

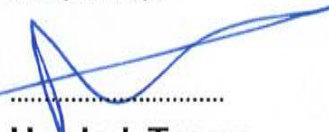
Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

Riverbank Precinct Code Amendment

By the Chief Executive, Attorney-General's Department

THE AMENDMENT

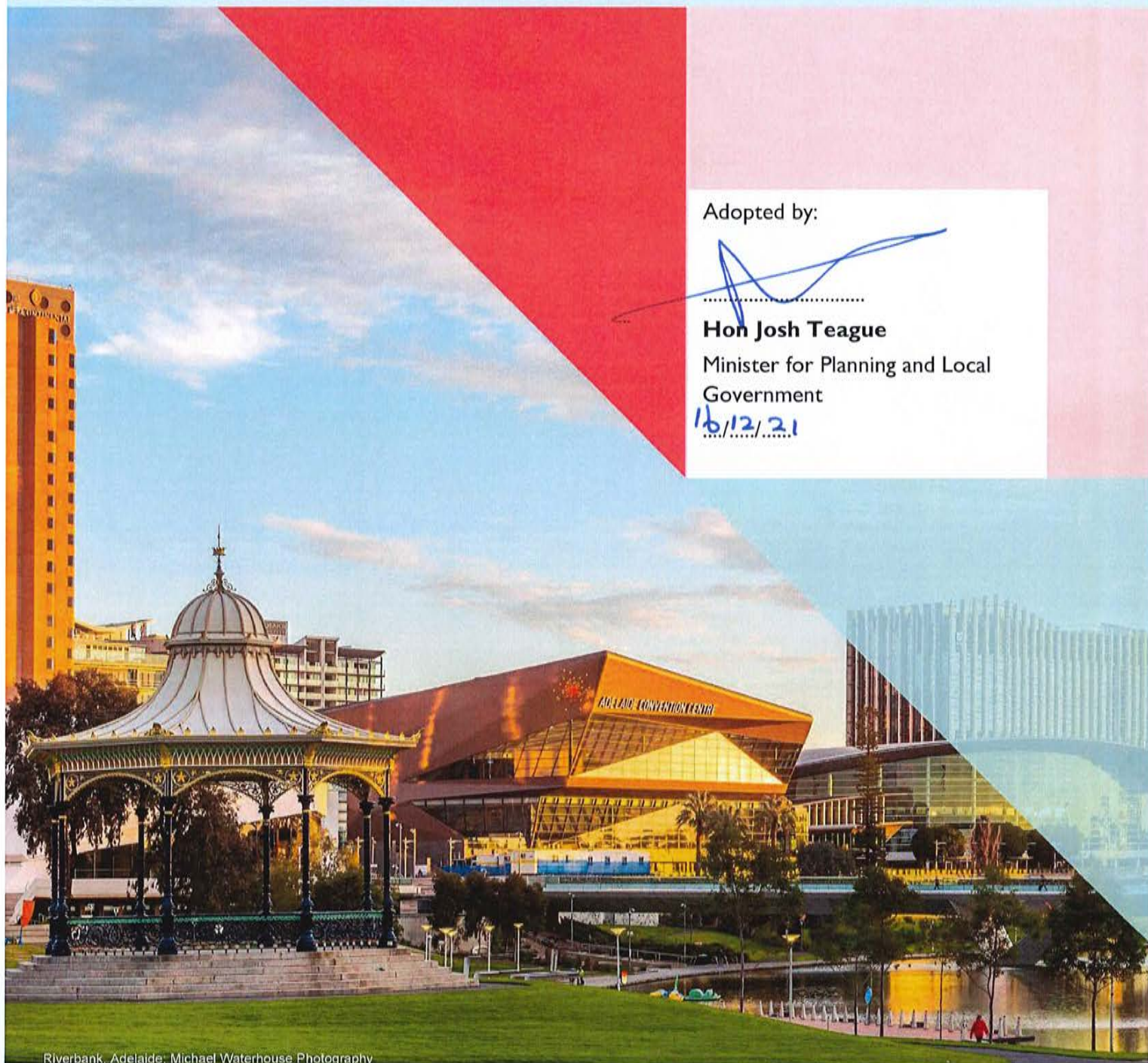
Adopted by:



Hon Josh Teague

Minister for Planning and Local
Government

16/12/21



Riverbank, Adelaide, Michael Waterhouse Photography

Riverbank Precinct Code Amendment

Preamble

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

Pursuant to section 73(10)(d) of the Act, the Minister responsible for the Act has resolved to make the following alterations to the amendment furnished by the Designated Entity under section 73(7) of the Act, as informed by consultation with the State Planning Commission under section 73(10)(a) of the Act:

- Amend proposed 'Concept Plan 125 – City Riverbank – West' to nominate the green corridor adjacent the River Torrens as landscape/open space.
- Expand the Entertainment Subzone further south over the railway yards (replacing the current Health Subzone).
- Alter proposed 'Concept Plan 125 – City Riverbank – West' to nominate landscape/open space around the Old Adelaide Gaol.
- Realign the zone/subzone boundary of the City Riverbank Zone/Health Subzone between the Thebarton Police Barracks and the Old Adelaide Gaol (and undertake consequential amendments to Concept Plan 125) to be perpendicular with the northern boundary of the Barracks instead of angled.
- Amend 'Concept Plan 85 – City Riverbank – Innovation' to nominate land surrounding and south of the Frome Road – Adelaide Botanic Gardens Open Space Link as part of the Adelaide Park Lands Trail.

The amendment instructions below incorporate these alterations pursuant to section 74(10)(d).

Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2021.16 published on 4 November 2021. Where amendments to the Planning and Design 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.

Instructions

Amend the Code as follows:

1. *Spatially apply the City Riverbank Zone (in place of the Adelaide Park Lands Zone) to the affected area bounded by the blue line in **Attachment 1 - Map A: Amended Zones – Health**.*
2. *Spatially apply the Health Subzone to the affected area bounded by the blue line in **Attachment 1 - Map B: Amended Subzones – Health**.*
3. *Spatially apply the City Riverbank Zone (in place of the Adelaide Park Lands Zone) to the affected area bounded by the blue line in **Attachment 2 - Map C: Amended Zones – Entertainment**.*

