

Future Living Code Amendment

By the State Planning Commission

AMENDMENT INSTRUCTIONS

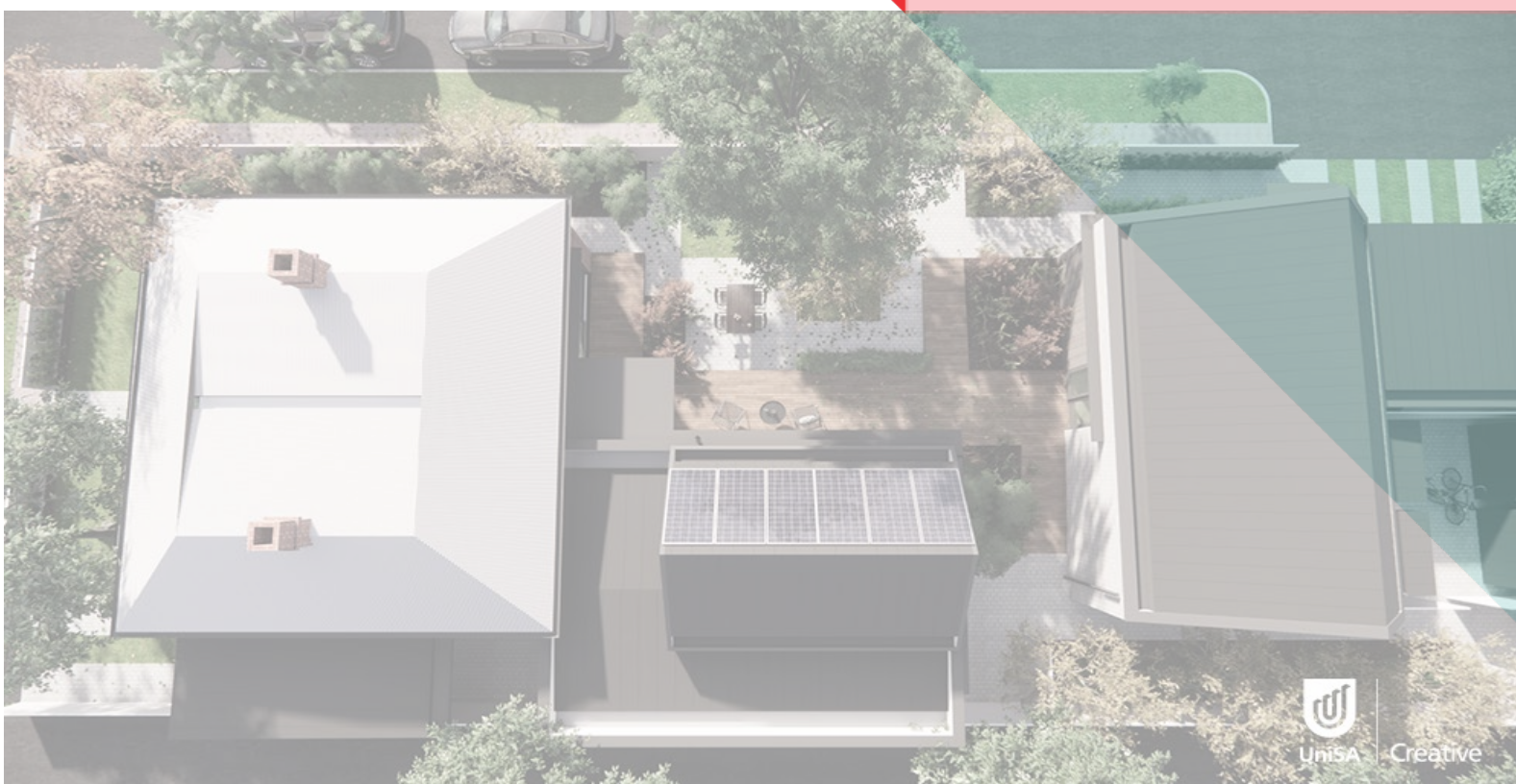
Adopted by:



Hon Nick Champion

Minister for Planning

26/1/25
26/1/25



UniSA Creative

Future Living Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Future Living Code Amendment (the Code Amendment) released for public consultation. Changes were made to the Code Amendment by the Designated Entity as a result of public consultation (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

The amendment instructions contained in **Attachment 1** incorporate these changes.

