

Development Plan

Campbelltown Council

Consolidated – 26 September 2019

Please refer to the Campbelltown Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Campbelltown Council Development Plan since the inception of the electronic Development Plan on 12 December 1996 for Metropolitan Adelaide Development Plans. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendment - [Gazetted date]
12 December 1996	Miscellaneous Amendments - Metropolitan Adelaide Development Plans PAR (Interim) (<i>Ministerial</i>) - [12 December 1996]
26 June 1997	Miscellaneous Amendments - Metropolitan Adelaide Development Plans PAR (<i>Ministerial</i>) - [26 June 1997]
23 September 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) - [19 August 1999]
13 January 2000	Metropolitan Adelaide - Industrial Land and Development PAR (<i>Ministerial</i>) - [25 November 1999]
30 March 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) - [9 March 2000]
29 June 2000	Horticulture in the Hills Face Zone PAR (Interim) (<i>Ministerial</i>) - [22 June 2000]
24 August 2000	Section 28(4)(a) - Termination of the Interim Operation of the 'Horticulture in the Hills Face Zone PAR' (<i>Ministerial</i>) and its removal from the Development Plan - [17 August 2000] Hills Face Zone Amendment PAR (Interim) (<i>Ministerial</i>) - [17 August 2000]
Not Consolidated	Telecommunications Facilities State-wide Policy Framework PAR Interim (<i>Ministerial</i>) - [31 August 2000]
1 February 2001	Metropolitan Adelaide Significant Tree Control PAR (<i>Ministerial</i>) - [21 December 2000]
12 July 2001	Demolition Policy PAR (Interim) (<i>Ministerial</i>) - [29 June 2001]
27 September 2001	Hills Face Zone Amendment PAR (<i>Ministerial</i>) - [16 August 2001] Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) - [30 August 2001] Bushfire Management PAR (<i>Ministerial</i>) - [6 September 2001]
27 June 2002	Demolition Policy PAR (<i>Ministerial</i>) - [27 June 2002]
12 December 2002	Stormwater in Urban Areas PAR (<i>Ministerial</i>) - [12 November 2002] Section 29(2)(a) Amendment - Bushfire Prone Area Mapping - [12 December 2002]
27 November 2003	Wind Farms PAR (<i>Ministerial</i>) - [24 July 2003] Comprehensive PAR - [27 November 2003] Section 29(2)(b) Amendment - [27 November 2003]
22 January 2004	Tranmere and Poets Corner Character Policy Areas PAR (Interim) - [22 January 2004] Section 29(2) Amendment - [22 January 2004]
13 January 2005	Tranmere and Poets Corner Character Policy Areas PAR - [6 January 2005]
10 March 2005	Hills Face Zone (Interim Operation) PAR (<i>Ministerial</i>) (Interim) - [27 February 2004] Hills Face Zone (Interim Operation) PAR (<i>Ministerial</i>) - [24 February 2005]
24 November 2005	Local Heritage Places PAR (Interim Operation) - [17 November 2005]
2 February 2006	Local Government (Lochiel Park Lands) Amendment Act 2005 (declared by the Governor as operational from 27 July 2006) - [8 January 2006]
16 November 2006	Local Heritage Places PAR - [16 November 2006]
13 December 2007	Bushfire Management (Part 3) PAR (<i>Ministerial</i>) - [29 November 2007]
14 January 2010	Bushfires (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) - [10 December 2010]

Campbelltown Council
Introduction Section
Amendment Record Table

Consolidated	Amendment - [Gazetted date]
28 July 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) - [9 December 2010] Better Development Plan (BDP) and General DPA - [28 July 2011]
27 January 2012	Regulated Trees DPA (Interim) (<i>Ministerial</i>) - [17 November 2011]
28 February 2013	Regulated Trees DPA (<i>Interim</i>) - [15 November 2012] Section 29(2)(c) Amendment - [29 November 2012]
31 July 2014	Residential DPA - [31 July 2014]
28 April 2016	Existing Activity Centres Policy Review DPA (<i>Ministerial</i>) - [21 April 2016]
22 August 2017	Employment Growth DPA – [8 August 2017]
16 January 2018	Section 29(2)(b)(i) and 29(2)(b)(ii) Amendments – [10 October 2017]
26 September 2019	Residential (Limited Scope) DPA – [26 September 2019]

Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

Gazetted: The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

Introduction to the Development Plan

Welcome to the Development Plan for the City of Campbelltown.

This introduction has been prepared by the Department of Planning, Transport and Infrastructure as a guide to assist you in understanding this Development Plan.

For full details about your rights and responsibilities, you are advised to refer to the *Development Act 1993* and the associated *Development Regulations 2008* and/or consult your council.

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.saplanningportal.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide, SA 5000.

Overview of the Planning System

South Australia has an integrated planning and development system, with three distinct but interrelated parts, these being:

- Legislation
- The Planning Strategy
- Development Plans.

The **legislative framework** establishing the planning and development system and setting out its statutory procedures is provided by the *Development Act 1993* and its associated *Development Regulations 2008*. The Development Act is the core legislation enacted by the South Australian Parliament to establish the planning and development system framework and many of the processes required to be followed within that framework (including processes for assessing development applications). The Regulations provide more details about the framework and are updated from time to time by the Governor (on the advice of the Minister for Planning).

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is The 30-Year Plan for Greater Adelaide.

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the *Development Act 1993* and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools, that is the role of Development Plans.

Development Plans are the key on-the-ground development assessment documents in South Australia. They contain the rules that set out what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed. Development Plans cover distinct and separate geographic areas of the state. There is a separate Development Plan for each one of the 68 local council areas, plus a handful of other Development Plans covering areas not situated within local government boundaries. Development Plans outline what sort of developments and land use are and are not envisaged for particular zones (eg residential, commercial, industrial), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

What is Development?

'Development' is defined in Section 4 of the *Development Act 1993* as:

- a change in the use of land or buildings
- the creation of new allotments through land division (including Strata and Community Title division)
- building work (including construction, demolition, alteration and associated excavation/fill)
- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

No development can be undertaken without an appropriate **Development Approval** being obtained from the relevant authority after an application and assessment process.

How does the Development Plan relate to other legislation?

The Development Plan is a self-contained policy document prepared under and given statutory recognition pursuant to *the Development Act 1993*.

It is generally independent of other legislation but is one of many mechanisms that control or manage the way that land and buildings are used.

The *Development Act 1993* and *Development Regulations 2008* contain a number of provisions to ensure that development applications are referred to other government agencies when appropriate.

What doesn't a Development Plan do?

Development Plans are applicable only when new development is being designed or assessed. They do not affect existing development (see above for a description of what constitutes 'development').

Once a Development Approval is issued, the details contained within the application and any conditions attached to that approval are binding.

Development Plan policies guide the point in time assessment of a development application but do not generally seek to control the on-going management of land, which is the role of other legislation (eg the *Environment Protection Act 1993*, *Natural Resources Management Act 2004*, *Liquor Licensing Act 1997*).

When do you use the Development Plan?

The Development Plan should be used during a development application process. This may include:

- when undertaking or proposing to undertake 'development' (eg building a house or factory or converting an office into a shop)
- when assessing or determining a development proposal (eg by council staff, elected members of council, a Development Assessment Panel, or the Development Assessment Commission)
- when you believe you could be affected by a proposed development and you are given an opportunity to comment on it as part of the assessment process.

How to read the Development Plan

Development Plans are comprised of several sections as described below.

All sections and **all** relevant provisions within each section of the Development Plan must be considered in relation to a development proposal or application.

Development Plans use three text font colours:

- (a) Black text is used to identify all standard policy that forms the basis of all council Development Plans.

- (b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.
- (c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting <i>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Provisions Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.

Assessment Section	Function
Zone Provisions	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
Tables	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
Mapping	
Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.

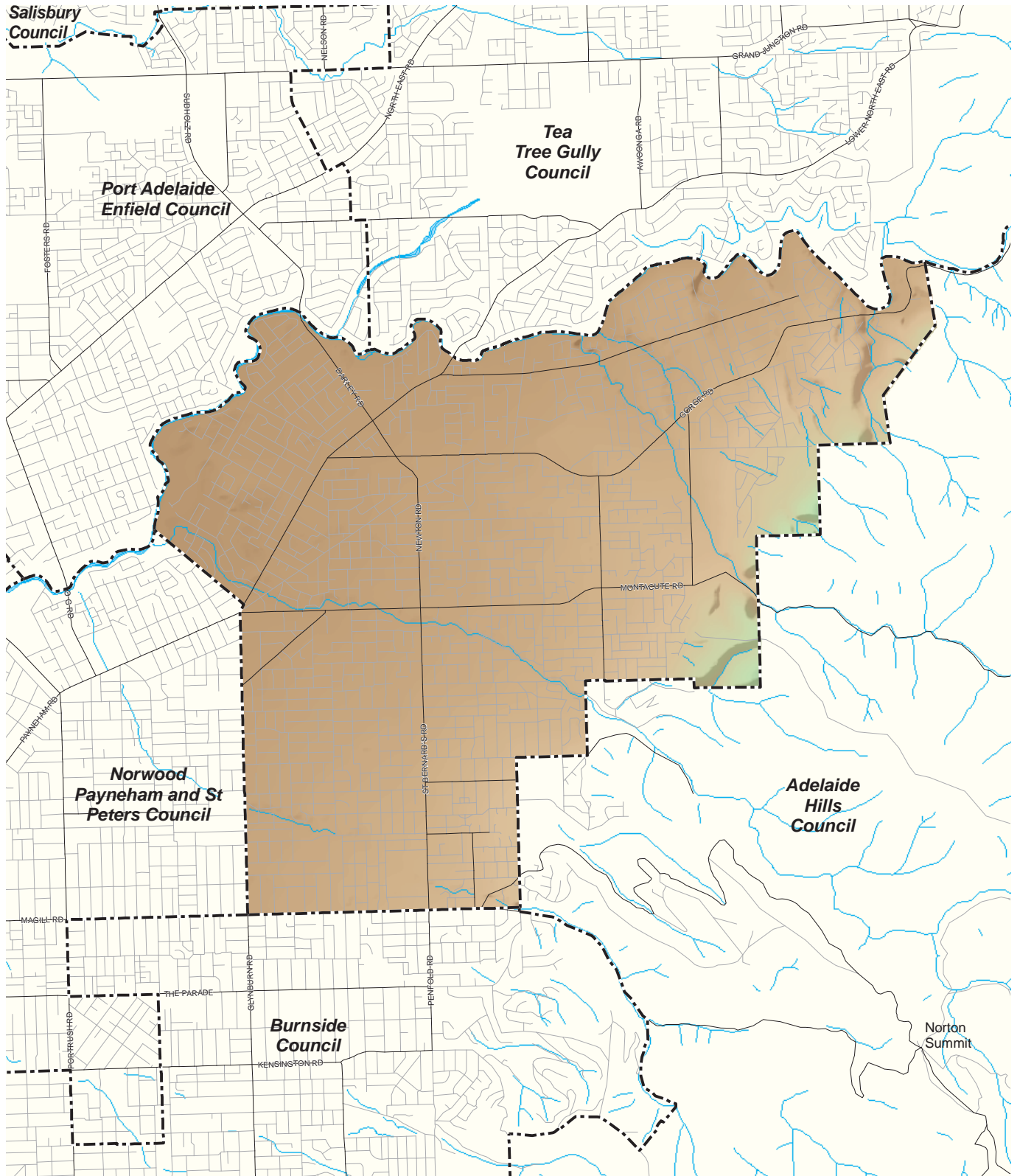
Assessment Section	Function
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</i></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources <p><i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i></p>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps <i>(where applicable)</i> Bushfire Protection Area BPA Maps - Bushfire Risk	<p>Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.</p>
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

Further info

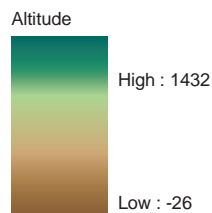
Contact the [Campbelltown City Council](#).

Visit the Department of Planning, Transport and Infrastructure website: www.saplanningportal.sa.gov.au.

Discuss your matter with your planning consultant.



To identify the precise location of the Development Plan boundary refer to Council Index Map then select the relevant map number.



Council Preface Map

General Section

Advertisements

OBJECTIVES

- 1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.
- 2 Advertisements and/or advertising hoardings that do not create a hazard.
- 3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
 - (a) consistent with the predominant character of the urban or rural landscape
 - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
 - (c) co-ordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
 - (a) clutter
 - (b) disorder
 - (c) untidiness of buildings and their surrounds
 - (d) driver distraction.
- 3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
 - (a) be completely contained within the boundaries of the subject allotment
 - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
 - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should not be erected on:
 - (a) a public footpath or veranda post
 - (b) a road, median strip or traffic island
 - (c) a vehicle adapted and exhibited primarily as an advertisement

- (d) residential land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.
- 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
 - (a) have a clearance over a footway to allow for safe and convenient pedestrian access
 - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
 - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
 - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

Safety

- 12 Advertisements and/or advertising hoardings should not create a hazard by:
 - (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
 - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
 - (c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high
 - (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).
- 13 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

Freestanding Advertisements

- 14 Freestanding advertisements and/or advertising hoardings should be:
 - (a) limited to only one primary advertisement per site or complex
 - (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

- 15 Freestanding advertisements and/or advertising hoardings for multiple-business tenancy complexes should:
- (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
 - (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.
- 16 Portable, easel or A-frame advertisements should be displayed only where:
- (a) no other appropriate opportunity exists for an adequate co-ordinated and permanently erected advertisement and/or advertising hoarding
 - (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
 - (c) there is no unnecessary duplication or proliferation of advertising information
 - (d) there is no damage to, or removal of, any landscaping on the site.
- 17 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

Flags, Bunting and Streamers

- 18 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:
- (a) be placed or arranged to complement and accord with the scale of the associated development
 - (b) other than flags, not be positioned higher than the building they are attached or related to
 - (c) not be displayed in residential areas.

Advertising along Arterial Roads

- 19 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more.

Advertising in Mixed Use and Corridor Zones

- 20 Advertisements and/or advertising hoardings should be:
- (a) no higher than the height of the finished floor level of the second storey of the building to which it relates
 - (b) where located below canopy level, flush with the wall or projecting horizontally
 - (c) where located at canopy level, in the form of a fascia sign
 - (d) where located above the canopy, flush with the wall and within the height of the parapet.
- 21 Advertisements or advertising hoardings should not exceed 25 per cent of the ground floor wall area on the façade the sign is placed.

Animal Keeping

OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 2 Storage facilities for manure, used litter and other wastes should be designed and sited:
 - (a) to be vermin proof
 - (b) with an impervious base
 - (c) to ensure that all clean rainfall runoff is excluded from the storage area
 - (d) outside the 1-in-100 year average return interval flood event area.

Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited:
 - (a) at least 50 metres from a watercourse
 - (b) on land with a slope no greater than 1-in-10.
- 4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

- 7 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.
- 8 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
 - (a) at least 20 metres from a public road
 - (b) at least 200 metres from any dwelling not located on the land

- (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

Intensive Animal Keeping

- 9 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
 - (a) 800 metres of a public water supply reservoir
 - (b) the 1-in-100 year average return interval flood event area of any watercourse
 - (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 10 Intensive animal keeping operations in uncovered situations should incorporate:
 - (a) a controlled drainage system which:
 - (i) diverts runoff from external areas, and
 - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold runoff from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 11 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

- 12 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
- 13 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
 - (a) orienting their openings away from sensitive land uses such as dwellings
 - (b) siting them as far as practicable from allotment boundaries.
- 14 Kennels should occur only where there is a permanently occupied dwelling on the land.

