

Glossary

Comparison of zones where the Urban Tree Canopy Overlay applies

The following table outlines Zones where the Urban Tree Canopy Overlay applies. While the table has captured a range of requirements please note that there are many variables, including:

- Technical Numeric Variations exist across Councils resulting in varied values for site area, setbacks and site coverage
- Site area variations add further variation depending on the housing type being proposed for each zone i.e, a detached dwelling generally has a larger site area requirement than a group dwelling.

It is always recommended that you speak to your local Council or access SAPPA to find out what variations apply to your individual circumstances.

Zones	Site Area	Front setback	Side setback	Rear setback	Site coverage	Private open space	Soft landscaping
Hills Neighbourhood	Varied 290 - 2200m ²	Av. of adjoining building(s) or 8m	1.9m	4m	40-50%	< 301: 24m ² > 301: 60m ²	< 150: 10% 150-200: 15% 200-450: 20% > 450: 25%
Established Neighbourhood	Varied 125 - 2000m ²	Av. of adjoining building(s) or 8m+	0.9m	4m	Varied 33.5-70%	3m min. dimension	• 0.7m min. width • 30% of front yard • 1m along common driveway
Suburban Neighbourhood	Varied 300 - 1500m ²	Av. of adjoining building(s) or 8m	0.9m	3-4m	50%		
General Neighbourhood	250-300m ²	Av. of adjoining building(s) or 5m	0.9m	3-4m	60%		
Housing Diversity Neighbourhood*	120 - 330m ²	3m	0.9m	3m (0m on laneway)			
Urban Renewal Neighbourhood*	~ 70 dwellings/ha	1.5-3m	0.9m	3m (0m on laneway)			
City Living*	Varied 100-600m ²	Av. of adjoining building(s) or Varied	Av. of adjoining building(s)****	3m			
Waterfront Neighbourhood Zone	Varied 150 - 7,500m ²	Av. of adjoining building(s) or Varied	0.9m	Varied 3-6m (0m on laneway)	60-80%		

■ Primary zones where minor infill occurs. The minimum requirement in these zones is usually a small or medium tree.

* Payment into the Urban Tree Canopy Off-set Fund is available where the Urban Tree Canopy Off-set Scheme applies (this also includes areas with a 'Designated Soil Type') Find more information on PlanSA.

Terms defined in the Planning and Design Code

Battle-axe allotment	<p>An allotment or site that comprises a:</p> <ol style="list-style-type: none"> driveway or 'handle' (and any related open space) that leads back from a road to the balance of the allotment or site; and balance of the allotment or site that is the principal part of the allotment or site that does not have a boundary with a road. <p>NOTE: 'battle-axe allotments' are often referred to as 'hammerhead' or 'flag pole' allotments.</p>
Building line	<p>In relation to a building on a site, means a line drawn parallel to the wall on the building closest to the boundary of the site that faces the primary street (and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building, provided that the projection is not more than 1.5m).</p>
Communal open space	<p>Open space shared by more than one dwelling but is not publicly accessible. It excludes any of the following:</p> <ol style="list-style-type: none"> private open space public rights of way private streets parking areas and driveways service and storage areas land with a minimum dimension less than 2.0m.
Detached dwelling	<p>A dwelling comprising one dwelling on its own site which has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.</p>
Dwelling	<p>A building or part of a building used as a self-contained residence.</p>
Group dwellings	<p>A group of two or more detached dwellings, each of which is used as a dwelling and one or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.</p>
Private open space	<p>A private outdoor area associated with a dwelling that:</p> <ol style="list-style-type: none"> is for the exclusive use of the occupants of that dwelling has a minimum dimension of 2.0m for ground level areas and 1.8m for balconies is screened from public view by a building, fence, wall or other similar structure with a minimum height of 1.8m above ground level and a maximum transparency of 20%. <p>Private open space may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides. Private open space does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.</p>
Residential flat building	<p>A single building in which there are two or more dwellings.</p>
Row dwelling	<p>A dwelling:</p> <ol style="list-style-type: none"> occupying its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation; and comprising one of three or more dwellings erected side by side, joined together and forming, by themselves, a single building.

Semi-detached dwelling	A dwelling: <ul style="list-style-type: none"> a. occupying its own site and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and b. comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.
Soft landscaping	Landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include artificial turf or any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement.
Terrace arrangement	A group of three or more detached dwellings erected side by side and abutting each other but not joined by way of a party wall or party walls.