Key changes to the consultation version of the Code Amendment include:

Proposed 'co-located housing' land use definition

- Provide further clarification in the definition about the timing of when the community title allotment is to be created, that all established dwellings on the site must be retained, that a scheme description is required for all co-located housing, and that the optional features for co-located housing are not limited to those outlined in the definition.

Land division pattern

- Remove policy from the Co-located Housing Overlay about retaining historical land division pattern, noting that co-located housing by its nature will not necessarily maintain the historical pattern of subdivision but is a form of development which can be appropriate in Character/Historic Areas given the built form controls and design quality sought through the Co-located Housing Overlay.

Alterations / additions to established dwelling(s)

- Include new policy in the Co-located Housing Overlay to clarify that established dwelling(s) are retained to accommodate additional co-located dwellings and can be sensitively altered, extended and/or partially demolished.

Internal fencing

- Include new policy in the Co-located Housing Overlay to ensure internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

Communal open space

- Amend communal space policy in the Co-located Housing Overlay to seek a minimum of 24m² of communal open space per dwelling for shared use by all occupants (increased from 16m² in the consultation draft), with 80% (instead of 80m²) of the total communal open space provided in a single consolidated area for access by all dwellings, with a minimum dimension of 5 metres (increased from 2 metres).

Pedestrian Access

- Add to policy in the Co-located Housing Overlay to clarify the features of safe and convenient pedestrian access from the street, including appropriate lighting and separation from private areas.
- Insert new policy in the Co-located Housing Overlay seeking safe and convenient access throughout the site by avoiding steps in pathways, parking areas and common areas where practicable.

Car parking (on-street and off-street parking provision)

- Amend policy in the Co-located Housing Overlay to clarify that car parking must be in a shared arrangement, with car parks accessible to occupants and visitors at all times (e.g. entry not restricted by roller doors etc.)
- Increase car parking to 2 off-street car parking spaces for co-located housing comprising 3+ bedrooms, and update policy to require all car parking for co-located housing to be located in a shared car parking area/arrangement.

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2025.4 published on 27 February 2025. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

Instructions

Amend the Code in accordance with the following instructions:

Note:

Changes proposed by the Code Amendment are outlined as follows:

- Deletion shown by red, italics text with strikethrough e.g., ~~remove text~~
- New text shown by green, italics text with underline e.g., add text

- 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.

Part 2 – Zones and Subzones

Amendments to the Establishment Neighbourhood Zone

- In Part 2 – Zones and Subzones, update the Established Neighbourhood Zone assessment classification and applicable policies (Tables 1-4) in accordance with the tracked changes shown in **Appendix A**.

Part 3 – Overlays

Application of New Co-located Housing Overlay

- In Part 3 – Overlays, before the Overlay titled 'Defence Aviation Area Overlay' insert the following heading and accompanying text:

Co-located Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

<u>Desired Outcome</u>	
<u>DO 1</u>	<u>Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including aging in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity.</u>

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

<u>Performance Outcome</u>	<u>Deemed-to-Satisfy Criteria / Designated Performance Feature</u>
<u>Land Use and Intensity</u>	
<u>PO 1.1</u> <u>Co-located housing established to support variety in housing options.</u>	<u>DTS/DPF 1.1</u> <u>None are applicable.</u>
<u>Site Dimensions and Land Division</u>	

<u>Performance Outcome</u>	<u>Deemed-to-Satisfy Criteria / Designated Performance Feature</u>
<u>PO 2.1</u> <u>Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation.</u>	<u>DTS/DPF 2.1</u> <u>None are applicable.</u>
<u>PO 2.2</u> <u>Co-located housing includes (as part of the application) a community title land division with a community scheme description and by-laws that address the tenure, access, functional and operational management matters of co-located housing.</u>	<u>DTS/DPF 2.2</u> <u>None are applicable.</u>
<u>PO 2.3</u> <u>Amalgamation of sites (including the retention of all existing dwellings) is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.</u>	<u>DTS/DPF 2.3</u> <u>None are applicable.</u>
<u>Built Form and Character</u>	
<u>PO 3.1</u> <u>Co-located housing features dwellings behind or integrated with one or more established dwellings which faces a street in a manner which preserves the existing streetscape pattern and character.</u>	<u>DTS/DPF 3.1</u> <u>None are applicable.</u>
<u>PO 3.2</u> <u>Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality and minimises the visual impacts to neighbouring properties.</u>	<u>DTS/DPF3.2</u> <u>None are applicable.</u>
<u>PO 3.3</u>	<u>DTS/DPF 3.3</u>