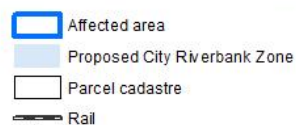
4. *Spatially apply the Entertainment Subzone (in place of the Health Subzone (in part)) to the affected area bounded by the blue line in **Attachment 2 - Map D: Amended Subzones – Entertainment**.*
5. *Spatially apply the City Riverbank Zone (in place of the Adelaide Park Lands Zone) to the affected area bounded by the blue line in **Attachment 3 - Map E: Amended Zones – Innovation**.*
6. *Spatially apply the Innovation Subzone (in place of the Cultural Institutions Subzone (in part)) to the affected area bounded by the blue line in **Attachment 3 - Map F: Amended Subzones – Innovation**.*
7. *In Part 12 – Concept Plans, under the section relating to Adelaide City, insert immediately after ‘Concept Plan 85 – City Riverbank’, new ‘Concept Plan 125 – City Riverbank – West’ contained in **Attachment 4 - Map G: New Concept Plan**. Spatially apply Concept Plan 125 – City Riverbank – West accordingly within the Concept Plan – Technical & Numeric Variations Layer of the SA Property and Planning Atlas.*
8. *In Part 12 – Concept Plans, under the section relating to Adelaide City, replace existing ‘Concept Plan 85 – City Riverbank’ with amended ‘Concept Plan 85 – City Riverbank – Innovation’ contained in **Attachment 5 - Map H: Amended Concept Plan**. Spatially apply Concept Plan 85 – City Riverbank – Innovation accordingly within the Concept Plan – Technical & Numeric Variations Layer of the SA Property and Planning Atlas.*
9. *In Part 2 – Zones and Subzones, amend the Adelaide Park Lands Zone in accordance with the tracked changes shown in **Attachment 6**.*
10. *In Part 2 – Zones and Subzones, amend the City Riverbank Zone and associated subzones in accordance with the tracked changes shown in **Attachment 7**.*

Attachment 1 – Zone and Subzone Amendments – Health

Map A: Amended Zones - Health

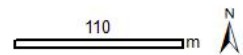


Amended Zones - Health



Date: 8/12/2021

PLN ID: 6045



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Riverbank Precinct Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

Map B: Amended Subzones - Health

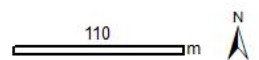


Amended Subzones - Health



- Affected area
- Proposed Health Subzone
- Parcel cadastre
- Rail

Date: 8/12/2021
PLN ID: 6046



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Riverbank Precinct Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

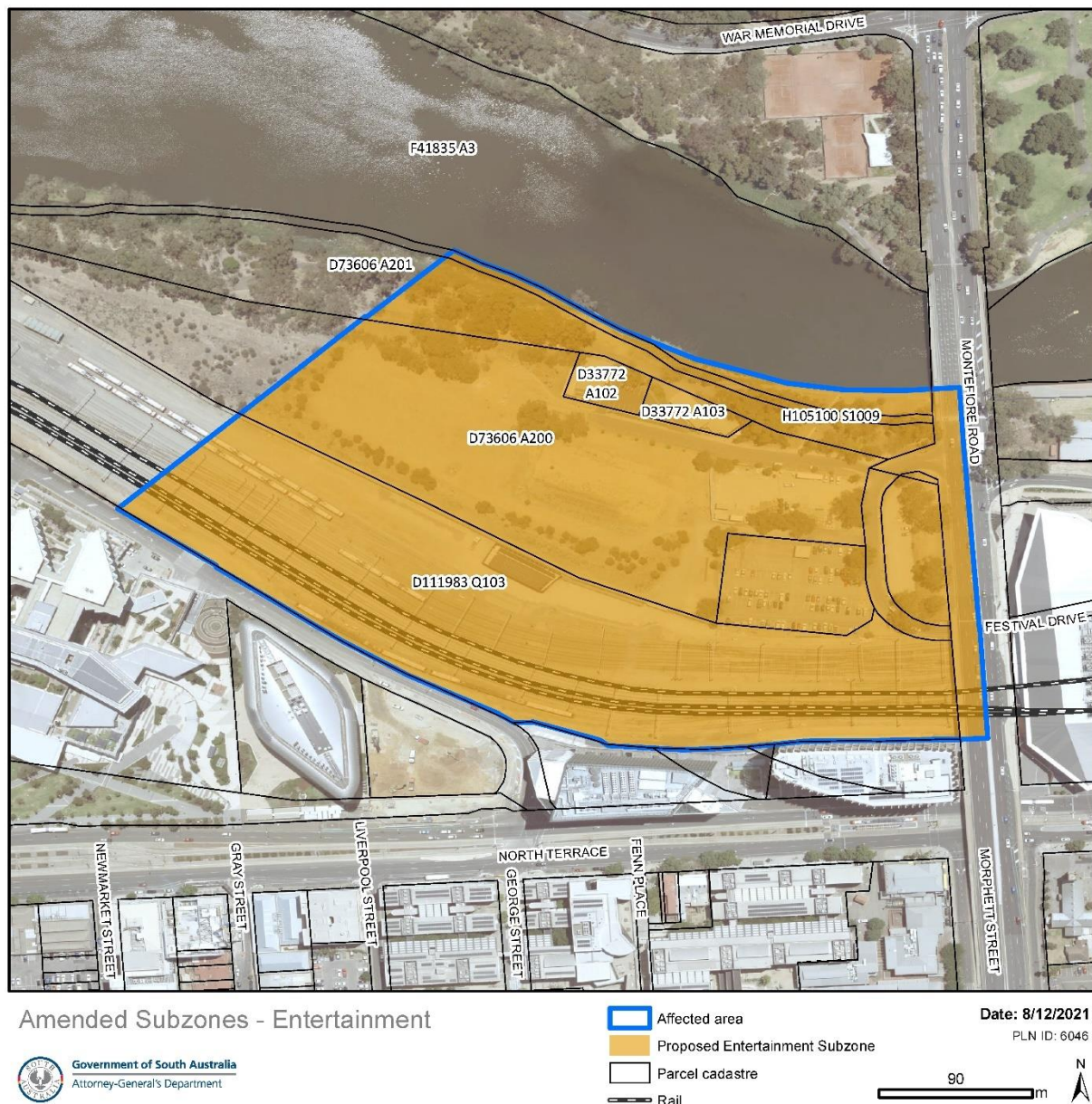
Attachment 2 – Zone and Subzone Amendments - Entertainment

Map C: Amended Zones - Entertainment



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Riverbank Precinct Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

Map D: Amended Subzones – Entertainment



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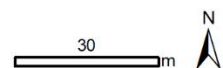
Attachment 3 – Zone and Subzone Amendments - Innovation

Map E: Amended Zones - Innovation



Amended Zones - Innovation

Date: 12/11/2021



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Riverbank Precinct Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