Land Based Aquaculture

- 15 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.
- 16 Land-based aquaculture ponds should be sited and designed to:
 - (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
 - (b) prevent pond leakage that would pollute groundwater
 - (c) prevent the farmed species escaping and entering into any waters
 - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 17 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 18 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

Building near Airfields

OBJECTIVES

- 1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights as shown on the *Overlay Maps - Development Constraints* should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke, dust and exhaust emissions
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) reflective surfaces (eg roofs of buildings, large windows).
- 4 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 6 Dwellings should not be located within areas affected by airport noise.
- 7 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021- Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling environments.
- 3 The provision of a safe pedestrian and cycling environments within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
 - (a) Regional Centre
 - (b) District Centre
 - (c) Town Centre (for smaller towns with a single centre zone)
 - (d) Local Centre (subsidiary centres for towns with a regional or district centre).
- 6 The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
 - (a) integrate facilities within the zone
 - (b) allow for the multiple use of facilities and the sharing of utility spaces
 - (c) allow for the staging of development within the centre
 - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
 - (a) public spaces such as malls, plazas and courtyards
 - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
 - (c) unobtrusive facilities for the storage and removal of waste materials

- (d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards
- (e) access for public and community transport and sheltered waiting areas for passengers
- (f) lighting for pedestrian paths, buildings and associated areas
- (g) a single landscaping theme
- (h) safe and secure bicycle parking.

Arterial Roads

- 4 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 5 Centre development straddling an arterial road should:
 - (a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection
 - (b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

Retail Development

- 6 Bulky goods outlets located within centres zones should:
 - (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 500 square metres or more.

Community Facilities

OBJECTIVES

- 1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.
- 2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

Crime Prevention

OBJECTIVES

- 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
 - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
 - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
 - (a) screen planting areas susceptible to vandalism
 - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
 - (c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
 - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
 - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

Design and Appearance

OBJECTIVES

- 1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
 - (a) building height, mass and proportion
 - (b) external materials, patterns, colours and decorative elements
 - (c) roof form and pitch
 - (d) façade articulation and detailing
 - (e) verandas, eaves, parapets and window screens.
- 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
 - (a) the visual impact of the building as viewed from adjacent properties
 - (b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.
- 3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 4 Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.
- 5 Balconies should:
 - (a) be integrated with the overall form and detail of the building
 - (b) include balustrade detailing that enables line of sight to the street
 - (c) be recessed where wind would otherwise make the space unusable
 - (d) be self-draining and plumbed to minimise runoff.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

Development Adjacent Heritage Places

- 7 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Cam/7 - State Heritage Places](#) or in [Table Cam/6 - Local Heritage Places](#).
- 8 Development on land adjacent to a State or local heritage place, as listed in [Table Cam/7 - State Heritage Places](#) or in [Table Cam/6 - Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

- 9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
 - (a) windows of habitable rooms
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

- 10 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
 - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 11 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

Relationship to the Street and Public Realm

- 12 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 13 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 14 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 15 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 16 The ground floor of mixed use buildings should comprise non-residential land uses.
- 17 In mixed use areas, development facing the street should be designed to activate the street frontage(s):
 - (a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas

- (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
- (c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
- (d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.

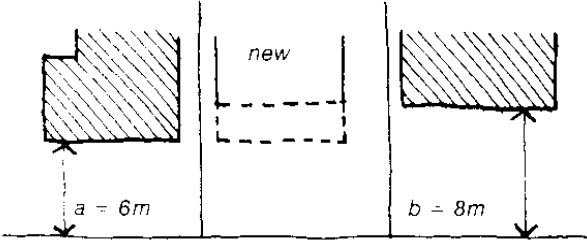
18 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

Outdoor Storage and Service Areas

- 19 Outdoor storage, loading and service areas should be:
- (a) screened from public view by a combination of built form, solid fencing and/or landscaping
 - (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
 - (c) sited away from sensitive land uses.

Building Setbacks from Road Boundaries

- 20 Except in areas where a new character is desired, the setback of buildings from public roads should:
- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the function, appearance and/or desired character of the locality.
- 21 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below: <div style="text-align: center;">  <p style="text-align: center;"><i>When $b - a \leq 2$, setback of new dwelling = a or b</i></p> </div>
Greater than 2 metres	At least the average setback of the adjacent buildings

- 22 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 23 All setbacks from the road frontage should be additional to the road widening setback established under the *Metropolitan Adelaide Road Widening Plan Act 1972*.

Energy Efficiency

OBJECTIVES

- 1 Development designed and sited to conserve energy.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around.
- 2 Buildings should be sited and designed:
 - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
 - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
 - (a) taking into account overshadowing from neighbouring buildings
 - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure and lighting should be designed to generate and use renewable energy.

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

- 6 Development, including earthworks associated with development, should not do any of the following:
 - (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Bushfire

- 7 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 8 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 9 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
 - (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 10 Residential, tourist accommodation and other habitable buildings should:
 - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 11 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 13 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

- 14 Where land division does occur it should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 15 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
- (a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

- 17 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 18 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 19 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

- 20 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
- (a) natural water bodies and wetlands
 - (b) agricultural or aquaculture activities
 - (c) buildings, structures and infrastructure
 - (d) public health.
- 21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

- 22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

Containment of Chemical and Hazardous Materials

- 23 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.

- 24 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants
 - (d) potential interface impacts with sensitive land uses.

Landslip

- 25 Land identified as being at risk from landslip should not be developed.
- 26 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 27 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 28 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

- 1 The conservation of State and local heritage places.
- 2 The continued use, or adaptive re-use of State and local heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of State and local heritage places.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table Cam/7 - State Heritage Places](#) or in [Table Cam/6 - Local Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
 - (a) principal elevations
 - (b) important vistas and views to and from the place
 - (c) setting and setbacks
 - (d) building materials
 - (e) outbuildings and walls
 - (f) trees and other landscaping elements
 - (g) access conditions (driveway form/width/material)
 - (h) architectural treatments
 - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
 - (e) colour and texture of external materials.
- 7 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:
- (a) extending into the existing roof space or to the rear of the building
 - (b) retaining the elements that contribute to the building's heritage value
 - (c) distinguishing between the existing and new portion of the building
 - (d) stepping in parts of the building that are taller than the front facade.
- 8 The introduction of advertisements and signage to a State or local heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
 - (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place.
- 9 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
 - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
 - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
 - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
 - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

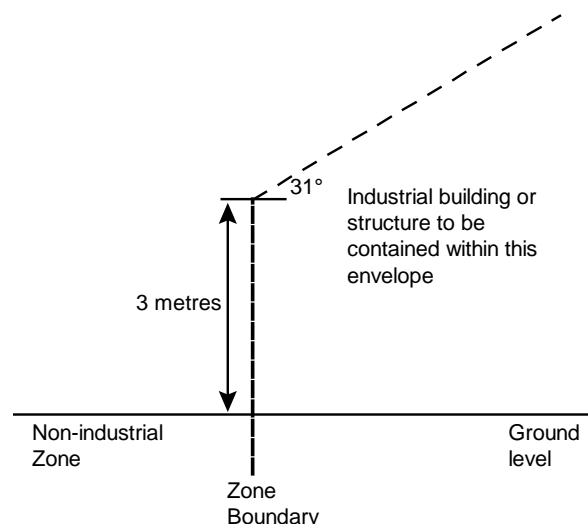
Industrial Development

OBJECTIVES

- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 Any building or structure on, or abutting the boundary of a non-industrial zone, should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.

- 5 Building facades facing a non-industrial zone, public road, or public open space should:
 - (f) use a variety of building finishes
 - (g) not consist solely of metal cladding
 - (h) contain materials of low reflectivity
 - (i) incorporate design elements to add visual interest
 - (j) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
 - (a) in line with the building facade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 The visual impact of infrastructure facilities minimised.
- 3 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should only occur where it has access to adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) effluent disposal systems
 - (e) formed all-weather public roads
 - (f) telecommunications services
 - (g) gas services.
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not occur until adequate and co-ordinated drainage of the land is provided.
- 6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 8 Urban development should have a direct water supply.
- 9 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.

- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 14 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 15 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 16 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.

Interface between Land Uses

OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impact on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
<i>Adjacent existing noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise ($LA_{90,15min}$) for the overall (sum of all octave bands) A-weighted level
<i>Adjacent land</i> property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

Air Quality

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
- (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
 - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

Land Division

OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road
 - (ii) a proposed public road
 - (iii) access to a public road via an internal roadway in a plan of community division
 - (c) the intended use of the land is likely to require excessive cut and/or fill
 - (d) it is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
 - (f) the area is unsewered and cannot accommodate an appropriate on-site wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)
 - (g) any allotments will straddle more than one zone, policy area or precinct.

- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
 - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
 - (j) the preservation of significant trees.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an *'Excluded Area from Bushfire Protection Planning Provisions'* as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
 - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

- 8 Allotments in the form of a battleaxe configuration should:
- (a) have an area of at least the minimum site area specified by the zone or policy area (excluding the area of the 'handle' of such an allotment)
 - (b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (c) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (d) be avoided where their creation would be incompatible with the prevailing pattern of development
 - (e) Provide for an access onto a public road with the driveway 'handle' being designed within the following parameters:

Number of dwellings served by driveway	Width at front property boundary and for first 6 metres	Width beyond first 6 metres	Widening required for passing	Maximum deviation angle for driveway tapering	Minimum landscaped setback from a fence or blank wall
1	3 metres	2.5 metres	0	20°	0.5 metres
2	3 metres	3 metres	Only if driveway length > 30 metres	20°	0.5 metres
3-7	5 metres	3 metres	Widen to 5 metres at point 25 metres from front property boundary and every 25 metres thereafter	20°	0.5 metres
8+	6 metres	5 metres	-	20°	1 metre

- 9 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of existing native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 10 Land division should make provision for a reserve or an area of open space that is at least 30 metres wide from the top of the bank of the River Torrens.
- 11 The layout of a land division should keep flood-prone land free from development.
- 12 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation

- (b) enhances amenity
- (c) integrates with the open space system and surrounding area.

Roads and Access

- 13 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles.
- 14 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 15 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
 - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 16 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 17 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Landscaping, Fences and Walls

OBJECTIVES

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
 - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
 - (b) enhance the appearance of road frontages
 - (c) screen service yards, loading areas and outdoor storage areas
 - (d) minimise maintenance and watering requirements
 - (e) enhance and define outdoor spaces, including car parking areas
 - (f) maximise shade and shelter
 - (g) assist in climate control within and around buildings
 - (h) minimise heat absorption and reflection
 - (i) maintain privacy
 - (j) maximise stormwater re-use
 - (k) complement existing vegetation, including native vegetation
 - (l) contribute to the viability of ecosystems and species
 - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
 - (a) include the planting of locally indigenous species where appropriate
 - (b) be oriented towards the street frontage
 - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
 - (a) unreasonably restrict solar access to adjoining development
 - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

- (c) introduce pest plants
 - (d) increase the risk of bushfire
 - (e) remove opportunities for passive surveillance
 - (f) increase leave fall in waterways
 - (g) increase the risk of weed invasion.
 - (h) obscure driver sight lines
 - (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
 - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
 - (e) assist in highlighting building entrances
 - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
 - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
 - (h) be constructed of non-flammable materials.
- 5 Front fencing should be open in form to allow cross ventilation and access to sunlight.

Medium and High Rise Development (3 or More Storeys)

OBJECTIVES

- 1 Medium and high rise development that provides housing choice and employment opportunities.
- 2 Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
- 3 Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.
- 4 Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Appearance

- 1 Buildings should:
 - (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
 - (b) provide shelter over the footpath where minimal setbacks are desirable
 - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 2 The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.
- 3 Entrances to multi-storey buildings should:
 - (a) be oriented towards the street
 - (b) be clearly identifiable
 - (c) provide shelter, a sense of personal address and transitional space around the entry
 - (d) provide separate access for residential and non-residential land uses.

Visual Privacy

- 4 The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from street and the location of verandas, windows porticos or the like.

Building Separation and Outlook

- 5 Residential buildings (or the residential floors of mixed use buildings) should:
 - (a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces

- (b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.

Dwelling Configuration

- 6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 7 Dwellings with 3 or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability

- 8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

Environmental

- 9 Multi-storey buildings should:
 - (a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow
 - (b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.
- 10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.
- 11 Development of 5 or more storeys, or 21 metres or more in building height **as measured from natural ground level** (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:
 - (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street
 - (b) substantial verandas around a building to deflect downward travelling wind flows over pedestrian areas
 - (c) the placement of buildings and use of setbacks to deflect the wind at ground level.

Site Facilities and Storage

- 12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
 - (a) in the dwelling (but not including a habitable room)
 - (b) in a garage, carport or outbuilding
 - (c) within an on-site communal facility.
- 13 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.
- 14 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

Metropolitan Open Space System

OBJECTIVES

- 1 A Metropolitan Open Space System (MOSS), in and around metropolitan Adelaide, that:
 - (a) is comprised of public and private land
 - (b) is clearly defined and linked
 - (c) has an open or natural character
 - (d) provides a visual and scenic contrast to the built urban environment
 - (e) separates different parts of the metropolitan area.
- 2 Conservation and restoration of existing and modified habitats.
- 3 Conservation of sites of scientific or heritage interest.
- 4 The provision of corridors for the movement of wildlife.
- 5 The use of private land within the MOSS for low-scale uses such as non-intensive agriculture, rural living or low-impact tourist facilities where the emphasis is on retaining or developing the open, natural or rural character and buildings are located and designed in such a way as to blend into the open character of the area.
- 6 A range of recreation and leisure areas including a network of recreational trails integrating MOSS and adjoining land uses.
- 7 A range of active recreation and sporting facilities of regional or State significance, including facilities that may be used for national and international events.
- 8 Stormwater management in association with recreation, aquifer recharge and water quality management.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should preserve and enhance the natural and open character and amenity of land located within the MOSS.
- 2 Development within the MOSS should contribute to the rehabilitation and restoration of aquatic and terrestrial ecosystems and water catchments.
- 3 Privately owned land within the MOSS should be used for rural activities and agriculture (but not intensive animal keeping), very low-density residential development, low-impact tourist or sporting facilities, or conservation purposes.
- 4 Buildings and structures erected on land within the MOSS should be designed, sited and screened so as to be unobtrusive and not detract from the open natural or landscaped character of these areas.
- 5 Landscaping within MOSS locations should:
 - (a) incorporate remnant vegetation
 - (b) use locally indigenous plant species wherever possible

- (c) provide shade and windbreaks along cyclist and pedestrian routes and around picnic and barbecue areas, seating and car parking areas
 - (d) maximise opportunities for passive surveillance along the park.
- 6 Development on public land within the MOSS should incorporate:
- (a) easily identified access points
 - (b) pedestrian and cycle linkages within open spaces and between other open space networks
 - (c) facilities to provide and support a range of recreation and leisure activities.
- 7 When land fronting watercourses within the MOSS is divided land adjoining the watercourse should become a public reserve.