<u>Performance Outcome</u>	<u>Deemed-to-Satisfy Criteria / Designated Performance Feature</u>
<u>Established dwelling(s) on the site of a co-located housing development are retained to accommodate co-located housing, and may include sensitive alterations, additions and/or partial demolition.</u>	<u>None are applicable.</u>
<u>PO 3.4</u> <u>New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space.</u>	<u>DTS/DPF 3.4</u> <u>None are applicable.</u>
<u>PO 3.5</u> <u>Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site.</u>	<u>DTS/DPF 3.5</u> <u>None are applicable.</u>
<u>PO 3.6</u> <u>Co-located housing boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.</u>	<u>DTS/DPF 3.6</u> <u>Side boundary walls for co-located housing occur only on one side boundary and satisfy (a) or (b) below:</u> <u>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</u> <u>(b) side boundary walls do not:</u> <u>(i) exceed 3.2m in height from the lower of the natural or finished ground level</u> <u>(ii) exceed 8m in length</u> <u>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</u>

<u>Performance Outcome</u>	<u>Deemed-to-Satisfy Criteria / Designated Performance Feature</u>
	(iv) <u>encroach within 3m of any other existing or proposed boundary walls on the subject land.</u>
<u>Open Space</u>	
<u>PO 4.1</u> <u>Communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.</u>	<u>DTS/DPF 4.1</u> <u>Communal open space for co-located housing satisfies all of the following:</u> <u>(a) a minimum of 24m² of communal open space is provided per co-located housing dwelling for shared use by all occupants</u> <u>(b) 80% of the total of communal open space is provided in a single location that is overlooked by a minimum of two dwellings and has a minimum dimension of 5m</u> <u>(c) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m above ground level and a maximum transparency of 20%</u> <u>(d) may include verandahs, alfrescos, terraces, decks where not enclosed on all sides</u> <u>(e) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas.</u>
<u>Internal Privacy and Overlooking</u>	
<u>PO 5.1</u> <u>Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site.</u>	<u>DTS/DPF 5.1</u> <u>None are applicable.</u>
<u>PO 5.2</u> <u>Co-located housing developments provide visibility between living areas and communal open space, avoiding</u>	<u>DTS/DPF 5.2</u> <u>None are applicable.</u>

<u>Performance Outcome</u>	<u>Deemed-to-Satisfy Criteria / Designated Performance Feature</u>
<u>internal fencing and other obstructions to promote passive surveillance across the site.</u>	
<u>PO 5.3</u> <u>Bedrooms of co-located housing are oriented away from communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space.</u>	<u>DTS/DPF 5.3</u> <u>None are applicable.</u>
<u>PO 5.4</u> <u>Internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.</u>	<u>DTS/DPF 5.4</u> <u>Fencing within the site of a co-located housing development (where not located along the perimeter boundary) is no more than 1.2m in height and constructed of a material with a minimum transparency of 50%.</u>
<u>Parking and Access</u>	
<u>PO 6.1</u> <u>Car parking for co-located housing satisfies all of the following:</u> <u>(a) is shared with car parks accessible to occupants and visitors at all times</u> <u>(b) is established in a manner that maintains the existing primary streetscape; and</u> <u>(c) maintains or reduces the number of existing driveway access points.</u>	<u>DTS/DPF 6.1</u> <u>None are applicable.</u>
<u>PO 6.2</u> <u>Existing driveways and manoeuvring areas are maintained or reduced to maximise the amount of landscaping and communal open space provided.</u>	<u>DTS/DPF 6.2</u> <u>None are applicable.</u>
<u>Pedestrian Access</u>	
<u>PO 7.1</u> <u>Pedestrian access to co-located housing from the primary street frontage is convenient, safe and minimises disruption to the occupants of other co-located housing by providing all of the following:</u>	<u>DTS/DPF 7.1</u> <u>None are applicable.</u>

