule 8 is a mechanism that can be used to ensure certain matters are considered by a proponent as part of a development proposal.

The City of Marion also suggested that Schedule 8 should be changed to include bedroom and living room dimensions for residential flat buildings to allow for an easier (and more streamlined) assessment process for Council, noting that this equally would apply to co-living.

Response:

The Commission agrees that suitable ongoing management arrangements governing the future use of shared facilities and communal recreation areas will be an important consideration for co-living development.

In this context, the following two development scenarios need to be considered which outline how these issues may be managed in future:

- The first scenario is in a building that is owned by a single entity, and the rooms / residences are rented out. In this case, ongoing management would be undertaken by the building owner, much like is the case for Purpose Built Student Accommodation. Under this arrangement, co-living would be covered by the Residential Tenancies Act (RTA). Under the RTA, any residential premises in which 5 or more rooms are available to rent is classified as a Designated Rooming House (DRH). Proprietors of a DRH must be registered with the Office of Consumer and Business Affairs, and enter into Rooming House Agreements. This comes with a range of proprietor and resident obligations, including in relation to shared facilities.
- The second scenario is in a co-living building where the residences are individually owned, and the shared spaces are co-owned. In this scenario community titling (under the *Community Titles Act 1996*) provides the necessary tools to formalise arrangements around the future use and management of any shared spaces/common land. It also provides a governance structure which will set the rules for how people live and interact in co-living development going forward. Any land division proposing 6 or more community titled allotments triggers the requirement for a Scheme Description to be prepared. Under the Community Titles Act, by-laws are also required, which provide for the administration, management and control of the common property.

The requirement for room dimensions to be provided as part of mandatory information is not considered necessary, and is typically supplied as part of scale architectural plans. If not clear, a relevant authority can request such information.

Recommendations:

No changes are recommended.

Universal Design Principles

A number of submissions, including those from several councils and COTA SA, queried how universal design / access would be achieved in co-living development, or alternatively suggest that new policy may need to be included to ensure it is adequately addressed.

Response:

Universal design matters are primarily addressed through the National Construction Code 2022 (NCC), including those additional accessibility requirements which were recently introduced for all development in October 2024.

The Code also contains policy in the Design in Urban Areas and Transport Access and Parking General Development Policies under the heading of “Car parking, access and manoeuvrability” and “Access for People with Disabilities” which applies to development, so that access matters can be considered during the planning approval process.

Recommendations:

No changes are recommended.

7.3 Student Accommodation

The submission from the SAC contained by far the most detailed commentary from industry regarding purpose built student accommodation (PBSA). Several other industry submissions provided comments on student accommodation although these did not raise any issues not already covered by the SAC submission.

The SAC reinforced that PBSA is very different to other forms of accommodation including co-living, given it has specific student needs in mind, including affordability, shared living arrangements, and unique amenity offerings. It therefore questioned having policy the same as co-living (where relevant), particularly regarding the proposed communal open space and private open space requirements (which are significantly higher than those applied to PBSA elsewhere in Australia). The SAC said that these could negatively impact both the feasibility of new PBSA developments and the affordability of student housing as proposed in the consultation draft of the Code Amendment. The SAC provided a range of suggested changes to proposed private and communal open space policy, storage requirements and bicycle parking provision.

Note: The consultation draft of the Code Amendment proposed a private open space rate of 2.5m² per bedroom, and a communal open space rate of 2.5m² per co-living residence and student accommodation.

Conversely some council submissions queried whether the minimum private open space amount is sufficient to provide adequate occupant amenity. For instance, the City of Marion suggested that private open space requirements should be consistent with dwellings.

The City of Campbelltown's submission also questioned whether the student accommodation definition is still required given the similarities with co-living.

Response:

The Commission notes the differences between PBSA and other forms of accommodation, and supports policy that is specific to PBSA. This principle is reflected in the Code by having a definition specifically for student accommodation, thereby enabling specific policy to be applied that is different to other forms of accommodation including co-living. It is important that the policy setting for student accommodation does not inadvertently inhibit the development of PBSA.

The Commission is of the view that, given the nature of student accommodation, policy should relate to requirements around the provision of shared space (which can include indoor) rather than explicitly for private open space or communal open space. A slightly reduced rate of shared space (i.e. from 2.5m² to 2.0m² per residence) is therefore supported. This position takes into account the communal recreation spaces provided in a development, to align with PBSA best practice (per the examples provided in the SAC submission). A new Performance Outcome is also supported to allow for a reduced rate of shared space to take into account nearby public open spaces or university grounds.

The Code Amendment does not propose any change to bicycle parking or storage requirements relating to student accommodation, so these existing policies are unaffected.

Recommendations:

Make the following changes in the Design in Urban Areas General Development policies and tables (refer to ~~red text~~ for deletions and green text for insertions):

New Performance Outcome and DTS/DPF under the heading Student Accommodation:

<p><u>PO 41.5</u></p> <p><u>Student accommodation provided with suitable sized areas of usable shared space to meet the needs of occupants, having regard to factors that may support a reduced on-site rate such as the availability of nearby publicly accessible open space, university grounds or the like.</u></p>	<p><u>DTS/DPF 41.5</u></p> <p><u>Student accommodation provides shared space at a rate of 2.0m² per residence, minus the floor area of any communal indoor recreation spaces or shared facilities provided (excluding bathrooms).</u></p>
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Table 1 – Private Open Space

Student Accommodation		2.5m ²
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Table 2 – Communal Open Space

Student Accommodation	2.5 per residence
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7.4 Practice Guideline – Communal Recreation Spaces and Shared Facilities

A number of local government submissions provided commentary on the proposed Practice Guideline, some suggesting that the provision of kitchen and/or bathroom facilities seem low to properly service a high number of residents (e.g. 1 x toilet provided per 10 co-living residents) and that these should be re-visited with a view to increasing provision. Feedback also queried some of the more technical functional aspects with the provision of facilities, suggesting changes including:

- Provision for facilities be rounded up – for example in a shared kitchen that caters for say 11 residents that two full size ovens / 4 burner cooktops be provided
- Removal of a bath-only circumstance – i.e. should always include showers
- Guidance on a translation for co-living “residence” into a rate of “residents” – for example based on a number of residents per residence, or alternatively based on a rate per bedroom.

Conversely, some industry submissions questioned the content of the Practice Guideline, suggesting that guidance on the number of cooktop burners, ovens and the like is overly prescriptive, is contrary to the role of a Practice Guideline and beyond the role of the Code, and will limit flexibility and potentially undermine the intent of the Code Amendment. Instead, it was suggested that less prescriptive requirements such as the spatial arrangements and size of rooms should be included instead as DTS/DPF criteria.

Response:

The statutory role of a Practice Guideline is to assist a relevant authority in interpreting relevant policy in the Code. It provides guidance only and is not mandatory. The Commission is of the view that guidance on shared facilities and spaces is warranted, and that a Practice Guideline is preferred given it is not mandatory and therefore provides a degree of flexibility. A Practice Guideline can also be more readily adjusted should the need arise (noting the Commission, with approval of the Minister, can vary a Practice Guideline by notification in the Government Gazette and then publishing it on the PlanSA portal).

The various changes suggested to the proposed Practice Guideline are noted. The technical requirements for shared facilities and spaces are based on the investigations undertaken by UniSA and are derived from the standards used in Victoria for equivalent development, which is the only jurisdiction to have produced such guidelines. The Commission is therefore reluctant to change the quantum of facilities outlined in the Practice Guideline at this stage and instead prefers to wait until it has been used and only then consider any further changes based on need demonstrated through practical experience.

In relation to the provision of bathroom facilities, the rate specified in the Practice Guideline is derived from the National Construction Code for Class 3 buildings. Class 3 buildings are a common place of long-term or transient living for a number of unrelated people, such as a boarding house, guest house, hostel or dormitory style accommodation.

Bathroom Facilities in residential buildings in the National Construction Code

F4D2 Facilities in residential buildings

For facilities in Class 3 buildings other than residential care buildings, the following applies:

a. For residents in each building or group of buildings, for each 10 residents for whom private facilities are not provided, provide—

- i. a bath or shower; and
- ii. a closet pan; and
- iii. a washbasin.

Given minimum bathroom facility requirements regarding sink, toilet and shower numbers are specified in the National Construction Code, it is not considered necessary for these to be replicated in the Practice Guideline. The Commission therefore supports their removal.

The Commission supports practical guidance in relation to calculating the number of residents for which the number of individual facilities are required (for example 1 oven per 10 residents in relation to kitchen facilities), specifying that the anticipated number of residents is taken to equate to one resident per bedroom for relevant co-living residences, and one resident per bed for student accommodation.

Recommendations:

Amend the Practice Guideline to:

- Specify that the anticipated number of residents / occupants is taken to equate to one per bedroom for relevant co-living residences, and one per bed for student accommodation.
- Remove reference to the ratios for the provision of bathroom facilities (but retain guidance that facilities are located on each floor).

7.5 Significant Retirement Facility and Supported Accommodation Sites Overlay

Administrative Definition

The Code Amendment has proposed to include a new Administrative Definition to assist in the application of the Overlay as follows:

<i>Administrative term</i>	<i>Definition</i>
<i>Significant retirement facility and supported accommodation site</i>	<i>Means a site greater than 10,000m², which may include one or more allotments, used primarily for a retirement facility or supported accommodation (or both).</i>

Industry submissions were strongly supportive of the intent of the proposed changes in particular increased building height for retirement facilities and supported accommodation, given existing sites are constrained and not able to expand. The RLC considers that the applicability of the proposed Overlay in its current form will be extremely limited. It has indicated that sites in metropolitan Adelaide are, overall, smaller than generally found statewide, with only a very small proportion of a size that would trigger the current proposed 10,000m² (1ha) threshold. Reducing the threshold to 5000m² would enable roughly 44% of sites in inner and middle metropolitan areas (the specific councils are referenced in the RLC submission) to qualify for the new

Overlay. Submissions from many of the aged care providers / operators provided similar comment to the RLC submission.

Some submissions from both local government and industry have suggested that the proposed administrative definition for a “significant retirement facility and supported accommodation site” should be adjusted to provide guidance on what a retirement facility or supported accommodation “site” may encompass. Local government suggested that a site ought to consist of contiguous allotments given a site may constitute more than one allotment, while certain industry submissions suggested flexibility to allow for a site to be separated by a public road.

Several submissions suggested clarification is required as to what extent of a site or building should be used for retirement or supported accommodation for it to be considered “primarily” for that purpose (and also used in the public notification trigger in relevant zones).

The RLC suggested removing the 10,000m² site area requirement from the definition to allow a relevant authority discretion to consider proposals on sites that are slightly below the specified site.

Rembrandt Living also suggested adjusting the administrative definition to remove reference to a “site” which has a specific defined meaning in the Code, to avoid any doubt that the Overlay applies to any development on any part of a facility site where the land area exceeds 1ha, rather than new development needing have a site of 1ha+ for example:

Means land used primarily for a retirement facility or supported accommodation (or both), where the combined area of all allotments forming part of the facility or accommodation, exceeds X m²” (RL)

Response:

The intention of the Overlay is to support the provision of additional retirement and supported accommodation, acknowledging that most sites are in sensitive residential areas and therefore require a careful approach. The threshold for triggering the Overlay’s application (1+ hectare) has been selected to ensure that a site is typically of sufficient size to readily manage interface impacts with neighbouring residential uses and local streetscapes, and also in light of prevailing low rise residential contexts. The Commission acknowledges that almost half of the current retirement facility and supported accommodation sites across the state are affected by the Code Amendment, and that a higher proportion of ones below the threshold size of 10,000m² are located in inner and middle areas of metropolitan Adelaide.

Below this size, the capacity to achieve the envisaged development while also managing the impacts start to become more challenging, and a more contextual response is required. Retaining the current 10,000m² threshold is therefore recommended. However, retention of the 10,000m² threshold should not be taken as a view that additional development opportunities on smaller retirement facility / supported accommodation sites are not warranted or supported in principle. The Commission is of the view that additional building height may be contemplated on sites smaller than 1ha, potentially of a scale similar to that contained in the new Overlay, however a detailed performance assessment of the proposal’s merits, or alternatively a Code Amendment process, would be more suitable to undertake a contextual analysis of a site and its surrounds to determine its suitability.

The Commission supports requests to amend the associated administrative definition to ensure a site is a single whole entity, thereby avoiding possible unintended instances where multiple smaller sites separated by roads could potentially be combined to reach the threshold size.

The Commission acknowledges that there may be instances where a site is not contiguous, or where a site is irregular in shape and has parts that are comparatively shallow. However, the operation of the building envelope interface provision, which specifies building setbacks for upper levels, will limit building height in instances where site depth is relatively shallow.

The Commission also acknowledges the use of the word “primarily” could allow for other activities to be included in establishing a site for the purposes of the application of the Overlay, which is not the intent in

establishing a site. Removing “primarily” from the definition is therefore supported. A refinement to be clear that the Overlay applies to both existing and proposed sites is also recommended.

The Commission supports technical refinements to the definition to remove reference to “site” to avoid any interaction with its administrative definition.

Recommendations:

Make the following changes to the Significant Retirement Facility and Supported Accommodation Site Administrative Definition (refer to ~~red text~~ for deletions and green text for insertions):

Definition

~~Means a site greater than 10,000m², which may include one or more allotments, used primarily for a retirement facility or supported accommodation (or both).~~

Means contiguous land located within the Significant Retirement Facility and Supported Accommodation Sites Overlay used for a retirement facility or supported accommodation (or both), with an area of 10,000m² or greater.

For the purposes of this definition contiguous land means – land that is not separated by a road, reserve, or any other public or private land that is under different ownership to the retirement facility or supported accommodation, and may include one or more allotments.

Spatial Application

A number of local government submissions expressed a view that the application of the Overlay may conflict with the desired outcomes of some of the neighbourhood-type zones namely those zones that are low in scale and density. Particular concern was expressed about the application of the Significant Retirement Facility and Supported Accommodation Sites Overlay over the Established Neighbourhood Zone, which correlates with areas where the Character Area and Historic Area Overlay apply (and in the case of the Historic Area Overlay many instances where the Local Heritage Place Overlay also applies), and that its objectives may not be achieved in areas where these other Overlays apply. Some other submissions also requested that the Overlay not apply in very low intensity neighbourhood-type zones such as the Rural Shack Settlement Zone. The application of the Overlay in the Hills Neighbourhood Zone was also queried, given extensive parts of the zone are in bushfire prone areas.

Several non-metropolitan councils queried the suitability of applying the Overlay outside of the metropolitan area, given availability of services, as well as incompatibility with peri-urban character.

Some submissions suggested that application of the Overlay should extend to additional areas such as the Strategic Innovation Zone, Suburban Activity Centre Zone, Urban Activity Centre Zone, the Golf Course Estate Zone citing these zones already envisage retirement facilities and/ or supported accommodation. The City of Playford also suggested that a minimum building height also be applied in the mixed-use type zones.

Submissions also suggested changes to provide stronger policy direction to ensure that facilities maintain or improve integration with the streetscape such as:

- Seeking to ensure that street frontages, setbacks and address reflect those within the broader streetscape
- Building presentation reflects the pattern and rhythm of built form at the street frontage (noting that building form and scale central to the site will be different)
- Prominence of landscaping between the front wall and street boundary, as opposed to car park.

Response:

The Commission notes that certain non-metropolitan councils have requested that the Overlay not apply in their areas. However, given the State's ageing population and need to provide suitable additional accommodation across all communities, it is considered appropriate that the Overlay also apply outside of the metropolitan area. In practice, facility providers would be expected to build such facilities in locations that have sufficient access to services such as larger towns and regional centres.

The Commission notes the potential tension that could arise from the application of the Significant Retirement Facility and Supported Accommodation Sites Overlay along with the desired outcomes of the Character Area Overlay and Historic Area Overlay, and the Established Neighbourhood Zone. The desired outcomes for the Hills Neighbourhood Zone may also pose some tension with the new Overlay. This may lead to difficulties for a relevant authority in resolving these competing outcomes.

Clarification

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

Character Area Overlay Desired Outcome:

DO1 - Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

Historic Area Overlay Desired Outcome:

DO1 - Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

Established Neighbourhood Desired Outcomes:

DO1 - A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.

DO2 - Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

Hills Neighbourhood Zone Desired Outcome:

DO1 - 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.

The Commission therefore supports not applying the Significant Retirement Facility and Supported Accommodation Overlay to the Established Neighbourhood Zone, plus any other areas where the Historic Area Overlay or Character Areas Overlay applies. This is consistent with the operation of certain other incentive policy in the Code, such as in the Affordable Housing Overlay, where the additional height and reduced site area allowances are excluded from applying in locations where the Character and Historic Area Overlays apply.

Similarly, the proposed inclusion of "retirement facility" and "supported accommodation" in Established Neighbourhood Zone DTS / DPF 1.1 should also be removed.

The Commission also supports removal of the Overlay from applying in the Hills Neighbourhood Zone given the nature of the outcomes sought and challenges of developing on sloping land.

However, the removal of the spatial application of the new Overlay in these areas should not be taken as a view that additional development opportunities on retirement facility / supported accommodation sites are not warranted or supported in principle. The Commission is of the view that additional building height may be contemplated in Historic Area Overlay, Character Area Overlay, Established Neighbourhood Zone, and Hills Neighbourhood Zone depending on individual site circumstances, however planning assessment of the

proposal's merits, or alternatively a Code Amendment process, would be more appropriate to undertake a contextual analysis of a site and its surrounds to determine suitable allowances.

The Commission notes some local government and community views that the allowances contemplated in the Overlay may be out of character in other neighbourhood-type zones. While the Commission notes this view, it considers retaining the Overlay's application in other proposed areas is appropriate, also acknowledging the considerable future demand for supported accommodation and retirement living.

The Overlay was not proposed to apply over very low intensity zones, such as the Rural Shack Settlement Zone, in the consultation draft of the Code Amendment.

The Commission does not consider it necessary to apply the Overlay over additional higher intensity zones, as the suggestions of Strategic Innovation Zone, Suburban Activity Centre Zone and Urban Activity Centre Zone generally already contemplate medium rise development, and proposals for retirement facilities and supported accommodation can be considered on their merits in these locations.

Impacts of larger scale retirement facilities and supported accommodation development on a Local Heritage Place or a State Heritage Place is considered to be appropriately addressed through the Heritage Adjacency Overlay. This Overlay applies in many higher intensity locations in the metropolitan area, for instance in the city centre, where high rise development adjoins a local or state heritage place. The Commission therefore does not consider it necessary to adjust the application of the Significant Retirement Facilities and Supported Accommodation Sites Overlay with respect to Local Heritage or State Heritage Places.

Recommendations:

Spatial Application

Do not apply the Significant Retirement Facility and Supported Accommodation Sites Overlay over the Established Neighbourhood Zone, Hills Neighbourhood Zone, or any area where the Historic Area Overlay or Character Areas Overlay applies.

Delete "retirement facility" and "supported accommodation" from the list of development types in DTS/DPF 1.1 of the Established Neighbourhood Zone.

Building Height

A number of local government and community group submissions questioned the proposed increase in building height allowances for retirement facilities and supported accommodation, some suggesting reduced building heights - for example three levels on 1+ hectare sites and four levels on 2+ hectare sites, other than on a State Maintained Road where the proposed building heights could still apply, or allowing 1 additional storey on 1-2 hectare sites and 2 additional building levels on 2+ hectare sites.

Commentary was also made regarding the adequacy of the policy relating to additional building height allowances, and that as currently proposed PO 2.1 may not be sufficient to temper building proposals greater than envisaged in DTS/DPF 2.1.

Certain submissions, including that from the City of Holdfast Bay, also suggested that additional design policies are needed to ensure that development adequately ensures that character and amenity is preserved

Industry submissions supported the proposed increased building height allowance, saying it is critical to ensuring additional retirement facility and supported accommodation can be provided to meet the needs of an ageing community.

Several submissions from industry and aged care providers / operators also suggested policy should be amended to provide additional building height allowances for example:

- 5,000m² up to 10,000m² – 4 levels
- 10,000m² up to 20,000m² – 6 levels
- 20,000m² and above – 8 levels

A number of the facility operators also suggested a 30% increase building height allowance for all retirement facility and supported accommodation facilities irrespective of size or location.

Response:

The Commission notes the concerns raised about the potential form of development anticipated by the Overlay across predominantly low scale residential areas, and also those suggesting increased height allowances given the need for increased supply of accommodation to meet future demand. However, the Commission is also of the view that the provision of additional aged appropriate accommodation to assist in meeting considerable future demand is a social imperative and is therefore necessary.

Ensuring the provision of suitable retirement and supported accommodation to meet demand is considered to be a fundamental community need, and given approximately 89% of existing facilities are located in low scale suburban locations, there is no practical alternative that can sufficiently respond to future needs in the Commission's view. However, this does not entirely override consideration of character, amenity and streetscape. The Commission is of the view that medium rise built form (i.e. up to 6 storeys depending on site size) is acceptable in suburban locations in the circumstances (taking into account the above recommendations to exclude the Hills Neighbourhood Zone, Established Neighbourhood Zone, Historic Area Overlay and Character Area Overlay locations), given application of the Overlay's building envelope interface policy which guides the building setbacks of upper levels.

Regarding the design of larger scale facilities, all of the Code's design related provisions that apply to medium and high-rise development will also apply.

The selection of the threshold site sizes used in the Significant Retirement Facility and Supported Accommodation Sites Overlay (1 hectare for 4 storeys and 2 hectares for 6 storeys) are large in an urban context and are considered sufficient to ensure built form impacts with neighbouring residential properties and local streetscapes can be suitably managed. Medium rise building height up to 4-6 storeys, and not more, is also considered a suitable maximum in a low-rise suburban context for a statewide approach. Further, lowering the allowable building heights in the Overlay as suggested by a number of councils is also not supported, as it will likely overly limit capacity to supply new accommodation.

However, refinement of PO 2.1 is supported to ensure allowable building height better relates to the heights expressed in DTS/DPF 2.1. Policy similar to that used in the Code's Urban Corridor Zones, which refers to building heights that are consistent with the form expressed in the Maximum Building Height Technical Variation Layer used in the relevant DTS/DPF, is suggested.

The Commission does not support providing an additional 30% height allowance for all retirement facility and supported accommodation sites, as such a policy is outside the scope of the Code Amendment which is targeted towards large strategic sites.

Recommendations:

Make the following changes to policy in the Significant Retirement Facility and Supported Accommodation Sites Overlay policy (refer to ~~red text~~ for deletions and green text for insertions):

PO 2.1

Buildings for ,or associated with, supported accommodation and/or retirement facilities on a significant retirement facility and supported accommodation site ~~achieve an increased development yield~~ are consistent with the form expressed in DTS/DPF 2.1 or positively responds to the local context, provided that off-site impacts can be managed.

Land use – associated non-residential activities

The Significant Retirement Facilities and Supported Accommodation Sites Overlay and associated administrative definition specifies that development should be primarily for the purposes of retirement facilities and supported accommodation, and that certain commercial activities such as shops, offices and consulting rooms associated with retirement facilities and / or supported accommodation are anticipated. Overlay policy provides guidance on the maximum gross leasable floor area for certain shops, offices and consulting rooms associated with the facility.

Some submissions suggested clarification is required as to what extent of a site or building should be used for retirement or supported accommodation for it to be considered “primarily” for that purpose (as referred to in the administrative definition and public notification trigger), and what level of “association” is required between a shop / office / consulting room and the primary accommodation facility (referred to in PO and DTS/DPF 2.1 of the Overlay). Similarly, some suggested placing a maximum overall combined gross leasable floor area for associated shops / consulting rooms / offices in DTS/DPF 2.1. It was suggested that a specified overall gross leasable floor area would also minimise any risk of a car parking shortfall (noting DTS/DPF 3.1 outlies associated shops / office / consulting room activities share existing facility car parking and do not need to provide any additional spaces).

The submission from Ekistics Planning and Design suggested that the gross leasable floor area (GLFA) per tenancy of 450m² should be increased to match the market demand for larger allied health services up to 1000m² based on experience with clients seeking to develop larger, multi-disciplinary co-located allied health services. It also suggested that wording in DTS/DPF be altered from “individually in a single building” to “per tenancy” to be clear.

Response:

Overlay PO 1.1 refers to “Non-residential activities that are subordinate to, and in association with, ...” and will apply to all relevant development. PO 1.2 then provides more specific guidance on the scale of shops office and consulting rooms associated with a retirement facility and/or supported accommodation. Application of PO 1.1 applies to all non-residential development (including any shop, office or consulting room). However, the Commission supports including the words “that are subordinate to” in PO 1.2 for consistency. The Commission also supports additional policy to ensure that shop / office / consulting room uses have an overall floor limit, thereby ensuring they remain of a size that is “subordinate”. In this context a combined floor limit of shop / office and consulting room uses of up to 10% of the total floor area of a facility is recommended. This approach enables an extent of subordinate associated uses that are commensurate with the facility size.

The Commission is reluctant to increase the proposed 450m² gross leasable floor limit per tenancy, noting the allowance is well in excess of what is otherwise allowed in neighbourhood type zones for non-residential activity, and that any development that does propose an amount in excess of this figure can be considered on a case-by-case basis on its merits. Adjusting policy to refer to “per tenancy” is supported, to improve clarity.

Whether the operator of a subordinate activity is a third-party business is inconsequential from a land use perspective, and would not be unexpected – for example a provider of allied health services. This is typical of how associated uses often operate and function in a facility, whereby the primary users are residents but external parties are also able to access the service. The use of the term “subordinate to, and in association with” ties non-residential activities to the primary retirement / supported accommodation facility. Any proposed non-residential activity will therefore need to demonstrate this relationship.