Additional technical terms

Arborist	A dedicated professional who specialises in tree care and has learnt about safe tree work operations through formal education in arboriculture. Services an arborist can provide include: <ul style="list-style-type: none"> • Pruning • Tree removal • Emergency tree care • Planting and species recommendations • Plant health care • Other services (consulting services, tree risk assessment, cabling and bracing and tree care programs).
Assessment pathways	Categories or classifications of development applications under the Planning, Development and Infrastructure Act 2016. Can include deemed-to-satisfy development (consent must be granted) and performance assessed development (assessed on merit).
Biodiversity	The variety of plant and animal life in a place that makes it resilient and allows it to provide clean air, water and a stable setting in which humans and other species can live.
Canopy cover	The amount of cover the crown of the tree provides over an area of land when seen from above. It is usually expressed as a percentage of or square metres. As an individual tree grows and the crown expands, the canopy cover increases.
Deciduous	Trees which lose their leaves once a year, usually in Autumn at the end of their growing season. Deciduous trees, provide cooling shade in Summer and let the light and the sun's warmth in during Winter.
Housing type	Refers to the physical type of dwelling. For example, unit, apartment, townhouse, duplex, detached house or specialist accommodation.
Impervious	Impervious surfaces impede the filtration of water into the soil and are mainly artificial structures such as pavements, roads and buildings.
Infill	Infill is the rededication of land in an urban environment to new construction. Infill also applies within an urban area to construction on any undeveloped land that is not on the urban fringe.
Infill housing	Infill housing is the development or construction of additional housing units into an existing subdivision or neighbourhood. These can be provided through the division of existing land or homes into multiple units or by creating new residential lots by further subdivision or boundary adjustments. Units may also be built on vacant lots.

Green cover	Natural or planted vegetation covering a certain area of terrain, functioning as protection against soil erosion, protecting the fauna, and balancing the temperature.
Green infrastructure	The network of green spaces and water systems that delivers multiple environmental, social and economic values and services to urban communities.
Liveability	This is a measure of city residents' quality of life and is used to benchmark cities around the world. It includes socio-economic, environmental, transport and recreational measures.
Local native plant	Local native plants are species that evolved to suit local conditions such as soil type, temperature and water availability. They are also called 'indigenous plants'.
Low-rise housing	Buildings of between one and two storeys in height.
Mature tree	A tree that has reached a desired size or age for its intended use. Complete in natural development or growth.
Minor infill housing	Housing development sites that are typically less than 4,000m ² and are created by the demolition, subdivision and redevelopment of existing residential land parcels within existing suburbs. It is estimated that minor infill represents around one-third of the total dwelling stock growth in metropolitan Adelaide each year.
Ornamental	Ornamental trees are grown for their aesthetic value and the enjoyment of having them in the garden. For example, they may have outstanding flowers and fragrance, an interesting shape, colourful or unusual bark, excellent autumn colours, or a combination of these and other features.
Permeable paving	Permeable (or porous) paving is an alternative to conventional impermeable pavements, with many stormwater management benefits. These surfaces allow water to percolate into the soil (to recharge the water table) or is filtered back to the drainage system.
Regulated tree	A regulated tree has: <ul style="list-style-type: none"> • a single trunk with a circumference of two metres or more - when measured one metre above natural ground level • multiple trunks with a total circumference of two metres or more and an average circumference of 625 millimetres or more – when measured at one metre above natural ground level.
Significant tree	A significant trees has: <ul style="list-style-type: none"> • a single trunk with a circumference of three metres or more measured at a point one metre above natural ground level • multiple trunks with a total circumference of three metres or more and an average circumference of 625 millimetres or more when measured one metre above natural ground level. <p>The legal requirement also applies to any tree identified as a significant tree in Part 10 of the Planning and Design Code.</p>
Soil area	An area of natural or newly prepared ground with no structure located below or above it.
Stormwater infiltration	The process by which rainfall and stormwater runoff flows into and through the subsurface soil and recharges natural water systems.

Structural root zone (SRZ)	<p>The area around the base of a tree required for the tree's stability in the ground. This zone considers a tree's structural stability only, not the root zone required for a tree's long-term health.</p> <p>The radius of the SRZ is calculated for each tree using the below formula:</p> <p>Radius of SRZ = $(D \times 50)^{0.42} \times 0.64$</p> <p>D= the trunk diameter (metres), measured above the root buttress</p>
Tree canopy	Health establishment of a typical branching structure, foliage and crown of the tree.
Tree Protection Zone (TPZ)	<p>The key method of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area protected from construction disturbance, so that the tree remains healthy.</p> <p>The radius of the TPZ is calculated for each tree by multiplying the trunk diameter at 1.4m above the ground level (or diameter at breast height – DBH) x 12</p> <p>i.e. Radius of TPZ = DBH x 12</p>
Tree spread	Tree spread is simply how wide the trees branches will eventually grow once fully mature.
Urban cooling	Growing evidence shows we can effectively lower local temperatures by planting trees to create more shade and thus achieve urban cooling.
Urban environment	<p>An urban environment or 'urban area' is the region surrounding a city. They are very developed, meaning there is a density of human structures such as houses, commercial buildings, roads, bridges, and railways.</p> <p>The urban environment or urban areas can refer to towns, cities, and suburbs and includes the city itself, as well as the surrounding areas.</p>
Urban green cover	Examples include remnant bushland, private and community gardens, parks, nature reserves and trails, sporting ovals, street trees and rooftop gardens.
Urban heat islands	Urban areas that are significantly warmer than surrounding rural or natural areas due to human activities and land uses.
Urban infill	The development or construction of additional housing units into an existing subdivision or neighbourhood within the current built-up urban area of metropolitan Adelaide. It excludes the greenfield and township areas within the Greater Adelaide region.
Walkable neighbourhood	A 'walkable neighbourhood' is where the daily needs of most residents can be met within a short walk of where they live or work. It provides close access by foot, bike or public transport – through the provision of well-designed infrastructure – to jobs, shopping, learning, open space, recreation, and other amenities and services.
Water Sensitive Urban Design	An approach to the planning and design of urban environments focused on integrating the urban water cycle (including potable water, wastewater and stormwater) with the built and natural urban landscape. Examples include, rain gardens, permeable paving.