<u>Performance Outcome</u>	<u>Deemed-to-Satisfy Criteria / Designated Performance Feature</u>
(a) <u>a single common pathway accessible throughout the development site</u> (b) <u>controlled lighting to mitigate artificial light intrusion while maintaining safety</u> (c) <u>appropriate separation from bedrooms or any private open space areas.</u>	
<u>PO 7.2</u> <u>Co-located housing developments are designed to support safe and convenient access and movement for residents throughout the site by avoiding steps in pathways, parking areas and common areas, where practicable.</u>	<u>DTS/DPF 7.2</u> <u>None are applicable.</u>
<u>Landscaping</u>	
<u>PO 8.1</u> <u>Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity.</u>	<u>DTS/DPF 8.1</u> <u>None are applicable.</u>
<u>PO 8.2</u> <u>Landscaping is used to soften the bulk, scale and visual appearance of new buildings for co-located housing and to minimise hard, impermeable on-site surface treatments.</u>	<u>DTS/DPF 8.2</u> <u>None are applicable.</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.

<u>Class of Development / Activity</u>	<u>Referral Body</u>	<u>Purpose of Referral</u>	<u>Statutory Reference</u>
<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>

Amendments to Stormwater Management Overlay

- In Part 3 – Overlays, in the Stormwater Management Overlay, amend DTS/DPF 1.1 as follows:

DTS/DPF 1.1

Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings, co-located housing or dwellings within a residential flat building:

- (a) includes rainwater tank storage:
 - (i) connected to at least:
 - A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area
 - B. in all other cases, 80% of the roof area
 - (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m²
 - (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater
 - (iv) with a minimum total capacity in accordance with Table 1
 - (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank
- (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Part 4 – General Development Policies

Amendments to the Design in Urban Areas Module

- In Part 4 – General Development Policies, in the Design in Urban Areas Module, amend the heading '*Group Dwellings, Residential Flat Buildings and Battle axe Development*', to the following:
Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle-axe Development.
- In Part 4 – General Development Policies, in the Design in Urban Areas Module amend DTS/DPF 22.1 to the following:

DTS/DPF 22.1

Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):

- (a) a total area for the entire development site, including any common property, as determined by the following table:

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

- (b) at least 30% of any land between the primary street boundary and the primary building line.

Amendments to the Transport, Access and Parking – Car Parking Rates Table

- In Part 4 – General Development Policies, in the Transport, Access and Parking Module, amend Table 1 – General Off-Street Parking Requirements by inserting (in alphabetical order) the following new class of development (and accompanying text) under the heading 'Residential Development':

Table 1 – General Off-Street Car Parking Requirements

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	
<u>Co-located Housing</u>		<u>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement.</u> <u>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement.</u> <u>Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.</u>	

Part 7 – Land Use Definitions

Application of New Land Use Definition

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

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
<u>Co-located Housing</u>	<u>Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that:</u> <u>(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</u> <u>(b) comprises and retains (with or without alteration/modification) all established dwellings on the site of the proposed development; and</u> <u>(c) incorporates communal open space that is accessible to all</u>		<u>Ancillary accommodation;</u> <u>Group dwelling;</u> <u>Residential flat building</u>

	<u> dwellings within the site of the proposed development; and</u> <u> (d) may also comprise other common areas and / or facilities for shared use by all occupants including (but not limited to):</u> <u> (i) a common building that includes facilities such as a shared kitchen, dining and / or living facilities</u> <u> (ii) shared laundry facilities</u> <u> (iii) shared car parking.</u>		
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Amendments to Existing Land Use Definitions

- 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)
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation <u>but does not include a building that is part of co-located housing.</u>		<u>Co-located housing</u>
Residential flat building	Means a single building in which there are 2 or more dwellings <u>but does not include a building that is part of co-located housing.</u>		<u>Co-located housing;</u> Group dwelling; Row dwelling; Semi-detached dwelling;

Part 13 – Table of Amendments

- In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the

'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.

Appendix A – Changes to Established Neighbourhood Zone assessment classification and applicable policies (Tables 1-4)

Note:

Changes proposed by the Code Amendment are outlined as follows:

- Deletion shown by red, italics text with strikethrough e.g. ~~remove text~~
- Addition shown by green, italics text with underline e.g. add text

Table 1 - Accepted Development Classification – No changes envisaged by the Future Living Code Amendment.