Recommendations:

Make the following changes to policy in the Significant Retirement Facility and Supported Accommodation Sites Overlay policy (refer to ~~red text~~ for deletions and green text for insertions):

PO 1.2

Shops, offices and consulting rooms are subordinate to, and associated with, a retirement facility and/or supported accommodation on a significant retirement facility and supported accommodation site, and:

- (a) support the facility's residents, workers, visitors and the local community
- (b) are of a scale and type to maintain residential amenity.

DTS/DPF 1.2

A shop, consulting room or office associated with supported accommodation and/or a retirement facility located on a significant retirement facility and supported accommodation site does not exceed:

- (a) either of the following:
 - (i) 450m² gross leasable floor area ~~(individually in a single building);~~ per tenancy
or
 - (ii) the relevant zone's maximum gross leasable floor area
whichever is greater
and
- (b) when combined with any other existing or proposed shop, office or consulting room, does not exceed 10% of the total gross leasable floor area of all buildings on the site.

PO 2.2

Buildings for, or associated with, supported accommodation and/or retirement facilities on a significant retirement facility and supported accommodation site ~~achieve an increased development yield~~ are consistent with the form expressed in DTS/DPF 2.1 or positively respond to the local context provided ~~that~~ off-site impacts can be managed.

Interface Building Envelope Policy

Some industry submissions commented that the interface policy, which regulates setbacks from allotment boundaries via a building envelope, was overly restrictive and would inhibit development that the Overlay is otherwise seeking to support. This was emphasised given many supported accommodation and retirement facility sites are not regular in shape, often with parts that are relatively shallow and therefore more constrained by the envelope as proposed. The submission from the UDIA recommended amending the building envelope angle to 45 degrees from side and rear boundaries, and removing its application to street boundaries, while the PCA recommended removing the policy altogether so that side setbacks are performance assessed.

Council submissions were generally silent regarding the interface building envelope provision. As such it is taken that councils are either supportive of the 30 degree envelope and therefore did not comment, or did not have a particular view on it.

Response:

The application of the 30-degree building envelope in the consultation Code Amendment, rather than 45 degrees, was cognisant of the range of neighbourhood-type zone zones over which the Overlay was proposed to apply. The recommended removal of the Overlay over the Established Neighbourhood Zone (refer to "spatial application" section above), which contemplates the lowest scale/density of suburban residential areas, leaves application to zones that have more compact character and form. In this context, replacing the 30 degree building envelope with a 45 degree building envelope is supported, except on the southern boundary where a 30 degree envelope should still apply to address winter overshadowing. This will assist with the development of less regular shaped sites that may have shallower depths on some parts.

Application of the building envelope along street frontages is considered warranted to assist in mitigating impacts on local streetscape character. The Commission recommends amending PO 2.2 to ensure this is clear. However, an exception is warranted in relation to sites that front a State Maintained Road, which have a clearly different character.

Recommendations:

Significant Retirement Facility and Supported Accommodation Sites Overlay

Make the following changes to policy in the Significant Retirement Facility and Supported Accommodation Sites Overlay policy (refer to ~~red text~~ for deletions and green text for insertions):

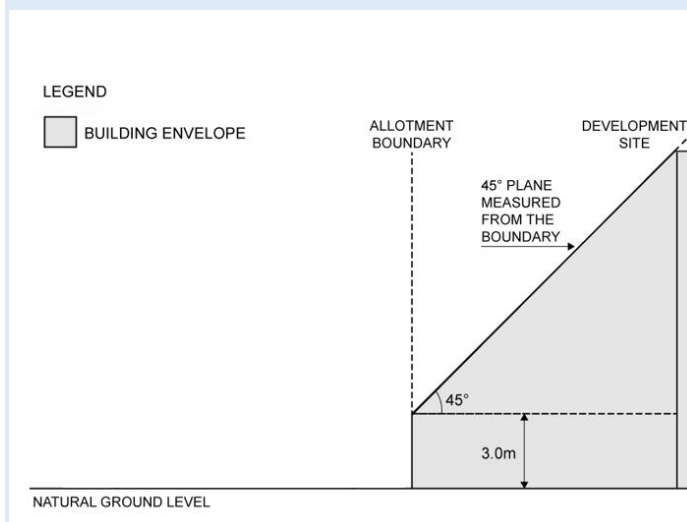
PO 2.2

Development on a significant retirement facilities and supported accommodation site designed to minimise impacts on local streetscapes and adjacent residential uses with regard to overshadowing, massing and building proportions.

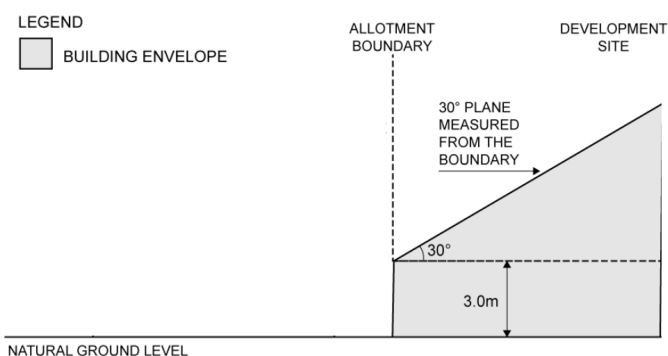
DTS/DPF 2.2

Parts of a ~~building development for the purposes of, or~~ associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site that exceed the zone's maximum building height are constructed within a building envelope provided by a:

- (a) 45 degree plane measured from a height of 3m above natural ground level at the site boundary as shown in the following diagram (except where this boundary is a southern boundary or a State maintained road):



- (b) 30 degree plane measured from a height of 3m above natural ground level at the site boundary as shown in the following diagram (except where this is a boundary with a State maintained road):



Off-street car parking

A number of local government submissions questioned the approach to car parking for uses associated with facilities whereby additional on-site car parking is not required on site as per the draft Code Amendment, and in particular that this might not be sufficient if a relatively large component of commercial floor space was proposed in a facility resulting in impacts on the adjacent street network. Suggested solutions included placing an overall commercial floor space limit and / or a discounted car parking rate.

Response:

The Commission is of the view that associated subordinate uses to a supported accommodation or retirement facility should be able to share existing on-site parking. It does, however, acknowledge comments made suggesting the need for additional on-site parking for associated activities in light of land use policy not specifying an overall floor limit on such activities (per the consultation Code Amendment). This is, however, proposed to be addressed by the recommendation for placing an overall floor limit for associated shops /office and consulting rooms of 10% of the total building floor area on site (see discussion under 'Land use – associated non-residential activities').

Recommendations:

No changes are recommended.

Relevant authority

The submission from the RLC suggested that the Commission should be the relevant authority for assessing large scale retirement facility and supported accommodation development proposals. This was on the basis that the Commission is the relevant authority for development exceeding 4 storeys in height in many instances already such as in the Urban Corridor Zones, and hence will be best equipped and has the most expertise to consistently assess development proposals of this nature.

Response:

The Commission is supportive of being the relevant authority for development exceeding 4 building levels on a Significant Retirement Facility and Supported Accommodation Site within the Overlay area, given the outcomes of the Overlay are of state importance, and therefore ensuring consistent assessment making use of state planning expertise, particularly for multi storey buildings, is warranted. This is consistent with the approach in Urban Corridor zones.

Recommendations:

Include “a significant retirement facility and supported accommodation site in the Significant Retirement Facility and Supported Accommodation Sites Overlay” in Part 5 of the Code (Specified matters and areas identified under Act and Regulations), specifically *Table 1 - Specified matters and areas identified under the Planning, Development and Infrastructure (General) Regulations 2017* under the heading “Relevant authority – Commission”, in Column B corresponding with the row “Areas identified for the purposes of clause 4(1) of Schedule 6 of the Regulations - Buildings exceeding 4 storeys”

The Commission also supports a corresponding update to Schedule 6 clause (4)(1) of the *Planning, Development and Infrastructure (General) Regulations 2017* to remove reference to “Metropolitan Adelaide” so that the Regulations allow the State Planning Commission to be assigned as relevant authority in any location throughout the State, rather than limiting to a Metropolitan Adelaide location.

Public Notification

Most local government submissions that commented on allowable building heights proposed in the Overlay understood the rationale of public notification not being triggered by proposals that are consistent with the policy contained in the Overlay (as is the standard approach for any development across all zones). However, the view was expressed by some that, notwithstanding the usual rationale for public notification triggers, buildings of a scale contemplated by the Overlay in a low-rise residential environment ought to be notified irrespective.

Comments about technical issues regarding public notification, for example where *the Neighbourhood Zone – Table 5 Procedural Matters - Notification* did not include exemptions for development envisaged by the Overlay consistent with other relevant zones are noted, and any such technical issue with addressed where appropriate to ensure consistency.

Response:

The Commission notes the potential difference in scale between development allowed by the Significant Retirement Facility and Supported Accommodation Sites Overlay and that typically envisaged in neighbourhood-type zones. While Code convention typically excludes notification of development which meets the relevant policy parameters, there are select instances where this is not the case, such as in the Urban Corridor zones regarding development of 4+ storeys in height. In this case, the Commission is of the view it is reasonable for development exceeding 4 storeys in height to be subject to notification. This aligns with the recommendation to make the Commission the relevant authority for relevant development exceeding 4 building levels.

Recommendations:

Amend Table 5 – Procedural Matters – Notification in all zones where the Overlay applies to ensure development subject of the Overlay above 4 storeys or 15 metres in height is subject to notification.

Referral to the Commissioner for Highways

The Department for Transport and Infrastructure commented on the potential impact of retirement facilities and supported accommodation on State-maintained roads, and whether these should be included as activities in the Traffic Generating Development Overlay.

Clarification

The Traffic Generating Development Overlay seeks to control vehicle access for large scale activities within 250 metres of a state-maintained road to ensure the safe and efficient operation of urban transport routes, and includes referral to the Commissioner for Highways for relevant development.

Response:

Supported accommodation and retirement facility development adjacent to state-maintained roads will typically require referral to the Commissioner for Highways. The Traffic Generating Development Overlay will apply to retirement facilities that comprise 50 or more dwellings. The Commission supports including retirement facilities and supported accommodation on a significant retirement facility and supported accommodation site that exceed 50 residences (i.e. consistent with the threshold that applies to dwellings), along with a referral to the Commissioner for Highways.

Recommendations:

Amend the Traffic Generating Development Overlay to include a retirement facility and/or supported accommodation exceeding 50 residences on a significant retirement facility and supported accommodation site as a new type of development in DTS/DPF 1.1, 1.2 and 1.3, and as a class of development for referral to the Commissioner for Highways.

7.6 Other matters

Infrastructure (capacity constraints) and services

Some common concerns raised in submissions included the potential impacts of increasing density on local service infrastructure, which will decrease the liveability of the areas affected. This was raised in relation to both co-living and supported accommodation. Similarly, some councils such as Victor Harbor, Alexandrina and Yankalilla also raised some concerns about the capacity of existing services to meet increased demand from large scale retirement facilities and supported accommodation.

Response:

The areas affected by the Coode Amendment (i.e. zones that are ostensibly urban in nature) are generally already serviced by infrastructure (water, electricity, gas, telecommunications).

Should augmentation of infrastructure services be required to accommodate co-living and aged care accommodation, the Act and the Planning and Design Code provide appropriate mechanisms and policy guidance within the general development policies to facilitate a detailed assessment when a development application is submitted to the relevant planning authority for consideration.

The Stormwater Management Overlay will also apply to many those areas where co-living housing / aged accommodation is to be provided. Policy in this overlay specifies that development incorporates water sensitive urban design techniques to capture and re-use stormwater.

In this context, further analysis of infrastructure capacity and any augmentation requirements are better placed to be undertaken as part of the development assessment process.

The provision of community services will typically evolve and respond to population growth over time. The Greater Adelaide Regional Plan identifies growth areas throughout Greater Adelaide including in Victor Harbor, Alexandrina and Yankalilla council areas, and that services will need to be provided to support growth.

Recommendations:

No changes are recommended.

Build-to-Rent

Some submissions also made comments in relation to Build-to-Rent accommodation, in particular that it does not make contributions to the Planning and Development Fund given land division is not triggered. The COTA SA submission also expressed support for Build-to-Rent, but was also concerned that Build-to-Rent development may later be sold as build-to-sell properties.

Response:

The Commission is of the view (as outlined in the consultation Code Amendment) that there is no tangible land use or built form difference for build-to-rent or built-to-sell apartment accommodation, and that many of the features (such as gyms and common spaces) can be included in a development if a developer wishes as part of its marketability and suitability, noting planning provisions do not prevent this. The situation regarding contributions to the Planning and Development Fund is noted, however it's noted that if apartments in a build-to-rent development were sought to be individually sold post development, then land division triggering contribution to the fund would be required.

Recommendations:

No changes are recommended.

8 Summary of recommended changes

In response to feedback and comments received during public engagement, the following key changes to the draft Code Amendment are proposed:

Apartment Design

- Amend the minimum room dimension for a secondary bedroom to 2.5m x 3.0m
- Amend policy relating to dwelling and co-living layouts and habitable room dimensions, to ensure they provide a reasonable level of occupant amenity in addition to being functional and efficient.

Co-living

- Amend the proposed co-living definition to clarify that common rooms and/or recreation areas are a required part of co-living, along with shared kitchen and/or shared bathroom facilities when either are not provided in co-living residences.
- Increase the base amount of communal open space so that a total of 25m² is required for the first 10 co-living residences (i.e. similar to that required for a single dwelling), with an additional 2.5m² for each additional residence thereafter.
- Apply co-living as an envisaged use with associated assessment pathway in the Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, and Urban Activity Centre Zone, consistent with the co-living related amendments proposed to other comparable zones contained in the consultation Code Amendment.

Student Accommodation

- Replace private open space and communal open space with 'shared space', at a rate of 2m² per student accommodation residence, less the area of any communal indoor recreation areas or shared kitchen facilities, and allow for a lesser rate where near to publicly accessible open space or university grounds.

Significant Retirement Facility and Supported Accommodation Sites Overlay

- Remove spatial application of the Overlay from any area currently covered by the Established Neighbourhood Zone, Hills Neighbourhood Zone, Character Area Overlay or Historic Area Overlay.
- Amend the building envelope provision to 45 degrees on all boundaries, other than on the southern boundary, and remove application where a site boundary is with a State Maintained Road.
- Include an overall limit for shop / office / consulting room of 10% of the total floor area of all buildings on the site.
- Amend the administrative definition to clarify that a facility site must be a single area not separated by a road or the like.
- Designate the State Planning Commission as the relevant planning authority for all development above 4 storeys / 15 metres in height for development triggering the Overlay.
- Require notification of adjacent land for development above 4 storeys / 15 metres in height for development on a Significant Retirement Facility and Supported Accommodation Site.
- Amend the Traffic Generating Development Overlay to include a retirement facility and/or supported accommodation exceeding 50 residences on a significant retirement facility and supported accommodation site as a new type of development, requiring referral to the Commissioner for Highways.

The following key changes to the draft Practice Guideline are proposed:

- Specify that the anticipated number of occupants is taken to equate to one resident per bedroom for relevant co-living residences, and one resident per bed for student accommodation.
- Remove reference to the ratio of bathroom facilities (but retain guidance regarding the location of bathroom facilities – i.e. are located on each floor).

9 Code Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2025.7 published on 10 April 2025. Where amendments to the Planning and Design Code have been published after this date, consequences changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

Amendment instructions

Note:

Changes proposed by the Code Amendment are outlined as follows:

- Existing unaltered text shown by black
- Deletion of existing Code policy shown by red text with strikethrough e.g., ~~remove text~~
- Amendments to sections shown by green text e.g. **add text**
- Deletion of policy that was proposed in the consultation Code Amendment but has been removed is shown by green text with strikethrough – i.e. ~~remove text~~
- Post consultation changes to policy will have the section **highlighted in yellow**. New policy that was included in the consultation Code Amendment that is not being proceeded is shown by green text with strikethrough – i.e. ~~remove consultation policy~~
- Renumbering to meet Code list numbering rules will be made as necessary where list numbering is incorrect (or out of logical order) following implementation into the Code.

Amendment Instructions

Amend the Code as follows:

- In Part 2 – Zones and Subzones, amend the Established Neighbourhood Zone in accordance with the tracked changes shown in **Attachment 4**.
- In Part 2 – Zones and Subzones, amend the following zones in accordance with the tracked changes:

Amendments to the Business Neighbourhood Zone:

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none">(a) advertisement(b) ancillary accommodation(c) co-living(d) community facility	<p>Except development that:</p> <ul style="list-style-type: none">1. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or2. is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that

<ul style="list-style-type: none"> (e) dwelling (f) dwelling addition (g) residential flat building (h) retirement facility (i) student accommodation (j) supported accommodation. 	<p>applies to development not on a Catalyst Site or</p> <ul style="list-style-type: none"> 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Business Neighbourhood Zone DTS/DPF 1.2 <ul style="list-style-type: none"> or (a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 on a significant retirement facility and supported accommodation site or 2. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or 3. is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or

	(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
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Amendments to the Capital City Zone:

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) consulting room (e) dwelling (f) office (g) residential flat building (h) shop (i) student accommodation (j) temporary public service depot. 	<p>Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.</p>

Amendments to the City Living Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>2. Any development involving any of the following (or of any combination of any of the following):</p>	<p>Except development involving any of the following:</p>

Class of Development (Column A)	Exceptions (Column B)
<ul style="list-style-type: none"> (a) ancillary accommodation (b) child care facility (c) community centre (d) co-living (e) dwelling (f) dwelling addition (g) recreation area (h) residential flat building (i) retirement facility (j) supported accommodation (k) temporary public service depot. 	<ul style="list-style-type: none"> 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2 2. development on a Catalyst Site that exceeds the maximum building height in City Living DTS/DPF 2.2 that applies to development not on a Catalyst Site 3. development that involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). 4. Development primarily for the purposes of supported accommodation or a retirement facility on a Significant Retirement Facility or Supported Accommodation Site that exceeds the maximum building height specified in Significant Retirement Facility and Supported Accommodation Overlay DTS/DPF 2.1 and / or DTS/DPF 2.2.
<p>3. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or

Class of Development (Column A)	Exceptions (Column B)
	<p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) personal or domestic services establishment.</p>	<p>Except development that:</p> <p>1. does not satisfy:</p> <p>(a) City Living Zone DTS/DPF 1.4</p> <p>or</p> <p>(b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 on a significant retirement facility and supported accommodation site</p> <p>or</p> <p>2. exceeds the maximum building height specified in any of the following City Living Zone DTS/DPF 2.2</p> <p>(a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where associated with development primarily for the purpose of a retirement facility or supported accommodation on a Significant</p>

Class of Development (Column A)	Exceptions (Column B)
	<div data-bbox="970 349 1469 759" style="background-color: #f9d79c; padding: 5px;"> <p>Retirement Facility or Supported Accommodation Site.</p> <p>(b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where associated with development primarily for the purposes of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> </div> <p>or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site:</p> <p>(a) Consulting room</p> <p>(b) Office</p> <p>(c) shop</p>	<p>Except development that</p> <div data-bbox="874 1722 1469 2016" style="background-color: #f9d79c; padding: 5px;"> <p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2</p> <p>or</p> <p>2. exceeds 4 building levels or 15 m in height</p> <p>or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2</p> </div>

Class of Development (Column A)	Exceptions (Column B)
	<p>or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>

Amendments to the City Main Street Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) advertisement</p> <p>(b) child care facility</p> <p>(c) co-living</p> <p>(d) consulting room</p> <p>(e) dwelling</p> <p>(f) office</p>	<p>Except development that:</p> <p>1. exceeds the maximum building height specified in City Main Street Zone DTS/DPF 3.1</p> <p>or</p> <p>2. is on a Catalyst Site and exceeds the maximum building height in City Main Street Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site</p> <p>or</p>

<ul style="list-style-type: none"> (g) residential flat building (h) shop (i) student accommodation (j) supported accommodation (k) temporary public service depot. 	<p>3. development that does not satisfy City High Street Subzone DTS/DPF 3.1 or 3.2 in areas where the Subzone applies.</p>
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Amendments to the General Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>Except development that:</p> <ol style="list-style-type: none"> 1. does not satisfy any of the following: General Neighbourhood Zone DTS/DPF 4.1 <ul style="list-style-type: none"> (a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site. (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site. <p>or</p> <ol style="list-style-type: none"> 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of

	<p>greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a <u>significant retirement facility and supported accommodation site</u>:</p> <p>(a) retirement facility</p> <p>(b) supported accommodation</p>	<p>Except development that:</p> <p>1. exceeds 4 building levels or 15 m in height or</p> <p>2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop.</p>	<p>Except development that:</p> <p>1. does not satisfy any of the following:</p> <p>(a) General Neighbourhood Zone DTS/DPF 1.4 or</p> <p>(b) General Neighbourhood Zone DTS/DPF 4.1 or</p>

	<p>(c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where development is associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site</p> <p>(d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>(e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a significant</p>	<p>Except development that:</p>

<p>retirement facility and supported accommodation site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2</p> <p>or</p> <p>2. exceeds 4 building levels or 15 m in height</p> <p>or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2</p> <p>or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
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Amendments to the Golf Course Estate Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living”, “Retirement facility” and “Supported accommodation” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) ancillary accommodation</p> <p>(b) co-living</p> <p>(c) dwelling</p>	<p>Except development that:</p> <p>1. does not satisfy Golf Course Estate Zone DTS/DPF 3.1</p> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary</p>

<ul style="list-style-type: none"> (d) golf course (e) office (f) residential flat building (g) retirement facility (h) shop (i) sporting clubrooms (j) supported accommodation. 	<p>with a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>3. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the</p>	<p>Except development that:</p>

<p>following) where located on a Significant Retirement Facility and Supported Accommodation Site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2</p> <p>or</p> <p>2. exceeds 4 building levels or 15 m in height</p> <p>or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2</p> <p>or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
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Amendments to the Housing Diversity Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living”, “Retirement facility” and “Supported accommodation” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development (Column A)	Exceptions (Column B)
3. Any development involving any of the following (or of any combination of any of the following):	<p>Except development that:</p> <p>1. exceeds the maximum building height specified in any of the following: Housing Diversity Neighbourhood Zone 3.1</p>

<ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) recreation area (f) residential flat building (g) retirement facility (h) student accommodation (i) supported accommodation. 	<div style="background-color: #fde9d9; padding: 5px;"> <p>(a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 on a Significant Retirement Facility or Supported Accommodation Site</p> <p>(b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purposes of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> </div> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater

	<p>length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop.</p>	<p>Except development that:</p> <p>4. exceeds the maximum building height specified in any of the following: Housing Diversity Neighbourhood Zone 3.1 or</p> <p>(a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>(b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>or</p> <p>2. does not satisfy any of the following: Housing Diversity Neighbourhood Zone DTS/DPF 1.2</p> <p>(a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p>

	<p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>Except development that:</p> <p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or</p> <p>2. exceeds 4 building levels or 15 m in height or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>

Amendments to the Local Activity Centre Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development	Exceptions
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(Column A)	(Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) Advertisement (b) co-living (c) community facility (d) consulting room (e) dwelling (f) office (g) shop. 	<p>Except development that exceeds the maximum building height specified in Local Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Local Activity Centre Zone DTS/DPF 3.2 2. Local Activity Centre Zone DTS/DPF 3.3.

Amendments to the Master Planned Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living”-in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Activity Centre Subzone:</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: Master Planned Neighbourhood Zone DTS/DPF 5.1 <ul style="list-style-type: none"> (a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site (b) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site <p>or</p> <ul style="list-style-type: none"> 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary

	<p>with a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a <u>significant retirement facility and supported accommodation site</u>:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 <p>or</p> <ul style="list-style-type: none"> 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an

	existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Activity Centre Subzone:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) Master Planned Neighbourhood Zone DTS/DPF 1.4 or (b) Master Planned Neighbourhood Zone DTS/DPF 5.1 or (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where development is associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site (d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site (e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site <p>or</p> <ul style="list-style-type: none"> 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where

	<p>the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>Except development that:</p> <p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2</p> <p>or</p> <p>2. exceeds 4 building levels or 15 m in height</p> <p>or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2</p> <p>or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>

Amendments to the Master Planned Renewal Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy <u>any of the following</u>: Master Planned Renewal Zone DTS/DPF 5.1 <ul style="list-style-type: none"> (a) <u>Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</u> (b) <u>Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</u> or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall

	abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a <u>significant retirement facility and supported accommodation site</u>:</p> <p>(a) retirement facility</p> <p>(b) supported accommodation</p>	<p>Except development that:</p> <ol style="list-style-type: none"> exceeds 4 building levels or 15 m in height or does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ol style="list-style-type: none"> the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop.</p>	<p>Except development that:</p> <ol style="list-style-type: none"> does not satisfy any of the following: <ol style="list-style-type: none"> Master Planned Renewal Zone DTS/DPF 1.4 or Master Planned Renewal Zone DTS/DPF 5.1 or Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 on a

	<p><u>significant retirement facility and supported accommodation site</u></p> <p>(d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>(e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site:</p>	<p>Except development that:</p> <p>1. <u>does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2</u></p> <p>or</p>

<p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>2. exceeds 4 building levels or 15 m in height or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
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Amendments to the Master Planned Township Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Township Activity Centre Subzone:</p> <p>(a) ancillary accommodation</p> <p>(b) child care facility</p>	<p>Except development that:</p> <p>1. does not satisfy any of the following: Master Planned Township Zone DTS/DPF 5.1</p> <p>(a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility or supported accommodation on a</p>

<ul style="list-style-type: none"> (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation. 	<div style="background-color: #fde9d9; padding: 5px; margin-bottom: 10px;"> <u>Significant Retirement Facility or Supported Accommodation Site</u> </div> <div style="background-color: #fde9d9; padding: 5px; margin-bottom: 10px;"> (b) <u>Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of a retirement facility or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</u> </div> <p>or</p> <ol style="list-style-type: none"> 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<ol style="list-style-type: none"> 4. Any development involving any of the following (or of any combination of any of the following) where located on a <u>significant retirement facility and supported accommodation site</u>: <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<div style="background-color: #fde9d9; padding: 5px; margin-bottom: 10px;"> <u>Except development that:</u> </div> <ol style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

	<p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Any development involving any of the following (or of any combination of any of the following) where not located in an activity centre within the Emerging Township Activity Centre Subzone:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) Master Planned Township Zone DTS/DPF 1.4 (b) Master Planned Township Zone DTS/DPF 5.1 (c) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 where development is associated with a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> (d) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u> (e) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is associated with a retirement facility or supported accommodation on a <u>Significant Retirement Facility or Supported Accommodation Site</u>

	<p><u>Retirement Facility or Supported Accommodation Site</u></p> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p><u>Except development that:</u></p> <p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2</p> <p>or</p> <p>2. exceeds 4 building levels or 15 m in height</p> <p>or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2</p> <p>or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing</p>

	<p>wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
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Amendments to the Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) ancillary accommodation</p> <p>(b) co-living</p> <p>(c) dwelling</p> <p>(d) dwelling addition</p> <p>(e) jetty, pontoon or boat berth (or any combination thereof) within the <i>Waterfront Subzone</i></p> <p>(f) retirement facility</p> <p>(g) residential flat building</p> <p>(h) supported accommodation.</p>	<p>Except development that:</p> <p>1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1</p> <p>or</p> <p>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>

<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Neighbourhood Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or

	structure of greater height on the adjoining allotment).
<p>7. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>Except development that:</p> <ol style="list-style-type: none"> 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ol style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

Amendments to the Strategic Innovation Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) advertisement</p>	<p>Except development that exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1 or does not satisfy Strategic Innovation Zone DTS/DPF 3.2.</p>

(b)	child care facility, other than where located in the Repatriation Subzone	
(c)	co-living	
(d)	community facility	
(e)	dwelling	
(f)	educational facility	
(g)	library	
(h)	place of worship	
(i)	residential flat building	
(j)	student accommodation	
(k)	tourist accommodation.	