Map F: Amended Subzones – Innovation

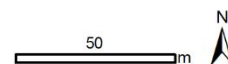


Amended Subzones - Innovation

Date: 12/11/2021



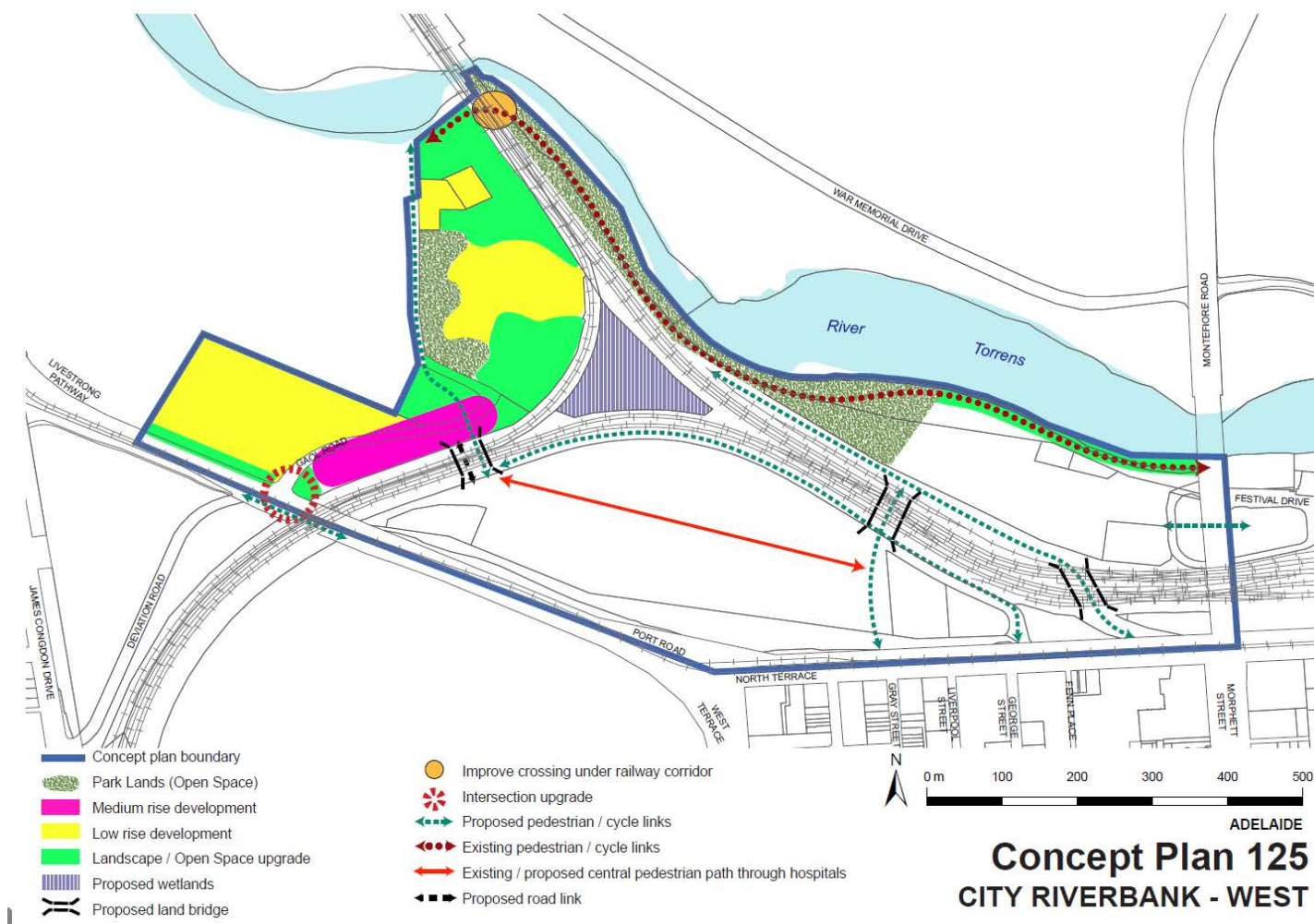
- Affected area
- Proposed Innovation Subzone
- Parcel cadastre



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Riverbank Precinct Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

Attachment 4 – New Concept Plan

Map G: New Concept Plan



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Riverbank Precinct Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

Attachment 5 – Amended Concept Plan

Map H: Amended Concept Plan



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Riverbank Precinct Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

Attachment 6 – Tracked change version of Adelaide Park Lands Zone

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.

Part 2 – Zones and Subzones

Adelaide Park Lands Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A unique publicly accessible and well connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide.
DO 2	A range of passive and active recreational activities with a high-level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events.

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	
PO 1.1 A diverse range of open space, recreation and sporting activities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Conservation work

	(c) Outbuilding associated with open space maintenance (d) Recreation area (e) Shop (f) Special events (g) Sporting field or club facility (h) Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet.
PO 1.2 Shops in appropriate areas of the Adelaide Park Lands: (a) provide a range of goods and services for the users of activities in the Adelaide Park Lands and where such goods and services are not otherwise conveniently located and (b) positively contribute to Adelaide Park Lands activation and setting without being visually prominent.	DTS/DPF 1.2 Shops: (a) are ancillary to a recreational use, club, sporting facility (b) do not exceed 50m2 in gross leasable floor space and (c) do not increase the building footprint.
PO 1.3 Community, cultural, tourism, shop or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and King William Road.	DTS/DPF 1.3 None are applicable.
PO 1.4 Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground.	DTS/DPF 1.4 None are applicable.
PO 1.5 Special events in suitable locations and recreation uses of a temporary or transient nature limiting their impacts	DTS/DPF 1.5 None are applicable.

on the open and natural character of the Adelaide Park Lands.	
PO 1.6 The adaptive reuse of existing buildings to improve the design quality and appearance of the building, minimise the need to increase the building footprint and positively contribute to the cultural value, amenity and activation of the Adelaide Park Lands.	DTS/DPF 1.6 None are applicable.
PO 1.7 New buildings seek to minimise the building footprint on the landscaped and open setting of the Adelaide Park Lands and should only be considered where: (a) the development is the replacement of an existing building and does not increase the overall building footprint (b) the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives (c) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone and (d) the building is designed to be multi-purpose and can be used by more than one user group	DTS/DPF 1.7 None are applicable.
PO 1.8 The redevelopment of existing buildings and structures within the following sites in a way that is ancillary and complementary to existing uses including: (a) Adelaide Oval	DTS/DPF 1.8 None are applicable.

(b) Memorial Drive tennis precinct-formal sport related facilities (c) Torrens Lake - boating facilities ~~(d) Police Barracks and Old Adelaide Gaol - adaptation of existing buildings and supportive public uses~~ ~~(e)~~<u>(d)</u> Adelaide ~~and Botanic~~ High Schools - education and related facilities ~~(f)~~<u>(e)</u> National Wine Centre - tourism related facilities within the existing site boundaries ~~(g)~~<u>(f)</u> Adelaide Botanic Garden - restaurants, function facilities and passive recreation facilities ~~(h)~~<u>(g)</u> Adelaide Zoo - a range of <u>tourism and visitor related facilities</u> ~~ancillary activities~~ that add to the zoo as a key city attraction ~~(i)~~<u>(h)</u> Golf Course - club facilities and restaurants ~~(j)~~<u>(i)</u> West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities ~~(k)~~<u>(j)</u> North Adelaide Train Station - rail services facilities ~~(l)~~<u>(k)</u> Victoria Park Grandstand.	
PO 1.9 Development at the Adelaide Aquatic Centre site consolidates and replaces existing buildings with recreational sporting clubrooms, facilities and associated administrative functions.	DTS/DPF 1.9 None are applicable.
PO 1.10 Development of public infrastructure is appropriate: <u>(a)</u> -within existing roads, railway corridors or the O-Bahn corridor where it does not create any additional impact on the amenity of the Adelaide Park Lands	DTS/DPF 1.10 None are applicable.