Mineral Extraction

OBJECTIVES

- 1 Development of mining activities in a way that contributes to the sustainable growth of the industry.
- 2 Protection of mineral deposits against intrusion by inappropriate forms of development.
- 3 Areas with scenic or conservation significance protected from undue damage arising from mining operations.
- 4 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.
- 5 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.
- 6 Mining operations that make adequate provision for site rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Known reserves of economically-viable mineral deposits should be kept free of development that may inhibit their future exploitation.
- 2 Development in proximity to mining operations should not be allowed where it may be exposed to adverse impacts resulting from mining activities.
- 3 Mining in scenic and native vegetation areas should only be undertaken if:
 - (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
 - (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
 - (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
 - (d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.
- 4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.
- 5 Access to land used for mining should be sited and designed to accommodate heavy-vehicle traffic and ensure the safety of all road users.
- 6 Mining operations should:
 - (a) ensure that minimal damage is caused to the landscape
 - (b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas
 - (c) minimise disturbance to natural hydrological systems.

Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
 - (a) residential areas
 - (b) tourist areas
 - (c) tourist routes
 - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
 - (a) contribute to an attractive landscape
 - (b) suit local soil and climatic conditions
 - (c) are fast growing and/or have a long life expectancy
 - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings.

Natural Resources

OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland, and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including ground water, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
 - (a) protect natural ecological systems
 - (b) achieve the sustainable use of water
 - (c) protect water quality, including receiving waters
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
 - (e) minimise demand on reticulated water supplies
 - (f) maximise the harvest and use of stormwater
 - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

Water Sensitive Design

- 5 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 6 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 7 Development should be sited and designed to:
 - (a) capture and re-use stormwater, where practical
 - (b) minimise surface water runoff
 - (c) prevent soil erosion and water pollution
 - (d) protect and enhance natural water flows
 - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
 - (f) not contribute to an increase in salinity levels
 - (g) avoid the water logging of soil or the release of toxic elements
 - (h) maintain natural hydrological systems and not adversely affect:
 - (i) the quantity and quality of groundwater
 - (ii) the depth and directional flow of groundwater
 - (iii) the quality and function of natural springs.
- 8 Water discharged from a development site should:
 - (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
 - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
 - (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source
 - (b) utilise, but not be limited to, one or more of the following harvesting methods:
 - (i) the collection of roof water in tanks
 - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
 - (iii) the incorporation of detention and retention facilities
 - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
 - (a) ensure public health and safety is protected
 - (b) minimise potential public health risks arising from the breeding of mosquitoes.

Water Catchment Areas

- 17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
 - (a) fenced to exclude livestock
 - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
 - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 22 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:

- (a) adversely affect the migration of aquatic biota
 - (b) adversely affect the natural flow regime
 - (c) cause or contribute to water pollution
 - (d) result in watercourse or bank erosion
 - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 23 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
 - (b) not take place in ecologically sensitive areas or on erosion-prone sites
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
 - (d) not negatively affect downstream users
 - (e) minimise in-stream or riparian vegetation loss
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
 - (g) protect ecosystems dependent on water resources.
- 24 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 25 Development should comply with the current *Environment Protection (Water Quality) Policy*.

Biodiversity and Native Vegetation

- 26 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 27 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 28 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 29 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:

- (a) erosion or sediment within water catchments
 - (b) decreased soil stability
 - (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.
- 30 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 31 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 32 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 33 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 34 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area

- (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
 - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 35 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

- 36 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 37 Development should be designed and sited to prevent erosion.
- 38 Development should take place in a manner that will minimise alteration to the existing landform.
- 39 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

Open Space and Recreation

OBJECTIVES

- 1 The creation of a network of linked parks, reserves, recreational trails and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 The provision of open space in the following hierarchy:
 - State
 - Regional
 - District
 - Neighbourhood
 - Local.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
 - (a) facilitate a range of formal and informal recreation activities
 - (b) provide for the movement of pedestrians and cyclists
 - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
 - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
 - (e) enable effective stormwater management
 - (f) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
 - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
 - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
 - (c) safe crossing points where pedestrian routes intersect the road network
 - (d) easily identified access points
 - (e) frontage to abutting public roads to optimise pedestrian access and visibility
 - (f) re-use of stormwater for irrigation purposes
 - (g) recreational trails where appropriate.
- 4 Where practical, access points to regional parks should be located close to public transport.

- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.
- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should be:
 - (a) a minimum of 0.2 hectares in size
 - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1-in-4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
 - (a) be clustered where practical to ensure that the majority of the site remains open
 - (b) where practical, be developed for multi-purpose use
 - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
 - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
 - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
 - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
 - (d) clearly defining the perimeters of play areas
 - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
 - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
 - (a) not compromise the drainage function of any drainage channel
 - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
 - (c) maximise opportunities for informal surveillance throughout the park

- (d) enhance the visual amenity of the area and complement existing buildings
 - (e) be designed and selected to minimise maintenance costs
 - (f) provide habitat for local fauna.
- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 Urban development should form a compact extension to an existing built-up area.
- 4 Ribbon development should not occur along arterial roads shown in *Overlay Maps - Transport*.
- 5 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 6 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 7 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 8 Development should be undertaken in accordance with the following Concept Plan Maps:
 - (a) [Concept Plan Map Cam/1 - Lochiel Park/Brookway Drive](#)
 - (b) [Concept Plan Map Cam/2 - Residential Zone Low Density Policy Area](#)
 - (c) [Concept Plan Map Cam/3 - Suburban Activity Node Zone](#)
 - (d) [Concept Plan Map Cam/4 - Lower North East Road Urban Corridor](#)
 - (e) [Concept Plan Map Cam/5 - Magill Road Urban Corridor](#)

Regulated Trees

OBJECTIVES

- 1 The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
- 2 Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
 - (a) significantly contributes to the character or visual amenity of the locality
 - (b) indigenous to the locality
 - (c) a rare or endangered species
 - (d) an important habitat for native fauna.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should have minimum adverse effects on regulated trees.
- 2 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
 - (a) the tree is diseased and its life expectancy is short
 - (b) the tree represents a material risk to public or private safety
 - (c) the tree is causing damage to a building
 - (d) development that is reasonable and expected would not otherwise be possible
 - (e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.
- 3 Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

Renewable Energy Facilities

OBJECTIVES

- 1 The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- 2 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts and maximise positive impacts on the environment, the local community and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.
- 2 Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines, should be sited, designed and operated in a manner that:
 - (a) avoids or minimises negative impacts on the character, landscape quality, visual significance or amenity of the area
 - (b) uses elements of the landscape and appropriate materials and finishes to minimise visual impact
 - (c) avoids or minimises the potential for adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage significance
 - (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips
 - (e) avoids or minimises nuisance or hazard to nearby property owners and/or occupiers, road users and wildlife by not:
 - (i) causing shadowing, flickering, reflection or blade glint impacts
 - (ii) creating excessive noise
 - (iii) interfering with television and radio signals
 - (iv) modifying vegetation, soils and habitats
 - (v) striking birds or bats.

Residential Development

OBJECTIVES

- 1 Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.
- 2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.
- 4 The revitalisation of residential areas to support the viability of community services and infrastructure.
- 5 Affordable housing, student housing and housing for aged persons provided in appropriate locations.
- 6 Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.
- 7 High-quality student accommodation that creates an affordable, safe, healthy and comfortable living environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should maximise solar orientation and have the area, and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle, pedestrian and cycle access and parking
 - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 2 Residential allotments should be of varying sizes to encourage housing diversity.

Design and Appearance

- 3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
 - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
 - (b) individual entries for ground floor accommodation
 - (c) opportunities to overlook adjacent public space.
- 4 Residential development should be designed to ensure living rooms have an external outlook.
- 5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.

Garages, Carports and Outbuildings

- 6 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.
- 7 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 8 Garages, carports and residential outbuildings should not dominate the streetscape and be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height (above natural ground level)	3 metres
Maximum building height (above natural ground level)	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 5.5 metres Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport with an opening facing the street	6 metres or 50 per cent of the allotment frontage (whichever is the lesser)

Site Coverage

- 9 Site coverage should ensure sufficient space is provided for:
 - (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) rainwater tanks
 - (e) private open space and landscaping
 - (f) convenient storage of household waste and recycling receptacles.

Private Open Space

- 10 Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
 - (a) to be accessed directly from habitable rooms of the dwelling

- (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy
- (c) to take advantage of, but not adversely, affect natural features of the site
- (d) to minimise overlooking from adjacent buildings
- (e) to achieve separation from bedroom windows on adjoining sites
- (f) to have a northerly aspect to provide for comfortable year round use
- (g) not to be significantly shaded during winter by the associated dwelling or adjacent development
- (h) to be partly shaded in summer
- (i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
- (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

11 Dwellings at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
<300	24, of which 8 may comprise balconies, roof patios and the like, provided it has a minimum dimension of 2 metres	3	16
>500	80, of which 10 may comprise balconies, roof patios and the like, provided it has a minimum dimension of 2 metres	4	24
300-500	60, of which 10 may comprise balconies, roof patios and the like, provided it has a minimum dimension of 2 metres	4	16

- 12 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.
- 13 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:
- (a) assist with ease of drainage
 - (b) allow for effective deep planting
 - (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

- 14 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

- 15 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 16 Private open space may be substituted for the equivalent area of communal open space where:
- (a) at least 50 per cent of the communal open space is visually screened from public areas of the development
 - (b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance
 - (c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

Communal Open Space

- 17 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:
- (a) private open space
 - (b) public rights of way
 - (c) private streets
 - (d) parking areas and driveways
 - (e) service and storage areas
 - (f) narrow or inaccessible strips of land.
- 18 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:
- (a) address acoustic, safety, security and wind effects
 - (b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings
 - (c) facilitate landscaping and food production
 - (d) be integrated into the overall facade and composition of buildings.

Visual Privacy

- 19 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

Noise

- 20 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.
- 21 External noise and artificial light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
- (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Site Facilities and Storage

- 22 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
 - (c) household waste and recyclable material storage areas away from dwellings.

Affordable Housing

- 23 Affordable housing (*as defined by the South Australian Housing Trust Regulations as amended*) should be well integrated and complementary in design and appearance to other dwellings within the development.

Dependent Accommodation

- 24 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
 - (b) the accommodation has a small floor area relative to the associated main dwelling(s)
 - (c) adequate outdoor space is provided
 - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
 - (e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

Student Accommodation

- 25 Residential development specifically designed for the short-term occupation of students may provide reduced internal floor areas, car parking, storage areas and/or areas of private open space provided that:
- (a) residents have access to common or shared facilities that enable a more efficient use of space (such as cooking, laundry, common rooms or communal open space)
 - (b) every living room has a window that provides an external outlook and maximises access to natural light
 - (c) the development is designed to enable easy adaptation or reconfiguration to accommodate an alternative use (eg tourist accommodation)

- (d) the development is designed to maximise opportunities to access natural ventilation and natural light
 - (e) private open space is provided in the form of balconies and/or substituted with communal open space (including rooftop gardens, common rooms or the like) that is accessible to all occupants of the building
 - (f) the internal layout and facilities provide sufficient space and amenity for the requirements of student life and promote social interaction.
- 26 Internal common areas should be capable of being used in a variety of ways to meet the study, social, recreational and cultural needs of students.
- 27 Development should provide secure storage space in both communal and private areas.
- 28 Student accommodation with shared living areas should ensure bedrooms for studio and one bedroom apartments are of a suitable size to accommodate a single bed, book shelves, a desk and workspace, and a cupboard/wardrobe.

Swimming Pools and Outdoor Spas

- 29 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited to protect the privacy and amenity of adjoining residential land.

Significant Trees

OBJECTIVES

- 1 The conservation of significant trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.
- 2 The conservation of significant trees in balance with achieving appropriate development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:
 - (a) makes an important contribution to the character or amenity of the local area; or
 - (b) is indigenous to the local area and its species is listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species
 - (c) represents an important habitat for native fauna
 - (d) is part of a wildlife corridor of a remnant area of native vegetation
 - (e) is important to the maintenance of biodiversity in the local environment
 - (f) forms a notable visual element to the landscape of the local area.
- 2 Development should be undertaken so that it has a minimum adverse effect on the health of a significant tree.
- 3 Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:
 - (a) in the case of tree removal:
 - (i) the tree is diseased and its life expectancy is short; or
 - (ii) the tree represents an unacceptable risk to public or private safety; or
 - (iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area; or
 - (iv) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value; and
 - (v) all other reasonable remedial treatments and measures have been determined to be ineffective; and
 - (vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
 - (b) in any other case:
 - (i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree; or

- (ii) the work is required due to unacceptable risk to public or private safety; or
 - (iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area;
 - (iv) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value; or
 - (v) the aesthetic appearance and structural integrity of the tree is maintained; or
 - (vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
- 4 Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of a significant tree or otherwise) should only be undertaken where the aesthetic appearance, health and integrity of a significant tree, including its root system, will not be adversely affected.
- 5 Land should not be divided or developed where the division or development would be likely to result in a substantial tree-damaging activity occurring to a significant tree.

Siting and Visibility

OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
 - (a) the natural, rural or heritage character of the area
 - (b) areas of high visual or scenic value, particularly rural areas.
 - (c) views from public reserves, tourist routes and walking trails.
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
 - (a) be grouped together
 - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
 - (a) sited below the ridgeline
 - (b) sited within valleys or behind spurs
 - (c) sited in such a way as to not be visible against the skyline when viewed from public roads
 - (d) set well back from public roads, particularly when the allotment is on the high side of the road.
- 4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
 - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
 - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 7 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.

- 8 Development should be screened through the establishment of landscaping using locally indigenous plant species:
- (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
 - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
 - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Sloping Land

OBJECTIVES

- 1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
 - (a) minimises their visual impact
 - (b) reduces the bulk of the buildings and structures
 - (c) minimises the extent of cut and/or fill
 - (d) minimises the need for, and the height of, retaining walls
 - (e) does not cause or contribute to instability of any embankment or cutting
 - (f) avoids the silting of watercourses
 - (g) protects development and its surrounds from erosion caused by water runoff.
- 3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 4 Development sites should not be at risk of landslide.
- 5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
- 6 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.
- 7 The cutting and/or filling of land outside townships and urban areas should:
 - (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
 - (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
 - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion
 - (d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

Supported Accommodation, Housing for Aged Persons and People with Disabilities

OBJECTIVES

- 1 Provision of well designed supported accommodation for community groups with special needs in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:
 - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport
 - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
 - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
 - (d) of a scale and appearance that reflects the residential style and character of the locality
 - (e) provided with public and private open space and landscaping.
- 2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
 - (a) internal communal areas and private spaces
 - (b) useable recreation areas for residents and visitors, including visiting children,
 - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
 - (d) storage areas for items such as boats, trailers, caravans and specialised equipment
 - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:
 - (a) not have steep gradients
 - (b) provide convenient access for emergency vehicles, visitors and residents
 - (c) provide space for manoeuvring cars and community buses
 - (d) include kerb ramps at pedestrian crossing points
 - (e) have level-surface passenger loading areas.