Amendments to the Suburban Activity Centre Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend PO 1.3 and DTS/DPF 1.3 as follows

<p>PO 1.3</p> <p>Dwellings and/or co-living are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.</p>	<p>DTS/DPF 1.3</p> <p>Dwellings and/or co-living are developed only in conjunction with non-residential uses and sited:</p> <p>(a) at upper levels of buildings with non-residential uses located at ground level or</p> <p>(b) behind non-residential uses on the same allotment.</p>
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- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) advertisement</p> <p>(b) child care facility</p> <p>(c) cinema</p> <p>(d) co-living</p> <p>(e) community facility</p> <p>(f) consulting room</p> <p>(g) dwelling located above a non-residential building level</p> <p>(h) indoor recreation facility</p> <p>(i) library</p>	<p>Except development that does not satisfy any of the following:</p> <p>1. Suburban Activity Centre Zone DTS/DPF 3.1</p> <p>2. Suburban Activity Centre Zone DTS/DPF 3.2.</p>

(j)	office	
(k)	place of worship	
(l)	service trade premises	
(m)	shop	
(n)	temporary public service depot	
(o)	tourist accommodation.	

Amendments to the Suburban Business Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) ancillary accommodation (c) co-living (d) community facility (e) dwelling (f) residential flat building (g) student accommodation. 	<p>Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Suburban Business Zone DTS/DPF 3.2 2. Suburban Business Zone DTS/DPF 3.3.

Amendments to the Suburban Main Street Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) cinema (d) co-living (e) community facility (f) consulting room 	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Suburban Activity Centre Zone DTS/DPF 3.2 2. Suburban Activity Centre Zone DTS/DPF 3.3.

(g)	dwelling located above a non-residential building level	
(h)	indoor recreation facility	
(i)	library	
(j)	office	
(k)	place of worship	
(l)	shop	
(m)	temporary public service depot	
(n)	tourist accommodation.	

Amendments to the Suburban Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Include “Co-living” in *Table 5 - Procedural Matters (PM) – Notification* in the same Part as references “Residential flat building”

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) ancillary accommodation</p> <p>(b) co-living</p> <p>(c) dwelling</p> <p>(d) dwelling addition</p> <p>(e) residential flat building</p> <p>(f) retirement facility</p> <p>(g) supported accommodation.</p>	<p>Except development that:</p> <p>1. exceeds the maximum building height specified in any of the following: Suburban Neighbourhood Zone DTS/DPF 4.1</p> <p>(a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is primarily for the purpose of a retirement facility and /or supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>2. Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 where development is primarily for the purpose of supported accommodation on a Significant Retirement Facility or Supported Accommodation Site</p> <p>or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater</p>

	<p>length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <p>(a) retirement facility</p> <p>(b) supported accommodation</p>	<p>Except development that:</p> <p>1. exceeds 4 building levels or 15 m in height or</p> <p>2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2</p> <p>or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Alteration of or addition to any of the following (or of any combination of any of the following) :</p> <p>(a) child care facility</p> <p>(b) community facility</p> <p>(c) educational facility.</p>	<p>Except where development does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.4.</p>

<p>6. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in <u>any of the following</u> Suburban Neighbourhood Zone DTS/DPF 4.1 <ul style="list-style-type: none"> (a) Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.1 where development is associated with supported accommodation on a Significant Retirement Facility or Supported Accommodation Site (b) Significant Retirement Facility and Supported Accommodation Sites ..Overlay DTS/DPF 2.2 where development is associated with supported accommodation on a Significant Retirement Facility or Supported Accommodation Site <p>or</p> <ul style="list-style-type: none"> 2. does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.2 <p>or</p> <ul style="list-style-type: none"> 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>7. Any development involving any of the following (or of any combination of any of the following) where located on a</p>	<p><u>Except development that:</u></p>

<p>significant retirement facility and supported accommodation site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2</p> <p>or</p> <p>2. exceeds 4 building levels or 15 m in height</p> <p>or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2</p> <p>or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
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Amendments to the Township Activity Centre Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend DTS/DPF 1.2 as follows

<p>PO 1.2</p> <p>Residential development does not prejudice the operation of existing or future retail, office, entertainment or recreation related activity within the zone.</p>	<p>DTS/DPF 1.2</p> <p>Dwellings and co-living are:</p> <ol style="list-style-type: none"> 1. developed in conjunction with non-residential uses 2. sited either behind or above non-residential uses on the same allotment
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- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development (Column A)	Exceptions (Column B)
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<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) cinema (d) co-living (e) community facility (f) consulting room (g) dwelling located above a non-residential building level (h) indoor recreation facility (i) library (j) office (k) place of worship (l) service trade premises (m) shop (n) temporary public service depot (o) tourist accommodation. 	<p>Except development that exceeds the maximum building height specified in Township Activity Centre Zone DTS/DPF 3.2 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Township Activity Centre Zone DTS/DPF 3.3 2. Township Activity Centre Zone DTS/DPF 3.4.
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Amendments to the Township Main Street Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend PO 1.4 and DTS/DPF 1.4 as follows:

<p>PO 1.4</p> <p>Dwellings and/or co-living are developed in conjunction with non-residential uses to support business, entertainment and recreational activities.</p>	<p>DTS/DPF 1.4</p> <p>Dwellings and/or co-living are developed in conjunction with non-residential uses and sited:</p> <ul style="list-style-type: none"> (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
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- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) cinema (d) co-living (e) community facility (f) consulting room (g) dwelling located above a non-residential building level (h) indoor recreation facility 	<p>Except development that exceeds the maximum building height specified in Township Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Township Main Street Zone DTS/DPF 3.2 2. Township Main Street Zone DTS/DPF 3.3.

(i)	library	
(j)	office	
(k)	place of worship	
(l)	shop	
(m)	temporary public service depot	
(n)	tourist accommodation.	

Amendments to the Township Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) ancillary accommodation</p> <p>(b) co-living</p> <p>(c) dwelling</p> <p>(d) dwelling addition</p> <p>(e) residential flat building.</p>	<p>Except development that:</p> <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in Township Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ol style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

Amendments to the Urban Activity Centre Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend PO 1.4 and DTS/DPF 1.4 as follows:

<p>PO 1.4</p> <p>Dwellings and/or co-living developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places.</p>	<p>DTS/DPF 1.4</p> <p>Dwellings and/or co-living are located at upper levels of buildings with non-residential uses located at ground level.</p>
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- Amend Table 5 - Procedural Matters (PM) – Notification as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) consulting room (e) dwelling (f) office (g) residential flat building (h) student accommodation (i) supported accommodation. 	<p>Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Urban Activity Centre Zone DTS/DPF 3.2 2. Urban Activity Centre Zone DTS/DPF 3.3.

Amendments to the Urban Corridor (Boulevard) Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend PO 5.1 as follows:

<p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility and supported accommodation provision, or sustainability features.</p>	<p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing (c) is primarily for the purpose of a retirement facility or supported accommodation
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	(d) [remainder of provision from part (d) onwards is unchanged]
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- Amend Table 5 - Procedural Matters (PM) – Notification as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: <ul style="list-style-type: none"> (a) adjacent land to a neighbourhood-type zone and (b) adjoins an allotment containing an existing low-rise building used for residential purposes.

Amendments to the Urban Corridor (Business) Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend PO 5.1 as follows:

<p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility and supported accommodation provision, or sustainability features.</p>	<p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing
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	<p>(c) is primarily for the purpose of a retirement facility or supported accommodation</p> <p>(d) [remainder of provision from part (d) onwards is unchanged]</p>
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- Amend Table 5 - Procedural Matters (PM) – Notification as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) advertisement</p> <p>(b) child care facility</p> <p>(c) co-living</p> <p>(d) dwelling</p> <p>(e) residential flat building</p> <p>(f) retirement facility</p> <p>(g) student accommodation</p> <p>(h) supported accommodation.</p>	<p>Except development that:</p> <ol style="list-style-type: none"> exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or involves the construction of a building of 4 or more building levels and the site of the development is: <ol style="list-style-type: none"> adjacent land to a neighbourhood-type zone and adjoins an allotment containing an existing low-rise building used for residential purposes.

Amendments to the Urban Corridor (Living) Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend PO 5.1 as follows:

<p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility and</p>	<p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p>
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supported accommodation provision, or sustainability features.	<p>(a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area</p> <p>(b) includes more than 15% of dwellings as affordable housing</p> <p>(c) is primarily for the purpose of a retirement facility or supported accommodation</p> <p>(d) [remainder of provision from part (d) onwards is unchanged]</p>
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- Amend Table 5 - Procedural Matters (PM) – Notification as follows

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) advertisement</p> <p>(b) child care facility</p> <p>(c) co-living</p> <p>(d) dwelling</p> <p>(e) residential flat building</p> <p>(f) retirement facility</p> <p>(g) student accommodation</p> <p>(h) supported accommodation.</p>	<p>Except development that:</p> <ol style="list-style-type: none"> exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or involves the construction of a building of 4 or more building levels and the site of the development is: <ol style="list-style-type: none"> adjacent land to a neighbourhood-type zone and adjoins an allotment containing an existing low-rise building used for residential purposes.

Amendments to the Urban Corridor (Main Street) Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living”, “Retirement facility” and “Supported accommodation” in the list of development types.
- Amend PO 5.1 as follows:

PO 5.1	DTS/DPF 5.1
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<p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility or supported accommodation provision, or sustainability features.</p>	<p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m² in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing (c) is primarily for the purposes of supported accommodation or retirement facility (d) [remainder of provision from part (d) onwards is unchanged]
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- Amend Table 5 - Procedural Matters (PM) – Notification as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: <ul style="list-style-type: none"> 1. adjacent land to a neighbourhood-type zone and 2. adjoins an allotment containing an existing low-rise building used for residential purposes.

Amendments to the Urban Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) co-living (d) dwelling (e) dwelling addition (f) residential flat building (g) retirement facility (h) student accommodation (i) supported accommodation (j) tourist accommodation. 	<p>Except development that exceeds the maximum building height specified in Urban Neighbourhood DTS/DPF 2.2 or does not satisfy Urban Neighbourhood DTS/DPF 3.1.</p>

Amendments to the Urban Renewal Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following) where not located in the Kilkenny Subzone:</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an

<ul style="list-style-type: none"> (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>existing wall or structure of greater length on the adjoining allotment) or</p> <ul style="list-style-type: none"> (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a <u>significant retirement facility and supported accommodation site</u>:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Alteration of or addition to any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) child care facility (b) community facility (c) educational facility. 	<p>Except development that does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.6.</p>
<p>6. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or

<p>(b) office</p> <p>(c) shop.</p>	<p>2. does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.2 or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>7. Any development involving any of the following (or of any combination of any of the following) where located on a Significant Retirement Facility and Supported Accommodation Site:</p> <p>(a) consulting room</p> <p>(b) office</p> <p>(c) shop</p>	<p>Except development that:</p> <p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or</p> <p>2. exceeds 4 building levels or 15 m in height or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or</p> <p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>

Amendments to the Waterfront Neighbourhood Zone

- In DTS/DPF 1.1 include, in alphabetical order, “Co-living” in the list of development types.
- Amend *Table 5 - Procedural Matters (PM) – Notification* as follows:

Class of Development (Column A)	Exceptions (Column B)
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) jetty, pontoon or boat berth (or any combination thereof) (f) residential flat building. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Waterfront Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater

	<p>length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> 1. consulting room 2. office 3. shop. 	<p>Except development that:</p> <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in Waterfront Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Waterfront Neighbourhood Zone DTS/DPF 1.5 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ol style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ol style="list-style-type: none"> (a) consulting room (b) office (c) shop 	<p>Except development that:</p> <ol style="list-style-type: none"> 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with

	<p>a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
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3. In Part 3 – Overlays, before the overlay titled ‘State Heritage Area Overlay’ insert the following heading and accompanying text:

Significant Retirement Facility and Supported Accommodation Sites Overlay

Assessment Provisions (AP)

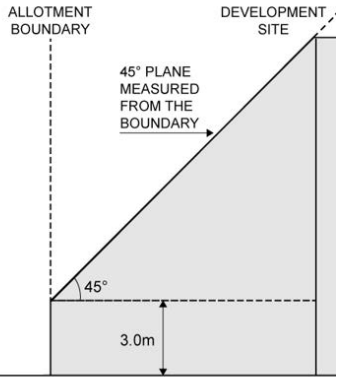
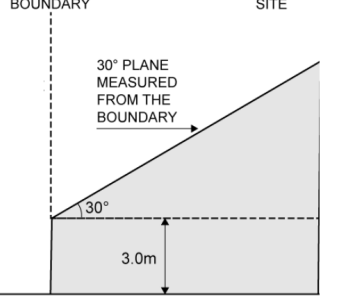
Desired Outcome (DO)

Desired Outcome	
DO 1	Development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities’ ageing residents.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Non-residential activities that are subordinate to, and in association with, retirement facilities and supported accommodation to support occupant care</p>	<p>DTS/DPF 1.1</p> <p>None are applicable</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
and wellbeing and the local broader community.	
<p>PO 1.2</p> <p>Shops, offices and consulting rooms are subordinate to, and associated with, a retirement facility and/or supported accommodation on a significant retirement facility and supported accommodation site and:</p> <ul style="list-style-type: none"> (a) support the facility's residents, workers, visitors and the local community (b) are of a scale or type to maintain residential amenity. 	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office associated with supported accommodation and/or a retirement facility located on a significant retirement facility and supported accommodation site does not exceed:</p> <ul style="list-style-type: none"> (a) either of the following: <ul style="list-style-type: none"> i. 450m² gross leasable floor area (individually in a single building) per tenancy or ii. the relevant zone's maximum gross leasable floor area, whichever is greater (b) when combined with any other existing or proposed shop, office or consulting room, 10% of the total gross leasable floor area of all buildings on the site.
Built Form and Character	
<p>PO 2.1</p> <p>Buildings for, or associated with, supported accommodation and/or retirement facilities on a significant retirement facility and supported accommodation site achieve an increased development yield, are consistent with the form expressed in DTS/DPF 2.1 or positively responds to the local context, provided that off-site impacts can be managed.</p>	<p>DTS/DPF 2.1</p> <p>Buildings for or associated with supported accommodation and/or a retirement facility on a significant retirement facility and supported accommodation site do not exceed:</p> <ul style="list-style-type: none"> (a) 4 levels and 15m in height on sites between 10,000m² up to 20,000m² in area (b) 6 levels and 22m in height on sites over 20,000m² in area. <p>In instances where the zone's maximum building height exceeds the height specified in part DTS/DPF 2.1 (a) or (b) (whichever is relevant), then the zone's maximum building height will apply.</p>
<p>PO 2.2</p> <p>Development on a significant retirement facility and supported accommodation site designed to minimise impacts on local streetscapes and adjacent residential uses with regard to overshadowing, massing and building proportions.</p>	<p>DTS/DPF 2.2</p> <p>Parts of a building development for the purposes of, or associated with, a retirement facility and/or supported accommodation on a significant retirement facility and supported accommodation site that exceed the zone's maximum building height are constructed within a building envelope provided by a:</p> <ul style="list-style-type: none"> (a) 45 degree plane measured from a height of 3m above natural ground level at the site boundary as shown in the following diagram (except where this boundary is a southern boundary or a State maintained road):

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<div data-bbox="758 392 1436 817"> <p>LEGEND</p> <p> BUILDING ENVELOPE</p>  <p>ALLOTMENT BOUNDARY</p> <p>DEVELOPMENT SITE</p> <p>45° PLANE MEASURED FROM THE BOUNDARY</p> <p>45°</p> <p>3.0m</p> <p>NATURAL GROUND LEVEL</p> </div> <p data-bbox="742 896 1444 1030">(b) 30 degree plane measured from a height of 3m above natural ground level at the southern site boundary as shown in the following diagram (except where this boundary is a State maintained road):</p> <div data-bbox="758 1097 1436 1444"> <p>LEGEND</p> <p> BUILDING ENVELOPE</p>  <p>ALLOTMENT BOUNDARY</p> <p>DEVELOPMENT SITE</p> <p>30° PLANE MEASURED FROM THE BOUNDARY</p> <p>30°</p> <p>3.0m</p> <p>NATURAL GROUND LEVEL</p> </div>
Parking and Access	
<p>PO 3.1</p> <p>Commercial activities subordinate to and associated with a <u>significant supported accommodation and retirement facility site</u> share the on-site vehicle parking associated with supported accommodation and/or retirement facilities.</p>	<p>DTS/DPF 3.1</p> <p>Transport Access and Parking General Development Policy DTS/DPF 5.1 is taken to be met for any shop, office, consulting room or community facility that is:</p> <ul style="list-style-type: none"> (a) <u>located on a significant supported accommodation and retirement facility site</u> and (b) <u>is associated with and shares on-site car parking with a development primarily for the purpose of a retirement facility or supported accommodation.</u>

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development, and Infrastructure (General) Regulations 2017*.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

4. Amendments to Part 3 – Overlays

Traffic Generating Development Overlay

- Amend DTS/DPF 1.1, 1.2 and 1.3 as follows:

<p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more

	<ul style="list-style-type: none"> (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.

- Amend Procedural Matters (PM) – Referrals as follows:

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.			
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5. In Part 4 – General Development Policies, amend the Design General Development Policies as follows:

Design General Development Policies

All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling or co-living residence with a frontage to a public street: <ol style="list-style-type: none"> includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m has an aggregate window area of at least 2m² facing the primary street.
PO 11.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	

PO 12.1	DTS/DPF 12.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling or co-living residence incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.

Garage appearance	
PO 14.1	DTS/DPF 14.1
Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.	<p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling or co-living residence (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Private Open Space	
PO 17.1	DTS/DPF 17.1
Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.

Group dwelling, residential flat buildings, co-living and battle-axe development	
Amenity	
PO 22.1	DTS/DPF 22.1
<p>Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised</p>	<p>None are applicable.</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p>

and provides a high standard of amenity for occupants.	Number of bedrooms	Minimum internal floor area	
	Studio	35m ²	
	1 bedroom	50m ²	
	2 bedroom	65m ²	
	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom	
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.		
PO 22.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.		
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.		
PO 22.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate minimum household furniture and fixing needs.	DTS/DPF 22.5 Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:		
	Accommodation type	Habitable room type	Minimum internal dimension
	Dwelling	Main bedroom	3m
		Secondary bedroom	2.5 3m x 2.5m
		Living room – studio and 1 bedroom dwelling	3.3m

		Living room – 2+ bedroom dwelling	3.6m
	Co-living	Living area / studio format	3m
		Separate bedroom	2.5m
		A.	
PO 22.6	DTS/DPF 22.6		
Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident occupant life and promote social interaction.	None are applicable.		
PO 22.7	DTS/DPF 22.7		
Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	None are applicable.		
PO 22.8	DTS/DPF 22.8		
Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.	None are applicable.		
PO 22.9	DTS/DPF 22.9		
Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living residents occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	None are applicable.		
PO 22.10	DTS/DPF 22.10		

<p>Co-living provides a shared kitchen (or kitchens) and associated dining space, a shared bathroom (or bathrooms) and a shared laundry (or laundries) which:</p> <ul style="list-style-type: none"> (a) are of a size, layout and number to cater for co-living residents-occupants who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility. 	<p>None are applicable.</p>
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Communal Open Space	
<p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 23.1</p> <p>None are applicable.</p>
<p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 23.3</p> <p>None are applicable.</p>
<p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 23.4</p> <p>None are applicable.</p>
<p>PO 23.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable 	<p>DTS/DPF 23.5</p> <p>None are applicable.</p>

<p>(b) room windows or onto the useable private open space of other dwellings or residences in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	
<p>PO 23.6</p> <p>Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.</p>	<p>DTS/DPF 23.6</p> <p>At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>
<p>PO 23.7</p> <p>Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.</p>	<p>DTS/DPF 23.7</p> <p>None are applicable.</p>
<p>PO 23.8</p> <p>Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.</p>	<p>DTS/DPF 23.8</p> <p>None are applicable</p>
<p>Site Facilities /Waste Storage</p>	
<p>PO 26.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings, co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point. 	<p>DTS/DPF 26.3</p> <p>None are applicable.</p>
<p>PO 26.4</p> <p>Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.</p>	<p>DTS/DPF 26.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>

Design

Table 1 - Private Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <ol style="list-style-type: none"> 1. Site area <301m²: 24m² located behind the building line. 2. Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Co-living	2.5m ² per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwellings above ground level	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m ² for each additional dwelling, until a total area of 250m ² is reached
Co-living	25m ² total for the first 10 residences, plus 2.5m ² for each additional residence.

6. In Part 4 – General Development Policies, amend the Design in Urban Areas General Development Policies as follows:

Design in Urban Areas General Development Policies

All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling or co-living residence with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 17.2</p> <p>Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.</p>

Residential Development – Low Rise	
External appearance	
<p>PO 20.2</p> <p>Dwelling and co-living elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling or co-living residence includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> a) a minimum of 30% of the building wall is set back an additional 300mm from the building line b) a porch or portico projects at least 1m from the building wall c) a balcony projects from the building wall d) a verandah projects at least 1m from the building wall e) eaves of a minimum 400mm width extend along the width of the front elevation f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm g) a minimum of two different materials or finishes are incorporated on the walls of the

	front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
Private Open Space	
<p>PO 21.1</p> <p>Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.</p>
Waste storage	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings or co-living abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Residential Development – Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.

PO 26.2	DTS/DPF 26.2
The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.	The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1	DTS/DPF 27.1
Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 27.2	DTS/DPF 27.2
Where possible, dwellings and co-living residences are designed to provide outlook from main living areas to private open space or communal open space.	None are applicable.
Residential amenity in multi-level buildings	
PO 28.4	DTS/DPF 28.4
Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.	<p>Dwellings or co-living residences (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> (a) co-living residence: 4m³ per bedroom (b) studio: not less than 6m³ (c) 1 bedroom dwelling / apartment: not less than 8m³ (d) 2 bedroom dwelling / apartment: not less than 10m³ (e) 3+ bedroom dwelling / apartment: not less than 12m³.
PO 28.5	DTS/DPF 28.5
Dwellings and co-living residences that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	<p>Light wells:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms

	(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
<p>PO 28.6</p> <p>Attached or abutting dwellings and co-living residences are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Dwellings and co-living are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
Dwelling configuration	
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (e) studio (where there is no separate bedroom) (f) 1 bedroom dwelling / apartment with a floor area of at least 50m² (g) 2 bedroom dwelling / apartment with a floor area of at least 65m² (h) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.
<p>PO 29.2</p> <p>Dwellings and co-living located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>

Group dwelling, residential flat buildings, co-living and battle-axe development											
Amenity											
<p>PO 31.1</p> <p>Dwelling and co-living layouts, provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>None are applicable.</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table> <tr> <th>Number of bedrooms</th><th>Minimum internal floor area</th></tr> <tr> <td>Studio</td><td>35m²</td></tr> <tr> <td>1 bedroom</td><td>50m²</td></tr> <tr> <td>2 bedroom</td><td>65m²</td></tr> <tr> <td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>										
<p>PO 31.3</p> <p>Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>										
<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.</p>										
<p>PO 31.5</p> <p>Habitable room dimensions ensure functional living spaces with reasonable occupant amenity and</p>	<p>DTS/DPF 31.5</p> <p>Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage</p>										

accommodate minimum household furniture and fixing needs.	or cupboards) in accordance with the following table:		
	Accommodation type	Habitable room type	Minimum internal dimension
	Dwelling	Main bedroom	3m
		Secondary bedroom	2.5 3.0m x 2.5m
		Living room – studio and 1 bedroom dwelling	3.3m
		Living room – 2+ bedroom dwelling	3.6m
	Co-living	Living area / studio format	3m
Separate bedroom		2.5m	
PO 31.6	DTS/DPF 31.6		
Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents occupants, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.	None are applicable.		
PO 31.7	DTS/DPF 31.7		
Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	None are applicable.		
PO 31.8	DTS/DPF 31.8		
Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident occupant amenity.	None are applicable.		