<u>(b) where it facilitates safe, connected pedestrian and cycle movement</u> ~~(a)~~<u>(c) where it facilitates the treatment and/or management of stormwater in a passive and natural landscaped setting.</u>	
Built Form and Character	
PO 2.1 A contextual design response that complements the open space function, natural and cultural character of the area and is suitably screened by landscaping.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development includes lighting that positively contributes to public safety, activity and amenity within the Adelaide Park Lands.	DTS/DPF 2.2 None are applicable.
PO 2.3 Utility and supply services, holding tanks, sub-stations, power lines and other utility facilities that are unobtrusive and where practicable, placed underground.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development sited and designed to minimise negative impacts on adjacent residential uses.	DTS/DPF 2.4 None are applicable.
Natural / Cultural Landscape Character	
PO 3.1 Development ~~that~~ protects, enhances and improves public access to: (a) areas of special landscape character (such as formal gardens,	DTS/DPF 3.1 None are applicable.

significant stands of trees, and the like) and (b) areas and items of indigenous and post-colonial cultural significance.	
PO 3.2 Development recognises the Park Land's National Heritage Values.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development maintains the visual distinction between the predominantly open landscape character of the Adelaide Park Lands and the built-form of adjacent Zones.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development contributes to the return of alienated land to Adelaide Park Lands where practical.	DTS/DPF 3.4 None are applicable.
PO 3.5 Development sensitive to native biodiversity which incorporates ways to protect and improve biodiversity through its design and siting.	DTS/DPF 3.5 None are applicable.
PO 3.6 Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature.	DTS/DPF 3.6 None are applicable.
Advertisements	
PO 4.1 Permanent advertisements or advertising hoardings only provide interpretive information or directions	DTS/DPF 4.1 None are applicable.

relating to features and facilities within the Adelaide Park Lands-.	
PO 4.2 Temporary advertisements relating to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character limited in size and number which do not detract from the open and natural character of the zone.	DTS/DPF 4.2 Advertisements: (a) not exceeding 2m² on a building or site (b) not displayed more than 1 month prior to the event and 1 week after the event concludes except for an advertisement that relates to a federal, state or local government election and (c) do not: (i) move or flash (ii) reflect light so as to be an undue distraction to motorists (iii) use internal lighting or (iv) principally advertise brands or products.
Movement, access and parking	
PO 5.1 Development does not restrict public access to land within the zone and ensures the Adelaide Park Lands are universally accessible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Car parking in the Zone is limited to serving activities within the Adelaide Park Lands, and located close to existing road networks to minimise impact on the Adelaide Park Lands character.	DTS/DPF 5.2 None are applicable.
PO 5.3	DTS/DPF 5.3

Additional car parking is avoided by utilising on street parking or shared parking areas, locating close to walking and cycling infrastructure, utilising the existing road network and other such means.	None are applicable.		
PO 5.4 Public vehicle access limited to existing roads.	DTS/DPF 5.4 None are applicable.		
Fencing			
PO 6.1 Fencing is open so that Adelaide Park Lands character is maintained, and maintains public access.	DTS/DPF 6.1 None are applicable.		
Concept Plans			
PO 7.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 7.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table><tr><th>Description</th></tr><tr><td>Concept Plan 79 - Primary Pedestrian Area Concept Plan 125 – City Riverbank – West, Adelaide</td></tr></table> In relation to DTS/DPF 7.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed	Description	Concept Plan 79 - Primary Pedestrian Area Concept Plan 125 – City Riverbank – West, Adelaide
Description			
Concept Plan 79 - Primary Pedestrian Area Concept Plan 125 – City Riverbank – West, Adelaide			

	development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.
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Table 1 – Accepted Development Classification - No change

Table 2 – Deemed-to-Satisfy Development Classification - No change

Table 3 - Applicable Policies for Performance Assessed Development – No change

Table 4 – Restricted Development Classification – No change

Table 5 – Procedural Matters (PM) – Notification – No change

Attachment 7 – Tracked change version of City Riverbank Zone

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.

City Riverbank Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality.
DO 2	A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians.
DO 3	Strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

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	
PO 1.1 A diverse range of <u>community, commercial and employment generating</u> land uses <u>(not including residential development)</u> that connect the city centre to the natural environment of the River Torrens and Adelaide Park Lands	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) <u>Arena</u> ~~(b)~~ (c) Community centre ~~(e)~~ (d) Consulting room ~~(d)~~ (e) Office

with clusters of related activities, such as: (a) clinical health, training, education and research (b) entertainment, tourism and accommodation (c) education and administration (d) innovative science and employment (e) community and cultural institutions.	~~(e)~~(f) Convention centre ~~(f)~~(g) Educational establishment ~~(g)~~(h) Entertainment venue ~~(h)~~(i) Helicopter landing facility ~~(i)~~(j) Hospital ~~(j)~~(k) Hotel ~~(k)~~(l) Licensed premises ~~in association with hotel, restaurant, shop or the like~~ ~~(l)~~(m) Land division ~~(m)~~(n) Light industry (including high technology and research based activity) ~~(n)~~(o) Pre-school ~~(o)~~(p) Shop ~~(p)~~ Serviced apartments (q) Tourist accommodation.
PO 1.2 Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.	DTS/DPF 1.2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from any neighbourhood-type zone, or the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-

	type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m² and has direct frontage to a state maintained road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as 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.
Built Form and Character	
PO 2.1 Building heights provide an orderly transition in scale, with lower buildings located towards the Adelaide Park Lands, Adelaide Botanic Garden and River Torrens and taller buildings towards North Terrace.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development:	DTS/DPF 2.2 None are applicable.