- 4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:
 - (a) be conveniently located on site within easy walking distance of resident units
 - (b) be adequate for residents, service providers and visitors
 - (c) include covered and secure parking for residents' vehicles
 - (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
 - (e) allow ease of vehicle manoeuvrability
 - (f) be designed to allow the full opening of all vehicle doors
 - (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
 - (h) be appropriately lit to enable safe and easy movement to and from vehicles.
- 5 Supported accommodation should include:
 - (a) ground-level access or lifted access to all units
 - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
 - (c) adequate living space allowing for the use of wheelchairs with an attendant
 - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6 Car parking associated with supported accommodation should:
 - (a) have adequate identifiable provisions for staff
 - (b) include private parking spaces for independent living units
 - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

- 1 Telecommunications facilities provided to deliver communication services to the community.
- 2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Telecommunications facilities should:
 - (a) be located in a coordinated manner to deliver communication services efficiently
 - (b) use materials and finishes that minimise visual impact
 - (c) have antennae located as close as practical to the support structure
 - (d) be located primarily in industrial, commercial, business, office, centre and rural zones
 - (e) where technically feasible, be co-located with other telecommunications facilities
 - (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
 - (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.
- 2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.
- 3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
 - (a) using existing buildings and vegetation for screening
 - (b) incorporating the facility within an existing structure that may serve another purpose
 - (c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.
- 4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, local heritage places, State heritage places or State Heritage Areas.

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public, community and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks
 - (e) provides convenient and safe access to public transport stops.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.
- 5 Safe and convenient freight and people movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.
- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.
- 11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).
- 12 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.
- 13 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 14 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 16 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and sport and recreation areas.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities
 - (c) bicycle parking facilities provided at the rate set out in [Table Cam/3 - Off-street Bicycle Parking Requirements](#).

- 20 On-site secure bicycle parking facilities should be:
- (a) located in a prominent place
 - (b) located at ground floor level
 - (c) located undercover
 - (d) located where surveillance is possible
 - (e) well lit and well signed
 - (f) close to well used entrances
 - (g) accessible by cycling along a safe, well lit route.
- 21 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

Access

- 22 Development should have direct access from an all-weather public road.
- 23 Development should be provided with safe and convenient access which:
- (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land, such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
- (a) limited to local roads (including rear lane access)
 - (b) shared between developments.
- 26 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse onto or from the road.
- 27 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:
- (a) signalised intersections
 - (b) heavy vehicles
 - (c) street lighting
 - (d) overhead electricity lines
 - (e) street trees
 - (f) bus stops.

28 Driveways, access tracks and parking areas should be designed and constructed to:

- (a) follow the natural contours of the land
- (b) minimise excavation and/or fill
- (c) minimise the potential for erosion from surface runoff
- (d) avoid the removal of existing vegetation
- (e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

Access for People with Disabilities

29 Development should be sited and designed to provide convenient access for people with a disability.

Vehicle Parking

30 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Cam/1 - Off Street Vehicle Parking Requirements](#).

31 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.

32 Vehicle parking areas should be sited and designed to:

- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
- (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
- (c) not inhibit safe and convenient traffic circulation
- (d) result in minimal conflict between customer and service vehicles
- (e) avoid the necessity to use public roads when moving from one part of a parking area to another
- (f) minimise the number of vehicle access points onto public roads
- (g) avoid the-need for vehicles to reverse onto public roads
- (h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
- (i) not dominate the character and appearance of a site when viewed from public roads and spaces
- (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas
- (k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.

33 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.

34 Vehicle parking areas that are likely to be used during non daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.

- 35 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 36 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.
- 37 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 38 On-site visitor parking spaces should be sited and designed to:
 - (a) not dominate internal site layout
 - (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (c) be accessible to visitors at all times.

Vehicle Parking for Residential Development

- 39 On-site vehicle parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 40 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 41 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:
 - (a) not face the primary street frontage
 - (b) be located to the rear of buildings with access from a shared internal laneway
 - (c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

Vehicle Parking for Suburban Activity Node and Urban Corridor Zones

- 42 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Cam/2 - Off-street Vehicle Parking Requirements for Suburban Activity Node and Urban Corridor Zones](#).
- 43 Loading areas and designated parking spaces for service vehicles should:
 - (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.

- 44 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
- (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 45 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 46 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
- (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties
 - (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)
 - (h) the height of the car park ceiling does not exceed 1 metre above the finished ground level.
- 47 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Waste

OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
 - (a) avoiding the production of waste
 - (b) minimising waste production
 - (c) reusing waste
 - (d) recycling waste
 - (e) recovering part of the waste for re-use
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
 - (a) screened and separated from adjoining areas
 - (b) located to avoid impacting on adjoining sensitive environments or land uses
 - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
 - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1-in-100 year average return interval flood event
 - (b) within 50 metres of the top of the bank of a watercourse
 - (c) within 500 metres of the coastal high water mark
 - (d) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
 - (a) the quality of surface and groundwater resources
 - (b) public health
 - (c) the amenity of a locality
 - (d) sensitive land uses.
- 12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
- (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.

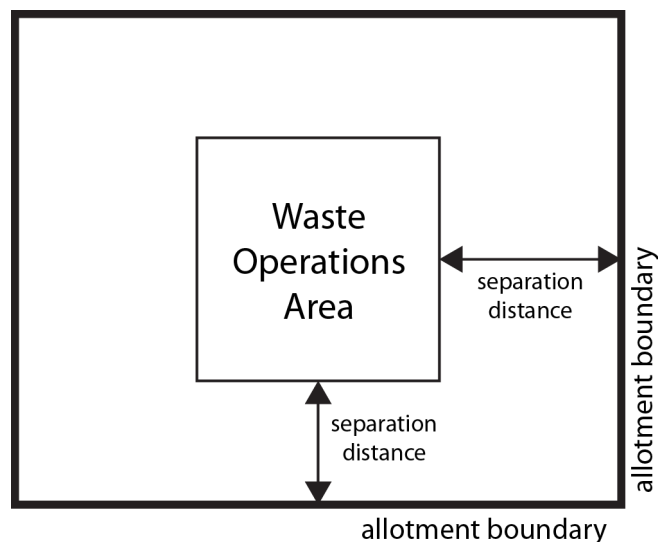
Waste Management Facilities

OBJECTIVES

- 1 The orderly and economic development of waste management facilities in appropriate locations.
- 2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.
- 3 Protection of waste management facilities from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.
- 2 Waste management facilities in the form of land fill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.
- 3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.
- 4 Waste management facilities should:
 - (a) be appropriately separated from sensitive land uses and environmentally sensitive areas
 - (b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



- (c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.
- 5 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

- 6 Sufficient area should be provided within the waste operations area for the:
 - (a) maximum expected volume of material on the site at any one time
 - (b) containment of potential groundwater and surface water contaminants
 - (c) diversion of clean stormwater away from the waste and potentially-contaminated areas.
- 7 Processing facilities and operational areas should be screened from public view.
- 8 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 9 Traffic circulation movements within any waste management site should:
 - (a) be of a dimension and constructed to support all vehicles transporting waste
 - (b) enable all vehicles to enter and exit the site in a forward direction.
- 10 Suitable access for emergency vehicles should be provided to and within waste management site.
- 11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.
- 12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 13 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 14 The waste operations area of a landfill or organic waste processing facility should be sited at least:
 - (a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft
 - (b) 500 metres from:
 - (i) the boundaries of the allotment
 - (ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste
 - (c) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
 - (d) 100 metres from:
 - (i) the nearest surface water (whether permanent or intermittent)
 - (ii) a 1-in-100 year average return interval flood event area.
- 15 The waste operations area of a landfill should not be located on land:
 - (a) that is subject to land slipping
 - (b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.
- 16 The waste operations area of an organic waste processing facility should not be located on land:
 - (a) that is subject to land slipping

- (b) with ground slopes greater than 6 per cent
 - (c) where the interface of the engineered landfill liner and natural soils would be within any of the following:
 - (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 milligrams per litre total dissolved salts
 - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts
 - (iii) 2 metres of groundwater with a water quality of greater than 12 000 milligrams per litre dissolved salts.
- 17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Overlay Section

Affordable Housing Overlay

Refer to the [Map Reference Tables](#) for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) - Affordable Housing*.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

- 1 Affordable housing that is integrated into residential and mixed use development.
- 2 Development that comprises a range of affordable dwelling types that caters for a variety of household structures.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development comprising 20 or more dwellings should include a minimum of 15 per cent affordable housing (as defined by the *South Australian Housing Trust Regulations as amended*) unless it can be demonstrated that any shortfall in affordable housing from a preceding stage of development will be accommodated in a subsequent stage or stages.

Noise and Air Emissions Overlay

Refer to the [Map Reference Tables](#) for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) - Noise and Air Emissions*.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

- 1 Protect community health and amenity from adverse impacts of noise and air emissions.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
 - (a) shield sensitive uses and areas through one or more of the following measures:
 - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas
 - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source
 - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met
 - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable
 - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

Strategic Transport Routes Overlay

Refer to the [Map Reference Tables](#) for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) - Strategic Transport Routes*.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

- 1 Development that recognises the importance of strategic transport routes and does not impede traffic flow or create hazardous conditions for pedestrians, cyclists or drivers of vehicles, including emergency services vehicles.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development adjacent to a strategic transport route should:
 - (a) avoid the provision of parking on the main carriageway
 - (b) be accessible via service roads, where possible, that provide:
 - (i) parking off the main carriageway
 - (ii) a buffer from the main carriageway for pedestrian and cycle activity
 - (c) not impede the potential for overhead cabling and associated infrastructure to be established in an existing or proposed tram corridor.
- 2 Vehicular site access should not be provided along the main street frontage where an alternative access is available.
- 3 Development adjacent kerbside bus stops should be set back to provide sufficient space for indented bus bays with associated hard stand area, shelter and a 1.2 metre wide continuous accessible path behind the bus shelter.

Zone Section

Commercial Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet
 - consulting room
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service trade premises
 - shop with a gross leasable area less than 250 square metres
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops should have a gross leasable area less than 250 square metres, unless used for bulky goods retailing.

Land Division

- 5 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.

Commercial Policy Area 1

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area accommodating offices, community facilities and local service activities which are compatible with the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - community centre
 - consulting room
 - library
 - office
 - recreation area.
- 2 Specialised forms of retail uses, such as restaurants should only be developed where they are located adjacent to a centre zone and they do not hinder the development or function of that zone.
- 3 A shop involving the sale of large goods which are of a size and shape as to require large areas for handling, storage or display or which require easy and direct vehicular access to enable their collection by customers after sale should only be undertaken where:
 - (a) it does not involve the sale of food stuffs, clothing or sporting goods or contain an industrial component
 - (b) access, circulation and car parking requirements are suitable.

Form and Character

- 4 Where development is adjacent to a centre zone in another council access points should be located directly opposite each other and the need to cross arterial roads should be minimised for safety reasons.
- 5 Appropriate landscaping should be undertaken as part of development to reduce the visual impact of buildings and structures, particularly those that adjoin residential areas.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Cam/4 - Conditions for Complying Development](#):

- community centre within the **Commercial Policy Area 1**
- consulting room within the **Commercial Policy Area 1**
- electricity substation outside of the **Commercial Policy Area 1**
- emergency services facility outside of the **Commercial Policy Area 1**
- library within the **Commercial Policy Area 1**
- post office within the **Commercial Policy Area 1**
- public service depot outside of the **Commercial Policy Area 1**
- office
- recreation area
- service industry outside of the **Commercial Policy Area 1**
- store outside of the **Commercial Policy Area 1**
- warehouse outside of the **Commercial Policy Area 1**.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement machine centre	Except where located within the Commercial Policy Area 1 .
Animal keeping	
Builders yard within the Commercial Policy Area 1	
Bus depot within the Commercial Policy Area 1	
Caravan Park	
Cemetery	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Electricity generating station	Except for an electricity substation outside of the Commercial Policy Area 1 .
Farm building	
Farming	
Fuel depot	
General Industry	
Hall	Except where located within the Commercial Policy Area 1 .

Form of Development	Exceptions
Horticulture	
Hospital	
Hotel	Except where located within the Commercial Policy Area 1 .
Indoor recreation centre	Except where located within the Commercial Policy Area 1 .
Industry	Except for a light industry outside of the Commercial Policy Area 1 .
Intensive animal keeping	
Major public service depot within the Commercial Policy Area 1	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises within the Commercial Policy Area 1	
Shop or group of shops within the Commercial Policy Area 1	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is a bulky goods outlet (c) post office.
Special Industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Supported accommodation	Except where located within the Commercial Policy Area 1 .
Telecommunications facility above 30 metres in height within the Commercial Policy Area 1	
Waste reception, storage, treatment, or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Community Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.
- 2 **Secondary, tertiary and trade educational facilities located within Precinct 1 Education.**
- 3 Development that is integrated in function and provides a co-ordinated base to promote efficient service delivery.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community centre
 - consulting room
 - educational establishment
 - emergency services facility
 - hall
 - health facility
 - library
 - office associated with community services
 - **primary school within Precinct 1 Education**
 - public administration office
 - **recreation area**
 - theatre
 - welfare institution.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precinct.

Precinct 1 Education

- 4 **Development within the precinct should be adequately set back from dwellings in adjoining residential zones.**

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Cam/4 - Conditions for Complying Development](#):

- community centre
- educational establishment within **Precinct 1 Education**
- library
- meeting hall
- office except where located within **Precinct 1 Education**
- recreation area
- primary school within **Precinct 1 Education**
- welfare institution within **Precinct 1 Education**.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Ambulance station within Precinct 1 Education .	
Amusement machine centre	
Animal keeping	Except where located within Precinct 1 Education .
Bus depot	
Bus station	
Caravan park	
Cemetery	
Crematorium	
Dwelling	Except where located within Precinct 1 Education .
Electricity generating station	
Emergency services facility within Precinct 1 Education .	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	

Form of Development	Exceptions
Public service depot	Except for a minor public service depot located outside of Precinct 1 Education .
Motel within Precinct 1 Education .	
Motor repair station	
Petrol filling station	
Place of worship	Except where located within Precinct 1 Education .
Post office	
Radio or television station	Except where located within Precinct 1 Education .
Residential flat building	Except where located within Precinct 1 Education .
Road transport terminal	
Service industry	
Service trade premises	
Shop and dwelling	
Shop or group of shops	
Stadium	Except where located within Precinct 1 Education .
Stock sales yard	
Stock slaughter works	
Telecommunications facility	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

District Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre.
- 3 A centre accommodating medium to high-density residential development in conjunction with non-residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - bank
 - child care centre
 - civic centre
 - consulting room
 - discount department store
 - dwelling in conjunction with non-residential development
 - educational establishment
 - emergency services facility
 - entertainment facility
 - health facility
 - hospital
 - library
 - office
 - place of worship
 - playing field
 - pre-school
 - recreation area
 - residential flat building in conjunction with non-residential development
 - restaurant
 - shop
 - supermarket
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Medium to high-density residential development, including affordable housing, and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

- 4 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.

- 5 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.
- 7 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 8 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 to 4 storey buildings.
- 9 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over 4 storey buildings.