<p>PO 31.9</p> <p>Co-living provides communal indoor recreation space(s) which:</p> <ul style="list-style-type: none"> (a) are of a size and layout to cater for co-living residents occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months. 	<p>DTS/DPF 31.9</p> <p>None are applicable.</p>
<p>PO 31.10</p> <p>Co-living provides a shared kitchen (or kitchens) and associated dining space (or spaces), a shared bathroom (or bathrooms) and a shared laundry (or laundries) which:</p> <ul style="list-style-type: none"> (a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility. 	<p>DTS/DPF 31.10</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>

<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	<p>DTS/DPF 32.5</p> <p>None are applicable.</p>
<p>PO 32.6</p> <p>Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.</p>	<p>DTS/DPF 32.6</p> <p>At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>
<p>PO 32.7</p> <p>Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.</p>	<p>DTS/DPF 32.7</p> <p>None are applicable.</p>
<p>PO 32.8</p> <p>Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.</p>	<p>DTS/DPF 32.8</p> <p>None are applicable</p>
<p>Car Parking, access and manoeuvrability</p>	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling or co-living residence (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly

	(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings, dwellings within a residential flat building, or co-living is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling or co-living are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or co-living, or a dwelling or co-living on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> 1. have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street 2. where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings and co-living are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling and co-living walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft Landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and co-living and common driveways to improve the</p>	<p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a</p>

outlook for occupants and appearance of common areas.	minimum dimension of 1m is provided between a dwelling and co-living and common driveway.
Site Facilities /Waste Storage	
<p>PO 35.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (c) located away, or screened, from public view, and (d) conveniently located in proximity to dwellings, co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point. 	<p>DTS/DPF 35.3</p> <p>None are applicable.</p>
<p>PO 35.4</p> <p>Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.</p>	<p>DTS/DPF 35.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>

Student Accommodation	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ol style="list-style-type: none"> 1. a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units 2. common or shared facilities to enable a more efficient use of space, including: <ol style="list-style-type: none"> 1. shared cooking, laundry and external drying facilities 2. internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Table 2 – Communal Open Space 3. common storage facilities at the rate of 8m³ for every 2 dwellings or students 4. common on-site parking in accordance with Transport, Access

	<p>and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas</p> <p>5. bicycle parking at the rate of one space for every 2 students.</p>
<p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
<p>PO 41.3</p> <p>Student accommodation provides communal indoor recreation space(s) which:</p> <ul style="list-style-type: none"> (a) are of a size and layout to cater for student residents and visitors (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months. 	<p>DTS/DPF 41.3</p> <p>None are applicable.</p>
<p>PO 41.4</p> <p>Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <ul style="list-style-type: none"> (a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility. 	<p>DTS/DPF 41.4</p> <p>None are applicable.</p>
<p>PO 41.5</p> <p>Student accommodation provided with suitable sized areas of usable shared space to meet the needs of occupants, having regard to factors that may support a reduced on-site rate such as the availability of nearby public accessible open space, university grounds or the like.</p>	<p>DTS/DPF 41.5</p> <p>Student accommodation provides shared space at a rate of 2m² per residence, minus the floor area of any communal indoor recreation spaces or shared facilities provided (excluding bathrooms).</p>

Table 1 - Private Open Space

Dwelling / Accommodation Type	Dwelling / Accommodation Type / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
Co-living		2.5m ² per bedroom
Student accommodation		2.5m ² per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m ² for each additional dwelling above 5, up to a maximum of 250m ²
Co-living	25m ² total for the first 10 residences, plus 2.5m ² for each additional residence above 10.
Student accommodation	2.5m ² per residence

7. In Part 4 – General Development Policies, amend the Transport Access and Parking General Development Policies as follows:

Transport Access and Parking General Development Policies

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings</p>
Residential Development (Other)	
Student accommodation	0.3 spaces per bed.
Co-living	Co-living residence: 0.5 spaces per bedroom.

Commercial Uses	
Office	<p>For a call centre, 8 spaces per 100m² of gross leasable floor area</p> <p>For an office subordinate to and associated with a retirement facility or supported accommodation located on a <u>significant retirement facility and supported accommodation site</u>, 0 spaces.</p> <p>In all other cases, 4 spaces per 100m² of gross leasable floor area.</p>
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>0 spaces where located on a <u>significant retirement facility and supported accommodation site</u>, and is subordinate to, and associated with, a retirement facility or supported accommodation.</p>
Community and Civic Uses	
Community facility	<p>For a library, 4 spaces per 100m² of total floor area.</p> <p>For a hall/meeting hall, 0.2 spaces per seat.</p> <p>For a community facility located on a <u>significant retirement facility and supported accommodation site</u>, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces.</p> <p>In all other cases, 10 spaces per 100m² of total floor area.</p>
Health Related Uses	
Consulting room	<p>4 spaces per consulting room excluding ancillary facilities.</p> <p>0 spaces per consulting room where subordinate to and associated with a retirement facility or supported</p>

	accommodation on a significant retirement facility and supported accommodation site.
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Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Residential development			
Residential component of a multi-storey building (except for co-living)	Dwelling with no separate bedroom - 0.25 spaces per dwelling	None specified.	City Living Zone
	1 bedroom dwelling - 0.75 spaces per dwelling		Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham
	2 bedroom dwelling - 1 space per dwelling		Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Activity Centre Zone when the site is also in a high frequency public transit area
	0.25 spaces per dwelling for visitor parking.		Urban Corridor (Boulevard) Zone
			Urban Corridor (Business) Zone
			Urban Corridor (Living) Zone
			Urban Corridor (Main Street) Zone

			Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	<p>Dwelling with no separate bedroom - 0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	None specified.	<p>City Living Zone</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)</p>
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	<p>City Living Zone</p> <p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p>

			Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
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Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Residential flat building	Within the City of Adelaide: <ul style="list-style-type: none"> 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and In all other cases: 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building (except for co-living)	Within the City of Adelaide: <ul style="list-style-type: none"> 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and In all other cases: 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.

8. In Part 5 – Specified matters and areas identified under the Act and Regulations, make the following changes to Table 1 - Specified matters and areas identified under the Planning, Development and Infrastructure (General) Regulations 2017 under the heading “Relevant authority – Commission).

Specified matters and areas identified under the Planning, Development and Infrastructure (General) Regulations 2017

Introduction (Column A)	Specified matters / identified areas (Column B)
Relevant authority - Commission	
Areas identified for the purposes of clause 4(1) of Schedule 6 of the Regulations - Buildings exceeding 4 storeys	<p>Either of the following</p> <p>(a) Those parts of the Design Overlay within the following areas:</p> <ul style="list-style-type: none"> i. City of Burnside ii. The Corporation of the City of Norwood Payneham and St Peters iii. City of Prospect iv. The Corporation of the City of Unley v. City of West Torrens vi. City of Holdfast Bay <p>(b) A significant retirement facility and supported accommodation site in the Significant Retirement Facility and Supported Accommodation Sites Overlay.</p>
Areas identified for the purposes of clause 5(1) of Schedule 6 of the Regulations - Developments over \$3m in the City of Port Adelaide	Design Overlay
Areas identified for the purposes of clause 8(1) of Schedule 6 of the Regulations - Developments over \$3m in the City of Charles Sturt	That part of the Urban Neighbourhood Zone identified as 'Bowden Urban Village' in the <i>Concept Plan Technical and Numeric Variation layer</i>
Areas identified for the purposes of clause 11 of Schedule 6 of the Regulations - Developments in the show grounds	That part of the Recreation Zone in the City of Unley shown in Figure Un/1 of Schedule 1.

9. In Part 7 – Land Use Definitions, amend by inserting (in alphabetical order) the following new land use definition:

Land Use Definitions

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-living	<p>Means a building used for residential accommodation that:</p> <p>(a) contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use;</p> <p>and</p> <p>(b) includes common facilities for shared use, such as including at a minimum:</p> <ol style="list-style-type: none"> shared cooking facilities and/or the provision of meals where a full kitchen is not provided in residences; shared bathroom facilities where a full bathroom is not provided in residences. common rooms and/or recreation areas. shared laundry facilities or a laundry service. 		<p>Ancillary accommodation;</p> <p>Co-located housing;</p> <p>Dwelling</p> <p>Student Accommodation</p> <p>Supported accommodation</p>

10. In Part 7 – Land Use Definitions, update the ‘Land Use Definitions Table’ as follows:

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-located Housing	<p>Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that:</p> <ul style="list-style-type: none"> a) each occupy an allotment created or proposed to be created under the Community Titles Act 1996 and are subject to a community scheme description; and b) comprises and retains (with or without alteration/modification) all established dwellings on the site of the proposed development; and c) incorporates communal open space that is accessible to all dwellings within the site of the proposed development; and d) may also comprise other common areas and / or facilities for shared use by all occupants including (but not limited to): <ul style="list-style-type: none"> i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities ii. shared laundry facilities iii. shared car parking. 		<p>Ancillary accommodation;</p> <p>Co-living</p> <p>Group dwelling;</p> <p>Residential flat building</p>
Student accommodation	<p>Mean premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by student occupants such as:</p> <ul style="list-style-type: none"> (a) shared cooking facilities and/or the provision of meals; (b) common rooms and recreation areas; (c) shared laundry facilities or a laundry service; or (d) shared bathroom facilities. 		<p>Dwelling</p> <p>Residential Flat Building</p> <p>Co-living</p>

Administrative Terms and Definitions

11. In Part 8 – Administrative Terms and Definitions, amend by inserting (in alphabetical order) the following new land use definition:

Administrative term	Definition
Significant retirement facility and supported accommodation site	<p>Means contiguous land located within the Significant Retirement Facility and Supported Accommodation Sites Overlay used for a retirement facility or supported accommodation (or both), with an area of 10,000m² or greater.</p> <p>For the purposes of this definition, contiguous land means – land that is not separated by a road, reserve, or any other public or private land that is under different ownership to the retirement facility or supported accommodation, and may include one or more allotments.</p> <p>Means a site greater than 10,000m², which may include one or more allotments, used primarily for a retirement facility or supported accommodation (or both).</p>

12. In Part 8 – Administrative Terms and Definitions, update the 'Land Use Definitions Table' as follows:

Administrative term	Definition
Private open space	<p>Means a private outdoor area associated with a dwelling <u>or co-living residence</u> that:</p> <p>(a) is for the exclusive use of the occupants of that dwelling <u>or co-living residence</u></p> <p>(b) has a minimum dimension of:</p> <ol style="list-style-type: none"> 2.0m for ground level areas and 1.8m for balconies <u>for a dwelling</u> <u>1.5m for a co-living residence</u> <p>(c) is screened from public view by a building, fence, wall or other similar structure with a minimum height of 1.8m above ground level and a maximum transparency of 20%.</p> <p>Private open space may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides. Private open space does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.</p>

13. Other than where the Historic Area Overlay or Character Area Overlay applies, spatially apply the Significant Retirement Facility and Supported Accommodation Sites Overlay across the entirety of the areas covered by the following zones:

- City Living Zone

- ~~Established Neighbourhood Zone~~

- General Neighbourhood Zone
- Golf Course Estate Zone

- ~~Hills Neighbourhood Zone~~

- Housing Diversity Neighbourhood Zone
- Master Planned Neighbourhood Zone
- Master Planned Renewal Zone
- Master Planned Township Zone
- Neighbourhood Zone
- Suburban Neighbourhood Zone
- Urban Renewal Neighbourhood Zone
- Waterfront Neighbourhood Zone

Attachments

- 1 Communication materials
- 2 Evaluation results
- 3 Copy of submissions received
- 4 Changes to zone assessment classification and applicable policies (Table 3) proposed by the Accommodation Diversity Code Amendment

Attachment 1 – Communication materials

Stakeholder Letters

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22084851

05 December 2024

Name

Position

Organisation

By email: email

Level 10
83 Pitts Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 684
saplanningcommission@sa.gov.au

STATE
PLANNING
COMMISSION



Dear salutation

Commencement of Community Engagement on the Accommodation Diversity Code Amendment

I am pleased to advise you that the State Planning Commission (the Commission) will commence community engagement on the draft Accommodation Diversity Code Amendment under section 73(V) of the Planning, Development and Infrastructure Act 2016 on 5 December 2024, for a period of 12 weeks until 27 February 2025.

The draft Code Amendment proposes to make changes to the Planning and Design Code (the Code) to provide:

- greater design flexibility assist in the provision of apartment-type housing, to support the provision of alternative housing options and housing and supply
- additional capacity for the provision of retirement facilities and supported accommodation in response to significant growing demand as a result of the state's ageing population.

More specifically, the draft Code Amendment proposes to:

- Introduce a new "co-living" land use definition for residential accommodation that does not contain a full kitchen or bathroom and provides shared facilities, as well as:
 - a performance assessed pathway for co-living in zones generally supportive of residential infill
 - new policy to guide the nature and design of shared facilities for co-living accommodation
 - new car parking rates, bicycle parking rates and private open space/communal open space rates for co-living accommodation
- Introduce new and amended policy to provide additional design flexibility for apartment-style accommodation, while ensuring appropriate amenity standards and design quality for smaller apartments, including introduction of minimum habitable room dimensions in place of overall minimum floor area.
- Include policies for the provision of communal recreation space and shared facilities for student accommodation.
- Enhance policy on communal open space to clarify that private open space can be substituted with communal open space, with a lower rate applying for apartments, and new provisions guiding design such as solar access, planting areas and facilities.
- Introduce a new 'Significant Retirement Facilities and Supported Accommodation Sites Overlay' to be applied over suburban neighbourhood-type zones, that
 - allows for increased building height up to 4-5 storeys on sites greater than 1 hectare

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- manages potential interface impacts on neighbouring sites through policy to ensure that development above a zone's prevailing building height maximum is contained within a 30-degree building envelope applying from all allotment boundaries
- supports compatible non-residential uses in association with supported accommodation or retirement facilities, such as a café or consulting rooms for the provision of allied health services.

- Amend Significant Development Sites policy in Urban Corridor zones so that development primarily for the purpose of supported accommodation or a retirement facility receives "significant development site" incentives.

To assist in the interpretation of the new co-living policy regarding communal space and shared facilities, a new draft Practice Guideline – Communal Recreation Spaces and Shared Facilities has also been prepared. The Practice Guideline provides guidance on the various features within and size of communal recreation spaces and shared kitchen / dining, bathroom and laundry facilities to meet the needs of co-living and student accommodation residents. The practice guideline is intended to aid in the interpretation of the Code's proposed performance outcomes regarding shared facilities and communal recreation spaces. The new draft Guideline is being consulted on at the same time as the Code Amendment.

We invite your feedback on both the draft Code Amendment and draft Practice Guideline as part of this engagement process.

Code Amendment documents

The proposed Code Amendment and supporting information can be viewed on the PlanSA website at plan.sa.gov.au/have_your_say/code-amendments/on-consultation.

A series of public online information sessions will be held during the 12-week engagement period. Details will be published on the PlanSA and YourSAy websites.

How to provide feedback

Feedback is encouraged to be submitted via the YourSAy website by 5:00 pm on 27 February 2025 at your.say.sa.gov.au/accommodationdiversity.

Feedback can also be provided via:

- the PlanSA [online submission form](#)
- email to plansasubmissions@sa.gov.au
- post addressed to:

Submission – Accommodation Diversity Code Amendment
SA Planning Commission
GPO Box 1815
ADELAIDE SA 5001

The final engagement report and Code Amendment report will be provided to the Minister for Planning once all submissions have been considered. Should approval be granted, these documents will be published on the PlanSA website within 5 business days of the Minister's approval.

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Should you have any questions regarding the draft Code Amendment, contact Jason Bailey, Manager, Planning and Design Code, Planning and Land Use Services, Department for Housing and Urban Development on 7 109 2299 or jason.bailey@sa.gov.au.

Yours sincerely

Craig Holden

Chair

Att:

1. Draft Accommodation Diversity Code Amendment for Consultation

2. Accommodation Diversity Code Amendment Engagement Plan

3. Draft Practice Guideline - Communal Recreation Spaces and Shared Facilities

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Email to Key Stakeholders (briefing invite)

1:00pm Key Stakeholder Engagement Briefing - Accommodation Diversity Code Amendment

SP

SA Planning Commission

Required

✓ Accept

? Tentative

✕ Decline

🕒 Propose New Time

⋮

Fri 6/12/2024 5:21 PM

🔔

We couldn't find this meeting in the calendar. It may have been moved or deleted.

🕒

Monday, 16 December 2024 1:00 PM-2:00 PM

📍

Microsoft Teams Meeting

The briefing will commence at 1:00pm, Monday 16 December 2024, online via Microsoft teams. Please refer to meeting link details below.

Please be advised an agenda will be circulated to attendees prior to the briefing.

It would be appreciated if you (or your delegate) could RSVP your attendance to the pre-engagement briefing by Thursday 12 December 2024 via accepting this calendar meeting invitation.

Please do not hesitate to forward this invite to any other relevant staff within your organisation who may have an interest in the Accommodation Diversity Code Amendment.

Kind Regards,

Morgan on behalf of
Craig Holden
Chair, State Planning Commission

Microsoft Teams

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Meeting ID: 414 029 967 509

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Public Consultation

[Make a submission](#)

Started 9 December 2024

Closes 27 February 2025 at 5:00 pm

Accommodation Diversity Code Amendment

INCLUSION

Overview

Consultation

Progress

Documents

Code Amendment Type

State Led Code Amendment

[View on the Code Amendment Map](#)

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Overview

The Accommodation Diversity Code Amendment proposes to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state. These changes aim to make it easier to build much needed housing for South Australians.

Key features proposed in the Accommodation Diversity Code Amendment include:

- Introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our aging population to continue living in their own communities
- more flexibility in apartment design, by focusing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

The changes proposed by the Code Amendment apply across the whole of the state.

A new Practice Guideline – Communal Recreation Spaces and Shared Facilities has also been prepared to assist in guiding the provision of communal indoor recreation spaces and shared facilities, such as communal kitchens and bathrooms, which are provided for student accommodation and co-living developments.

Initiated Date

1 May 2024

Designated Entity

State Planning Commission

Contact Details

PlanSA

T: 1800 750 664

E: plansa submissions@sa.gov.au

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For the purposes of section 20(3) of the Planning, Development and Infrastructure Act 2023 this website has been established by the Chief Executive and forms part of the SA planning portal

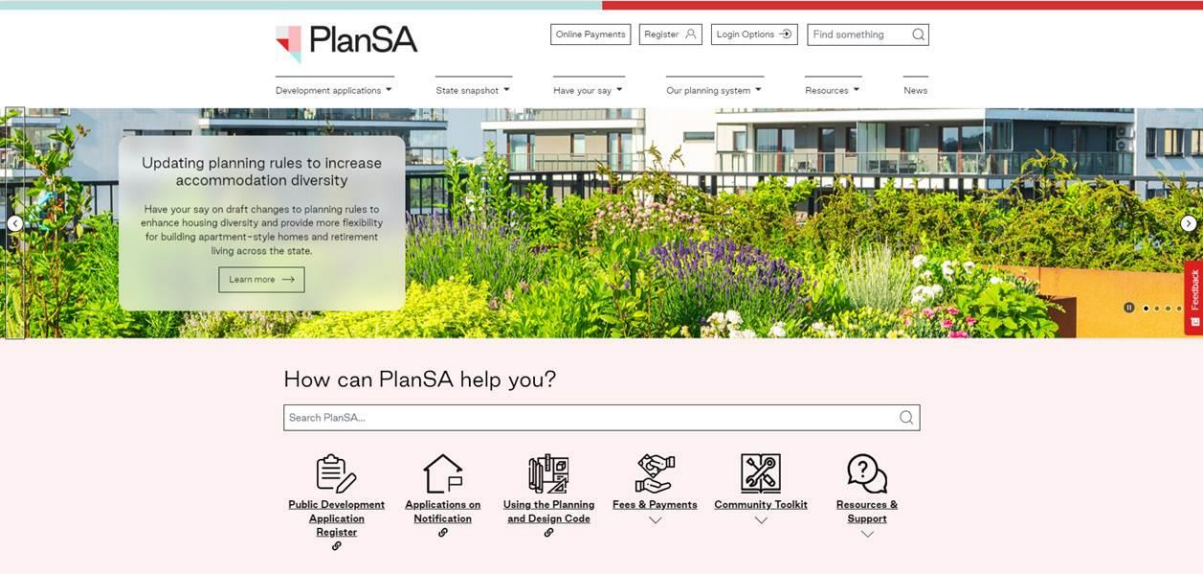


Department of Housing and Urban Development
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The Department for Housing and Urban Development acknowledges and respects Aboriginal peoples as the state's First Peoples and nations and recognises Aboriginal peoples as Traditional Owners and occupants of lands and waters in South Australia.

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PlanSA homepage banner



PlanSA events page

Events

A variety of events are scheduled to support the current planning system.

This includes industry workshops, community information sessions, regional visits and opportunities to speak directly with members of the Commission and PlanSA.

On this page

[Events](#)

[Upcoming events](#)

[Past events](#)

Upcoming events

February

March

April

Draft Accommodation Diversity Code Amendment online information session

The State Planning Commission is seeking feedback on proposed changes to the planning rules that provide more flexibility for building apartment-style homes and retirement living across the state.

Join this online information session for more information on the draft Accommodation Diversity Code Amendment, ask questions and learn and how to share your feedback.

When: 6 February, 10:00 am to 11:00 am

Where: Online event

Who: Community

Register to join on [Eventbrite](#).

Assessment Improvements Code Amendment online information session

The Assessment Improvements Code Amendment proposes technical amendments to enhance the general performance and operation of the Planning and Design Code.

Industry and government stakeholders are invited to this online information session to hear more about the changes proposed by the Code Amendment and ask any questions.

When: 11 February 2025, 2:00 pm to 3:00 pm

Where: Online event

Who: Industry and government stakeholders

Register to join on [Eventbrite](#).

Draft Accommodation Diversity Code Amendment online information session

The State Planning Commission is seeking feedback on proposed changes to the planning rules that provide more flexibility for building apartment-style homes and retirement living across the state.

Join this online information session for more information on the draft Accommodation Diversity Code Amendment, ask questions and learn and how to share your feedback.

When: 11 February, 5:15 pm to 6:15 pm

Where: Online event

Who: Community

Register to join on [Eventbrite](#)

PlanSA/State Planning Commission website news story

Updating planning rules to increase accommodation diversity

Published Thursday, 5 December 2024



Have your say on proposed changes to the planning rules that provide more flexibility for building apartment-style homes and retirement living across the state.

The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living.

The draft Accommodation Diversity Code Amendment proposes improvements to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

Key features proposed in the draft code amendment include:

- introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities
- more flexibility in apartment design, by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

A draft practice guideline for co-living and student accommodation has also been prepared, outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities. Feedback is also invited on the draft guideline.

Providing greater flexibility and increasing the number of apartment-style homes that can be built is part of the South Australian Government's [Housing Roadmap](#) to address the need for more homes for South Australians.

Consultation closes on 27 February 2025.

For more information visit the [PlanSA](#) and [YourSAy](#) websites.

[See all news](#)

YourSAy website

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Eventbrite public information session event page



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Thursday, February 8

Updating planning rules to increase accommodation diversity

Learn more about proposed changes to planning rules that provide more flexibility for building apartment-style homes and retirement living.



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Date and time

Thursday, February 6 - 10 - 11am ACDT

Location

Online

[Access link](#)

About this event

The State Planning Commission is seeking feedback on proposed changes to the planning rules that provide more flexibility for building apartment-style homes and retirement living across the state.

Join this online information session for more information on the [draft Accommodation Diversity Code Amendment](#), ask questions and learn and how to share your feedback.

About the draft Accommodation Diversity Code Amendment

The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living.

The draft Accommodation Diversity Code Amendment proposes improvements to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

Key features proposed in the draft code amendment include:

- introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms;
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities;
- more flexibility in apartment design, by focusing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area;
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- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

We are also seeking feedback on a draft guideline for co-living and student accommodation, outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities.

Providing greater flexibility and increasing the number of apartment-style homes that can be built is part of the South Australian Government's Housing Roadmap to address the need for more homes for South Australians.

Learn more

For more information about the draft Accommodation Diversity Code Amendment, alternative online information session dates and how to share your feedback, visit the [YouSAY website](#).

Consultation closes on 27 February 2022.

Sales Ended

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Fact Sheet



FACT SHEET

Updating planning rules to increase accommodation diversity

About the draft Accommodation Diversity Code Amendment

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The proposed changes aim to make it easier to build much needed housing for South Australians.

Providing greater flexibility and increasing the number of apartment-style homes that can be built is part of the South Australian Government's Housing Roadmap to address the need for more homes for South Australians.

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Government of South Australia
Department for Housing
and Urban Development

Have your say

You can share your feedback on the draft Code amendment between 5 December 2024 and 27 February 2025.