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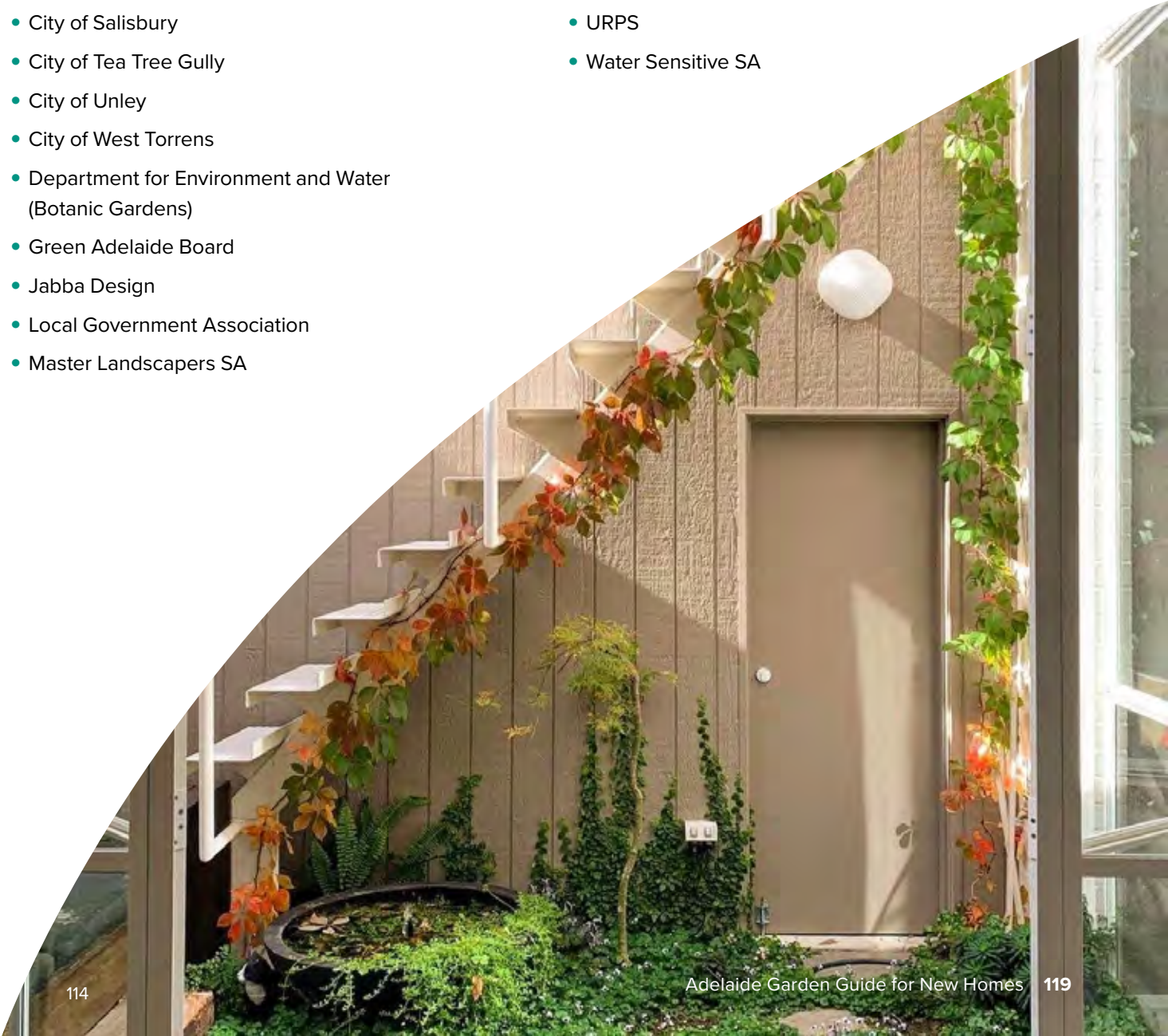
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