Vehicle Parking

- 10 Vehicle parking should be provided in accordance with the rates set out in [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

Land Division

- 11 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) Subject to the conditions contained in [Table Cam/4 - Conditions for Complying Development](#):
 - consulting room
 - library
 - office
 - recreation area
 - shop.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
 - (i) 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
 - (ii) the building is not a State heritage place
 - (iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
 - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):

- (A) all of the following:
 - (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
- (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):
 - (A) 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
 - (B) 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
- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (A) the building is a local heritage place
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (C) 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.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Animal keeping	
Bus depot	
Caravan park	
Cemetery	
Crematorium	

Form of Development	Exceptions
Dwelling	Except where in conjunction with a non-residential development.
Electricity generating station	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	Except a service industry.
Motel	
Motor repair station	
Public service depot	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	Except a telecommunications facility 30 metres or less in height from natural ground level.
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Hills Face Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone in which the natural character is preserved and enhanced or re-established in order to:
 - (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area
 - (b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide
 - (c) provide for passive recreation in an area of natural character close to the metropolitan area
 - (d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges
 - (e) ensure that the community is not required to bear the cost of providing services to and within the zone.
- 2 A zone accommodating low intensity agricultural activities and public/private open space and one where structures are sited and designed in such a way as to:
 - (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone
 - (b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain
 - (c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community
 - (d) prevent the loss of life and property resulting from bushfires.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The western slopes of the south Mount Lofty Ranges in Metropolitan Adelaide are an important natural asset to both the population of the urban area and the tourism industry. Development which is undertaken in this zone should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character. The term "natural character" refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.

In those parts of the zone where, prior to 1975, concentrations of smaller than average allotments were created, special attention needs to be paid to the scale, design and landscaping of development because there are fewer location options for development on these allotments.

The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures to minimize the fire risk. While vegetation management is an important part of minimizing the fire risk, the destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.

The **Hills Face Zone** is not a residential zone and so services provided in an urban area will not be provided in this zone. Accordingly, development should not be undertaken if it is likely, in itself or in association with other development, to create a potential demand for such services. Activities and projects by State and local agencies which are considered necessary in this zone should be located, sited, constructed and maintained to promote the objectives for the zone and complement the principles of development control relating to this zone. Tourist facilities are appropriate provided they are of a low-scale and are sited unobtrusively.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The excavation and/or filling of land outside townships and urban areas should:
 - (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
 - (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
 - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion, and result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.
- 4 New mines and quarries should not be developed within the zone.
- 5 Extensions to existing mines and quarries should only be undertaken within the zone where:
 - (a) the overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations
 - (b) the site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available
 - (c) the proposed operation would maximize the utilisation of the resource but minimize the adverse impacts of extraction
 - (d) the proposed workings cannot be seen from any part of the Adelaide Plain; from any arterial road, scenic road or other substantial traffic route
 - (e) an effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation
 - (f) the operation is to be conducted in accordance with a staged development and rehabilitation scheme which:
 - (i) ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them
 - (ii) provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character

- (iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed
 - (iv) provides scope for suitable after-uses.
- 6 Landfill operations may be appropriate outside the Mount Lofty Ranges Watershed, provided the site meets at least one of the following criteria:
- (a) is a disused quarry
 - (b) has ground slopes no greater than 10 per cent and has adequate separation distances from any above ground or underground water resource or potentially incompatible land uses and activities.
- 7 Outside the Mount Lofty Ranges Watershed, small-scale transfer stations may be appropriate in unobtrusive locations.
- 8 Horticultural activities should be located:
- (a) a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
 - (b) no closer than 50 metres of a lake, watercourse or wetland
 - (c) no closer than 100 metres of a lake, watercourse or wetland identified on a current series 1:50 000 SA Government topographical map.
- 9 Horticultural activities located within 300 metres of a dwelling, tourist accommodation facility or any other sensitive receptor should incorporate a suitably sized vegetated buffer area/strip to minimise any adverse impacts from the horticultural activity (including noise, chemical spray drift and runoff) on the sensitive receptor.

Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Development should not be undertaken if it is likely to result in:
- (a) pollution of underground or surface water resources
 - (b) over exploitation of underground or surface water resources
 - (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment
 - (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat
 - (e) denudation of pastures
 - (f) the introduction of or an increase in the number of pest plants or vermin
 - (g) adverse impacts from chemical spray drift, chemical runoff or chemical residue in soils
 - (h) the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone
 - (i) increased hazard to the locality from bushfires

- (j) loss of amenity to adjoining land or surrounding localities from:
 - (i) the visual impact of buildings, structures or earthworks
 - (ii) the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.
- 12 Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.
- 13 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
 - (a) be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
 - (b) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road
 - (c) be sited on excavated rather than a filled site in order to reduce the vertical profile of the building
 - (d) be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
 - (e) be located well below the ridge line
 - (f) be located within valleys or behind spurs
 - (g) be set well back from public roads, particularly when the allotment is on the high side of the road
 - (h) not be sited on landfill which would interfere with the flow of flood waters
 - (i) not have a septic tank drainage field located in such a way as to pollute watercourses
 - (j) be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.
- 14 Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:
 - (a) buildings should be of a single storey
 - (b) be of dark natural colours such as brown and green to blend with a natural rural landscape and minimise any visual intrusion
 - (c) the mass of buildings should be minimized by having separate vehicle storage areas.
- 15 Buildings should have a:
 - (a) year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health
 - (b) safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.
- 16 Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials.
- 17 Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.

- 18 Additions to buildings should maintain the single storey profile of the building and be sited on the side of the dwelling which minimises the obtrusiveness of the completed building.
- 19 Buildings should be grouped together.
- 20 Retaining walls should be constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species where possible.
- 21 Fences, if required, should be sited to minimize their visual impact and should be of post and wire or other materials which can be seen through. Obtrusive gateways, particularly of brick or masonry, should not be constructed.
- 22 When solid fences are essential, particularly rear and side fences in closely divided areas within the zone, they should be of materials which are of a low light reflective nature and of dark natural colours to blend with the natural landscape and minimize any visual intrusion. Such fences should not increase the fire risk near buildings.
- 23 Communication towers and masts should be sited and designed to minimize their visual impact. The number of masts should be contained by shared use of facilities.
- 24 Telephone lines and electricity mains and services of less than 33 kV should be located underground. All new lines, mains and services should be located and designed in such a way as to minimize their visual intrusion and any adverse effect on the desired natural character of the zone.
- 25 Development should only be undertaken if it can be located and designed to maximize the retention of existing native vegetation and, where possible, increase the extent of locally indigenous plant species.
- 26 Locally indigenous plant species should be established to screen development, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Cam/4 - Conditions for Complying Development](#):

- farming, except where it requires or involves any of the following:
 - (i) excavation or filling of land
 - (ii) the construction of roads, tracks and thoroughfares
 - (iii) the erection, construction or alteration of, or addition to, any building or structure
 - (iv) the clearing of native vegetation.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Abattoir	
Advertisement	

Form of Development	Exceptions
Advertising hoarding	
Amusement machine centre	
Auction room	
Builders yard	
Bus depot	
Bus station	
Caravan park	
Community centre	
Consulting room	
Crematorium	
Dwelling	<p>Except where it achieves all of the following criteria:</p> <ul style="list-style-type: none"> (a) it will not result in more than one dwelling on an allotment and: <ul style="list-style-type: none"> (i) no other dwelling exists on the allotment (ii) no valid development authorisation to erect a dwelling on that allotment exists (iii) no other development application has been made for a dwelling on that allotment and has yet to be determined (b) the scale and design is such that: <ul style="list-style-type: none"> (i) the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is less than three metres, other than gable ends of the dwelling where the distance is less than five metres (ii) there is no floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level (iii) the depth of excavation and/or height of filling of land is less than 1.5 metres (iv) access to a new dwelling is provided by a private vehicular access track that is less than 30 metres in length and which has a gradient of less than 16 degrees (1-in-3.5) at any point (v) it does not involve the clearance of native vegetation comprising trees and/or shrubs.
Educational establishment	
Electricity generating station	
Excavation	<p>Except where one or more of the following applies:</p> <ul style="list-style-type: none"> (a) the depth of the excavation is less than two metres below natural ground level (b) the excavation is directly required for the portion of a building that is fully underground, an underground home; pool, underground tank, cellar, pipeline or waste disposal and treatment system.
Filling	<p>Except where one or more of the following applies:</p> <ul style="list-style-type: none"> (a) the height of filling is less than one metre above natural ground level (b) the filling is directly required for an underground home, underground tank, or cellar.

Form of Development	Exceptions
Fuel depot	
Gas holder	
Hall	
Horticulture	<p>Except where one of the following applies:</p> <ul style="list-style-type: none"> (a) a change of use from one form of horticulture to another, except where the change in use is for the purpose of an olive orchard (b) the expansion of horticultural activities, excluding an olive orchard, on an allotment where horticulture currently takes place provided it does not involve the clearance of native vegetation comprising trees and/or shrubs.
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Indoor recreation centre	
Intensive animal keeping	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i>	<p>Except where:</p> <ul style="list-style-type: none"> (a) the proposed landfill operation is located on a site outside the Mount Lofty Ranges Watershed (b) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 per cent (c) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site (d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft (e) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100 year average return interval flood event (f) the interface between any engineered landfill liner and the natural soil achieves one of the following: <ul style="list-style-type: none"> (i) is greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts (ii) is greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts (iii) is greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
Land division	
Library	
Major public service depot	

Form of Development	Exceptions
Motel	
Motor race track	
Motor repair station	
Office	
Office and dwelling	
Olive growing	
Petrol filling station	
Place of worship	
Permanent sewerage treatment plant	
Post office	
Pre-school	
Prescribed mining operations	
Primary school	
Radio or television station	
Refuse destructor	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Shop and dwelling	
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Light Industry Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a range of light industrial, storage and warehouse land uses.
- 2 Industries which manufacture on a small scale and which do not create any appreciable nuisance or generate heavy traffic.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - light industry
 - office in association with and ancillary to industry
 - public service depot
 - service industry
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, wind vanes and similar
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 4 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
 - (a) a maximum unarticulated length to the street frontage of 30 metres and 15 metres for office component
 - (b) façade articulation and detailing and window and door proportions
 - (c) verandas, eaves and parapets
 - (d) ground floor height above natural ground level
 - (e) roof form and pitch
 - (f) driveway crossovers, fence styles and alignment.

- 5 Group developments such as factory units are detailed or articulated to enable individual units to be identified from public streets or internal roadways
- 6 Landscaping should comprise at least 10 per cent of the site.
- 7 Landscaped buffers should be at least 2 metres wide and capable of forming a visual screen along the road frontage and site boundaries where the land adjoins a residential area. Where the site includes mature trees, landscaped buffers of at least 3 metres should be provided around the tree.
- 8 Fences that exceed 2 metres in height should be set back the following minimum distance and landscaped to improve the visual amenity:
 - (a) a minimum of 3 metres from a common property boundary
 - (b) in the case of security fencing, 1 metre from the road frontage.
- 9 Fences located on road boundaries located opposite a residential zone should not exceed 2 metres in height and should be constructed of masonry, brick or timber.

Land Division

- 10 Land division should create allotments that are of a size and shape suitable for the intended use.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to:

- (a) the conditions contained in [Table Cam/4 - Conditions for Complying Development](#)
- (b) no building being erected, added to or altered so that any portion of such building is erected, added to or altered nearer than 23 metres to the eastern boundary of the thoroughfare contained in Deposited Plan 10295:
 - builders yard
 - light industry
 - public service depot
 - store
 - warehouse.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement machine centre	
Animal keeping	
Caravan park	
Cemetery	
Crematorium	

Form of Development	Exceptions
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
Electricity generating station	
Emergency services facility	
General industry	
Hall	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Post office	
Pre-school	
Primary school	
Residential flat building	
Radio or television studio	
Restaurant	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	

Form of Development	Exceptions
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Welfare institution	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Local Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - advertisement
 - community facility
 - consulting room
 - office
 - office and dwelling
 - recreation area
 - shop generally up to a maximum gross leasable area of 450 square metres'
 - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

- 4 Dwellings should be located only behind or above non-residential uses on the same allotment.

Vehicle Parking

- 5 Vehicle parking should be provided in accordance with the rates set out in [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

Land Division

- 6 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) Subject to the conditions contained in [Table Cam/4 - Conditions for Complying Development](#):
 - consulting room
 - office
 - recreation area
 - shop where the gross leasable area is 450 square metres or less.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
 - (i) 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
 - (ii) the building is not a State heritage place
 - (iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
 - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
 - (A) all of the following:
 - (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
 - (v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):
 - (A) 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
 - (B) 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

- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
- (A) the building is a local heritage place
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (C) 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.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement machine centre	
Animal keeping	
Bus depot	
Bus station	
Caravan park	
Cemetery	
Crematorium	
Dwelling	Except where in conjunction with a non-residential development.
Educational establishment	
Electricity generating station	
Emergency services facility	
Fuel depot	
Hall	
Horticulture	
Hospital	
Hotel	
Industry	Except for a service industry.
Indoor recreation centre	
Motel	
Motor repair station	

Form of Development	Exceptions
Petrol filling station	
Plant nursery	
Primary school	
Public service depot	
Radio or television studio	
Residential flat building	
Road transport terminal	
Service trade premises	
Stadium	
Store	
Telecommunications facility	Except a telecommunications facility 30 metres or less in height from natural ground level.
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Metropolitan Open Space System Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone comprising open space that accommodates a range of public and private activities, including passive and active recreation land uses, habitat conservation and restoration, in an open and natural setting.
- 2 Development of recreational activities that do not detrimentally affect fauna, flora or other features of the natural environment.
- 3 Private land within the Metropolitan Open Space System (MOSS) contributing to regional open space networks and providing an open, natural and rural character accommodating low-scale uses such as non-intensive agriculture.
- 4 Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation work
 - farming
 - office in association with recreation and sport facilities
 - outbuildings associated with open space maintenance
 - playground
 - public toilets block and barbeque facilities
 - recreation area
 - shop in association with recreation and sport facilities
 - sport facilities
 - structures associated with public facilities such as car parking, picnic/barbeque areas, shelter and toilets.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Publicly owned land within the MOSS should be used for any of the following:
 - (a) to provide natural or landscaped open space using locally indigenous plant species
 - (b) to accommodate a range of public recreation, sporting and institutional facilities and uses
 - (c) to accommodate stormwater retention and management
 - (d) to conserve and restore areas of native natural vegetation and wildlife habitats and corridors
 - (e) to conserve sites of scientific, cultural or heritage interest
 - (f) for revegetation purposes using locally indigenous plant species
 - (g) to provide a buffer to adjoining areas of conservation significance.

- 4 Privately owned land within the MOSS should be used for any of the following:
 - (a) rural activities and agriculture (but not intensive animal keeping)
 - (b) low-impact sporting facilities
 - (c) conservation purposes.

Form and Character

- 5 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.

Linear Park River Torrens Policy Area 2

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A linear park primarily comprising open space providing a contrast with the built urban environment.
- 2 A linear park providing an open space corridor across the metropolitan Adelaide.
- 3 A linear park that accommodates a range of passive and unstructured recreation and leisure areas which do not detrimentally affect the natural and modified environments of the park, or nearby urban development.
- 4 A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas.
- 5 A linear park that promotes the use, awareness and preservation of the riverine environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is primarily an open space with aesthetic, stormwater management and recreation functions. Development within the policy area is appropriate where it is integral to any of these functions provided any structures are not a dominant feature.

The policy area will provide for the establishment and maintenance of a linear open space and biological corridor based on the existing watercourse channel, associated floodplains and vegetation.

Water quality of the river and the recreational opportunities will be retained and enhanced.

Pedestrian, cycle and recreation facilities, such as drinking fountains and barbecues, should be incorporated into the Linear Park; however, facilities for sports competitions or events are inappropriate.