Table 2 - Deemed-to-Satisfy Development Classification – No changes envisaged by the Future Living Code Amendment.

Table 3 - Applicable Policies for Performance Assessed Development – Changes envisaged by the Future Living Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions):

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.

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)
<u>Co-located housing in the Co-located Housing Overlay</u>	<u>Land Use and Intensity PO 1.1</u> <u>Site coverage PO 3.1</u> <u>Building Height PO 4.1</u> <u>Primary Street Setback PO 5.1</u> <u>Secondary Street Setback PO 6.1</u> <u>Side Boundary Setback PO 8.1</u> <u>Rear Boundary Setback PO 9.1</u> <u>Appearance PO 10.1, PO 10.2</u>	<u>Clearance from Overhead Powerlines PO 1.1</u> <u>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</u> <u>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</u> <u>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)] PO 10.1, PO 10.2</u> <u>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</u> <u>Design in Urban Areas [All residential development [Front elevations and passive surveillance]]</u>	<u>None</u>	<u>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</u> <u>Affordable Housing Overlay [Built Form and Character] PO 2.1</u> <u>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</u> <u>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</u> <u>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</u> <u>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</u> <u>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</u> <u>Building Near Airfields Overlay PO 1.3</u> <u>Character Area Overlay [All Development] PO 1.1</u> <u>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</u>

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)
		<u>PO 17.1, PO 17.2</u> <u>Design in Urban Areas [All residential development [Outlook and Amenity]]</u> <u>PO 18.1, PO 18.2</u> <u>Design in Urban Areas [Residential Development - Low Rise [External appearance]]</u> <u>PO 20.1, PO 20.2, PO 20.3</u> <u>Design in Urban Areas [Residential Development - Low Rise [Landscaping]]</u> <u>PO 22.1</u> <u>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]]</u> <u>PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</u> <u>Design in Urban Areas [Residential Development - Low Rise [Waste storage]]</u> <u>PO 24.1</u> <u>Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]]</u> <u>PO 31.2</u> <u>Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Communal Open Space]]</u> <u>PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5</u> <u>Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]]</u> <u>PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</u> <u>Design in Urban Areas [Co-Located Housing, Group Dwellings, Residential</u>		<u>Character Area Overlay [Context and Streetscape Amenity]</u> <u>PO 6.1, PO 6.2</u> <u>Character Preservation District Overlay [Land Use and Intensity]</u> <u>PO 1.2</u> <u>Character Preservation District Overlay [Built Form and Character]</u> <u>PO 2.1, PO 2.2, PO 2.3</u> <u>Character Preservation District Overlay [Built Form and Character in the Rural Area]</u> <u>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</u> <u>Character Preservation District Overlay [Earthworks]</u> <u>PO 4.1</u> <u>Coastal Areas Overlay [Hazard Risk Minimisation]</u> <u>PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</u> <u>Coastal Areas Overlay [Coast Protection Works]</u> <u>PO 3.1, PO 3.2</u> <u>Coastal Areas Overlay [Environment Protection]</u> <u>PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</u> <u>Coastal Areas Overlay [Access]</u> <u>PO 5.1, PO 5.2, PO 5.4</u> <u>Coastal Flooding Overlay</u> <u>PO 1.1</u> <u>Co-located Housing Overlay [Land Use and Intensity]</u> <u>PO 1.1</u> <u>Co-located Housing Overlay [Site Dimensions and Land Division]</u> <u>PO 2.1, PO 2.2, PO 2.3</u> <u>Co-located Housing Overlay [Built Form and Character]</u> <u>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</u> <u>Co-located Housing Overlay [Open Space]</u> <u>PO 4.1</u> <u>Co-located Housing Overlay [Internal Privacy and Overlooking]</u> <u>PO 5.1, PO 5.2, PO 5.3</u> <u>Co-located Housing Overlay [Parking and Access]</u> <u>PO 6.1, PO 6.2</u>