Submit your feedback by:

- completing the survey on the YourSAy website: yoursay.sa.gov.au/accommodation-diversity
- completing the PlanSA online submission form: plan.sa.gov.au/have_your_say/code-amendments
- emailing: PlanSAsubmissions@sa.gov.au
- Posting your written submission to:
Submission: Accommodation Diversity Code Amendment
Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815, ADELAIDE, SA 5001

Hard copies of the draft code amendment can be viewed during standard business hours at Level 9, 83 Pine Street, ADELAIDE SA 5000.

Next steps

All feedback will be considered in finalising the Code Amendment and all feedback will be captured in an engagement report.

The engagement report will be provided to the State Planning Commission and the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on the PlanSA website. Names and organisations will be included with published submissions but addresses, email addresses and phone numbers will be redacted.

More information

For more information about the draft Accommodation Diversity Code Amendment:

- visit the YourSAy website at: yoursay.sa.gov.au/accommodation-diversity
- attend an online information session on:
 - 6 February 2025, 10:00 am to 11:00 am
 - 11 February 2025, 5:15 pm to 6:15 pm
- Email PlanSA Help Desk: plansa@sa.gov.au
- Call PlanSA Help Desk: 1800 752 664

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Government of South Australia
Department for Housing
and Urban Development

2

Frequently asked questions

Frequently Asked Questions

Accommodation Diversity Code Amendment

Q – What is a Code Amendment?

A – The Planning and Design Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Q – What is the Accommodation Diversity Code Amendment?

A – State and local government are responsible for providing diverse housing options in residential areas for different household types, life stages and lifestyle choices. This is embedded in state planning policies and regional plans, including *The 30-Year Plan for Greater Adelaide (2017 Update)*.

To enhance housing diversity and options for South Australia's population, the State Planning Commission has initiated the Accommodation Diversity Code Amendment. This code amendment focuses on planning rules related to apartment-type accommodation to provide additional design flexibility to support and encourage the development of this style of housing.

Key features proposed in the Accommodation Diversity Code Amendment include:

- introducing a new form of 'co-living' accommodation for residences that incorporate shared facilities, such as kitchens or bathrooms
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities
- more flexibility in apartment design, by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area.
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- better guidance on the provision of communal space and shared facilities for student accommodation.

Q – How is co-living accommodation different from conventional residences?

A – Co-living is a form of residential accommodation.

However, co-living residences do not have either a full kitchen or full bathroom, and rely on shared kitchen and/or bathroom facilities instead. They feature communal areas and shared facilities, encouraging communal living.

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Conventional residences, including apartments, are fully self-contained with their own full kitchen and bathroom.

An apartment building could contain both co-living residences and conventional residences. Co-living can also occur in other building forms, an adapted large house or boarding house.

The requirements for co-living residences are slightly different compared to conventional residences. For instance, there are lower minimum living and bedroom area dimensions because communal recreation spaces and shared facilities are provided.

Q – What is the difference between co-living accommodation and co-located housing?

A – Co-living and co-located housing, despite having similar names, are quite different. Both are important new housing types that will enable housing diversity and choice.

Co-located housing is a new class of housing proposed through the draft Future Living Code Amendment that refers to a group of two or more homes that share gardens and some amenities. It always includes an existing established home that forms part of the co-located housing development and encourages 'adaptive re-use' to modify the existing housing and incorporate it into the co-located housing design.

Co-located housing is proposed in established suburbs where standard infill housing isn't appropriate. It must complement existing neighbourhood character, including protecting historic and character values, and incorporate high-quality design.

The result is high-quality designed homes surrounding communal open space. Mature vegetation is retained, and existing streetscape character preserved, while providing a range of smaller housing options.

Co-located housing can be self-contained, unlike co-living which relies on shared facilities.

Co-located housing must provide communal open space for shared use, while co-living doesn't necessarily need to provide communal open space, if sufficient private open space is provided.

Further information on co-located housing and the Future Living Code Amendment can be found at yoursay.sa.gov.au/future-living.

Q – How is purpose-built student accommodation different from co-living and apartments in a residential flat building?

A – Purpose-built student accommodation differs from co-living and apartments in a residential flat building because it is specifically for temporary occupation by students.

Requirements for student accommodation differ from other forms of accommodation because they are tailored to meet the needs of students. For instance, student accommodation can be either self-contained or not self-contained, has no minimum room size, requires less storage space and must include communal facilities and spaces to encourage social interaction.

To help provide appropriate communal facilities and shared spaces for student accommodation, new planning rules are proposed to be included in the Planning and Design Code, and a new practice guideline for communal recreation areas and shared facilities has been drafted. The planning rules and guidelines mirror those for co-living developments. This includes being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features, as well as providing guidance on facility size and capacity.

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If a purpose-built student accommodation building is proposed to be used as either co-living or conventional apartments, a development application would be required for a change in land use. The proposal would be assessed against requirements in the Planning and Design Code.

Q – What changes to apartment size criteria are proposed to provide more flexibility for building apartment-style homes?

A – The current minimum floor area criteria for apartments are proposed to be removed and replaced with minimum dimensions for living rooms and bedrooms.

This focuses requirements on areas of the apartment that are most important for comfortable living, and avoids arbitrary overall apartment size, which does not necessarily achieve good internal floor layout or design.

It therefore enables potentially smaller, well-designed apartments that still achieve comfortable living to be provided.

Q – What changes to communal open space policy are proposed to provide more flexibility for building apartment-style homes?

A – Planning rules are proposed to be revised to clarify that communal open space, such as rooftop gardens, can be provided instead of private open space, such as private balconies. The rate at which communal open space is provided has been reduced compared to private open space.

The new communal open space rate ensures there is a suitable amount of usable space initially, after which there is a gradual increase based on the number of homes (up to a maximum area of 250 m²). The proposed communal open space for a residential flat building with multiple stories would include:

- the equivalent private open space rate for the five largest dwellings
- an additional 4 m² (equivalent to the private open space rate for a studio apartment) for each additional dwelling until a total of 250 m² is reached.

A communal open space rate of 2.5 m² per residence is prescribed for co-living and student accommodation, lower than the rate for private open space, which applies per bedroom not per residence.

These new communal open space rates work with the new planning rules guiding design of communal open space, such as solar access, planting areas, seating, lighting and other facilities.

This provides more flexibility for providing open space in an apartment development, either through providing a single large communal open space or smaller individual balconies for each apartment.

Q – What is the difference between retirement living and supported accommodation?

A – Retirement living facilities, often called 'retirement villages', provide homes for retired people who want to live independently. Retirement living developments often include shared facilities such as activity spaces. They operate under the *Retirement Villages Act 2016*.

Supported accommodation is residential accommodation for people requiring regular personal care or medical assistance, such as a nursing home.

Q – How does the draft Code Amendment support providing accommodation for older people in the community?

A – The draft Code Amendment supports opportunities for retirement living facilities and supported accommodation development on large sites. Changes are proposed to respond to the limited availability of retirement and aged care accommodation and increasing demand due to our ageing population.

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A new 'Significant Retirement Facility and Supported Accommodation Site Overlay' is proposed, which will allow additional building height on sites more than 1 hectare in area:

- on sites between 1 and 2 hectares in area, building height up to 4 storeys
- on sites above 2 hectares in area, building height up to 6 storeys.

The proposed overlay also enables the development of larger compatible non-residential uses, such as cafes or allied health services, on these retirement facilities and supported accommodation sites. Shops, offices and consulting rooms are envisaged up to 450 m² in floor area where they support the facility's residents, workers, visitors and the local community.

Q – Where would the new Significant Retirement Facility and Supported Accommodation Site Overlay apply?

A – The new Overlay is proposed to apply in suburban neighbourhood-type locations.

The new Overlay is needed because more than 85 per cent of retirement facilities and Australian Government aged care facilities are located in suburban neighbourhood-type zones, where building height is typically limited to two storeys.

This means that an overwhelming majority of facilities are constrained by building height controls and limited in their ability to increase capacity. This poses serious implications for providing age-appropriate accommodation in response to the growing demands of an ageing population.

Q – How would neighbouring properties be protected from the impacts of increased building height in retirement living and supported accommodation facilities?

A – In order to protect adjoining properties, additional building height must be contained within a 30-degree building envelope applying from all allotment boundaries.

This means that buildings next to the boundary would be low level and taller buildings of 4-6 storeys would be located in the centre of the large retirement living or supported accommodation facility.

The zone's front, side and rear setback policy continues to apply to parts of a development below the zone's prevailing building height maximum. For instance, in a zone where a two-storey maximum building height applies to an area, the Overlay's building envelope policy will apply above this level, and the setback requirements for the ground and second storey apply as they do for any development.

The operation of the 30-degree building envelope will mean that, at a minimum, each additional building level would need to be set back further from the allotment boundary than the level below. This concept is illustrated in the image below:

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Q – Were planning rules for build-to-rent accommodation explored as part of investigations to develop the draft code amendment?

A – As part of investigation in developing the draft Code Amendment, the need for a separate land use definition and rules for build-to-rent accommodation were explored.

Following this review, it was determined that other amendments in the draft Code Amendment provide additional flexibility in apartment design that support build-to-rent developments, and that a separate land use definition was not warranted based on whether the apartments are owned or rented, as the Planning and Design Code guides the built form and design rather than tenure of a building.

Q – How can I have my say on the draft Accommodation Diversity Code Amendment?

A – Community and stakeholder feedback on the draft Accommodation Diversity Code Amendment is important and can help influence the design and nature of apartment-style buildings constructed in South Australia.

Share your feedback from 5 December 2024 until 5:00 pm 27 February 2025.

All feedback is encouraged to be submitted via the YourSAy website at:

- yoursay.sa.gov.au/accommodation-diversity

Alternatively, feedback can be provided via:

- [PlanSA online submission form](#)
- Email: plansasubmissions@sa.gov.au
(subject: Submission – Accommodation Diversity Code Amendment)
- Post: Attention: State Planning Commission, GPO Box 1815, Adelaide SA 5001.

All feedback will be carefully considered in finalising the Code Amendment and captured in an engagement report.

The engagement report will be provided to the State Planning Commission and the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on the PlanSA website. Names and organisation details will be included with published submissions, but personal addresses, email addresses and phone numbers will not be published.

Q – Where can I get more information about the draft Accommodation Diversity Code Amendment?

A – A series of community information sessions will be held online via Zoom to provide further details about the draft Code Amendment and provide the chance the community to ask questions.

For further information about the draft Code Amendment, information sessions and how to share your feedback, visit the YourSAy website at: yoursay.sa.gov.au/accommodation-diversity.

Hard copies of the draft Code Amendment can also be viewed at PlanSA office at level 9, 83 Pirie Street, Adelaide.

For more information contact PlanSA on:

Telephone: 1800 752 664

Email: plansa@sa.gov.au

Visit: plan.sa.gov.au/en/ca/accommodation-diversity



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State Planning Commission South Australia
2,255 followers
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There's under 1 week left to share your feedback on draft changes to planning rules to enhance housing diversity and provide more flexibility for building apartment style homes and retirement living across the state.

We are also seeking feedback on a draft practice guideline for co living and student accommodation, outlining the features that should be provided in communal recreation spaces and shared facilities like kitchens, dining areas, bathrooms and laundry facilities.

Consultation closes Thursday, 27 February.

Visit the YourSAy website for more information and to share your views: <https://lnkd.in/gGkXASmA>

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STATE PLANNING COMMISSION



Government of South Australia
Department for Housing and Urban Development

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targeted to: All followers

257 Impressions	1 Engagements	0.39% Engagement rate
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28 February



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Learn more by joining an online information session:
6 February, 10 am - 11 am
11 February, 5:15 pm - 6:15 pm

For more details visit: <https://lnkd.in/gGkXASmA>





STATE PLANNING COMMISSION



Government of South Australia
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Post performance

targeted to: All followers

350 Impressions	6 Engagements	1.71% Engagement rate
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Session details:

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For more details about the draft changes, how to have your say and to register to join the online sessions, visit the YourSay website: <https://lnkd.in/gGkXASmA>

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Organic impressions: 640 impressions

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Targeted to: All followers

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30 January 2025



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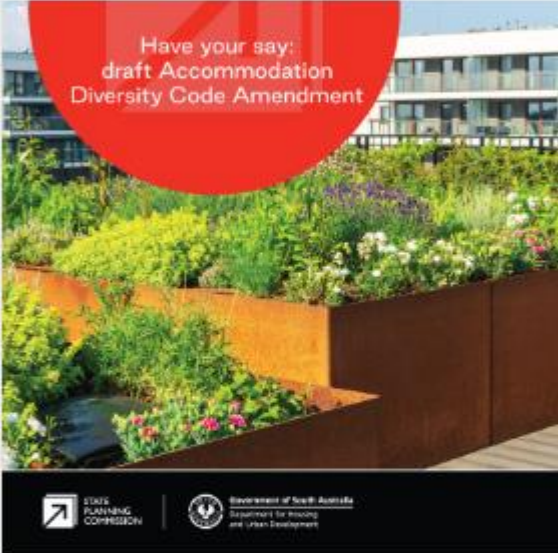
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Have your say on draft changes to the planning rules to enhance housing diversity and provide more flexibility for building apartment style homes and retirement living across the state.

The draft changes aim to make it easier to build much needed housing for South Australians.

Consultation closes 27 February. Find out more: <https://bit.ly/3ZoXA3w>

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14 Clicks	2.92% Click-through rate	10 Reactions
0 Comments	8 Reposts	

5 December 2024

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Plan SA

23 February

There's under 1 week left to share your feedback on draft changes to planning rules to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

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Consultation closes Thursday, 27 February.

Visit the [YourSay](https://yoursay-sa.gov.au/accommodation-diversity) website for more information and to share your views:
<https://yoursay-sa.gov.au/accommodation-diversity>
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Interactions

Reactions

Comments

Shares

Saves

2

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Plan SA

30 January

Join us at an online information session and learn more about draft changes to planning rules to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

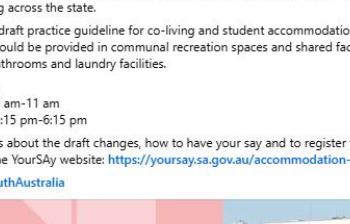
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462

Interactions

4

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292

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Followers

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Reactions

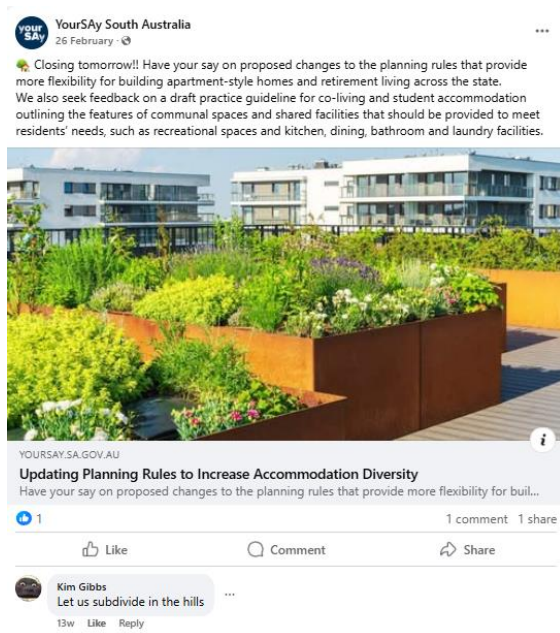
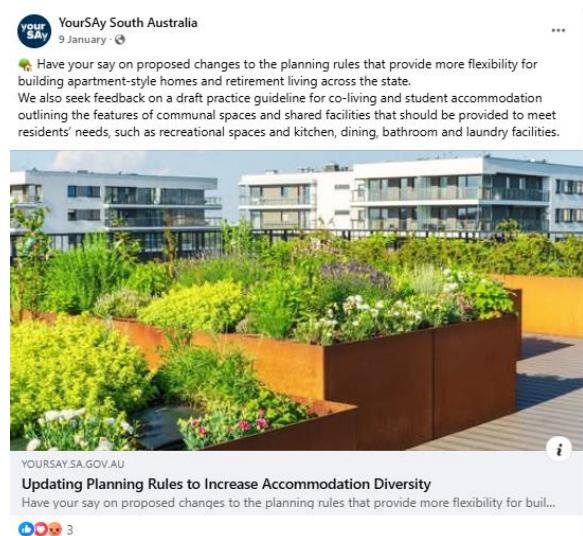
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Facebook



We organically promoted your engagement on social media via Facebook and Twitter.

Twitter



Examples of Stakeholders sharing information

Regional Development Australia Barossa Gawler Light Adelaide Plains

6 December 2024 · 🌐

...

Plan SA wants your feedback on the Draft Accommodation Diversity Code Amendment. This amendment includes new rules for co-living spaces, flexible apartment designs, increased building heights for retirement villages, updated student accommodation policies, and affordable housing initiatives.

📄 Submissions close 27 February 2025 at 11:59 pm.

📄 Submit online, via email, or by post. Full details: https://plan.sa.gov.au/.../code.../view_consultation_item...

Have your say:
draft Accommodation
Diversity Code Amendment



PlanSA

Government of South Australia

Department for Housing
and Urban Development

Regional Development Australia Barossa Gawler Light Adelaide Plains

3 February · 🌐

...

Plan SA is hosting an online session on the Draft Accommodation Diversity Code Amendment. This session covers:

🏠 New co-living rules for shared spaces.

🏠 Flexible apartment designs prioritising liveability.

🏠 Improved policies for retirement living and building height allowances.

🏠 Updated guidelines for student housing and communal areas.

📅 6 February 2025

🕒 10:00 am – 11:00 am

📍 Register here:



EVENTBRITE.COM.AU

Updating planning rules to increase accommodation diversity

Learn more about proposed changes to planning rules that provide more flexibility for buildin...

Barossa Regional University Campus · Follow

6 December 2024 · 🌐

...

Have your say:
draft Accommodation
Diversity Code Amendment



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...

Plan SA wants your feedback on the Draft Accommodation Diversity Code Amendment. This amendment includes new rules for co-living spaces, flexible apartment designs, increased building heights for retirement villages, updated student accommodation policies, and affordable housing initiatives.

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 Government of South Australia
 Barossa Gawler Light Adelaide Plains

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Have Your Say: Draft Accommodation Diversity Code Amendment

The **State Planning Commission** is inviting South Australians to provide feedback on the **Accommodation Diversity Code Amendment**, a key initiative to improve housing diversity and flexibility across the state. This amendment addresses critical needs in our housing system by proposing changes that make it easier to develop co-living spaces, flexible apartments, retirement housing, and student accommodations.

What's Changing?

• New Rules for Co-Living Spaces

Introducing planning guidelines for co-living developments with shared facilities, such as communal kitchens and bathrooms, to meet growing housing needs.

• Flexible Apartment Designs

Focusing on comfort and liveability by allowing reduced apartment sizes when high-quality shared amenities are provided.

• Retirement Living Enhancements

Permitting increased building heights (up to 4-6 storeys) for retirement villages and supported living developments, enabling more options for our ageing population to remain in their communities.

• Updated Student Accommodation Policies

Modernising guidelines to address both self-contained and shared student housing, with an emphasis on high-quality communal spaces.

• Affordable Housing Initiatives

Improving policies to encourage affordable and sustainable housing for South Australians.

How Can You Get Involved?

Public consultation is now open and runs until **27 February 2025 at 11:59 pm**. Your feedback is vital to shaping the future of housing in South Australia. You can submit your views:

- **Online:** Fill out the submission form via the [PlanSA portal](#).
- **Email:** plansasubmissions@sa.gov.au
- **Post:** Send submissions to GPO Box 1815, Adelaide SA 5001.
- **In-Person:** View hard copies and make submissions at the **Planning and Land Use Services office**, Level 9, 83 Pine Street, Adelaide.

Attend an Information Session

The State Planning Commission is hosting **online sessions** to provide more information and answer questions about the amendment.

• 6 February 2025

🕒 10:00 am – 11:00 am

[Register here](#)

• 11 February 2025

🕒 5:15 pm – 6:15 pm

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- News
- Consultation open on proposed changes to Accommodation Diversity Code

Consultation open on proposed changes to Accommodation Diversity Code

- News
- Lifestyle
- Food & wine
- Arts & culture
- Competitions
- Regional
- What's On

You are invited to comment on proposed changes to the planning rules that provide more flexibility for building apartment-style homes and retirement living across the state.



The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living.

The draft [Accommodation Diversity Code Amendment](#) it proposes improvements to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

Key features proposed in the draft code amendment include:

- introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms. Read more about the [draft Planning and Design Code amendment](#) to learn how Co-living is defined as;
- allowing increased building height to 4-5 storeys for larger retirement villages and supported living developments to provide more accommodation for older people to continue living in their own communities;
- more flexibility in apartment design, by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features;
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

A draft practice guideline for co-living and student accommodation has also been prepared, outlining the features of communal spaces and shared facilities that should be used to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities.

Feedback is invited on both the draft Accommodation Diversity Code Amendment and the draft Communal Recreation Spaces and Shared Facilities Practice Guideline.

For more information and to provide your feedback visit the [Feedback](#) and [Survey](#) websites.

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Structure Plan

Yankalilla & Normanville Streetscape Master Plan

Current Code Amendments

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Current Code Amendments

The Yankalilla (DC) **Development Plan** has been replaced by the Planning and Design Code.

To view the Planning and Design Code please visit the PlanSA website at www.plan.sa.gov.au

A copy of the superseded Development Plan is available via the SA Government website [here](#), as it applies to Development Applications lodged under the Development Act 1993 (prior to 19 March 2022), for further enquiries please contact Council's Planning Department on 8558 0200.

Current Code Amendments:

For detailed information about each Code Amendment listed below, please visit the [PlanSA Code Amendments](#).

Yankalilla Council Led Code Amendments:

We will list current Code Amendments below. If the list is empty, we currently have none.

Initiated

- Yankalilla District Local Heritage - Stage 1 (Delamere, Normanville, Yankalilla) Code Amendment

On Community Consultation

- Nil

Consultation Completed

- Nil

Finalised

- Nil

State Government Led Code Amendments:

Initiated

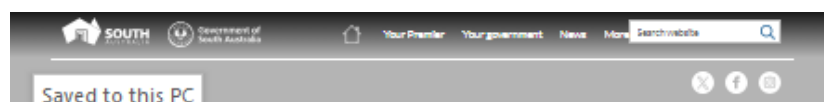
- Affordable Housing Overlay Code Amendment
- Tourism Development Code Amendment

On Consultation

- Accommodation Diversity Code Amendment
- Assessment Improvements Code Amendment

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Media Release and coverage



More housing choice for a changing population

South Australia has an ageing population and single parent families are projected to grow rapidly, so the Malinauskas Labor Government is investigating changes to allow greater choice and flexibility in residential building design.

Consultation is now open for the Accommodation Diversity Code Amendment, which proposes improvements to the planning rules to enable a wider variety of housing and more flexibility for building apartment-style homes and retirement living across the state.

Australian Bureau of Statistics (ABS) data estimates single parent families – or constellation families – to grow by 31 per cent, up to 36 per cent by the year 2046.

Male single parent families are projected to be the fastest growing type of family and are forecast to increase between 22 per cent and 56 per cent by 2046.

Female single parent families – the most common single parent family type – currently make up around 80 per cent of all single parent families and are projected to grow between 21 per cent and 31 per cent.

In South Australian Housing Trust properties, the proportion of single parent households has increased since June 2015, from 10.6 per cent to 11.1 per cent.

Last year, the Greater Adelaide Regional Plan Discussion Paper reported that the number of single-person households in Greater Adelaide had increased 78 per cent over the last 30 years.

Despite this increase in smaller households, currently 77 per cent of homes in South Australia are detached dwellings.

The aim of the Accommodation Diversity Code Amendment is to increase the number of well-designed, diverse, and affordable housing supply options across the entire state, to respond to these population projections and growth in single person households.

The Accommodation Diversity Code Amendment is an initiative from the Housing Roadmap and changes include:

- Introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms.
- Allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities.
- More flexibility in apartment design, by focusing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area.
- More guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features.
- Providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

With the Adelaide University merger, the city is expected to see an increase in the number of international students calling Adelaide home and with elderly living independently for longer a greater range of housing options will be needed.

This proposed code amendment proposes policy adjustments to support the development of self-contained student accommodation which meets future contemporary needs and provides functional communal areas.

Given the increasing demand for retirement facilities and supported accommodation, policy is proposed to ensure the sector can provide a range of housing choices for an ageing population.

This code amendment follows recent changes to encourage more housing diversity:

- The Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment which allows for granny flats and student accommodation to be self-contained.
- The Future Living Code Amendment to introduce a new form of 'co-located' housing to allow more homes to be built in established residential suburbs, without impacting the existing character, heritage and streetscape.

Consultation on the Accommodation Diversity Code Amendment is open now until 27 February 2025.

Quotes

Attributable to Nick Champion

We've seen the decline of nuclear families and the rise of constellation families, with divorce and family separation having a far greater impact on the housing supply crisis than migration.

The size and make-up of families is changing, and the homes we're building need to adjust to meet those changing needs.

A growth in single parent families and single person households will increase our housing needs beyond the predicted population growth.

This code amendment seeks to provide greater flexibility in apartment design, including opportunities for more communal living and for smaller housing options.

South Australia is changing so we want there to be more choice for different household types, life stages and lifestyle choices.

Governments, councils and industry need to work together to ensure that we are planning and constructing homes that are suitable for all South Australians.