In parts, the policy area also accommodates the Adelaide Obahn bus way.

Landscaping should ensure that any remnant native vegetation is incorporated into the landscape design and that indigenous vegetation is utilised wherever possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - lighting
 - outdoor recreation facilities
 - playground
 - public toilets
 - recreation area.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the park.
- 4 Development should allow for unstructured passive and active recreation, with organised sporting activities restricted to existing sites and buildings.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should ensure that public access to the River Torrens Linear Park is retained and enhanced for cyclists and pedestrians.
- 7 All development including pedestrian and cycle paths and landscaping should take into account the changing flow regime and width of waterways and be constructed of permeable material where practical to reduce stormwater runoff.
- 8 Landscaping should primarily comprise indigenous species and incorporate existing remnant vegetation.
- 9 Vehicular access or crossings should not occur through the River Torrens Linear Park.
- 10 Buildings should be:
 - (a) restricted in size and number
 - (b) sited so as not to detract from the open natural character of the policy area
 - (c) constructed of materials which blend with the riverine landscape.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Cam/4 - Conditions for Complying Development](#):

- outbuildings associated with open space maintenance
- recreation area.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Bus depot	
Bus station	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Electricity generating station	
Electricity sub-station	
Emergency services facility	
Fuel depot	
Hall	
Helicopter landing facility	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	

Form of Development	Exceptions
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Library	
Motel	
Motor repair station	
Nursing home	
Office	Except where directly related to the administration and management of recreation and sport facilities.
Office and dwelling	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Primary school	
Public service depot	
Radio or television studio	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	
Welfare institution	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Mixed Use Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A functional and diverse zone accommodating a mix of commercial, community, light industrial, medium density residential, office, and small-scale shop land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will contain development made up of a combination of uses including office, retail and medium density residential.

It is envisaged that buildings will be setback from primary and secondary road boundaries and that landscaping of varying heights will be established between the building and the adjacent road.

Where a development shares a boundary with another zone fencing and landscaping will be provided to ensure screening and if necessary noise attenuation.

Fencing along boundaries fronting a public road will incorporate landscaping either along the entirety or indented to soften the appearance.

Car parking will be positioned at the side or the rear of the buildings and where possible will be consolidated to service as many developments as possible. Site amalgamations will be encouraged so as to keep access points to a minimum. All car parking either visible from the street or a neighbouring residential property will be screened with the use of appropriate landscaping.

All development fronting an arterial road will mitigate any potential noise or air quality impacts through appropriate building design and orientation. Non-residential uses at ground level will incorporate a street frontage which is a minimum of 50 per cent visually permeable to promote active street frontages and maximise passive surveillance. Residential development where possible will also provide visual surveillance of the street through the use of windows or balconies.

Well-designed landscaping will assist to visually reduce the scale of large building façades, soften edges and provide visual amenity and shade. Plant and service equipment will be enclosed and screened from view from the street and neighbouring sites.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - consulting room
 - group dwelling
 - institutional facility
 - motor repair station

- multiple dwelling
- office
- residential flat building
- service trade premises
- shop or group of shops
- warehouse.

2 Development listed as non-complying is generally inappropriate.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 The bulk and scale of development should be compatible with adjoining land uses.

5 Development should be set back 3 metres from the primary road frontage and 2 metres from the secondary road frontage.

6 Car parking areas should be provided at the rear or side of premises.

7 Advertisements and advertising hoardings should not include any of the following:

- (a) flashing or animated signs
- (b) bunting, streamers, flags, or wind vanes
- (c) roof-mounted advertisements projected above the roofline
- (d) parapet-mounted advertisements projecting above the top of the parapet.

Land Division

8 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
 - (i) 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
 - (ii) the building is not a State heritage place
 - (iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
 - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
 - (A) all of the following:

- (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
- (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (v) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Cam/1- Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
- (A) the building is a local heritage place
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (C) 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.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Prescribed mining operations	
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1	Category 2
All forms of development to that are ancillary to and in association with residential development	All forms of development not listed as Category 1
Bulky goods outlet	
Community facility	
Consulting room	
Group dwelling	
Institutional facility	
Motor repair station	
Motor showroom	
Multiple dwelling	
Office	
Petrol filling station	
Residential flat building	
Service industry	
Service trade premises	
Shop or group of shops	
Telecommunications facility	
Warehouse	

Neighbourhood Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre providing a range of facilities to meet the shopping, community, business, and recreational needs of the surrounding neighbourhood.
- 2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.
- 3 A centre accommodating residential development in conjunction with non-residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - child care facility
 - consulting room
 - dwelling in conjunction with non-residential land uses
 - library
 - health centre
 - office
 - petrol filling station
 - place of worship
 - playing field
 - pre-school
 - primary school
 - recreation area
 - restaurant
 - shop
 - supermarket.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

- 4 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 5 Development located adjacent to the corner of St Bernards Road and Karrawirra Avenue at Rostrevor should be integrated with other development throughout the zone and be such as to discourage vehicular movement between the zone and the residential access streets to the north and east.

Vehicle Parking

- 6 Vehicle parking should be provided in accordance with the rates set out in [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

Land Division

- 7 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) Subject to the conditions contained in [Table Cam/4 - Conditions for Complying Development](#):
- consulting room
 - library
 - office
 - recreation area
 - shop.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
- (i) 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
 - (ii) the building is not a State heritage place
 - (iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
 - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
 - (A) all of the following:
 - (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
 - (v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):
 - (A) 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

- (B) 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
- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (A) the building is a local heritage place
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (C) 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.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Animal keeping	
Bus depot	
Bus station	
Caravan park	
Cemetery	
Crematorium	
Dwelling	Except where either of the following criteria apply: (a) in conjunction with a non-residential development (b) located at Magill and in the form of student accommodation.
Educational establishment	
Electricity generating station	
Emergency services facility	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	Except a service industry.

Form of Development	Exceptions
Public service depot	
Motel	
Motor repair station	
Radio or television studio	
Residential flat building	
Road transport terminal	
Service trade premises	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will continue to meet the needs of an increasingly diverse population through the provision of a range of dwelling types at varied densities.

Sensitive infill development, including the division of land, will be accommodated on land in a manner that is typical of a traditional grid pattern, with allotment sizes and building setbacks varying in accordance with the relevant policy area provisions. Residential 'greenfield' (former market gardens and similar sites) will incorporate a road pattern that is connected to existing streets, adjacent public reserves and pedestrian or cycle networks, rather than 'closed' estates or gated communities.

It is essential that new medium density residential development provides a range of housing sizes including a mixture of smaller one and two bedroom dwellings to cater for a diverse and changing population. Medium density residential infill targeted close to frequent public transport stops (Go Zones) on arterial roads designated in the relevant Policy Area will contribute to a gradual increase in dwelling density that allows for improved community access to areas of the council that benefit from existing public infrastructure investment.

Site amalgamation, land division or new building development on land adjacent public open space will incorporate new or enhanced public pedestrian access or thoroughfares and maintain any established views to these locations from the existing streets or other public spaces.

Development adjacent public reserves and public roads will be designed and orientated to address the public realm through the provision of clear views and sight lines providing unrestricted casual surveillance over public areas.

Non residential buildings that are domestic in scale and appearance should predominate to create a physical and visual relationship between dwellings and non-residential sites in order to reinforce the zone's residential character. Exceptions to this desired scale and character are envisaged for development associated with educational establishments, community centres and sport and recreation buildings.

Vehicle garaging on a site addressing an existing public road will be setback behind the main face / principal facade of the dwelling. The visual and physical impact of vehicle access points will be minimised by reducing both the number of access points and providing single car width crossovers and driveways, to minimise interruption of footpaths and impact on street trees. The use of undercroft car parking will be avoided except where the existing slope of the site provides a natural advantage to incorporate it in the design of a building without significant modification of natural ground level.

Dwellings with articulation and window/door openings in the principal facade and a range of materials or similar treatment in the front elevation to achieve visual relief and architectural interest in the building's address to the street.

Development will incorporate a building envelope to protect and retain existing large trees that contribute to the landscape character of the area, and provide open space areas of proportions consistent with adjacent development, for landscaping in preference to extensive areas of hard sealed / paved surfaces.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing (as defined by the *South Australian Housing Trust Regulations* as amended)
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Garage doors and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 8 Side boundary walls, where no wall exists on the adjoining boundary (excluding retaining walls), should not exceed 3 metres in height and a maximum length of 30 per cent of the length of the boundary or 10 metres (whichever is the lesser).
- 9 Car parking spaces within a residential flat building or group dwelling development, including garage, carport, uncovered spaces and shared resident and designated visitor spaces within common areas, should be designed to ensure that a B85 classified vehicle is able to access (in a forward direction) a car parking space in a single movement.

- 10 On-site visitor parking spaces for group dwellings, multiple dwellings and residential flat buildings should be located and designed to:
 - (a) not dominate the streetscape appearance;
 - (b) not prevent or restrict access to designated dwelling spaces;
 - (c) ensure visitor spaces are not sited behind garage doors, gates or fences and are independently accessible at all times; and
 - (d) not rely on on-street spaces to address any shortfall in provision required in accordance with [Table Cam/1 – Off street Vehicle Parking Requirements](#).
- 11 Driveway crossovers serving residential development:
 - (a) should be single width (except where serving group dwellings or residential flat buildings which may require common driveways for simultaneous two-way vehicle movements with entry and egress in a forward direction);
 - (b) minimised in number to reinforce or contribute to streetscape character and preserve landscaped verges; and
 - (c) located and designed to optimise the provision of on-street parking, avoid street trees and infrastructure.

Dwelling Storage

- 12 A detached dwelling or a semi-detached dwelling on a site 300 square metres or less, a group dwelling, row dwelling or a dwelling in a residential flat building should provide a dedicated storage area at ground level (within a non-habitable room) of not less than 8 cubic metres per dwelling, in one or more of the following areas:
 - (a) in a garage, provided it is in addition to the minimum area required for vehicle parking within the garage
 - (b) in a carport, provided it is in addition to the minimum area required for vehicle parking under the carport and is covered and/or enclosed and screened from view from streets and neighbouring properties
 - (c) in a laundry or dedicated storage room.

Affordable Housing

- 13 Development should include a minimum 15 per cent of residential dwellings for affordable housing (as defined by the *South Australian Housing Trust Regulations as amended*).
- 14 Affordable housing (as defined by the *South Australian Housing Trust Regulations as amended*) should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Regeneration Policy Area 3

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A residential policy area comprising a range of medium density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- 2 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 3 Development that supports the viability of community services and infrastructure and incorporates good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Residential development will provide a range of dwelling types including semi-detached, row and group dwellings and residential flat buildings, developed at low to medium densities.

Strategic locations for an increase in residential density are focussed on catchments within 400 metres of a Neighbourhood Centre or District Centre or within 400 metres of designated high frequency public transport corridors identified as Montacute Road, Magill Road and Lower North East Road. The allotment (or the allotments comprising a development site) must be entirely within the 400 metre radius measured in a straight line from the boundary of a designated centre zone or the closest road reserve boundary of a designated high frequency public transport corridor, whichever is applicable.

Increasing densities in these catchments will cater for varying dwelling types on a variety of allotment sizes, accommodating more households within reasonable walking distance to designated high frequency public transport routes and activity centres within and adjacent to the council area.

An allotment with a wide frontage to a designated high frequency public transport corridor presents a locational advantage for medium density residential infill development, particularly in the form of two storey residential flat buildings or group dwelling developments, provided an existing driveway is utilised for two-way movements (without increasing the number of crossovers to the arterial road) and vehicles can enter and exit the site in a forward direction.

New buildings of one or two storeys will contribute to a highly varied streetscape, with no single architectural style envisaged to dominate.

Building to one side boundary is envisaged. Building to more than one side boundary on a site will be reserved for single storey development or development adjacent a non-residential site where overlooking or overshadowing of private open space is not an issue. In the case of side boundary to side boundary development, design should ensure there is access from the 'front' to the 'rear' in addition to that achieved through the dwelling (e.g. through a garage with an opening on two sides or via a carport).

Buildings will be interspersed with landscaped open spaces with minimal hard paved areas, particularly behind the principal road frontage, to enhance the appearance of residential sites from the streets as viewed by pedestrians, provide an appropriate transition between the landscaped character of the public and private realm and reduce heat loads in summer.

Precinct 2 Lochiel Park

Lochiel Park has been developed in accordance with design guidelines and with reference to site specific building envelopes that are recognised in an encumbrance for each individual site. Vacant residential allotments will be developed for residential purposes in accordance with the guidelines and encumbrance. Development of existing dwellings will generally be confined to alterations and minor additions within the identified building envelope and there will be no further division of land.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing (as defined by the *South Australian Housing Trust Regulations* as amended)
 - detached dwelling
 - dwelling addition
 - group dwelling
 - residential flat building
 - row dwelling
 - semi-detached dwelling
 - small scale non-residential uses that serve the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
 - student accommodation
 - supported accommodation.

- 2 Residential development should include higher concentrations of dwellings in suitable locations, in particular:
 - (a) within 400 metres radius of a neighbourhood or district centre
 - (b) within 400 metres radius of a major public transport corridor (Montacute Road, Magill Road and Lower North East Road).

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	3 metres
Minimum setback from secondary road frontage	1 metre
Minimum setback from side boundaries (with a wall height of 3 metres or less)	1 metre, except a garage wall
Minimum setback from side boundaries (with a wall height greater than 3 metres)	2 metres

Parameter	Value
Minimum setback from rear boundary	4 metres for that part of a building with a wall height 3 metres or less and 6 metres for that part of a building with a wall height greater than 3 metres
Maximum site coverage (defined as the coverage of any building containing a dwelling or dwellings, carport, a garage or outbuilding, but excluding any building or portion of a building comprising a veranda, or a pergola or other garden structure, measured from the external faces of the walls of the building or buildings or, in the case of a carport, from the outer edge of supporting columns)	50 per cent
Maximum building height (from natural ground level)	8.5 metres

- 5 Except when located within 400 metres of an existing neighbourhood or district centre zone, or a designated high frequency public transport corridor (Montacute Road, Magill Road and Lower North East Road), a dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling inclusive of common areas) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	350 minimum	7
Semi-detached	300 minimum	7
Group dwelling	300 minimum	18 (total development site frontage)
Residential flat building	250 average	18 (total development site frontage)
Row dwelling	250 minimum	7

- 6 When located within 400 metres* of an existing neighbourhood or district centre, or a designated high frequency public transport corridor (Montacute Road, Magill Road and Lower North East Road), a dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling inclusive of common areas) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	300 minimum	7
Semi-detached	250 minimum	7
Group dwelling	250 average	18 (total development site frontage)
Residential flat building	250 average	18 (total development site frontage)
Row dwelling	250 minimum	7

*the whole of the allotment - or in the case of a development affecting one or more allotments, the whole development site - must be entirely within the 400 metre catchment, assuming a straight line to the nearest applicable centre zone boundary or closest road reserve boundary of the designated high frequency public transport corridor.

Affordable Housing

- 7 Dwellings constituting affordable housing (as defined by the *South Australian Housing Trust Regulations* as amended) should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached dwelling	Semi-detached dwelling	Group dwelling	Residential flat building	Row dwelling
Site area (square metres)	300 minimum	250 minimum	150 minimum	150 average	150 minimum
Minimum area of private open space for ground level dwellings (square metres)	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres
Minimum number of on-site car parking spaces (one of which should be covered)	1	1	1	1	1

Land Division

- 8 Land division should create allotments with an area of greater than 350 square metres other than where the land division is combined with an application for dwelling/s.