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)
		<u>Flat Buildings and Battle axe Development [Water sensitive urban design]</u> <u>PO 36.1, PO 36.2</u> <u>Design in Urban Areas [Laneway Development [Infrastructure and Access]]</u> <u>PO 44.1</u> <u>Infrastructure and Renewable Energy Facilities [Water Supply]</u> <u>PO 11.2</u> <u>Infrastructure and Renewable Energy Facilities [Wastewater Services]</u> <u>PO 12.1, PO 12.2</u> <u>Interface between Land Uses [Overshadowing]</u> <u>PO 3.1, PO 3.2, PO 3.3</u> <u>Site Contamination</u> <u>PO 1.1</u> <u>Transport, Access and Parking [Vehicle Access]</u> <u>PO 3.1, PO 3.5, PO 3.6</u> <u>Transport, Access and Parking [Vehicle Parking Rates]</u> <u>PO 5.1</u> <u>Transport, Access and Parking [Corner Cut-Offs]</u> <u>PO 10.1</u>		<u>Co-located Housing Overlay [Pedestrian Access]</u> <u>PO 7.1, PO 7.2</u> <u>Co-located Housing Overlay [Landscaping]</u> <u>PO 8.1, PO 8.2</u> <u>Defence Aviation Area Overlay [Built Form]</u> <u>PO 1.1</u> <u>Future Local Road Widening Overlay [Future Road Widening]</u> <u>PO 1.1</u> <u>Future Road Widening Overlay [Future Road Widening]</u> <u>PO 1.1</u> <u>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity]</u> <u>PO 1.1</u> <u>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety]</u> <u>PO 1.1</u> <u>Gateway Overlay [Built Form and Character]</u> <u>PO 1.1, PO 1.2, PO 1.3</u> <u>Gateway Overlay [Landscaping]</u> <u>PO 3.1, PO 3.2, PO 3.3, PO 3.4</u> <u>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]</u> <u>PO 1.1</u> <u>Hazards (Bushfire - General Risk) Overlay [Siting]</u> <u>PO 1.1</u> <u>Hazards (Bushfire - General Risk) Overlay [Built Form]</u> <u>PO 2.1</u> <u>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings]</u> <u>PO 3.1, PO 3.2, PO 3.3</u> <u>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]</u> <u>PO 5.2, PO 5.3</u> <u>Hazards (Bushfire - High Risk) Overlay [Land Use]</u> <u>PO 1.1</u> <u>Hazards (Bushfire - High Risk) Overlay [Siting]</u> <u>PO 2.1</u>

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)
				<u><i>Hazards (Bushfire - High Risk) Overlay [Built Form]</i></u> <u><i>PO 3.1</i></u> <u><i>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings]</i></u> <u><i>PO 4.1, PO 4.2, PO 4.3</i></u> <u><i>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]</i></u> <u><i>PO 6.2, PO 6.3</i></u> <u><i>Hazards (Bushfire - Medium Risk) Overlay [Siting]</i></u> <u><i>PO 1.1</i></u> <u><i>Hazards (Bushfire - Medium Risk) Overlay [Built Form]</i></u> <u><i>PO 2.1</i></u> <u><i>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings]</i></u> <u><i>PO 3.1, PO 3.2, PO 3.3</i></u> <u><i>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]</i></u> <u><i>PO 5.2, PO 5.3</i></u> <u><i>Hazards (Bushfire - Outback) Overlay [Habitable Buildings]</i></u> <u><i>PO 1.1</i></u> <u><i>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]</i></u> <u><i>PO 2.2</i></u> <u><i>Hazards (Bushfire - Regional) Overlay [Siting]</i></u> <u><i>PO 1.1</i></u> <u><i>Hazards (Bushfire - Regional) Overlay [Built Form]</i></u> <u><i>PO 2.1</i></u> <u><i>Hazards (Bushfire - Regional) Overlay [Habitable Buildings]</i></u> <u><i>PO 3.1, PO 3.2, PO 3.3</i></u> <u><i>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]</i></u> <u><i>PO 5.2, PO 5.3</i></u> <u><i>Hazards (Flooding) Overlay [Flood Resilience]</i></u> <u><i>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</i></u> <u><i>Hazards (Flooding) Overlay [Environmental Protection]</i></u> <u><i>PO 4.2</i></u> <u><i>Hazards (Flooding) Overlay [Site Earthworks]</i></u> <u><i>PO 5.1, PO 5.2</i></u> <u><i>Hazards (Flooding) Overlay [Access]</i></u>