Media coverage during the consultation period, 5 December to 27 February, included:

- 5 December: Planning change to allow co-living, flexible rules for apartments and six-storey retirement homes to tackle housing crisis, *The Advertiser* (+10 syndicates)
- 5 December: Commune-like housing fix, *The Advertiser*
- 5 December: ABC Adelaide radio, Adelaide Breakfast with Jules Schiller and Sonya Feldhoff/Mornings with David Bevan
- 5 December: More housing choice for changing population, *Mirage News*, *The National Tribune*, *Einpresswire*,
- 5 December: 5AA radio, Conversations with Cornsey
- 5 December: ABC Adelaide radio, Drive with Jo Laverty, Afternoons with Nikolai Beilharz
- 5 December: South Australia explores housing diversity amid shifting demographics, *The Indian Sun*
- 9 December: SA Government proposes four to six-story retirement villages targeting single occupants, *The Weekly Source*
- 11 December: More housing choice for a changing population, *Murray Pioneer*
- 10 January: South Australia considering allowing six-story retirement villages, *The Weekly Source*
- 5 February: ABC Adelaide radio, Breakfast with Jules Schiller and Sonya Feldhoff
- 7 February: FiveAA Adelaide, Mornings with Graeme Goodings
- 10 February: Uniting Communities wants to create intergenerational living in rezoning appeal to SA Govt, *The Weekly Source*
- 26 February: ABC Adelaide, Breakfast with Jules Schiller and Sonya Feldhoff
- 27 February: Councils in Adelaide reject proposed housing changes allow 10 residents to share one toilet

Newsletter Article

Planning Ahead

December 2024

Consultation opens on accommodation diversity



Have your say on proposed changes to the planning rules that provide more flexibility for building apartment-style homes and retirement living across the state.

The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living.

The draft [Accommodation Diversity Code Amendment](#) proposes improvements to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

Key features proposed in the draft code amendment include:

- introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities
- more flexibility in apartment design, by focusing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

A draft practice guideline for co-living and student accommodation has also been prepared, outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities. Feedback is also invited on the draft guideline.

Providing greater flexibility and increasing the number of apartment-style homes that can be built is part of the [Housing Roadmap](#) to facilitate more homes for South Australians.

Consultation closes on 27 February 2025.

For more information and to provide your feedback visit the [PlanSA](#) and [YourSAy](#) websites.

February 2025

Draft Accommodation Diversity Code Amendment – consultation closing tonight



Don't miss your chance to have your say on the draft Accommodation Diversity Code Amendment, with consultation closing at **midnight tonight, 27 February**.

The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living.

The draft Accommodation Diversity Code Amendment proposes improvements to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

We are also seeking feedback on a draft practice guideline for co-living and student accommodation outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities.

Providing greater flexibility and increasing the number of apartment-style homes that can be built is part of the South Australian Government's [Housing Roadmap](#) to address the need for more homes for South Australians.

Visit the [PlanSA](#) and [YourSAy](#) websites for more information.

YourSay e-news January and February editions



Updating Planning Rules to Increase Accommodation Diversity

Have your say on proposed changes to the planning rules that provide more flexibility for building apartment-style homes and retirement living across the state. We are also seeking feedback on communal spaces and shared facilities to meet residents' needs.

[Find out more](#)

Newsletter

Your engagement was sent to over 109,000 registered users via email.

This email was opened over 47,000 times giving a large number of people the opportunity to see your engagement.

109,274
Email deliveries



47,741
Email opens



779
Your link clicks



Policy Forum, December 2024

Code Amendment Scope

Scope of the Code Amendment:

- review apartment-type housing typologies – including student accommodation, residential flat buildings and build-to-rent (BTR) housing - to identify where distinct land use definitions and policy are needed
- consider policy applying to apartment-type housing to provide greater flexibility in design requirements, while ensuring appropriate amenity standards and design quality for smaller apartments
- ensure student accommodation policy is up to date and contemporary, and appropriately guides the provision of common areas and facilities
- ensure policies guiding retirement facilities and supported accommodation are up to date and contemporary, and are not unreasonably constrained by building height criteria in strategic locations



Key Areas of Change

Apartment Design	Co-living	Student accommodation	Retirement/ supported accommodation
<p>Additional flexibility:</p> <ul style="list-style-type: none"> • minimum room dimension instead of total floor area • specify rate of communal open space (COS) 	<ul style="list-style-type: none"> • New land use definition • New performance assessed pathway • New metrics for car parking, private open space (POS), COS room dimensions, storage 	<ul style="list-style-type: none"> • New policy for shared spaces and facilities • Specify rates of POS or COS 	<p>New Overlay providing sites over 1ha:</p> <ul style="list-style-type: none"> • additional building height • larger commercial tenancies
Enhance communal open space policy			

Consultation

- Consultation commenced 5 December 2024, concluding on 27 February 2025
- 12-week engagement period to give stakeholders extra weeks to consider and respond to the Code Amendment over the Christmas/New Year break
- Stakeholder / practitioner online information session on 16 December 2024
- Online public information sessions on 6 February and 11 February 2025

Policy Forum, March 2025

Accommodation Diversity

What we heard

Retirement facilities/supported accommodation

- Concerns about 4-6 storey building heights, particularly in the Established Neighbourhood Zone
- Concerns about associated commercial floor area allowances
- Alternatively, also requests to decrease 1ha threshold, concern building envelope too restrictive

Student accommodation and co-living

- Requests for reduced rates of communal/private open space for student accommodation
- Concern about use of shared toilets/bathrooms in co-living
- Requests for increased on-site car parking for co-living
- Concern Practice Guideline too prescriptive



Stakeholder email reminder of public online information sessions

Draft Accommodation Diversity Code Amendment: information sessions reminder for stakeholders

Subject: Accommodation Diversity Code Amendment information sessions

Good morning/afternoon,

Following the letter from SPC Chair, Craig Holden, inviting your feedback on the draft Accommodation Diversity Code Amendment dated 5 December, we would like to remind you of the opportunity to learn more about the proposed changes and ask questions at an online information session in February.

About the draft Accommodation Diversity Code Amendment

The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living.

The draft Accommodation Diversity Code Amendment proposes improvements to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

It also proposes to introduce a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms.

We are also seeking feedback on a draft guideline for co-living and student accommodation, outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such recreational spaces and kitchen, dining, bathroom and laundry facilities.

Providing greater flexibility and increasing the number of apartment-style homes that can be built is part of the South Australian Government's Housing Roadmap to address the need for more homes for South Australians.

Information session details

- Thursday 6 February, 10 am-11 am, register on [Eventbrite](#)
- Tuesday 11 February, 5:15 pm-6:15 pm, register on [Eventbrite](#).

Further information

For more information and to share your feedback, visit the [YourSAy](#) or [PlanSA](#) websites. Consultation closes on 27 February.

Kind regards,
Code Amendment team

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Online public information session slides



STATE
PLANNING
COMMISSION

Accommodation Diversity Code Amendment

Online information session
11 February 2025



Government of South Australia
Department for Housing
and Urban Development

Acknowledgement of Country



Statement of Acknowledgement (Kurna – Adelaide)

We acknowledge this land that we meet on today is the traditional lands for the Kurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

We also pay respects to the cultural authority of Aboriginal people visiting/attending from other areas of South Australia/Australia.

Agenda



1. Welcome and introductory remarks (5 mins)
2. Scope and background (10 mins)
3. Key Aspects of the Code Amendment (20 mins)
 - Apartment Amenity
 - Co-living
 - Student accommodation
 - Retirement facilities/supported accommodation
4. Engagement/next steps (5 mins)
5. Questions (20 mins)
6. Close



Code Amendment Scope



Initiated by the State Planning Commission on 1 May 2024

The Accommodation Diversity Code Amendment proposed to:

- review apartment-type housing typologies – including student accommodation, residential flat buildings and build-to-rent (BTR) housing - to identify where distinct land use definitions and policy are needed
- consider policy applying to apartment-type housing to provide greater flexibility in design requirements, while ensuring appropriate amenity standards and design quality for smaller apartments
- ensure student accommodation policy is up to date and contemporary, and appropriately guides the provision of common areas and facilities
- ensure policies guiding retirement facilities and supported accommodation are up to date and contemporary, and are not unreasonably constrained by building height criteria in strategic locations



Key areas of change



Apartment Design

- Additional flexibility:
- minimum room dimension instead of total floor area
 - specify rate of communal open space (COS)

Co-living

- New land use definition
- New performance assessed pathway
- New metrics for car parking, POS, COS, room dimensions, storage

Student accommodation

- Maintain definition
- Specify rates of POS or COS

Retirement/ supported accommodation

- New Overlay providing sites over 1ha:
- additional building height
 - larger commercial tenancies

- Policy guiding design of communal indoor recreation spaces and shared facilities
- Practice guideline on communal recreation spaces and shared facilities

Enhance communal open space policy

Housing typologies



Ancillary accommodation



"Granny flat"
2 bed/70m² max.
Shared utilities
Cannot be subdivided

Residential flat building



Building with 2+ dwellings
No requirement for shared open space or facilities
Individual titles

Student accommodation



Dormitory accommodation for students
Can be self-contained or rely on shared facilities
Includes common facilities for shared use (e.g. kitchen, common room, laundry, bathroom)

Future Living Code Amendment

Co-located housing

Only where the Co-located Housing Overlay applies
Existing house retained
Communal open space (COS) provided
No maximum floor area
Individual titles



Accommodation Diversity Code Amendment

Co-living

6+ private residences
Do not have a full kitchen/bathroom (not self-contained)
Includes common facilities for shared use (e.g. kitchen, common room, laundry, bathroom)

Apartment amenity



Minimum habitable room dimensions

- Minimum apartment floor area sizes replaced with minimum habitable room dimensions –
 - **Living area** – 3.3m for studio and 1 bedroom dwelling; 3.6m for 2+ bedroom dwelling
 - **Bedrooms**: 3.0m for main bedroom, 2.5m for secondary bedroom

Communal Open Space

- A new, lower rate for the provision of communal open space (COS) where substituted for private open space (POS) –
 - Equivalent POS rate for first five largest dwellings + 4m² for each additional dwelling
 - Capped at 250m²



Communal open space – apartments example



40 apartments
(with no balconies)
10 x 3 bed
20 x 2 bed
10 x 1 bed

Existing POS rates:

- Studio: 4m² / minimum dimension 1.8m
- 1 bedroom dwelling: 8m² / minimum dimension 2.1m
- 2 bedroom dwelling: 11m² / minimum dimension 2.4m
- 3+ bedroom: 15m² / minimum dimension 2.6m

Proposed COS rates:

5 largest dwellings	5 x (3 bed rate of 15m ²) = 75m ²
+ 4m ² per additional dwelling	4m ² x 35 dwellings = 140m ²
Total:	215m² COS

Co-living



- New definition for co-living
- Performance assessed pathways in zones generally supportive of residential infill
- New policy for co-living including:
 - provision of shared facilities (kitchens/dining space, bathrooms, laundries) and communal indoor recreation space
 - minimum habitable room dimensions (3m for living area / studio, 2.5m for separate bedroom)
 - provision of POS at a rate of 2.5m² per bedroom, or 2.5m² of COS per residence in lieu of POS
 - car parking provision - 0.5 spaces per bedroom, 0.25 spaces per bedroom in designated areas (e.g. urban corridor zones), or no requirement in the city centre
 - storage of 4m³ per bedroom

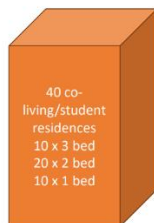
Land Use Term	Definition	Excludes
Co-living	Means a building or part of building used for residential accommodation that: <p>(a) contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use;</p> <p>(b) includes common facilities for shared use by occupants such as: <ul style="list-style-type: none"> i. shared cooking facilities and/or the provision of meals; ii. common rooms and recreation areas; iii. shared laundry facilities or a laundry service; or iv. shared bathroom facilities. </p>	Ancillary accommodation Co-located housing Dwelling Student accommodation

Student accommodation



- New policy on shared facilities and communal open space - essentially the same as is proposed for co-living
- Provision of POS at a rate of 2.5m² per bedroom
- Or 2.5m² COS per residence in lieu of POS

Communal open space – Co-living/student example



Proposed POS rates:
 2.5m² per bedroom:
 2.5 x (30 + 40 + 10) = 200m²

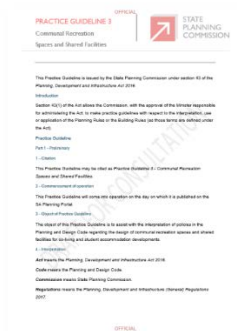
Proposed COS rates:
 2.5m² per residence:
 2.5 x 40 = 100m²



Practice guideline on shared facilities



- New Practice Guideline – Communal Recreation Spaces and Shared Facilities
- Provides detailed guidance and examples on how to interpret POs guiding indoor recreation spaces, kitchens, dining, bathrooms and laundries, for example:
 - 'conveniently accessed by residences' = not more than 1 floor via stairs, not more than 4 floors via lift (or same floor for bathrooms)
 - 'maximise solar access' = 3 hours direct sunlight on 21 June
 - kitchen of size to cater for residents = 1 oven / 10 residents, 1 microwave / 5 residents, etc
 - bathroom of size to cater for residents = 1 bath, toilet and shower per 10 residents
 - laundry of size to cater for residents = 1 washing machine and drying facility / 10 residents
- Applies to both co-living and student accommodation

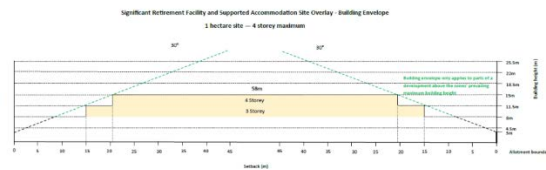


Building Envelope



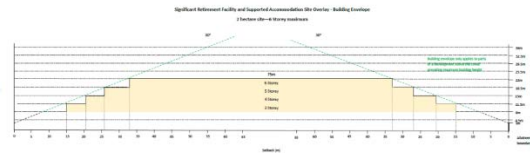
1ha – 2ha Site

- 4 storeys
- 58m upper level floor plate on 100m x 100m site



2ha+ Site

- 6 storeys
- 75m upper level floor plate on 142m x 143m site



Note: The building envelope policy only applies to parts of a development above a zone's prevailing building height policy, below which its front, side and rear setback policy still applies

Retirement facilities / supported accommodation

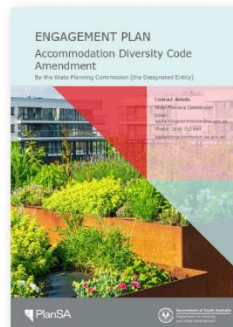


- New "Significant Retirement Facilities and Supported Accommodation Sites Overlay"
- Applied over suburban neighbourhood type zones (approximately 86% of facilities are located in these zones)
- Allows for increased building height for supported accommodation and retirement facilities on very large sites (above one hectare in size):
 - on sites between 10,000m² and 20,000m² in area – maximum building height of up to 4 levels / 15 metres
 - on sites greater than 20,000m² in area – maximum building height up to 6 levels / 22 metres
- Includes 30-degree building envelope applying from all allotment boundaries – applies above the zone's prevailing building height
- Supports compatible subordinate non-residential uses – e.g. café or consulting rooms for allied health services – up to 450m² GLFA utilising the facility's car parking

Engagement



- A 12-week engagement period has been provided to give stakeholders time to consider and respond to the Code Amendment over the Christmas break
- Engagement commenced on the Code Amendment on 5 December 2024, and concludes on **27 February 2025**
- Feedback can be emailed to plansasubmissions@sa.gov.au, via YourSay yoursay.sa.gov.au/accommodation-diversity or online at plan.sa.gov.au/have_your_say/code-amendments
- Code Amendment intended to be finalised by Q2 2025



Questions



- Enter into Q&A
- Or raise hand



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‘What we heard’ summary



WHAT WE HEARD

Updating planning rules to increase accommodation diversity

About the proposed changes

The State Planning Commission's [Accommodation Diversity Code Amendment](#) proposes improvements to planning rules to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement facilities and supported accommodation across the state.

Key features of the draft Code Amendment released for consultation in December 2024 included proposing:

- more flexibility in apartment design by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- introducing a new form of 'co-living' accommodation for residences that rely on shared kitchen or bathroom facilities
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation
- allowing increased building height up to 4-6 storeys for large retirement facilities and supported accommodation developments to respond to the significant demand of an ageing population for suitable housing within our communities.
- Feedback was also sought on a draft practice guideline for co-living and student accommodation outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities.
- The proposed changes aim to make it easier to build much needed housing for South Australians.
- From 5 December 2024 to 27 February 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft Code Amendment.

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OFFICIAL

- PlanSA email address – 14% of responses submitted, mostly from councils, state agencies, industry bodies, community representative organisations and advocacy groups
- PlanSA website and online submission form – 4% of responses submitted, mostly from community and councils
- 2 public online community information sessions, providing information and an opportunity to ask questions – attended by more than 60 people
- targeted briefings and online forums for planning and industry professionals.

The consultation was promoted through media, social media, Planning Ahead and YourSAy e-newsletters, and notifications to PlanSA Code Amendments and PLUS Eventbrite subscribers.

Letters were sent directly to state and local government agencies, MPs, peak retirement living, student accommodation, planning and development industry bodies and community interest and advocacy organisations, informing them of the consultation and inviting their feedback.

Next steps

All feedback is now being collated and considered in greater detail in amending and updating the Accommodation Diversity Code Amendment to be submitted to the Minister for Planning.

An engagement report is being prepared, which will include a summary of written submissions and feedback received, how these were considered, and proposed updates to the draft Accommodation Diversity Code Amendment released for consultation in response to feedback received.

Once completed, this report will be provided to the Minister to enable a final decision on the Code Amendment.

The engagement report, along with the outcome of the Accommodation Diversity Code Amendment and any further updates, will be published on the YourSAy and PlanSA websites.

More information

Contact: PlanSA

Phone: 1800 752 664

Email: PlanSA@sa.gov.au

Visit YourSAy: yoursay.sa.gov.au/accommodation-diversity

Visit PlanSA: plan.sa.gov.au/en/cal/accommodation-diversity

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Frequently asked questions following consultation

Frequently Asked Questions

PlanSA

Accommodation Diversity Code Amendment

Co-Living

Q – What is co-living?

A – “Co-living” is a new proposed definition for a specific type of accommodation that is currently provided by the Planning & Design Code (the Code). It applies to 6 or more private residences that do not contain full kitchen and/or bathroom facilities, and provide shared ones instead, along with common recreation areas.

The concept of accommodation with shared facilities is not new. Under the previous planning system, prior to the introduction of the Code, the definition of “multiple dwelling” applied to a dwelling occupied by more than 5 persons who live independently of one another and share common facilities within that dwelling. The proposed “co-living” definition is similar to this discontinued definition.

The new proposed “co-living” definition is also similar to the existing definition of “student accommodation” which means a premises to accommodate students in room or dormitory style accommodation that includes common facilities for shared use by student occupants such as kitchens, common rooms, laundries and bathrooms.

In the current housing crisis, it is considered important to provide guidance to housing models to suit different lifestyles and household types. Co-living won't be desired by everyone but may provide more options, such as for young people first moving out of home.

Q – Why is it necessary?

A – The availability of co-living as a new accommodation type contributes to housing diversity and options to meet individual preferences.

Also, in a practical sense, it is important to note that a proposal for a co-living type of development could already be made under the current planning system. Defining the term “co-living” and setting out new policies for its assessment provides extra guardrails to ensure these types of accommodation are well-designed and meet residents' needs.

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New policy is proposed in the Code Amendment, such as minimum areas of private open space and specifying car parking rates, along with a new practice guideline to guide the provision of shared facilities and common areas.

Q – What are the requirements for shared bathroom facilities based on?

A – The requirements for shared bathroom facilities are derived from the National Construction Code for Class 3 buildings. Class 3 buildings are a common place of long-term or transient living for a number of unrelated people, such as a boarding house, guest house, hostel or dormitory style accommodation.

Bathroom Facilities in residential buildings in the National Construction Code

F4D2 Facilities in residential buildings

For facilities in Class 3 buildings other than residential care buildings, the following applies:

- For residents in each building or group of buildings, for each 10 residents for whom private facilities are not provided, provide—
 - a bath or shower; and
 - a closet pan; and
 - a washbasin.

Q – Will co-living be substandard development?

A – No. Current zoning and design policy in the Code will guide the scale and form of new co-living development, in exactly the same way it does currently for a new dwelling, residential flat building or mixed-use apartment building.

Policy proposed to apply to co-living is very similar to the policy that applies to a residential flat building, with the addition of the new policy for shared facilities and spaces.

A co-living development will not be able to be a lesser standard of design, for example shipping containers or transportable buildings.

In higher intensity zones such as urban corridors and the capital city, co-living development will be subject to referral to the Government Architect (as is currently required for buildings over 5 storeys in corridor zones, and above \$10m in value in the Capital City Zone).

Q – What will a co-living development look like?

A – Co-living is anticipated to take two principal forms:

- In suburban residential areas where low-scale neighbourhood-type zones apply, co-living can be expected to be in the form of share house-style accommodation. The relevant zone policy will regulate form and appearance so it looks like a conventional residential dwelling.

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Co-living in a shared house arrangement can be expected to function similarly to a rental house with shared kitchen, living room, bathroom and laundry facilities.

The co-living definition is triggered at 6+ individual residences (likely studio rooms). A share house with 5 or less rooms would continue to be a standard residential dwelling, with no specialised planning assessment required of the shared arrangement.

2. In higher intensity zones, such as the Urban Corridor Zones and Capital City Zone, co-living can be expected to take the form of an apartment building or mixed-use building. It could include a mix of self-contained dwellings and co-living in a single building. From the exterior it will appear indistinguishable.

A co-living residence in a residential apartment building is anticipated to typically contain a small kitchenette facility and ensuite bathroom. Full shared kitchen (with full-size ovens) and bathroom facilities (like a bath house) would need to be provided in addition to room facilities.

A substantial amount of feedback was received on the use of shared bathrooms. This feedback will be considered as the Code Amendment progresses.

Q – Will people be forced to live in co-living accommodation?

A – No, the planning system does not “force” the provision of co-living or any other form of accommodation. Instead, the new “co-living” definition provides a pathway for this housing type when there is a market demand. A developer / builder may opt to pursue such a proposal, and individuals can decide whether a particular housing style meets their individual preferences or needs.

Retirement facilities and supported accommodation

The Code Amendment proposes to allow for increased building heights for retirement facilities and supported accommodation on very large sites (4 storeys on sites between 1 and 2 hectares, and 6 storeys on sites 2+ hectares in area).

Q – Do the additional building height allowances apply to any other forms of development?

A – No, the additional building height allowances are only available to retirement facilities and supported accommodation.

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Q – How will overshadowing and visual impact be managed?

A – To ensure impacts on neighbouring properties can be managed, policy is included that requires upper building levels (i.e. those that are above the zone's prevailing building height) to be located towards the centre of a site, by way of applying a 30-degree building envelope that applies from a site boundary.

Q – How would neighbouring properties be protected from the impacts of increased building height in retirement living and supported accommodation facilities?

A – In order to protect adjoining properties, additional building height must be contained within a 30-degree building envelope applying from all allotment boundaries.

This means that buildings next to the boundary would be low level and taller buildings of 4 to 6 storeys would be located in the centre of the large retirement living or supported accommodation facility.

The zone's front, side and rear setback policy continues to apply to parts of a development below the zone's prevailing building height maximum. For instance, in a zone where a two-storey maximum building height applies to an area, the overlay's building envelope policy will apply above this level, and the setback requirements for the ground and second storey apply as they do for any development.

The operation of the 30-degree building envelope will mean that, at a minimum, each additional building level would need to be set back further from the allotment boundary than the level below. This concept is illustrated in the image below:

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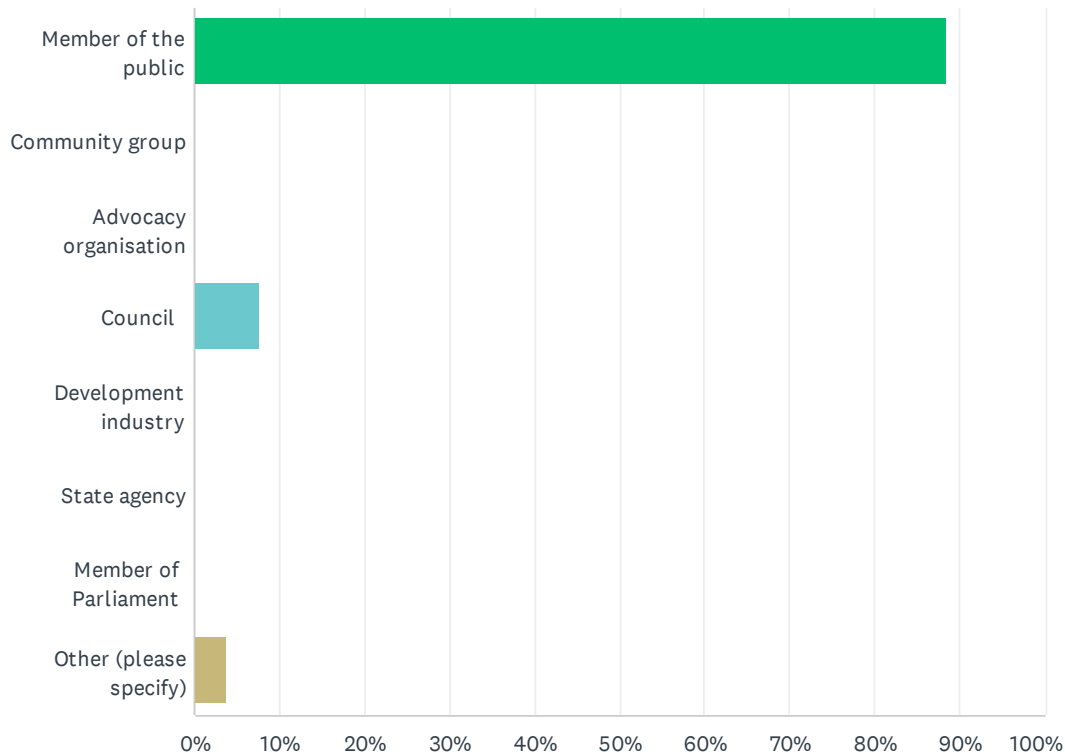
4

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Attachment 2 – Evaluation results

Q1 What is your interest in the draft Accommodation Diversity Code Amendment?