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precinct.

Precinct 2 Lochiel Park

- 9 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 10 Development within the precinct should proceed in accordance with [Concept Plan Map Cam/1 - Lochiel Park/Brookway Drive](#) to:
- confine residential development to the area that is delineated as (R) Residential
 - maintain a curtilage area around Lochend House with the balance of Lochiel Park (excluding the area delineated as (R) Residential) to remain open in character and be utilised, as the Lochiel Park Lands in accordance with Schedule 8, clause 11—Lochiel Park Lands of the *Local Government Act 1999* (as per *Government Gazette notice dated 27.7.2006 p. 2399*), for active or passive recreation, open space and/or stormwater detention purposes
 - maintain public road access along the interface of the residential and open space areas
 - maintain public access to Lochend House from Hill Street and/or Brookway Drive.

Suburban Policy Area 4

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Residential development will continue to be primarily detached and semi-detached dwellings, on sites of 350 square metres or greater.

Strategic locations for an increase in residential density and increased diversity of dwelling types are catchments within 400 metres of a Neighbourhood Centre or District Centre or within 400 metres of designated high frequency public transport corridors identified as Montacute Road (but excluding that part of the road reserve east of Stradbroke Road), Lower North East Road and Magill Road. The allotment (or the allotments comprising a development site) must be entirely within the 400 metre radius measured in a straight line from the boundary of a designated centre zone or the closest road reserve boundary of a designated high frequency public transport corridor. Increasing densities in these catchments will allow the balance of the policy area to retain a predominantly low density suburban character.

Residential flat buildings and group dwellings in the 400m catchment are envisaged only on large or consolidated sites with a minimum site area of 1200 square metres to achieve high quality development outcomes. Sites for sensitive infill within the 400 metre catchment of a designated high frequency public transport corridor, include combining existing allotments with large frontages, provided existing driveways are utilised for access only or egress only (without increasing the number of crossovers to the arterial road), or the number of crossovers are rationalised and designed for simultaneous two-way movements provided vehicles can enter and exit in a forward direction.

Sensitive infill development, including the division of land, will be accommodated in a manner that follows the existing pattern of development within the locality, particularly in terms of creating sites that enable a dwelling to address the street, with a frontage width and side set-back typical of neighbouring built form.

Land division will follow a traditional grid pattern, and create regularly proportioned allotments. Battleaxe land division is envisaged where allotments have a wider than minimum desired frontage width, provided the infill site provides a regular shaped building envelope with a site area meeting the minimum area requirements for a detached dwelling.

On-boundary built form will be limited in height, length and location in a manner that is consistent with the prevailing character of development on adjoining sites.

Driveway access and crossovers from the principal street frontage should be single width except where the access is shared in multi-dwelling development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing (as defined by the *South Australian Housing Trust Regulations* as amended)
 - detached dwelling
 - dwelling addition
 - domestic outbuilding in association with a dwelling
 - group dwelling within 400 metres of an existing neighbourhood or district centre or major public transport route (Montacute Road, Magill Road and Lower North East Road)

- residential flat building within 400 metres of an existing neighbourhood or district centre or major public transport route (Montacute Road, Magill Road and Lower North East Road)
- row dwelling within 400 metres of an existing neighbourhood or district centre or major public transport route (Montacute Road, Magill Road and Lower North East Road)
- semi detached dwelling
- small scale non-residential uses that serve the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting rooms
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries (with a wall height of 3 metres or less)	1 metre except a garage wall
Minimum setback from side boundaries (with a wall height greater than 3 metres)	2 metres
Minimum setback from rear boundary	4 metres for that part of a building with a wall height 3 metres or less and 6 metres for that part of a building with a wall height greater than 3 metres
Maximum site coverage (defined as the coverage of any building containing a dwelling or dwellings, a carport, a garage or outbuilding, but excluding any building or portion of a building comprising a veranda, or a pergola or other garden structure, measured from the external faces of the walls of the building or buildings or, in the case of a carport, from the outer edge of supporting columns)	50 per cent
Maximum building height (from natural ground level)	8.5 metres

- 4 Except when located within 400 metres of an existing neighbourhood or district centre, or a designated high frequency public transport corridor (Montacute Road as described in the Desired Character, Magill Road and Lower North East Road), a dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	350 minimum	7
Semi-detached	350 minimum	7

- 5 When located within 400 metres* of an existing neighbourhood or district centre, or a designated high frequency public transport corridor (Montacute Road as described in the Desired Character, Magill Road and Lower North East Road), a dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling inclusive of common areas) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	350 minimum	7
Semi-detached	300 minimum	7
Group dwelling	300 average and provided the total site area of the development is at least 1200 square metres	18 (total development site frontage)
Residential flat building	250 average and provided the total site area of the development is at least 1200 square metres	18 (total development site frontage)
Row dwelling	250 minimum	7

*the whole of the allotment - or in the case of a development affecting one or more allotments, the whole development site - must be entirely within the 400 metre catchment, assuming a straight line to the nearest applicable centre zone boundary or closest road reserve boundary of the designated high frequency public transport corridor.

Affordable Housing

- 6 Dwellings constituting affordable housing (as defined by the *South Australian Housing Trust Regulations* as amended) should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached dwelling	Semi-detached dwelling	Group dwelling	Residential flat building	Row dwelling
Site area (square metres)	350 minimum	300 minimum	300 minimum	150 average	200 minimum
Minimum area of private open space for ground level dwellings (square metres)	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres	24 with a minimum dimension of 3 metres
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres	8 with a minimum dimension of 2 metres
Minimum number of on-site car parking spaces (one of which should be covered)	1	1	1	1	1

Land Division

- 6 Land division should create allotments with an area of no less than 350 square metres other than where the land division is combined with an application for a dwelling(s).

Leabrook Drive Policy Area 5

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The residential character is derived primarily from single story detached dwellings of substantial size, established at low density on large allotments with wide frontages. Development will maintain and enhance the low density character through the replacement of detached dwellings on existing sites and alterations and additions to existing dwellings at the rear of existing buildings.

The height, number of stories and footprint of a dwelling on a particular site will be constrained by the potential impact on the canopies and root zones of established trees both on and off dwelling sites. Two storey elements may be incorporated in dwelling designs in order to reduce site coverage, and provided there are appropriate set-backs from trees and all allotment boundaries.

No single architectural style will necessarily dominate, however pitched / hipped roof forms are desirable to reduce building mass / bulk / scale, particularly in relation to two storey buildings or development sites affected by the canopy of mature trees located on or off the site. Pitched / hipped roof forms in a replacement dwelling on an existing allotment that is smaller than the desired minimum site area will also assist in promoting complementary built form.

Non-residential development, other than related to public infrastructure or development of a recreation area is not envisaged.

The policy area is characterised by allotments of regular proportions but on a distorted grid due to the road being constructed parallel to a watercourse, many having wide frontages but not deep sites compared to other traditional street grid patterns typical of other suburbs in the zone.

The creation of additional dwelling sites is not envisaged, but there may be limited potential to divide corner sites or isolated allotments with a very wide frontage.

Any site created for a dwelling will have a frontage to an existing public road so that the new built form will address an existing public road. Development resulting in demand for a new or enlarged crossover on Leabrook Drive is not desired, particularly where it will reduce the already limited number of safe on-street parking spaces or impact on street trees. Crossovers on the street boundary will be limited to a single car width at the property boundary, but the driveway paving may widen on the site itself to provide for off-street parking for residents and visitors.

Building setbacks will be complementary to the boundary setbacks of established dwellings on either side of a development site, preserving considerable space in private yards for landscaping. Although a large building setback from the Leabrook Drive frontage is encouraged, a varied building set-back of the principal facade will be considered for irregular shaped allotments provided the depth of any driveway provides for a vehicle space so that a parked vehicle does not overhang the property boundary.

Building to the boundary will generally be inappropriate unless the development is single storey and the development is replacing a dwelling with a similar building envelope.

The character of the landscaped reserve either side of the watercourse which dissects Leabrook Drive is the dominant landscape feature of the policy area. It is the key element of the landscaped character, valued beyond the extent of the policy area, and represents an important visual and physical link to the wider neighbourhood and other regional open space that will be retained and enhanced. Land division opposite the central watercourse reserve that provides additional width to the road reserve, potentially extending the width

of the watercourse reserve through the realignment of the formed carriage way, is desirable where the division improves pedestrian safety and retains existing vegetation that are important to the established landscape character.

Opportunities for new street tree planting are severely limited due to the narrowness of the footpath and Leabrook Drive's irregular carriageway alignment and narrow width. The front yards of individual dwelling sites should be largely unpaved and of proportions that allow tree planting of native species to complement the landscape character of the watercourse reserve.

Redevelopment of dwelling sites will ensure the scale and location of built elements on the site does not significantly alter the pattern of buildings or enlarge building envelopes that will diminish the site's ability to provide a landscape setting at the edge of the private realm. Informal landscaping using native species to complement and, upon maturity, give the perception of merging with the landscaped character of the public realm and the vegetated corridor is desirable hence a consistent building setback pattern is encouraged.

Fencing of front and side boundaries up to the alignment of the principal facade of a dwelling is generally not desired. Solid fencing and fencing greater than one metre in height is not appropriate forward of the principal facade of a dwelling as it will affect sight distances for motorists reversing out of individual driveways and increase the risk of conflict points with pedestrians and other road users in the narrow road reserve.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from side boundaries (with a wall height of 3 metres or less)	1 metre
Minimum setback from side boundaries (with a wall height greater than 3 metres and less than 6 metres)	2 metres
Minimum setback from side boundaries (with a wall height greater than 6 metres)	2 metres plus an additional setback equal to the increase in wall height above 6 metres
Minimum setback from rear boundary	4 metres
Maximum site coverage (defined as the coverage of any building containing a dwelling or dwellings, a carport, a garage or outbuilding, but excluding any building or portion of a building comprising a veranda, or a pergola or other garden structure, measured from the external faces of the walls of the building or buildings or, in the case of a carport, from the outer edge of supporting columns)	50 per cent
Maximum building height (from natural ground level)	8.5 metres

- 4 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	500 minimum	20

- 5 Development should preserve and enhance streetscapes by:
- (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number of driveway crossovers.
- 6 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 3 metres.

Land Division

- 7 Land division should only occur where all allotments in the division have an area of greater than 500 square metres and a minimum frontage width of 20 metres; and
- (a) the frontage width of each allotment created is similarly proportioned and not less than the depth of the allotment; and
 - (b) the number of irregular shaped allotments is not increased as a result of the division.

Foothills Policy Area 6

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A residential policy area primarily comprising of detached dwellings at low densities.
- 2 Residential development sensitive to the particular topography of the area and which minimises visual and environmental impacts.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The policy area will contain detached dwellings of up to three stories. Other dwelling types are not envisaged in this policy area.

Although two storey dwellings will prevail, opportunities for three storey development taking advantage of the natural slope of the land will be appropriate provided the site coverage, the siting of the building in relation to property boundaries and the slope of the driveway consistent with the prevailing character of residential development on the same side of the street in the locality. The number of storeys on the principal facade addressing the street will complement and not exceed the number of stories in adjacent development.

No single architectural style will necessarily dominate. Careful attention to managing building mass / bulk / scale, through variations in roof form, minimising the height of retaining walls, variable building set-backs from allotment boundaries, incorporating balconies and verandas, responding to the site and topographic conditions and avoiding loss of amenity to residential neighbours, is the required emphasis in design over 'off the shelf' house designs and floor plans.

Dwellings will use significant stepping and articulation in front elevation to achieve visual relief and architectural interest in the building's address to the street and be designed to minimise impacts on the privacy of neighbouring residents through building setbacks and orientation.

Non-residential development, other than related to public infrastructure or development of a recreation area should be confined to existing non-residential sites.

Allotments will vary in size from low density to very low density and this established density will be retained primarily through the replacement of detached dwellings on existing sites. The Policy Area is primarily characterised by allotments of regular proportions (with some notable exceptions in bushfire risk areas) but on a distorted grid due to public roads being constructed along natural contours.

The creation of additional dwelling sites is not envisaged, but there may be limited potential to divide a corner site or a very large allotment where:

- in a High Bushfire Risk Area or Medium Bushfire Risk Area, the division does not create a hammerhead or battle-axe allotment, is not a community title division, or the division involves the creation of a new public road;

the subsequent access arrangement will not result in vehicles reversing out onto any road or require the creation of an additional crossover on an arterial road. Additional allotments are not desired where on-street parking is lacking, inadequate or unsafe due to unsatisfactory sight distances, width or curve of the road or the slope.

Building setbacks will be complementary to the boundary setbacks of established dwellings on either side of the development site, but with side set-backs increased for buildings of more than one storey, particularly if single storey development prevails in the street.

Although a large building setback from the public road frontage is encouraged, a varied or reduced building set-back of the principal facade and / or for garaging will be appropriate where:

- views or vistas enjoyed by residential neighbours are not unreasonably detrimentally affected
- a reduced setback does not prevent a vehicle being parked off-street in the driveway
- a reduced building setback minimises the extent of hard paved driveway, but does not unreasonably impact on the ability to provide an area set aside for landscaping of dimensions that will enhance the landscape character of the site as viewed from the public realm.

Building to more than one side boundary will generally be inappropriate unless the development is single storey or the development is replacing a dwelling with a similar building envelope.

Established views and vistas of the hills or the plains between building sites will be achieved through the separation of detached buildings and the siting of buildings off property boundaries.

Large masses of retaining walls on or close to a road reserve or public reserve will be avoided by designing to a human scale, with a stepped design, rather than one unbroken vertical plane. The height and visual impact of retaining walls, landscaping beds and solid fencing will be carefully designed and constructed to avoid any detrimental impact on the safe movement of vehicles and pedestrians at the interface of the private domain and the public realm.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries (with a wall height of 3 metres or less)	1 metre
Minimum setback from side boundaries (with a wall height greater than 3 metres and less than 6 metres)	2 metres
Minimum setback from side boundaries (with a wall height greater than 6 metres)	2 metres plus an additional setback equal to the increase in wall height above 6 metres
Minimum setback from rear boundary	4 metres

Parameter	Value
Maximum site coverage (defined as the coverage of any building containing a dwelling or dwellings, a carport, a garage or outbuilding, but excluding any building or portion of a building comprising a veranda, or a pergola or other garden structure, measured from the external faces of the walls of the building or buildings or, in the case of a carport, from the outer edge of supporting columns)	50 per cent
Maximum building height (from natural ground level)	8.5 metres

- 4 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	500 minimum	10

- 5 Development should be designed and sited to relate to the slope of the land, so that:
- (a) the bulk and scale of the buildings do not dominate the landscape
 - (b) the amount of cutting and filling of the natural ground profile is minimised
 - (c) reasonable views from adjoining dwellings and public open spaces are maintained.
- 6 Wherever possible, existing vegetation should be used to screen buildings and excavation or filling from view.
- 7 Development that would be prominently visible from the Adelaide plains should:
- (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of any building and site works.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to adjoining dwellings by:
- (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back the upper storey of a dwelling a greater distance from front and side boundaries than the lower storey.