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)
				<u>PO 6.1, PO 6.2</u> <u>Hazards (Flooding – General) Overlay [Flood Resilience]</u> <u>PO 2.1</u> <u>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]</u> <u>PO 1.1</u> <u>Heritage Adjacency Overlay [Built Form]</u> <u>PO 1.1</u> <u>Historic Area Overlay [All Development]</u> <u>PO 1.1</u> <u>Historic Area Overlay [Built Form]</u> <u>PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</u> <u>Historic Area Overlay [Context and Streetscape Amenity]</u> <u>PO 6.1, PO 6.2</u> <u>Historic Area Overlay [Ruins]</u> <u>PO 8.1</u> <u>Historic Shipwrecks Overlay [General]</u> <u>PO 1.1</u> <u>Interface Management Overlay [Land Use and Intensity]</u> <u>PO 1.1</u> <u>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]</u> <u>PO 1.1</u> <u>Key Outback and Rural Routes Overlay [Access - On-Site Queuing]</u> <u>PO 2.1</u> <u>Key Outback and Rural Routes Overlay [Access - Existing Access Points]</u> <u>PO 3.1</u> <u>Key Outback and Rural Routes Overlay [Access - Location (Spacing)]</u> <u>PO 4.1</u> <u>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]</u> <u>PO 5.1</u> <u>Key Outback and Rural Routes Overlay [Access - Mud and Debris]</u> <u>PO 6.1</u> <u>Key Outback and Rural Routes Overlay [Access - Stormwater]</u> <u>PO 7.1</u>

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)
				<u>Key Outback and Rural Routes Overlay [Public Road Junctions]</u> <u>PO 8.1</u> <u>Key Railway Crossings Overlay [Access, Design and Function]</u> <u>PO 1.1</u> <u>Limited Dwelling Overlay</u> <u>PO 1.1</u> <u>Local Heritage Place Overlay [Built Form]</u> <u>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</u> <u>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]</u> <u>PO 5.1</u> <u>Local Heritage Place Overlay [Conservation Works]</u> <u>PO 7.1</u> <u>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]</u> <u>PO 1.1</u> <u>Major Urban Transport Routes Overlay [Access - On-Site Queuing]</u> <u>PO 2.1</u> <u>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]</u> <u>PO 3.1</u> <u>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]</u> <u>PO 4.1</u> <u>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]</u> <u>PO 5.1</u> <u>Major Urban Transport Routes Overlay [Access - Mud and Debris]</u> <u>PO 6.1</u> <u>Major Urban Transport Routes Overlay [Access - Stormwater]</u> <u>PO 7.1</u> <u>Major Urban Transport Routes Overlay [Building on Road Reserve]</u> <u>PO 8.1</u> <u>Major Urban Transport Routes Overlay [Public Road Junctions]</u> <u>PO 9.1</u> <u>Major Urban Transport Routes Overlay [Corner Cut-Offs]</u> <u>PO 10.1</u>

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)
				<u><i>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality]</i></u> <u><i>PO 1.1</i></u> <u><i>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]</i></u> <u><i>PO 2.2, PO 2.3, PO 2.4</i></u> <u><i>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]</i></u> <u><i>PO 3.1, PO 3.2, PO 3.3, PO 3.9</i></u> <u><i>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]</i></u> <u><i>PO 4.1</i></u> <u><i>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]</i></u> <u><i>PO 1.1</i></u> <u><i>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]</i></u> <u><i>PO 2.1, PO 2.4, PO 2.5</i></u> <u><i>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]</i></u> <u><i>PO 3.1, PO 3.2, PO 3.3, PO 3.9</i></u> <u><i>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]</i></u> <u><i>PO 4.1</i></u> <u><i>Native Vegetation Overlay [Environmental Protection]</i></u> <u><i>PO 1.1, PO 1.2, PO 1.4</i></u> <u><i>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]</i></u> <u><i>PO 1.1</i></u> <u><i>Resource Extraction Protection Area Overlay [Protection of Strategic Resources]</i></u> <u><i>PO 1.1</i></u> <u><i>River Murray Flood Plain Protection Area Overlay [Wastewater]</i></u> <u><i>PO 1.1</i></u> <u><i>River Murray Flood Plain Protection Area Overlay [Built Form and Character]</i></u> <u><i>PO 4.1, PO 4.3</i></u> <u><i>River Murray Flood Plain Protection Area Overlay [Flood Resilience]</i></u> <u><i>PO 5.1, PO 5.2, PO 5.3</i></u> <u><i>River Murray Flood Plain Protection Area Overlay [Environmental Protection]</i></u> <u><i>PO 6.1, PO 6.2, PO 6.3</i></u> <u><i>River Murray Flood Plain Protection Area Overlay [Access]</i></u> <u><i>PO 7.1, PO 7.2, PO 7.3</i></u> <u><i>Scenic Quality Overlay [Land Use and Intensity]</i></u>