(a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy (b) contributes to pedestrian comfort by minimising micro climatic impacts (c) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm, particularly plaza areas during the Spring and Autumn (d) provides a clear sense of address to each building ~~and~~ (e) is compatible with the topography of the site and change in character from a strong city edge on the southern side of North Terrace to the landscaped setting provided by the River Torrens and Adelaide Park Lands.	
PO 2.3 Development reinforces the grand boulevard character of North Terrace and King William Road by reflecting the patterns of landscaped spaces and built form, building proportions and scale.	DTS/DPF 2.3 None are applicable.
PO 2.4 Coordinated development provides public spaces and landscaping, including deep plantings that soften the dominance of buildings and provide a range of spaces that are suitable for group meetings,	DTS/DPF 2.4 None are applicable.

social activities and passive enjoyment.	
PO 2.5 Pedestrian shelter, public art, street furniture and the like designed as an integral part of built form, open space and landscaping.	DTS/DPF 2.5 None are applicable.
PO 2.6 The contribution of heritage buildings is enhanced by ensuring: (a) buildings can be adapted and reused for modern purposes while protecting important heritage fabric (b) views and physical connections to heritage buildings and their important heritage features is maintained (c) the ground level interface with heritage buildings incorporates publicly accessible spaces and active land uses that support public access where appropriate.	DTS/DPF 2.6 None are applicable.
<u>PO 2.7</u> <u>Development recognises the Karrawirra Pari / Riverbank precinct as a place of gathering and significance for traditional indigenous custodians, through visible, authentic and immersive initiatives that:</u> <u>(a) celebrate, tell and bring to life the stories of the traditional custodians</u>	<u>DTS/DPF 2.7</u> <u>None are applicable.</u>

<u>(b) reinforce the identity and purpose of the Karrawirra Pari precinct</u> <u>(c) rehabilitate the river corridor, that can be used as an educative tool for indigenous culture and practices.</u>	
Advertising	
PO 3.1 Advertisements designed to achieve an overall consistency of appearance and be of a type, scale and image that complement the zone.	DTS/DPF 3.1 None are applicable.
Movement, parking and access	
PO 4.1 Pedestrian and cycle movement based on a network of pathways linking the surrounding zones and providing a variety of north-south and east-west links including: (a) connections between North Terrace and the River Torrens linear park at key pedestrian focal points, in particular: (i) the continuation of Bank Street connecting through to the Adelaide Oval footbridge, (ii) along the western side of the Adelaide Railway Station Building connecting through to the Adelaide oval footbridge (iii) the continuation of Gray Street (iv) along Montefiore Road through to Morphett Street	DTS/DPF 4.1 None are applicable.

(v) along King William Road through to King William Street (b) the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail <u>(c) the Adelaide Park Lands trail through the Innovation Subzone to connect to the existing trail to the north</u> ~~along the western boundary of the Innovation Subzone~~ <u>(d) an east-west connection across the railway line from the Royal Adelaide Hospital through to Gaol Road and beyond to Bonython Park</u> ~~(c)~~<u>(e) improved east-west connections between land located on the eastern and western sides of Montefiore Road.</u>	
PO 4.2 A central pedestrian pathway designed as a single plane surface and maintained to: (a) allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways (b) link key buildings and public areas within the Zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Pedestrian movement prioritised and designed to be free from vehicle conflict.	DTS/DPF 4.3 None are applicable.
PO 4.4 Development provides a safe night-time environment along	DTS/DPF 4.4 None are applicable.

streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.			
Concept Plans			
PO 5.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land.	DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table><tr><th>Description</th></tr><tr><td> Concept Plan 85 - City Riverbank <u>Innovation</u>, Adelaide <u>Concept Plan 125 – City Riverbank – West, Adelaide</u> </td></tr></table> In relation to DTS/DPF 5.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where ‘no value’ is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.	Description	Concept Plan 85 - City Riverbank <u>Innovation</u>, Adelaide <u>Concept Plan 125 – City Riverbank – West, Adelaide</u>
Description			
Concept Plan 85 - City Riverbank <u>Innovation</u>, Adelaide <u>Concept Plan 125 – City Riverbank – West, Adelaide</u>			

Table 1 – Accepted Development Classification - No change

Table 2 – Deemed-to-Satisfy Development Classification - No change

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	Advertising PO 3.1	Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2, PO 2.3 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2	Innovation Subzone [Advertising] PO 6.1, PO 6.2	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] 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 2.5 Character Area Overlay [Ancillary Development] PO 4.3 Character Area Overlay [Context and Streetscape Amenity] PO 6.2 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 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future

				Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Advertisements] PO 4.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5 Historic Area Overlay [Ancillary development] PO 4.3 Historic Area Overlay [Context and Streetscape Amenity] PO 6.2 Historic Area Overlay [Ruins] PO 8.1 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 [Alterations and Additions] PO 2.1, PO 2.2 Local Heritage Place Overlay [Ancillary Development] PO 3.3 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built
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				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 [Ancillary Development] PO 3.3 State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 State Heritage Place Overlay [Ancillary Development] PO 3.3 State Heritage Place Overlay [Landscape Context and Streetscape Amenities] PO 5.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1
Consulting room	Land Use and Intensity PO 1.1 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 Movement, parking and access PO 4.1, PO 4.2, PO 4.3, PO 4.4 Concept Plans PO 5.1	Clearance from Overhead Powerlines PO 1.1 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 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1	Cultural Institutions Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Cultural Institutions Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Entertainment Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Entertainment 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 Health Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4	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 1.1, PO 1.2, 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 [Alterations and Additions] PO 3.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Built Form and Character]

		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	Health Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6	PO 2.1, 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
		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	Innovation Subzone [Land Use and Intensity] PO 1.1, PO 1.5	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
		Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2	Innovation Subzone [Built Form and Character] 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
		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	Innovation Subzone [Building Height] PO 3.1, PO 3.2 Innovation Subzone [Open Space] PO 4.1, PO 4.2, PO 4.3, PO 4.4	Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay 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	Innovation Subzone [Movement and parking] PO 5.1, PO 5.2	Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2 Design Overlay [General] 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		Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3		Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1
		Design in Urban Areas [All Development - Medium and High Rise [Car Parking]] PO 15.1, PO 15.2		Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4
		Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1		Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1
		Design in Urban Areas [All non-residential development [Water Sensitive Design]] PO 42.1, PO 42.2, PO 42.3		Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire
		Design in Urban Areas [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 43.1		

		Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6 Interface between Land Uses [Air Quality] PO 5.2 Interface between Land Uses [Light Spill] PO 6.1 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Out of Activity Centre Development PO 1.1, PO 1.2 Site Contamination PO 1.1 Transport, Access and Parking [Movement Systems] PO 1.2, PO 1.4 Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2 Transport, Access and Parking [Vehicle 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 Transport, Access and Parking [Access for People with Disabilities] PO 4.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]	Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 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 [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 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 [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1
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		PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5, PO 6.6 Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles] PO 7.1 Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Heritage Adjacency Overlay [Built Form] PO 1.1 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 Amenities] 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 - 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 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
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				Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 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 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 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 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 3.2, 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 2) Overlay [Water Quality]
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				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] PO 4.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 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 1.1 River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 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
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				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] PO 7.1 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 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Stormwater Management Overlay PO 1.1 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 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]
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				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
Demolition	None	None	None	Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3 Historic Area Overlay [Ruins] PO 8.1 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2 Local Heritage Place Overlay [Conservation Works] PO 7.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Demolition] PO 6.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Demolition] PO 6.1 State Heritage Place Overlay [Conservation Works] PO 7.1