Answered: 26 Skipped: 0

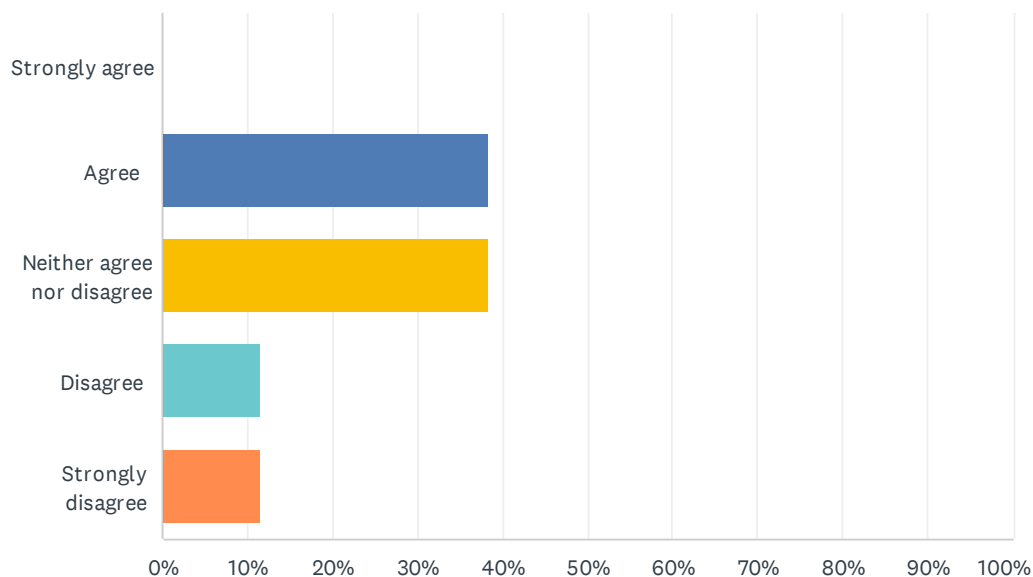


ANSWER CHOICES	RESPONSES	
Member of the public	88.46%	23
Community group	0.00%	0
Advocacy organisation	0.00%	0
Council	7.69%	2
Development industry	0.00%	0
State agency	0.00%	0
Member of Parliament	0.00%	0
Other (please specify)	3.85%	1
TOTAL		26

#	OTHER (PLEASE SPECIFY)	DATE
1	Political ethics	5/2/2025 4:17 PM

Q2 I feel the engagement genuinely sought my input to help shape the proposal

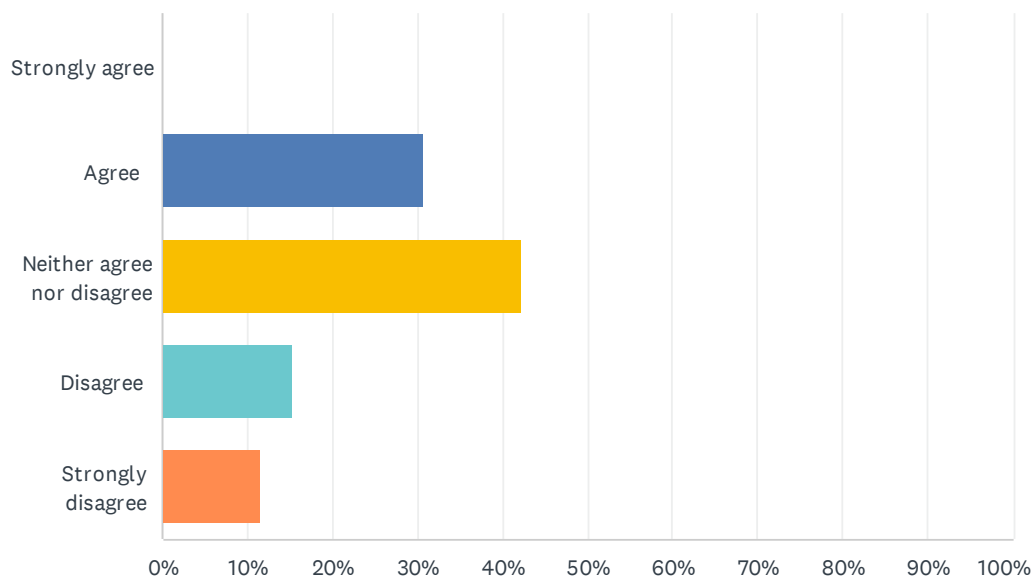
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	38.46%	10
Neither agree nor disagree	38.46%	10
Disagree	11.54%	3
Strongly disagree	11.54%	3
TOTAL		26

Q3 I am confident my views were heard during the engagement

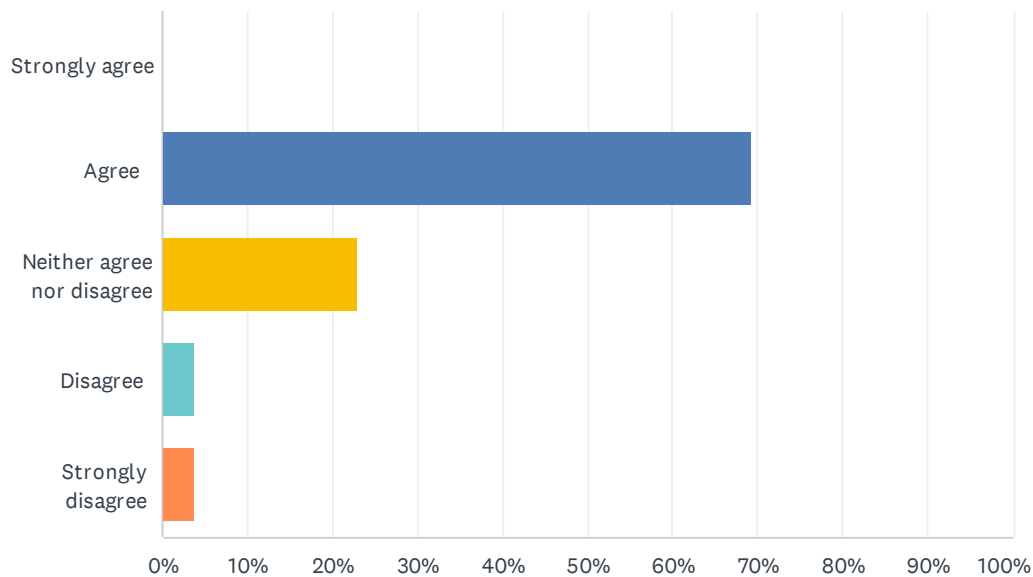
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	30.77%	8
Neither agree nor disagree	42.31%	11
Disagree	15.38%	4
Strongly disagree	11.54%	3
TOTAL		26

Q4 I was given an adequate opportunity to be heard

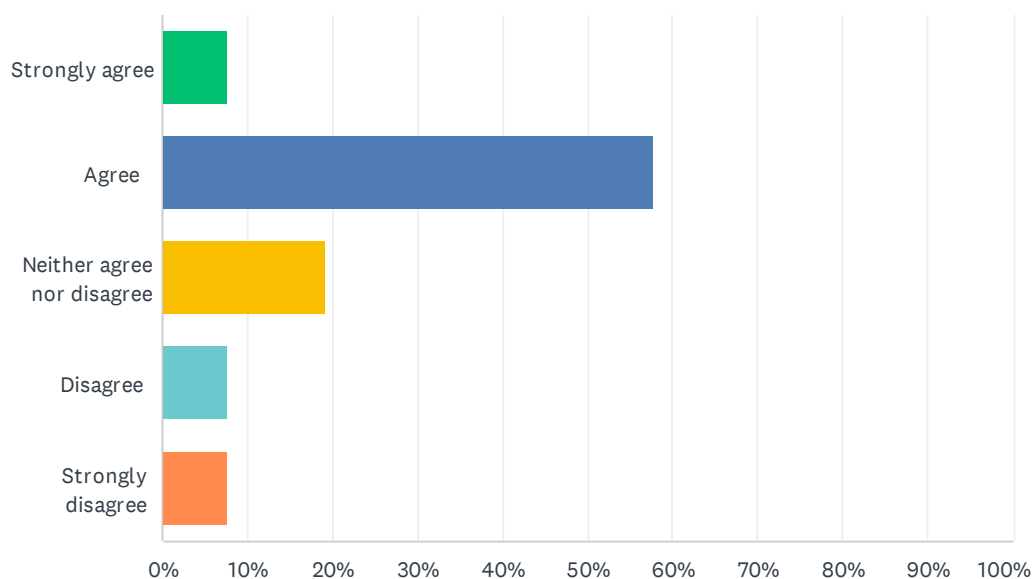
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	69.23%	18
Neither agree nor disagree	23.08%	6
Disagree	3.85%	1
Strongly disagree	3.85%	1
TOTAL		26

Q5 I was given sufficient information so that I could take an informed view

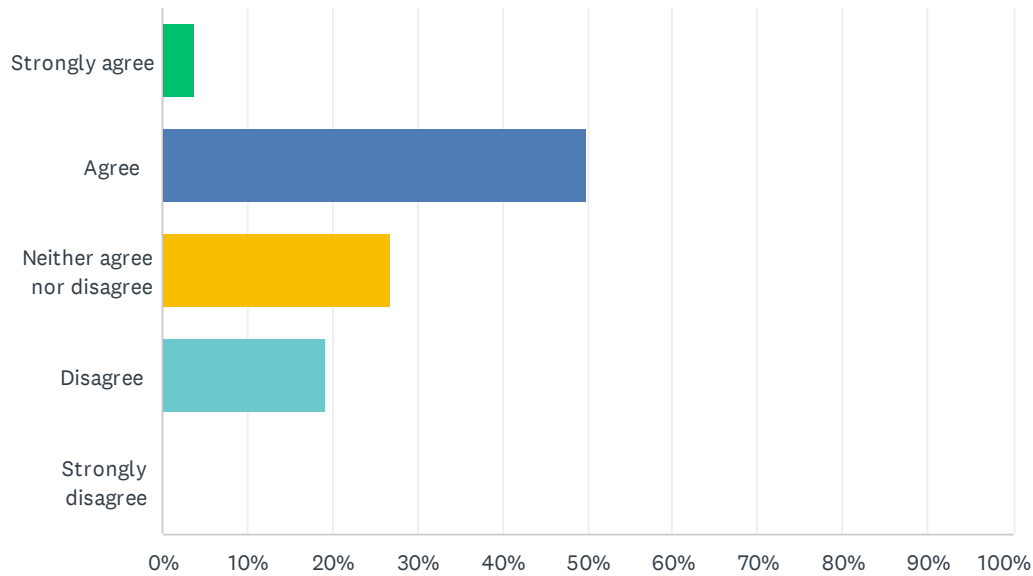
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	7.69%	2
Agree	57.69%	15
Neither agree nor disagree	19.23%	5
Disagree	7.69%	2
Strongly disagree	7.69%	2
TOTAL		26

Q6 I felt informed about why I was being asked for my view, and the way it would be considered

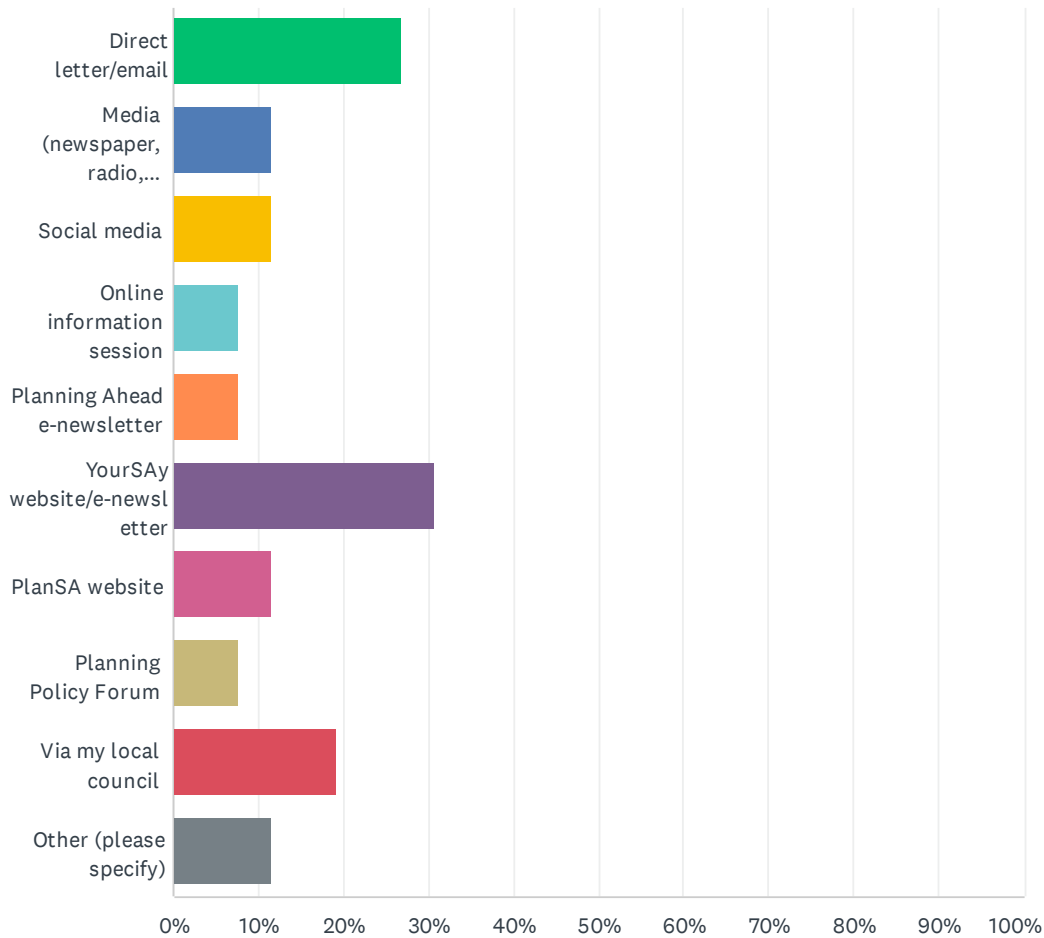
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	3.85%	1
Agree	50.00%	13
Neither agree nor disagree	26.92%	7
Disagree	19.23%	5
Strongly disagree	0.00%	0
TOTAL		26

Q7 How did you hear about the draft Accommodation Diversity Code Amendment? (Please select all relevant options.)

Answered: 26 Skipped: 0



ANSWER CHOICES		RESPONSES	
Direct letter/email		26.92%	7
Media (newspaper, radio, television)		11.54%	3
Social media		11.54%	3
Online information session		7.69%	2
Planning Ahead e-newsletter		7.69%	2
YourSAy website/e-newsletter		30.77%	8
PlanSA website		11.54%	3
Planning Policy Forum		7.69%	2
Via my local council		19.23%	5
Other (please specify)		11.54%	3
Total Respondents: 26			

#	OTHER (PLEASE SPECIFY)	DATE
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Updating planning rules to increase accommodation diversity - engagement evaluation

1	Community Residents Group	5/2/2025 8:53 PM
2	From a friend	5/2/2025 8:38 PM
3	Neighbourhood Facebook post	5/2/2025 7:56 PM

Q8 Do you have any other feedback or comments you would like to share on the engagement process?

Answered: 9 Skipped: 17

#	RESPONSES	DATE
1	Jobs for the boys. General public consultation is just that.	5/8/2025 5:15 PM
2	What's the point? You you are not listening to the public.	5/6/2025 7:58 AM
3	No. All good.	5/5/2025 4:58 PM
4	Yes! The terms seem to have subtly changed. In the previous communication you discussed aged residents and student accommodation, and now al you mentioned in ages and supported accommodation. I would like to know who is this accommodation actually aimed at. I feel there is something being hidden.	5/3/2025 6:52 AM
5	I doubt anything that was submitted will have any effect on what is going to be approved. Has any of the people proposing this lived in Community Housing as described? If they had they would not be prescribing it. It won't work. Common areas dont get cleaned. Who is going to clean the toilets and bathrooms. Experience say "no-one will". These will soon become "slums". Even your answers to FAQ are "loaded" and biased by inexperienced people. No, No, No. massively AGAINST this proposal, but I know you are going to do it anyway. Just look at the Drug Rehab Facility in Glenelg recently pushed through against everyones wishes including the Holdfast Council by Picton the minister for health. I dont trust this whole process. Show us the real results. How many said what I am saying? How many developers agreed with the proposal for their own reason to make money. Show us some real analysis of the results. Ken Branch	5/2/2025 8:53 PM
6	Strongly disagree with proposed sharing of kitchens, bathrooms and toilets.	5/2/2025 8:38 PM
7	Will we receive updates regarding the projects especially the housing	5/2/2025 4:17 PM
8	I am not confident that my views will make any difference. Community opposition seems to have little effect. Still very concerned about co-living arrangements where only one bathroom, toilet and basin is to be provided per 10 residents! Also concerned about "industry" feedback requesting less communal and open space for student accommodation. It always seems that these decisions are made by people who don't have to live next to these particular developments	5/2/2025 2:18 PM
9	I hope the amendment does not pass	5/2/2025 2:02 PM

Results and evaluation of Designated Entity's engagement

The engagement was evaluated by Planning and Land Use Services' engagement team on behalf of the Designated Entity.

	Evaluation statement	Response options
1	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> ▪ Engaged when there was opportunity for input into scoping ✓ Engaged when there was opportunity for input into first draft ▪ Engaged when there was opportunity for minor edits to final draft ▪ Engaged when there was no real opportunity for input to be considered <p>A first draft of the proposed policy changes was provided to ODASA, City of Adelaide and Property council for their feedback in September 2024 before releasing the draft for public consultation.</p> <p>The broader community were engaged early on the Code Amendment. Public consultation has resulted in a number of changes to the Code Amendment, demonstrating public engagement occurred when there was opportunity to influence aspects of the Code Amendment.</p>
2	Engagement contributed to the substance of the Code Amendment	<ul style="list-style-type: none"> ✓ In a significant way ▪ In a moderate way ▪ In a minor way ▪ Not at all. <p>As a result of stakeholder and community feedback, a number of changes have been made in finalising the Code Amendment, as outlined in the engagement report.</p>
3	The engagement reached those identified as the community of interest	<ul style="list-style-type: none"> ✓ Representatives from most community groups participated in the engagement ▪ Representatives from some community groups participated in the engagement ▪ There was little representation of the community groups in engagement <p>The majority of feedback received was from community, including a number of community organisations. Feedback was also received from most targeted key stakeholder groups, including industry representative bodies, local government, state agencies and housing, retirement living and student accommodation organisations.</p>
4	Engagement included the provision of feedback to community about outcomes of their participation	<ul style="list-style-type: none"> ✓ Formally (report or public forum) ▪ Informally (closing summaries) ▪ No feedback provided

	Evaluation statement	Response options
		<p>A 'what we heard' summary was emailed directly to everyone that participated in the engagement by either submitting feedback or attending an online information session, along with the engagement evaluation survey, shortly after consultation closed. The summary was also published on the PlanSA and YourSAy websites.</p> <p>When the Code Amendment is finalised the full engagement report will be sent directly to key stakeholders and engagement participants and published on the YourSAy and PlanSA websites.</p> <p>Information will also be shared with the broader community in-line with the closing-the-loop communications in the engagement plan.</p>
5	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<p>✓ Reviewed and recommendations made in a systematic way</p> <ul style="list-style-type: none"> ▪ Reviewed but no system for making recommendations ▪ Not reviewed <p>The engagement process and outcomes were reviewed throughout the consultation period and a number of additional tactics were delivered:</p> <ul style="list-style-type: none"> • a fact sheet and FAQs were published for consultation launch • a technical issue with the PlanSA online form was investigated immediately and a process for addressing the problem was developed until a long-term solution is found • FAQs responding to concerns and questions raised during the consultation was developed and provided to all engagement participants following the consultation period.
	Identify key strength of the Charter and Guide	It ensures interested and affected stakeholders and community are given the opportunity to influence planning decisions regarding Code Amendments. It also ensures engagement is evaluated to support improvements in future engagement processes.
	Identify key challenge of the charter and Guide	Evaluation of the engagement process is carried out prior to completion of the engagement report and final Code Amendment, meaning evaluation of how much influence people have over the final outcome is made before the final outcome is decided.

Attachment 3 – Copy of submissions received

Refer to separate documents at:

https://plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10011

Attachment 4: Changes to zone assessment classification and applicable policies (Table 3) proposed by the Accommodation Diversity Code Amendment

Note:

Changes proposed by the Code Amendment are outlined as follows:

- Deletion shown by red text with strikethrough e.g. ~~remove text~~
- Addition shown by green text with underline e.g. add text

Table 1 - Accepted Development Classification – No changes envisaged by the Accommodation Diversity Code Amendment.

Table 2 - Deemed-to-Satisfy Development Classification – No changes envisaged by the Accommodation Diversity Code Amendment.

Table 3 - Applicable Policies for Performance Assessed Development – Changes envisaged by the Accommodation Diversity Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions):

In Table 3 – Applicable Policies for Performance Assessed Development in the following zones:

- City Living Zone
- General Neighbourhood Zone
- Golf Course Estate Zone
- Housing Diversity Neighbourhood Zone
- Master Planned Neighbourhood Zone
- Master Planned Renewal Zone
- Master Planned Township Zone
- Neighbourhood Zone
- Suburban Neighbourhood Zone
- Urban Renewal Neighbourhood Zone
- Waterfront Neighbourhood Zone

Add the following policies in the Overlay column to the “Consulting Room”, Office”, and “Shop” Class of Development in alphabetical order:

- Significant Retirement Facility and Supported Accommodation Sites Overlay [Land Use] PO 1.1, PO 1.2
- Significant Retirement Facility and Supported Accommodation Sites Overlay [Built Form and Character] PO 2.1, PO 2.2

All Zones that identify “Residential Flat Building” or “Dwelling” in Table 3 – Applicable Policies for Performance Assessed Development (other than Golf Course Estate Zone, Master Planned Neighbourhood Zone, Master Planned Township Zone, Neighbourhood Zone, Township Neighbourhood Zone)

Add the following policies in the General Development Policies column to the “Residential Flat Building” and “Dwelling” Classes of Development:

- Design in Urban Areas PO 27.2
- Design in Urban Areas PO 31.5

- Design in Urban Areas PO 32.6, PO 32.7, PO 32.8

Golf Course Estate Zone

Add the following policies in the General Development Policies column to the “Residential Flat Building” Class of Development:

- Design PO 22.5
- Design PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8

Master Planned Neighbourhood Zone, Master Planned Township Zone, Neighbourhood Zone, Township Neighbourhood Zone

Add the following policies in the General Development Policies column to the “Residential Flat Building” Class of Development:

- Design PO 22.5
- Design PO 23.6, PO 23.7, PO 23.8

All Zones that identify “Student Accommodation” in Table 3 – Applicable Policies for Performance Assessed Development

Add the following policies in the General Development Policies column to the “Student Accommodation” Class of Development:

- Design in Urban Areas PO 41.3, PO 41.4, PO 41.5

Delete the following policies in the General Development Policies column to the “Student Accommodation” Class of Development:

- PO 27.1, PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5

Only those classes of development (i.e. table rows) proposed to be amended by the Code Amendment are shown in the table below, for clarity.