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)
				<u>PO 1.1</u> <u>Scenic Quality Overlay [Built Form and Character]</u> <u>PO 2.1</u> <u>Scenic Quality Overlay [Landscaping]</u> <u>PO 3.1</u> <u>Scenic Quality Overlay [Earthworks]</u> <u>PO 4.1</u> <u>Significant Interface Management Overlay [Land Use and Intensity]</u> <u>PO 1.1</u> <u>Significant Landscape Protection Overlay [Land Use and Intensity]</u> <u>PO 1.1</u> <u>Significant Landscape Protection Overlay [Built Form and Character]</u> <u>PO 2.1, PO 2.2</u> <u>Significant Landscape Protection Overlay [Landscaping]</u> <u>PO 3.1</u> <u>Significant Landscape Protection Overlay [Earthworks]</u> <u>PO 4.1</u> <u>State Heritage Area Overlay [Built Form]</u> <u>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</u> <u>State Heritage Area Overlay [Landscape Context and Streetscape Amenity]</u> <u>PO 5.1</u> <u>State Heritage Area Overlay [Conservation Works]</u> <u>PO 7.1</u> <u>State Heritage Place Overlay [Built Form]</u> <u>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</u> <u>State Heritage Place Overlay [Landscape Context and Streetscape Amenity]</u> <u>PO 5.1</u> <u>State Heritage Place Overlay [Conservation Works]</u> <u>PO 7.1</u> <u>State Significant Native Vegetation Areas Overlay [Environmental Protection]</u> <u>PO 1.1</u> <u>Stormwater Management Overlay</u> <u>PO 1.1</u>

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)
				<u>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</u> <u>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</u> <u>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</u> <u>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</u> <u>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</u> <u>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</u> <u>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</u> <u>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</u> <u>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</u> <u>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</u> <u>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</u> <u>Urban Tree Canopy Overlay PO 1.1</u> <u>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</u>
Fence	None	Clearance from Overhead Powerlines PO 1.1 Design [All development [Fences and Walls]] PO 9.1	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Character Area Overlay [All Development] PO 1.1

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)
				Character Area Overlay [Ancillary Development] PO 4.4 Coastal Flooding Overlay PO 1.1 <u>Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.2, PO 5.4</u> Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Landscaping] PO 3.3 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.6 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Ancillary development] PO 4.4 Historic Shipwrecks Overlay [General] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Ramsar Wetlands Overlay [General]

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, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Ancillary Development] PO 3.4 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7
Land division	Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 2.2	Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2 Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7 Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1 Aircraft Noise Exposure Overlay [Land Division] PO 3.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Land Division] 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)
		Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6 Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1 Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1 Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2 Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3 Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3 Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.1 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4 Coastal Flooding Overlay PO 1.1 <u>Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3</u> Dwelling Excision Overlay [Land Division] PO 1.1 Environment and Food Production Areas Overlay PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Land Division]

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 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2 Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1 Hazards (Flooding) Overlay [Land Division] PO 1.1 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Heritage Adjacency Overlay [Land Division] PO 2.1 Historic Area Overlay [All Development] PO 1.1

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)
				Historic Area Overlay [Land Division] PO 5.1 Historic Area Overlay [Ruins] PO 8.1 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 - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] 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 [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Land Division Overlay [General] PO 1.1, PO 1.2 Local Heritage Place Overlay [Land Division] PO 4.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1

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)
				Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]

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 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land Division] PO 5.1, PO 5.2 Native Vegetation Overlay [Land division] PO 2.1 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Ramsar Wetlands Overlay [Land Division] PO 2.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 State Heritage Area Overlay [Land Division] PO 4.1 State Heritage Place Overlay [Land Division] PO 4.1 State Significant Native Vegetation Areas Overlay [Land division] PO 2.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] 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

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)
				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