Licensed Premises	Land Use and Intensity PO 1.1 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 Movement, parking and access PO 4.1, PO 4.2, PO 4.3, PO 4.4 Concept Plans PO 5.1	Clearance from Overhead Powerlines PO 1.1 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 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 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, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 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]]	Cultural Institutions Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Cultural Institutions Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Entertainment Subzone [Land Use and Intensity] PO 1.1 Entertainment 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 Health Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Health Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6 Innovation Subzone [Land Use and Intensity] PO 1.1, PO 1.3, PO 1.4, PO 1.5 Innovation Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Innovation Subzone [Building Height] PO 3.1, PO 3.2 Innovation Subzone [Open Space] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Innovation Subzone [Movement and parking] PO 5.1, PO 5.2	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 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Design Overlay [General] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping]
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		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 [Car Parking]] PO 15.1, PO 15.2 Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1 Design in Urban Areas [All non-residential development [Water Sensitive Design]] PO 42.1, PO 42.2, PO 42.3 Design in Urban Areas [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 43.1 Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6 Interface between Land Uses [Air Quality] PO 5.2 Interface between Land Uses [Light Spill] PO 6.1 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Site Contamination PO 1.1 Transport, Access and Parking [Movement]		PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 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 [Alterations and additions] PO 3.1, PO 3.2 Historic Area Overlay [Context and Streetscape Amenities] 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 Railway Crossings Overlay [Access, Design and Function] 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 Amenities] PO 5.1 Local Heritage Place Overlay [Conservation Works]
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		Systems] PO 1.4 Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2 Transport, Access and Parking [Vehicle 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 Transport, Access and Parking [Access for People with Disabilities] PO 4.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5, PO 6.6 Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles] PO 7.1 Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		PO 7.1 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 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 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 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 [Alterations and Additions] PO 2.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1
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				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 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 Stormwater Management Overlay PO 1.1 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 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
Light industry	Land Use and Intensity	Clearance from Overhead Powerlines	Cultural Institutions Subzone [Land Use	Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3

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				Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscape Amenity] PO 2.1 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 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 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 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 [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 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 [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Vehicle
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				Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Hazards (Flooding - Evidence Required) Overlay [Environmental Protection] PO 2.1 Heritage Adjacency Overlay [Built Form] PO 1.1 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 [Alterations and additions] PO 3.1, PO 3.2 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 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 -
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				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 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 [Alterations and Additions] PO 2.1, PO 2.2 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 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 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
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				Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 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 3.2, 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 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] PO 4.1 Murray-Darling Basin Overlay PO 1.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Prescribed Watercourses Overlay PO 1.1 Prescribed Water Resources Area Overlay PO 1.1, PO 1.2 Prescribed Wells Area Overlay PO 1.1 Ramsar Wetlands Overlay [General]
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				PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 River Murray Tributaries Protection Area Overlay [Land Use] PO 1.1, PO 1.2 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 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 [Alterations and Additions] PO 2.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1
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				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 State Heritage Place Overlay [Alterations and Additions] PO 2.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 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 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 Water Resources Overlay [Water Catchment]
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				PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8, PO 1.9
Office	Land Use and Intensity PO 1.1 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 Movement, parking and access PO 4.1, PO 4.2, PO 4.3, PO 4.4 Concept Plans PO 5.1	Clearance from Overhead Powerlines PO 1.1 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 Design in Urban Areas [All Development [Landscaping]] PO 3.1 Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3 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, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7 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	Cultural Institutions Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Cultural Institutions Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Entertainment Subzone [Land Use and Intensity] PO 1.1, PO 1.2 Entertainment 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 Health Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Health Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6 Innovation Subzone [Land Use and Intensity] PO 1.1, PO 1.5 Innovation Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Innovation Subzone [Building Height] PO 3.1, PO 3.2 Innovation Subzone [Open Space] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Innovation Subzone [Movement and parking] PO 5.1, PO 5.2	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 [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Design Overlay [General] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road

		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 [Car Parking]] PO 15.1, PO 15.2 Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1 Design in Urban Areas [All non-residential development [Water Sensitive Design]] PO 42.1, PO 42.2, PO 42.3 Design in Urban Areas [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 43.1 Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1 Interface between Land Uses [Hours of Operation] PO 2.1 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6 Interface between Land Uses [Air Quality] PO 5.2 Interface between Land Uses [Light Spill] PO 6.1 Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1 Out of Activity Centre Development		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 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2 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 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2 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 [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2 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 [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form]
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		PO 1.1, PO 1.2 Site Contamination PO 1.1 Transport, Access and Parking [Movement Systems] PO 1.2, PO 1.4 Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2 Transport, Access and Parking [Vehicle 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 Transport, Access and Parking [Access for People with Disabilities] PO 4.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5, PO 6.6 Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles] PO 7.1 Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 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 - 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 -
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				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 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 Local Heritage Place Overlay [Conservation Works] PO 7.1 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 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
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				Road Junctions] PO 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 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 3.2, 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 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] PO 4.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 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]
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				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] PO 7.1 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 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Stormwater Management Overlay PO 1.1 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 Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1
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				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
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				Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 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 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 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 3.2, 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 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] PO 4.1 Native Vegetation Overlay [Environmental
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				Protection] PO 1.1, PO 1.2, PO 1.4 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 1.1 River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 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
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				and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 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 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 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 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
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				Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
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		Systems] PO 1.4 Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2 Transport, Access and Parking [Vehicle 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 Transport, Access and Parking [Access for People with Disabilities] PO 4.1 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5, PO 6.6 Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles] PO 7.1 Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1 Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 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 Railway Crossings Overlay [Access, Design and Function] 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
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				and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 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 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 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 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]
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				PO 7.1 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 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 Stormwater Management Overlay PO 1.1 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 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
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Tree-damaging activity	None	None	None	Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Regulated and Significant Tree Overlay [Tree Retention and Health] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Regulated and Significant Tree Overlay [Ground work affecting trees] PO 2.1 Regulated and Significant Tree Overlay [Land Division] PO 3.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 – Restricted Development Classification – No change

Table 5 – Procedural Matters (PM) - Notification

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

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
<u>2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</u>	<u>Except any of the following:</u> <u>1. the demolition of a State or Local Heritage Place</u> <u>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</u>
<u>2.3.</u> Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) consulting room (d) demolition (e) fence (f) light industry (including high technology and research based activity) (g) office	Except development that does not satisfy: 1. Health Subzone DTS/DPF 2.1 in areas where the Subzone applies 2. Entertainment Subzone DTS/DPF 2.1 in areas where the Subzone applies 3. Innovation Subzone DTS/DPF 3.1 in areas where the Subzone applies

(h) retaining wall (i) shade sail (j) shop (k) solar photovoltaic panels (roof mounted) (l) temporary public service depot (m) water tank.	4. Cultural Institutions Subzone DTS/DPF 2.4 in areas where the Subzone applies.
~~3.4.~~ Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) tree damaging activity.	None specified.
~~4.5.~~ Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Cultural Institutions Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A vibrant cluster of cultural and institution uses including tertiary education, research, viceregal, libraries and museums that attract students, professionals, workers and visitors to the city.
DO 2	Well designed and functional buildings and public spaces that provide pedestrian and cyclist friendly streetscapes and active street frontages that facilitate positive social interaction.