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Business Neighbourhood Zone:

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	Melbourne Street West Subzone [Land Use and Intensity] PO 1.1	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1	Melbourne Street West Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5	Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1	Melbourne Street West Subzone [Catalyst Sites] PO 3.1, PO 3.2, PO 3.3	Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5	Melbourne Street West Subzone [Access and Parking] PO 4.1, PO 4.2, PO 4.3	Affordable Housing Overlay [Movement and Car Parking] PO 4.1
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
				Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]]</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Capital City Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use PO 1.1	Clearance from Overhead Powerlines PO 1.1	City Frame Subzone [Land Use] PO 1.1	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Activation PO 2.1, PO 2.2	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5	City Frame Subzone [Design and Appearance] PO 2.1, PO 2.2	Affordable Housing Overlay [Built Form and Character] PO 2.1
	Built form and Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10, PO 3.11, PO 3.12, PO 3.13	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Building Height PO 4.1, PO 4.2, PO 4.3	Design in Urban Areas [All Development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Interface PO 5.1, PO 5.2	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Movement PO 6.1	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Access PO 7.1, PO 7.2	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Public Realm PO 10.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development [Front		Character Preservation District Overlay [Earthworks] PO 4.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

City Living Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living accommodation	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	Medium-High Intensity Subzone [Land Use and Intensity] PO 1.1	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.2, PO 2.3, PO 2.4, PO 2.5	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5	Medium-High Intensity Subzone [Interface Height] PO 2.1	Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building Setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5	North Adelaide Low Intensity Subzone [Built Form and Character] PO 1.1	Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Site Dimensions and Land Division PO 4.1	Design in Urban Areas [All Development [Landscaping]] PO 3.1	North Adelaide Low Intensity Subzone [Site Coverage] PO 2.1	Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Car Parking and Access PO 5.1, PO 5.2	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3	East Terrace Subzone [Site Coverage] PO 1.1	Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
		Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1	East Terrace Subzone [Catalyst Sites] PO 2.1, PO 2.2, PO 2.3, PO 2.4	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]]</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

City Main Street Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.4, PO 1.5, PO 1.6	Clearance from Overhead Powerlines PO 1.1	Gouger and Grote Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10, PO 2.11	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5	Gouger and Grote Street Subzone [Built Form and Character] PO 2.1, PO 2.2	Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Building Height PO 3.1, PO 3.2, PO 3.3	Design in Urban Areas [All Development [Landscaping]] PO 3.1	Hindley Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2	Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Movement, parking and access PO 4.1, PO 4.2, PO 4.3	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3	Hindley Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Advertisements PO 5.1, PO 5.2	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1	Rundle Mall Subzone [Land Use and Intensity] PO 1.1	Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Concept Plans PO 6.1	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7	Rundle Mall Subzone [Built Form and Character] PO 2.1	Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1
	Public Realm PO 7.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8 Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4 Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3 Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1 Design in Urban Areas [All residential development [Front	Rundle Mall Subzone [Movement and Access] PO 3.1, PO 3.2 Rundle Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Rundle Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4 City High Street Subzone [Land Use and Intensity] PO 1.1 City High Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 City High Street Subzone [Interface] PO 3.1, PO 3.2, PO 3.3 City High Street Subzone [Catalyst Sites] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5	Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

General Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Site Dimensions and Land Division PO 2.1, PO 2.2	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Site Coverage PO 3.1	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Building Height PO 4.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Primary Street Setback PO 5.1	Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Secondary Street Setback PO 6.1	Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Boundary Walls PO 7.1	Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Side boundary setback PO 8.1	Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Building Near Airfields Overlay PO 1.3
	Rear boundary setback PO 9.1	Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
				Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]]</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Golf Course Estate Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building Height PO 3.1	Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Primary Street Setback PO 4.1	Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Secondary Street Setback PO 5.1	Design [All development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Boundary Walls PO 6.1	Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Side Boundary Setback PO 7.1	Design [All development [On-site Waste Treatment Systems]] PO 6.1		Aircraft Noise Exposure Overlay [Built Form] PO 2.1
	Rear Boundary Setback PO 8.1	Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Built Form and Character PO 11.1, PO 11.2	Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2		Building Near Airfields Overlay PO 1.1
		Design [All Residential development [Front elevations and passive surveillance]] PO 11.1		Character Area Overlay [All Development] PO 1.1
		Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design [All Residential development [Garage appearance]] PO 14.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design [All Residential development [Massing]] PO 15.1		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design [All Residential development [Private Open Space]] PO 17.1		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5		Character Preservation District Overlay [Earthworks] PO 4.1
		Design [All Residential development [Waste storage]] PO 20.1		Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div><div>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</div><div>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</div><div>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</div><div>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</div><div>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</div><div>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</div><div>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</div><div>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</div><div>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</div><div>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</div><div>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</div><div>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</div><div>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</div><div>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</div><div>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</div><div>Heritage Adjacency Overlay [Built Form] PO 1.1</div><div>Historic Area Overlay [All Development] PO 1.1</div><div>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</div><div>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</div><div>Historic Area Overlay [Context and Streetscape Amenity]</div></div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.2, PO 2.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.7, PO 1.6, PO 1.5, PO 1.4, PO 1.3, PO 1.2, PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Alterations and Additions] PO 2.2, PO 2.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.5, PO 1.4</div> <div>Water Resources Overlay [Water Catchment] PO 1.8, PO 1.7, PO 1.6, PO 1.5, PO 1.2, PO 1.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.3, PO 1.2, PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div>

Housing Diversity Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building Height PO 3.1	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Primary Street Setback PO 4.1	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Secondary Street Setback PO 5.1			Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Boundary Walls PO 6.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Side Boundary Setback PO 7.1	Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Rear Boundary Setback PO 8.1	Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Local Activity Centre Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.2, PO 1.3, PO 1.4	Clearance from Overhead Powerlines PO 1.1	None	Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building height and setbacks PO 3.1, PO 3.2, PO 3.3	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Concept Plans PO 5.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Aircraft Noise Exposure Overlay [Built Form] PO 2.1
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [Residential Development - Low Rise [Private Open Space]]		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
				Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
				Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
				Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p>		<p>PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p>

Class of Development	Applicable Policies		Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Zone	General Development Policies		
				<p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>

Master Planned Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.3	Design [Group dwelling, residential flat buildings and battle-axe development [Communal Open Space]] PO 23.2, PO 23.3, PO 23.4, PO 23.5	Hills Subzone [Site Dimensions and Land Division] PO 1.2	Hazards (Flooding) Overlay [Environmental Protection] PO 4.2
	Building Height PO 5.1	Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6	Hills Subzone [Site Coverage] PO 2.1	Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2
	Primary Street Setback PO 6.1			Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2
	Secondary Street Setback PO 7.1	Design [Group dwelling, residential flat buildings and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2	Hills Subzone [Built Form and Character] PO 3.1, PO 3.2	Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1
	Boundary Walls PO 8.1	Design [Group dwelling, residential flat buildings and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6	Hills Subzone [Side Boundary Setback] PO 4.1	Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1
	Side Boundary Setback PO 9.1			Heritage Adjacency Overlay [Built Form] PO 1.1
	Rear Boundary Setback PO 10.1	Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2	Hills Subzone [Earthworks and Retaining] PO 5.1, PO 5.2	Historic Area Overlay [All Development] PO 1.1
	Site Dimensions and Land Division PO 11.3	Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2		Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
	Earthworks and sloping land PO 16.1	Interface between Land Uses [Overshadowing] PO 3.1		Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
	Private Open Space PO 18.1	Clearance from Overhead Powerlines PO 1.1		Historic Area Overlay [Ruins] PO 8.1
		Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Historic Shipwrecks Overlay [General] PO 1.1
		Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Interface Management Overlay [Land Use and Intensity] PO 1.1
		Design [All development [Landscaping]] PO 3.1, PO 3.2		Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1
		Design [All development [Environmental Performance]]		Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 4.1, PO 4.2, PO 4.3</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO 22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p>		<p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p> <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Overshadowing] PO 3.2 Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</div> <div>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</div> <div>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</div> <div>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</div> <div>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</div> <div>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</div> <div>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</div> <div>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>Local Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Limited Dwelling Overlay PO 1.1

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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.2	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building Height PO 5.1, PO 5.2	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Primary Street Setback PO 6.1	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Secondary Street Setback PO 7.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Boundary Walls PO 8.1, PO 8.2	Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Side Boundary Setback PO 9.1	Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Rear Boundary Setback PO 10.1	Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Private Open Space PO 11.1, PO 11.2	Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All residential development		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
				Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
				Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
				Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6,</p>		<p>PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</div> <div>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</div> <div>Historic Area Overlay [Ruins] PO 8.1</div> <div>Historic Shipwrecks Overlay [General] PO 1.1</div> <div>Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</div> <div>Limited Dwelling Overlay PO 1.1</div> <div>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>Local Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1 River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3 River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>

Master Planned Township Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.3	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building Height PO 5.1	Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Primary Street Setback PO 6.1	Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Secondary Street Setback PO 7.1	Design [All development [Landscaping]] PO 3.1, PO 3.2		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Boundary Walls PO 8.1	Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Side Boundary Setback PO 9.1	Design [All development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Rear Boundary Setback PO 10.1	Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Earthworks and Sloping Land PO 16.1	Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
	Private Open Space PO 18.1	Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design [All Residential development [Garage appearance]] PO 14.1		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design [All Residential development [Massing]] PO 15.1		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design [All Residential development [Private Open Space]] PO 17.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2		Character Preservation District Overlay [Earthworks] PO 4.1
		Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5		Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design [All Residential development [Waste storage]]		Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>PO 8.1</div> <div>Historic Shipwrecks Overlay [General] PO 1.1</div> <div>Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</div> <div>Limited Dwelling Overlay PO 1.1</div> <div>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>Local Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	American River Subzone [Land Use and Character] PO 1.1	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Site coverage PO 3.1	Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building Height PO 4.1	Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5	Roxby Downs Subzone [Land Use and Intensity] PO 1.1	Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Primary Street Setback PO 5.1	Design [All development [Landscaping]] PO 3.1	Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2	Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Secondary Street Setback PO 6.1	Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Boundary Walls PO 7.1, PO 7.2	Design [All development [On-site Waste Treatment Systems]] PO 6.1	Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2	Aircraft Noise Exposure Overlay [Built Form] PO 2.1
	Side Boundary Setback PO 8.1	Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Rear Boundary Setback PO 9.1	Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5	Underground Subzone [Earthworks] PO 3.1	Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Concept Plans PO 11.1	Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2	Wallaroo Landmark Subzone [Land Use and Intensity] PO 1.1	Building Near Airfields Overlay PO 1.1
		Design [All Residential development [Front elevations and passive surveillance]] PO 11.1		Character Area Overlay [All Development] PO 1.1
		Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2	Wallaroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2	Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design [All Residential development [Garage appearance]] PO 14.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design [All Residential development [Massing]] PO 15.1	Wallaroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3	Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design [All Residential development [Private Open Space]] PO 17.1		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2	Wallaroo Landmark Subzone [Site Coverage] PO 4.1	Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5	Waterfront Subzone [Land Use and Intensity] PO 1.1	Character Preservation District Overlay [Earthworks] PO 4.1
		Design [All Residential development [Waste storage]]	Waterfront Subzone [Built Form and	Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>Character] PO 2.1, PO 2.2, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8

Strategic Innovation Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.2, PO 1.5, PO 1.6	Clearance from Overhead Powerlines PO 1.1	Rehabilitation Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.4, PO 1.5	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1	Rehabilitation Subzone [Built Form and Character] PO 2.1, PO 2.2	Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1	Flinders Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3	Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Land Division PO 4.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5	Flinders Subzone [Building setbacks] PO 2.1	Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Movement and Access PO 6.1, PO 6.2	Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2	Repatriation Subzone [Land Use and Intensity] PO 1.1, PO 1.3, PO 1.4, PO 1.5	Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5	Repatriation Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8	Repatriation Subzone [Movement and Access] PO 3.1	Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4	Repatriation Subzone [Landscaping] PO 4.1	Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
				Character Preservation District Overlay [Land Use and Intensity] PO 1.2
				Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
				Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
				Character Preservation District Overlay [Earthworks] PO 4.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe</p>	<p>Activity Node Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3</p> <p>Activity Node Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p>	<p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development [Amenity] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p>		<p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1 Interface Management Overlay [Land Use and Intensity] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Dwelling Overlay PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Local Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>

Suburban Activity Centre Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	<p>Land Use and Intensity PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3</p> <p>Concept Plans PO 5.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front</p>	None	<p>Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p>		<p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p>		<p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Corner Cut-Offs] PO 10.1		<div>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</div> <div>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</div> <div>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</div> <div>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</div> <div>Heritage Adjacency Overlay [Built Form] PO 1.1</div> <div>Historic Area Overlay [All Development] PO 1.1</div> <div>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</div> <div>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</div> <div>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</div> <div>Historic Area Overlay [Ruins] PO 8.1</div> <div>Historic Shipwrecks Overlay [General] PO 1.1</div> <div>Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>

Suburban Business Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	<p>Land Use and Intensity PO 1.1, PO 1.3</p> <p>Built Form and Character PO 2.1, PO 2.2</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Design in Urban Areas [All Development [Landscaping]] PO 3.1</p> <p>Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]]</p>	None	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low</p>		<p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Rise [Design of Transportable Buildings] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive</p>		<p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</div> <div>Limited Dwelling Overlay PO 1.1</div> <div>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>Local Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>

Suburban Main Street Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	<p>Land Use and Intensity DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3, DTS/DPF 1.4</p> <p>Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.7</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8</p> <p>Traffic, parking and access PO 4.1, PO 4.2</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential</p>	None	<p>Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>development))]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development</p>		<p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 6.1, PO 6.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8

Suburban Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Car parking appearance]] PO 7.1 Design in Urban Areas [All Development [Earthworks and	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Secondary Street Setback PO 6.1</p> <p>Boundary Walls PO 7.1</p> <p>Side Boundary Setback PO 8.1</p> <p>Rear Boundary Setback PO 9.1</p>	<p>sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p>		<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat</p>		<p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</div> <div>Limited Dwelling Overlay PO 1.1</div> <div>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>Local Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>

Township Activity Centre Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.2	Clearance from Overhead Powerlines PO 1.1	None	Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.2	Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5	Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Concept Plans PO 6.1	Design [All development [Landscaping]] PO 3.1		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
		Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
		Design [All development [On-site Waste Treatment Systems]] PO 6.1		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
		Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Aircraft Noise Exposure Overlay [Built Form] PO 2.1
		Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design [All Residential development [Front elevations and passive surveillance]] PO 11.1		Building Near Airfields Overlay PO 1.3
		Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2		Character Area Overlay [All Development] PO 1.1
		Design [All Residential development [Garage appearance]] PO 14.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design [All Residential development [Massing]] PO 15.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design [All Residential development [Private Open Space]] PO 17.1		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design [All Residential development [Waste storage]]		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Township Mainstreet Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.2, PO 1.3, PO 1.4	Clearance from Overhead Powerlines PO 1.1	None	Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.8	Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8	Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Traffic, parking and access PO 4.1, PO 4.2	Design [All development [Landscaping]] PO 3.1		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Concept Plans PO 6.1	Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
		Design [All development [On-site Waste Treatment Systems]] PO 6.1		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
		Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Aircraft Noise Exposure Overlay [Built Form] PO 2.1
		Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design [All Residential development [Front elevations and passive surveillance]] PO 11.1		Building Near Airfields Overlay PO 1.3
		Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2		Character Area Overlay [All Development] PO 1.1
		Design [All Residential development [Garage appearance]] PO 14.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design [All Residential development [Massing]] PO 15.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design [All Residential development [Private Open Space]] PO 17.1		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design [All Residential development [Waste storage]]		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Township Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Site Dimensions and Land Division PO 2.1, PO 2.2	Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Site Coverage PO 3.1	Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Building Height PO 4.1	Design [All development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Primary Street Setback PO 5.1	Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Secondary Street Setback PO 6.1	Design [All development [On-site Waste Treatment Systems]] PO 6.1		Aircraft Noise Exposure Overlay [Built Form] PO 2.1
	Boundary Walls PO 7.1, PO 7.2	Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Side Boundary Setback PO 8.1	Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Rear Boundary Setback PO 9.1	Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2		Building Near Airfields Overlay PO 1.1
	Appearance PO 10.2	Design [All Residential development [Front elevations and passive surveillance]] PO 11.1		Character Area Overlay [All Development] PO 1.1
		Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design [All Residential development [Garage appearance]] PO 14.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design [All Residential development [Massing]] PO 15.1		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design [All Residential development [Private Open Space]] PO 17.1		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5		Character Preservation District Overlay [Earthworks] PO 4.1
		Design [All Residential development [Waste storage]]		Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3, PO 22.5, PO 22.6, PO 22.7, PO 22.8, PO22.9, PO 22.10</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Communal Open Space]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6, PO 23.7, PO 23.8</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings, co-living and battle-axe development [Site Facilities / Waste Storage]] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]</p>

Class of Development	Applicable Policies		Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Zone	General Development Policies		
				<p>PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</div> <div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>

Urban Activity Centre Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	<p>Land Use and Intensity PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6</p> <p>Building height and setbacks PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Land Division PO 4.1</p> <p>Vehicle parking PO 6.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p>	<p>Port Adelaide Centre Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.5, PO 1.8, PO 1.10</p> <p>Port Adelaide Centre Subzone [Built form and character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10</p> <p>Port Adelaide Centre Subzone [Waterfront development] PO 6.6, PO 6.5, PO 6.3, PO 6.2, PO 6.1</p> <p>Port Adelaide Centre Subzone [Vehicle parking and access] PO 5.3, PO 5.1</p> <p>Port Adelaide Centre Subzone [Land Division] PO 4.1</p> <p>Port Adelaide</p>	<p>Water Resources Overlay [Water Catchment] PO 1.8, PO 1.7, PO 1.6, PO 1.5, PO 1.2, PO 1.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p>	<p>Centre Subzone [Building height] PO 3.1</p> <p>Port Adelaide Centre Subzone [Built form and character] PO 2.11</p>	<p>PO 1.3, PO 1.2, PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.7, PO 1.6, PO 1.5, PO 1.4, PO 1.3, PO 1.2, PO 1.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.5, PO 1.4, PO 1.3, PO 1.2, PO 1.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.2, PO 2.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.3, PO 8.2, PO 8.1</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.3, PO 7.2, PO 7.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.2, PO 6.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.3, PO 5.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p>		<p>PO 1.1</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.3, PO 1.2, PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.4, PO 1.2, PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.9, PO 3.3, PO 3.2, PO 3.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.5, PO 2.4, PO 2.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.9, PO 3.3, PO 3.2, PO 3.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.4, PO 2.3, PO 2.2</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.7, PO 1.6, PO 1.5, PO 1.4, PO 1.3, PO 1.2, PO 1.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2, PO 6.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Historic Area Overlay [Built Form] PO 2.5, PO 2.4, PO 2.3, PO 2.2, PO 2.1</div> <div>Historic Area Overlay [All Development] PO 1.1</div> <div>Heritage Adjacency Overlay [Built Form] PO 1.1</div> <div>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</div> <div>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</div> <div>Hazards (Flooding) Overlay [Access] PO 6.2, PO 6.1</div> <div>Hazards (Flooding) Overlay [Site Earthworks] PO 5.2, PO 5.1</div> <div>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</div> <div>Hazards (Flooding) Overlay [Flood Resilience] PO 3.5, PO 3.4, PO 3.3, PO 3.2, PO 3.1</div> <div>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.3, PO 5.2, PO 5.1</div> <div>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.3, PO 3.2, PO 3.1</div> <div>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.2, PO 2.1</div> <div>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</div> <div>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</div> <div>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</div> <div>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.3, PO 5.2</div> <div>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.3, PO 3.2, PO 3.1</div> <div>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</div> <div>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.3, PO 6.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.3, PO 4.2, PO 4.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.3, PO 5.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.3, PO 3.2, PO 3.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Gateway Overlay [Landscaping] PO 3.4, PO 3.3, PO 3.2, PO 3.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.3, PO 1.2, PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Coastal Flooding Overlay PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Coastal Areas Overlay [Access] PO 5.4, PO 5.2, PO 5.1</div> <div>Coastal Areas Overlay [Environment Protection] PO 4.7, PO 4.6, PO 4.5, PO 4.4, PO 4.3, PO 4.2, PO 4.1</div> <div>Coastal Areas Overlay [Coast Protection Works] PO 3.2, PO 3.1</div> <div>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.5, PO 2.4, PO 2.3, PO 2.2, PO 2.1</div> <div>Character Preservation District Overlay [Earthworks] PO 4.1</div> <div>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.6, PO 3.5, PO 3.4, PO 3.3, PO 3.2, PO 3.1</div> <div>Character Preservation District Overlay [Built Form and Character] PO 2.3, PO 2.2, PO 2.1</div> <div>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</div> <div>Character Area Overlay [Context and Streetscape Amenity] PO 6.2, PO 6.1</div> <div>Character Area Overlay [Built Form] PO 2.5, PO 2.4, PO 2.3, PO 2.2, PO 2.1</div> <div>Character Area Overlay [All Development] PO 1.1</div> <div>Building Near Airfields Overlay PO 1.3</div> <div>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</div> <div>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</div> <div>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</div> <div>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</div> <div>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.2, PO 3.1</div> <div>Affordable Housing Overlay [Built Form and Character] PO 2.1</div> <div>Affordable Housing Overlay [Land Division] PO 1.3, PO 1.2, PO 1.1</div>

Urban Corridor (Boulevard) Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.5	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building Height PO 3.1, PO 3.2	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Interface Height PO 4.1, PO 4.2	Design in Urban Areas [All Development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Significant Development Sites PO 5.1, PO 5.2	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Movement, parking and access PO 6.1, PO 6.2	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development [Front		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Urban Corridor (Business) Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.4, PO 1.5	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building Height PO 3.1, PO 3.2	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Interface Height PO 4.1, PO 4.2	Design in Urban Areas [All Development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Significant Development Sites PO 5.1, PO 5.2	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Movement, parking and access PO 6.1	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development [Front		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Urban Corridor (Living) Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building Height PO 3.1, PO 3.2	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Interface Height PO 4.1, PO 4.2	Design in Urban Areas [All Development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Significant Development Sites PO 5.1, PO 5.2	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Movement, parking and access PO 6.1, PO 6.2	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development [Front		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Urban Corridor (Main Street) Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.4, PO 1.5	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9, PO 2.10	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building Height PO 3.1, PO 3.2	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Interface Height PO 4.1, PO 4.2	Design in Urban Areas [All Development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Significant Development Sites PO 5.1, PO 5.2	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Movement, parking and access PO 6.1, PO 6.2	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development [Front		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access]</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Urban Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1, PO 1.3, PO 1.4	Clearance from Overhead Powerlines PO 1.1	Main Street Subzone [Land Use and Intensity] PO 1.3, PO 1.4	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Built Form and Character PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7, PO 2.8, PO 2.9	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5	Main Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5	Affordable Housing Overlay [Built Form and Character] PO 2.1
	Interface Height PO 3.1, PO 3.2	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Movement, parking and access PO 5.1	Design in Urban Areas [All Development [Landscaping]] PO 3.1		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
		Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
		Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development [Front		Character Preservation District Overlay [Earthworks] PO 4.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access]</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Urban Renewal Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	Mixed Use Transition Subzone [Land Use] PO 1.1, PO 1.3	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Building Height PO 2.1, PO 2.2	Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5	Mixed Use Transition Subzone [Land Division] PO 2.1	Affordable Housing Overlay [Built Form and Character] PO 2.1
	Primary Street Setback PO 3.1	Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5	Landscape Transition Subzone [Built Form and Siting] PO 1.1, PO 1.2	Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Secondary Street Setback PO 4.1	Design in Urban Areas [All Development [Landscaping]] PO 3.1	Landscape Transition Subzone [Site Dimensions and Land Division] PO 2.1	Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Boundary Walls PO 5.1	Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3	Kilkenny Subzone PO 1.1, PO 1.2	Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Side Boundary Setback PO 6.1	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Rear Boundary Setback PO 7.1	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
		Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Building Near Airfields Overlay PO 1.3
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
		Design in Urban Areas [All residential development [Front		Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>elevations and passive surveillance]] PO 17.1, PO 17.2</p> <p>Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3</p> <p>Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2</p> <p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Car parking, access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility] PO 1.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.3, PO 4.4</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access]</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.7</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div> <div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

Waterfront Neighbourhood Zone

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-living	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
	Site Coverage PO 3.1	Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1		Affordable Housing Overlay [Built Form and Character] PO 2.1
	Building Height PO 4.1	Design in Urban Areas [All Development [Car parking appearance]] PO 7.1		Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
	Primary Street Setback PO 5.1	Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5		Affordable Housing Overlay [Movement and Car Parking] PO 4.1
	Secondary Street Setback PO 6.1	Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2		Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
	Boundary Walls PO 7.1	Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5		Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
	Side boundary setback PO 8.1	Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8		Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
	Rear boundary setback PO 9.1	Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4		Building Near Airfields Overlay PO 1.3
	Built form and character PO 11.1, PO 11.2, PO 11.3	Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Character Area Overlay [All Development] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
		Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
		Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
		Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
		Design in Urban Areas [Residential Development - Low Rise [Private Open Space]] PO 21.1, PO 21.2		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
				Character Preservation District Overlay [Earthworks] PO 4.1
				Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
				Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
				Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
				Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Design of Transportable Buildings]] PO 25.1</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Outlook and Visual Privacy]] PO 26.1, PO 26.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Private Open Space]] PO 27.1, PO 27.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Residential amenity in multi-level buildings]] PO 28.1, PO 28.2, PO 28.3, PO 28.4, PO 28.5, PO 28.6, PO 28.7</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Dwelling Configuration]] PO 29.1, PO 29.2</p> <p>Design in Urban Areas [Residential Development - Medium and High Rise (including serviced apartments) [Common Areas]] PO 30.1</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Amenity]] PO 31.1, PO 31.2, PO 31.3, PO 31.4, PO 31.5, PO31.6, PO 31.7, PO 31.8, PO 31.9, PO 31.10</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings, Co-Living Accommodation and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5, PO 32.6, PO 32.7, PO 32.8</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Car parking,</p>		<p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>access and manoeuvrability]] PO 33.1, PO 33.2, PO 33.3, PO 33.4, PO 33.5</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Soft landscaping]] PO 34.1, PO 34.2</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Historic Area Overlay [Ruins] PO 8.1</div> <div>Historic Shipwrecks Overlay [General] PO 1.1</div> <div>Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</div> <div>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Key Outback and Rural Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</div> <div>Limited Dwelling Overlay PO 1.1</div> <div>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div> <div>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>Local Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</div> <div>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</div> <div>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</div> <div>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</div> <div>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</div> <div>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</div> <div>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</div> <div>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 2.1</div> <div>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 5.1, PO 5.3</div> <div>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 6.1, PO 6.2, PO 6.3</div> <div>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 7.1, PO 7.2, PO 7.3</div> <div>River Murray Flood Plain Protection Area Overlay [Access] PO 8.1, PO 8.2, PO 8.3</div> <div>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</div> <div>Scenic Quality Overlay [Built Form and Character] PO 2.1</div> <div>Scenic Quality Overlay [Landscaping] PO 3.1</div> <div>Scenic Quality Overlay [Earthworks] PO 4.1</div> <div>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</div> <div>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</div> <div>Significant Landscape Protection Overlay [Landscaping] PO 3.1</div> <div>Significant Landscape Protection Overlay [Earthworks] PO 4.1</div> <div>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</div> <div>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Area Overlay [Conservation Works] PO 7.1</div> <div>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</div>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<div>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</div> <div>State Heritage Place Overlay [Conservation Works] PO 7.1</div> <div>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</div> <div>Stormwater Management Overlay PO 1.1</div> <div>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</div> <div>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</div> <div>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</div> <div>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</div> <div>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</div> <div>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</div> <div>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</div> <div>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</div> <div>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</div> <div>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</div> <div>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</div> <div>Urban Tree Canopy Overlay PO 1.1</div> <div>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</div>