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	
PO 1.1 A diverse range of cultural and institutional uses including tertiary education and associated student accommodation, research, library, viceregal, museums and galleries.	DTS/DPF 1.1 The types of development envisaged within the zone, except: (a) Convention centre (b) Entertainment venue (c) Helicopter landing facility (d) Hospital (e) Motel (f) Serviced apartments (g) Tourist accommodation.
PO 1.2 A limited range of secondary activities that are complementary to the primary purpose of the subzone, such as student accommodation, <u>shops</u>,	DTS/DPF 1.2 None are applicable.

licensed premises, community facilities, and research facilities, and avoid other uses.	
Built Form and Character	
PO 2.1 Development that emphasises the horizontal grouping of building elements and uses vertical proportions in projections and in the disposition of openings.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings with modelled and textured facades of predominantly masonry appearance similar to the early buildings that contribute to the established historical character of the zone.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings that complement the form, appearance, materials and finishes of existing buildings in the locality, including the predominant: (a) red brick or masonry walls (b) slate, shingles, terra cotta tiles or copper for exposed roofs.	DTS/DPF 2.3 None are applicable.
PO 2.4 Building heights within the zone transition down to the Adelaide Park Lands from the height of existing buildings established along North Terrace.	DTS/DPF 2.4 Buildings located: (a) along road and Adelaide Park Lands frontages not exceeding 3 building levels and 11.5m in building height (b) away from road and Adelaide Park Lands frontages not exceeding 6 building levels and 22m in building height.

PO 2.5 Pleasant and interesting lawn and paved landscaped areas that create spaces suitable for a variety of activities ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation.	DTS/DPF 2.5 None are applicable.
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Entertainment Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.

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	
PO 1.1 Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses.	DTS/DPF 1.1 None are applicable
~~PO 1.2~~ ~~Residential development only where it is demonstrated that noise, light spill and other impacts on residential amenity associated with the envisaged mix of uses and a vibrant public plaza can be adequately addressed.~~	~~DTS/DPF 1.2~~ ~~None are applicable.~~
<u>PO 1.32</u> <u>A range of health, education and research facilities may also be developed west of Montefiore Road to complement existing and emerging</u>	<u>DTS/DPF 1.32</u> <u>None are applicable.</u>

<u>health-related activities in the adjacent Health Subzone.</u>	
Built Form and Character	
PO 2.1 Buildings of a height and scale that references North Terrace, and minimises impacts on the River Torrens.	DTS/DPF 2.1 Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71m in building height.
PO 2.2 Where buildings exceed 20 building levels or 71m in building height they will: (a) be of exemplary design; (b) not be located adjacent to the River Torrens. ~~(a)(c) and meet the Commonwealth Airports (Protection of Airspace) Regulations.~~	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings adjacent to the River Torrens, <u>east of Montefiore Road</u>, are designed to provide an active edge to the river and are of a low scale commensurate with its landscape setting.	DTS/DPF 2.3 None are applicable.
PO 2.4 Buildings along King William Road are designed to enable views through to important State Heritage buildings and the public plaza area.	DTS/DPF 2.4 None are applicable.
PO 2.5 A new public plaza developed on a single plane minimising grade changes across the site so as to maximise pedestrian connectivity.	DTS/DPF 2.5 None are applicable.

<u>PO 2.6</u> <u>Development adjacent to the River Torrens, west of Montefiore Road:</u> <u>(a) provides an active and appealing edge to the river</u> <u>(b) achieves a high level of amenity</u> <u>(c) is of high quality design, particularly when viewed from the northern side of the river</u> <u>(d) maintains an open, safe and connected pedestrian and cycle route along the river's edge</u> <u>(e) provides a transition in scale down from North Terrace to the river and complements the scale of development on the eastern side of Montefiore Road.</u>	<u>DTS/DPF 2.6</u> <u>None are applicable.</u>
<u>PO 2.7</u> <u>Development at ground level within the forecourt area containing the 'Yerrakartarta' public artwork (located to the west of the Adelaide Railway Station building) provides connections between North Terrace and the Riverbank.</u>	<u>DTS/DPF 2.7</u> <u>None are applicable.</u>
<u>PO 2.8</u> <u>Buildings, particularly those that face the River Torrens, incorporate active land uses and design techniques at ground level that contribute to the vitality, safety and activation of the riverbank precinct.</u>	<u>DTS/DPF 2.8</u> <u>None are applicable.</u>

Health Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A health precinct that creates an identifiable and unified city precinct with strong connections to the Torrens River, North Terrace, the Royal Adelaide Hospital and the city.

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	
PO 1.1 A range of significant health, education and research facilities that support the establishment of a significant health and biomedical precinct.	DTS/DPF 1.1 None are applicable.
<u>PO 1.2</u> <u>Land on the north-western side of the railway line developed primarily with facilities that:</u> <u>(a) support and complement the range of health, education and research facilities envisaged in the balance of Health Subzone</u> <u>(b) enable pedestrian and cycle movement through to the Adelaide Park Lands Zone.</u>	<u>DTS/DPF 1.2</u> <u>None are applicable.</u>
<u>PO 1.3</u> <u>Adaptation and reuse of the Police Barracks:</u>	<u>DTS/DPF 1.3</u> <u>None are applicable.</u>

<u>(a) supported through a range of additional uses such as community and tourism activities</u> <u>(b) in a manner that complements the historic values and park lands setting of the locality.</u>	
<u>PO 1.4</u> <u>Adaptation and reuse of the Old Adelaide Gaol and associated buildings:</u> <u>(a) supported through a range of additional uses such as community and tourism activities</u> <u>(b) in a manner that complements the historic values and park lands setting of the locality.</u>	<u>DTS/DPF 1.4</u> <u>None are applicable.</u>
Built Form and Character	
PO 2.1 Buildings have a positive scale relationship to the North Terrace edge of the Capital City Zone and provide a grand entrance to the city from the west.	DTS/DPF 2.1 Buildings fronting North Terrace not exceeding 15 building levels and 53m in building height.
PO 2.2 Where buildings exceed 15 building levels or 53m in building height they will be of exemplary design ~~and meet the Commonwealth Airports (Protection of Airspace) Regulations.~~	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings north of the central pathway provide an active edge to the River Torrens and are of a low scale commensurate with the landscape setting.	DTS/DPF 2.3 None are applicable.
PO 2.4	DTS/DPF 2.4

Development provides a satisfactory interface to roads and railways by addressing issues of access, safety, security, noise, air emissions and vibration so that: (a) the effective and efficient operation of the road system and rail service adjacent to the Zone is not detrimentally affected (b) the potential for adverse impacts on hospital occupants and activities as a result of road traffic and the operation of rail services adjacent to the Zone is minimised.	None are applicable.
PO 2.5 Development sited and designed to enable the continued operation of rail and road services within and adjacent to the Zone.	DTS/DPF 2.5 None are applicable.
<u>PO 2.6</u> <u>Building heights on the north-western side of the railway transition down in scale, with lower buildings located towards the Adelaide Park Lands and in a manner that complements the existing heritage features of the adjoining Police Barracks and Old Adelaide Gaol.</u>	<u>DTS/DPF 2.6</u> <u>None are applicable.</u>

Innovation Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	An innovation precinct accommodating a range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities.
DO 2	A range of low to high rise buildings with high quality contemporary buildings and public spaces within a landscaped setting that responds to heritage buildings on the site and transition down in height and scale towards the Adelaide Park Lands and the Adelaide Botanic Garden.

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	
PO 1.1 Development of innovative commercial, cultural (including museum and art gallery), educational and research activities supported by a mix of compatible employment generating land uses.	DTS/DPF 1.1 None are applicable.
PO 1.2 Small scale retail development to meet the day to day needs of workers and visitors to the precinct.	DTS/DPF 1.2 Shops not exceeding 250m ² total gross leasable floor area.
PO 1.3	DTS/DPF 1.3

A range of small to medium scale services and facilities serving the area such as ~~child care facilities~~ , <u>pre-schools</u> , ~~personal services~~ , entertainment, hospitality and the like.	None are applicable.
PO 1.4 ~~Child care facilities~~ <u>Pre-schools</u> , hotels, licensed premises, ~~personal services establishments~~ and tourism accommodation established as secondary uses on the site of a lesser scale and prominence.	DTS/DPF 1.4 None are applicable.
PO 1.5 Higher impact land uses such as commercial development (including high technology and research based activity) clustered in key nodes where compatible with adjoining uses.	DTS/DPF 1.5 None are applicable.
Built Form and Character	
PO 2.1 A high standard of contemporary architectural design providing an innovative response to the unique context of the area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development reinforces the grand boulevard character of North Terrace by reflecting the patterns of landscaped spaces and built form, building proportions and scale.	DTS/DPF 2.2 None are applicable.
PO 2.3 Outdoor eating and drinking facilities associated with cafés and restaurants	DTS/DPF 2.3 None are applicable.

on ground floors contribute to the vitality of the Zone.	
PO 2.4 Buildings in proximity to the Adelaide Botanic Garden or Adelaide Park Lands are sited and designed to create view corridors to and from the Botanic Garden.	DTS/DPF 2.4 None are applicable.
PO 2.5 Buildings in proximity to the Adelaide Botanic Garden or Adelaide Park Lands should seek to minimise impacts on plant collections as a result of overshadowing, stormwater runoff, heat, light or wind direction.	DTS/DPF 2.5 None are applicable.
Building Height	
PO 3.1 Buildings of a height and scale that minimise impacts on the Adelaide Botanic Garden and Adelaide Park Lands as well as referencing the scale of buildings facing North Terrace and Frome Road.	DTS/DPF 3.1 Except where located in the Innovation Centre (identified on the Innovation Subzone Concept Plan), buildings not exceeding 15 building levels and 53m in building height.
PO 3.2 Buildings in the Innovation Centre (identified on ~~the~~ <u>Concept Plan 85 - City Riverbank - Innovation, Adelaide</u> ~~Innovation Subzone Concept Plan~~) only exceed 15 building levels or 53m in building height where: (a) exemplary standards of architectural merit and environmental sustainability are met	DTS/DPF 3.2 None are applicable.

(b) the building positively contributes to the quality and function of the urban fabric of the precinct overall (c) overshadowing impacts on the Adelaide Botanic Garden are minimised (d) and at least four of the following are provided: (i) high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street (ii) high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network (iii) no on-site car parking (iv) active frontages are located on at least 75 percent of the ground floor street fronts of the building - or (v) the building is designed to provide measures that provides for a substantial additional gain in sustainability.	
Open Space	
PO 4.1 Open space: (a) is coordinated to provide a variety of pleasant, cohesive, hard and soft, high quality landscaped spaces among and adjacent to buildings (b) incorporates planting themes defined by a mix of exotic and	DTS/DPF 4.1 None are applicable.

Australian native plantings, lawns and garden beds.	
PO 4.2 Development on the eastern portion of the site (as shown on Innovation Subzone Concept Plan): (a) results in an open park like setting complementary to the Adelaide Botanic Garden (b) is carefully managed to sensitively balance its interaction with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands (c) minimises uses or activities that would alienate the area from public usage (d) provides opportunities for tourism, education, research, informal recreation and cultural enjoyment (e) improves pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands (f) provides greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.	DTS/DPF 4.2 None are applicable.
PO 4.3 Boundary treatments with the Adelaide Botanic Garden are of an open and transparent nature with the use of design features, fencing, landscaping treatments that integrate with the open space setting.	DTS/DPF 4.3 None are applicable.
<u>PO 4.4</u> <u>Existing open space at the northern end of the Innovation Subzone (as</u>	<u>DTS/DPF 4.4</u> <u>None are applicable.</u>

<u>shown on Innovation Subzone Concept Plan) is maintained to provide:</u> <u>(a) a pedestrian link between Frome Road and the Adelaide Botanic Gardens</u> <u>(b) a continuation of the open vista from the Adelaide Botanic Gardens through to the heritage listed Barr Smith Library within the grounds of the Adelaide University.</u>	
Movement and parking	
PO 5.1 Development incorporates the connection of the Adelaide Park Lands Trail between the Adelaide Park Lands and North Terrace within the area identified as Public Space and Park Lands Trail on the Innovation Subzone Concept Plan, and: (a) provides a safe, welcoming, connected and convenient experience for people walking and cycling (b) supports interaction with the variety of Park Lands landscapes and activities, including a high amenity interface with the Adelaide Botanic Gardens and buildings within the cultural precinct (c) creates a natural Park Lands experience that blends the edge between the site and Botanic Garden (d) minimises the length of the trail adjacent to a public road.	DTS/DPF 5.1 None are applicable.
PO 5.2 Where parking for multiple cars is provided, it:	DTS/DPF 5.2 None are applicable.

(a) is not located at ground floor street frontages or detract from the provision of active street frontages (b) minimises the extent of parking that is visible from public areas to that which is required for emergency service vehicles, temporary event parking and set down (drop off) functions (c) incorporates façade treatments where located along major street frontages or interfacing with the Adelaide Park Lands or Botanic Garden, with the built form sufficiently enclosed and detailed to complement neighbouring buildings and screen vehicle parking from view from public areas and other buildings (d) is comprehensively integrated with high quality landscaping that includes large trees (e) is ancillary to an approved or existing use.	
Advertising	
PO 6.1 Advertisements use simple graphics and be restrained in their size, design and colour.	DTS/DPF 6.1 None are applicable.
PO 6.2 In minor streets and laneways, a greater diversity of type, shape, numbers and design of advertisements are appropriate provided they are of a small-scale and located to present a consistent message band to pedestrians.	DTS/DPF 6.2 None are applicable.