Land Division

- 9 Land division should only occur where all allotments in the division have an area of greater than 500 square metres and a frontage width of 10 metres; and
- (a) no additional allotments are created in a High Bushfire Risk Area or Medium Bushfire Risk Area; and
 - (b) the number of irregular shaped allotments is not increased as a result of the division.

Low Density Policy Area 7

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will continue to be characterised by residential development primarily in the form of detached dwellings at very low density in Area A (minimum 750 square metres) and low density in Area B (minimum 620 square metres) as depicted on [Concept Plan Map Cam/2 - Residential Zone Low Density Policy Area](#).

The policy area is recognised as an area of distinct residential character within the City of Campbelltown, where replacement dwellings or the creation of additional allotments has not occurred to the extent that it represents a transition area. It is valued as an area of high residential amenity, with a character derived from its consistency of dwelling type, the generous proportions of contributory villas and inter-war bungalows on large allotments with wide frontages, set within well established landscaped gardens and streets, all of which contribute positively to the established landscape character.

Development will continue to comprise primarily detached dwellings exhibiting a range of architectural styles complementing the original housing stock. New development will complement the following desirable elements of existing dwellings: low site coverage, large front and side building set-backs from property boundaries, substantial allotment widths, the pattern of driveway access from the street to garaging and large landscaped open spaces.

There will be predominantly one storey buildings, with the exception of attic or loft spaces contained within the roof form, or two storey additions to the rear of a dwelling. Setbacks will be complementary to the boundary setbacks of older contributory dwellings in the policy area, preserving considerable space in private yards for landscaping and the sense of space between dwelling sites as viewed from the street.

On-boundary built form will be limited in height, length and located in a manner that is consistent with the development of open carports or garage structures in the locality. There will be no garages/carports forward of the principal facade of a dwelling. Fencing forward of dwellings will be low to provide views of built form that define the character of the policy area.

There will be no non-residential activities such as offices, shops and consulting rooms unless it is associated with an existing use within its existing site.

Non-residential activities will be those that have a recreation or public open space function or are ancillary to an existing educational establishment.

In Area B, development of the allotments with a frontage to both Yongala Street and Milton Avenue may be divided to take advantage of the dual street frontage, provided any dwelling site has a frontage to an existing public road, frontage widths are of regular proportions and the sites created enable development to incorporate building setbacks consistent with the established character relevant to its street frontage. Exceptions to the prevailing character of detached dwellings will be limited to locations where non-conforming dwelling types exist in the immediate locality, but any residential development will appear in the streetscape as a single dwelling through appropriate roof form and other design elements such as facade treatment. No garaging in the principal facade under the main roof or carports visible from the street for more than one dwelling.

The allotment pattern in Area A will remain unchanged through the redevelopment of existing sites with detached dwellings at low densities.

Any development site for a dwelling that is created will have a frontage to an existing public road so that the new built form will address the street. Dwelling sites will be of regular proportions with a wide frontage.

Land division involving the creation of public roads or private roads (shared access ways or rights of way) will not occur.

In Area B allotments will only be divided where the dwelling sites created retain a site for a dwelling that will be consistent with the established character of low density residential development on sites addressing an existing public road. Achieving the minimum frontage width will take priority over satisfying the minimum allotment size.

Avenues of street tree planting make an important contribution to the landscape character and visual amenity of the policy area. This character will be maintained by avoiding the creation of new crossovers, or widening crossovers, and limiting new crossovers to a single width driveway. The construction or alteration of any crossover will only occur where established and mature street trees are assured of protection and conservation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

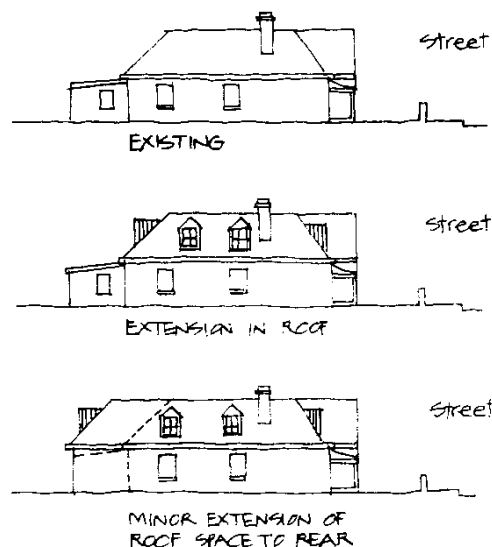
- detached dwelling
- dwelling addition
- domestic outbuilding in association with a dwelling

Form and Character

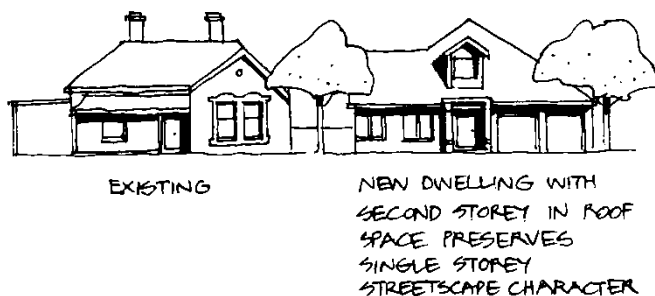
2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

3 Dwellings, outbuildings and alterations and additions should be limited to one storey, except if any of the following is proposed:

(a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)



(b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)



- (c) in new dwellings a second storey located to the rear of the dwelling where the appearance of the dwelling is single storey as viewed from the street
 - (d) in development incorporating dormer windows, the total length is less than 30 per cent of the total roof length along each elevation.
- 4 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

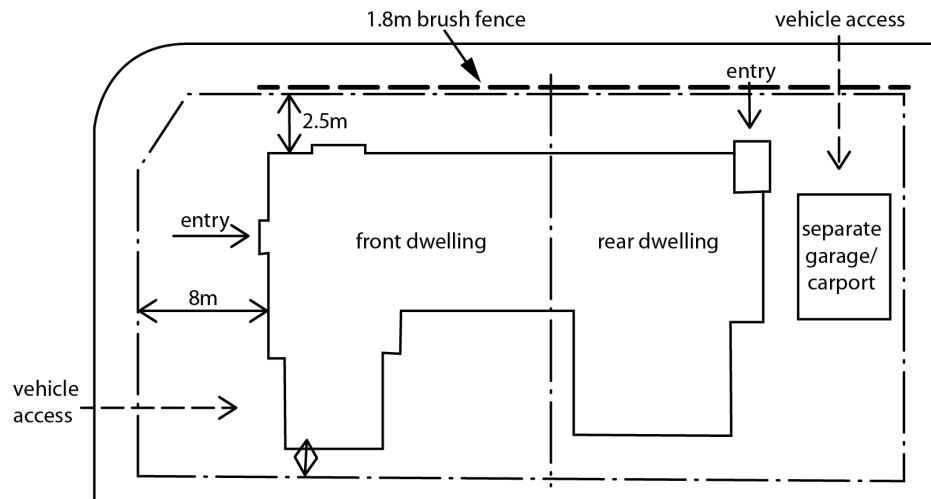
Dwelling type	Site area (square metres)	Minimum frontage (metres)
Area A Detached Dwelling	750 minimum	14
Area B Detached Dwelling	620 minimum	13

- 5 Dwellings should be designed within the following parameters

Parameter	Value
Minimum setback from primary road frontage	10 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from each side boundary	1 metre
Maximum site coverage (defined as the coverage of any building containing a dwelling or dwellings, a carport, a garage or outbuilding, but excluding any building or portion of a building comprising a veranda, or a pergola or other garden structure, measured from the external faces of the walls of the building or buildings or, in the case of a carport, from the outer edge of supporting columns)	50 per cent

- 6 Development, including new dwellings and additions and/or alterations to existing buildings, in Area A in [Concept Plan Map Cam/2 - Residential Zone Low Density Policy Area](#) should:
- a) complement the form, scale and detail of existing 'Contributory Items' listed in [Table Cam/5 - Contributory Items](#)
 - (b) utilise red brick, stone and masonry building materials for principal and side walls, a roof form similar to existing roof forms and pitches utilising terracotta tiles or red painted corrugated iron.
- 7 Landscaping should maintain the existing character of the area, with lawns and appropriate vegetation in front yards and side yards extending to the projection of the rear wall of the dwelling in preference to extensive areas of hard paved surfaces.
- 8 Driveway access and crossovers on the principal street frontage should be single vehicle width only.

- 9 Development on corner allotments in Area A or Area B involving more than one dwelling should:
- provide a minimum of 90 square metres of private open space that has a minimum dimension of 4 metres (in any direction)
 - ensure that buildings cover no more than 50 per cent of the allotment
 - maintain the appearance of the dwellings as one single building, as illustrated in figure below:



- 10 Development in Area B involving more than one dwelling and addressing the same street frontage (other than corner sites illustrated above), should be designed with the appearance of a detached dwelling by incorporating design elements which:
- avoid symmetry in design, including different undercover arrangements for the parking of vehicles for each dwelling (e.g. one carport, the other a single width garage under the main roof or separate from the dwelling at the side or rear of the site)
 - separate crossovers to the opposite side of the two frontages (not side by side)
 - no solid fencing forward of the principle facade between the dwelling sites
 - orientate one dwelling entry such that it is not readily apparent from the street
 - avoid multiple separate pedestrian entry gates on the street frontage
 - incorporate variations in the set-back of the principal facade of the building.
- 11 Carports should:
- where open to the front and sides, be setback at least 1.5 metres behind the main face of the dwelling
 - where enclosed on the elevation facing the principal road frontage and or adjacent or on a side boundary, be setback at least 3 metres behind the main face of the dwelling
 - only be placed on the side boundary of an allotment, if:
 - it is not under the main roof form of the dwelling
 - a setback of at least 2 metres is maintained on the other side boundary
 - there is no adjoining structure on the adjoining allotment that will abut the proposed carport on the same (common) boundary.

12 Garages should:

- (a) be located towards the rear of the site and be located close to or on side and rear boundaries.
- (b) where attached to the side of a dwelling or in the form of a garage under the main roof, be setback at least 3 metres behind the main face of the dwelling, provided:
 - (i) a setback of at least 2 metres is maintained on the other side boundary
 - (ii) be a single car width garage only
 - (ii) there is no adjoining structure on the adjoining allotment that will abut the garage on the same (common) boundary.

13 Fencing should be in the form of any of the following:

- (a) open in nature, such as picket fencing
- (b) solid brush fencing
- (c) high masonry fences specifically along Magill and Glynburn Roads to mitigate traffic noise or in all other cases low front fencing of stone or masonry materials not exceeding 1 metre in height
- (d) wire fencing capable of being covered by a creeper
- (e) hedges.

Land Division

- 14 Land division should not occur unless new allotments are of a size and configuration that ensure the objectives of the zone and policy area can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Animal keeping	
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Consulting rooms	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Defence establishment	
Demolition of a place of State Heritage significance	
Educational establishment	
Electricity generating station	
Electricity substation	
Emergency services facility	
Farming	
Fuel depot	
Group dwelling in Leabrook Drive Policy Area 5, Foothills Policy Area 6 or Low Density Policy Area 7	
Hall	
Horse keeping	
Horticulture	
Hospital	
Hotel	

Form of Development	Exceptions
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Plant nursery	
Prescribed mining operations	
Public service depot	
Radio or television studio	
Residential flat building in Leabrook Drive Policy Area 5, Foothills Policy Area 6 or Low Density Policy Area 7	
Restaurant	
Road transport terminal	
Row dwelling in Leabrook Drive Policy Area 5, Foothills Policy Area 6 or Low Density Policy Area 7	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is 250 square metres or less (b) the site does not front an arterial road.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1	Category 2
	Other than where assigned Category 1, one or more dwellings (including within one or more residential flat buildings) on a single allotment where the height of all buildings is not more than two storeys

Suburban Activity Node Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone that includes medium density residential development supported by a mix of compatible land uses.
- 2 Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 The design and layout of development to encourage walking and cycling and promote public transport use.
- 4 A mixed use area with a variety and concentration of mixed use activity close to the Paradise Interchange and the River Torrens Linear Park.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone consists of a Core Area as identified on [Concept Plan Map Cam/3 - Suburban Activity Node Zone](#).

Core Area

The Core Area offers a focus for a range of community scale activities which take advantage of the high frequency of pedestrian and other traffic generated by the Paradise interchange. The form, scale and mix of development will be at its greatest intensity in the Core Area adjacent to the Interchange. Land uses located at street level will include a mix of residential, shop, office and tourist accommodation. Office uses may be appropriate on upper floors especially where they provide a buffer between more active ground floor and more sensitive residential activity.

The mix of uses will cater for the day to day needs of local residents and workers. The land use mix will attract people to the area and design elements in buildings will add vitality to the street, through, for example, display windows, retail shopfronts and outdoor dining areas. A mix of complementary land uses will assist in extending the usage of the Core Area beyond normal working hours to enhance its vibrancy and safety.

To promote pedestrian oriented development, building entrances will be oriented towards and sited close to the street, large parking areas will be minimised and on-site parking areas will be located behind or under buildings or within purpose built multi-level car parks.

Amalgamation of adjacent allotments and sharing of facilities including communal open space, parking areas and access ways will occur to support the desired transformation of the area.

Development modifying or creating new public reserves or roads will contribute to a high amenity public realm and pedestrian environment through landscaping, surface treatments and street furniture. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment. Side streets will incorporate traffic calming measures.

The street system will be well connected to surrounding areas and local roads within the zone to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link key local destinations (such as shops, schools and local parks).

Public spaces will be provided for community interaction and will include a range of forms and sizes including small pocket parks and formal squares to promote community interaction and compensate for reduced private open space.

Front fences will be minimised to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - affordable housing (as defined by the *South Australian Housing Trust Regulations* as amended)
 - aged persons accommodation
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - nursing home
 - office
 - place of worship
 - recreation area
 - residential flat building
 - retirement village
 - shop or group of shops, excluding a bulky goods outlet or a retail showroom
 - supported accommodation
 - tourist accommodation.
- 2 Non-residential land uses should have a local or neighbourhood focus to their scale of activity and intended market catchment.
- 3 Development listed as non-complying is generally inappropriate.
- 4 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.
- 5 Development within the Core Area identified in [Concept Plan Map Cam/3 - Suburban Activity Node Zone](#) should primarily take the form of residential flat buildings, non-residential buildings and buildings comprising two or more land uses with non-residential land uses on the ground floor.
- 6 Shops or groups of shops and offices should generally have the following maximum gross leasable areas:

Designated area	Office (square metres)	Shop or groups of shops (square metres)
Core Area	No maximum	1000

Form and Character

- 7 Development should be consistent with the desired character for the zone.
- 8 Development should graduate from medium-rise in Core Areas to low-rise in surrounding zones, especially where the development site abuts the zone boundary.

- 9 Garage top apartments that share the allotment and services of the main dwelling should:
- (a) be no more than 2 storeys in height above the garage (a total building height of 3 storeys above natural ground level)
 - (b) front a street that provides rear access for vehicles
 - (c) complement the existing dwelling or mixed use building.
- 10 In the Core Area identified in [Concept Plan Map Cam/3 - Suburban Activity Node Zone](#):
- (a) the ground and first floor of buildings of 3 or more storeys should be built to dimensions (including a minimum ceiling height of 4.5 metres) to allow for adaptation to a range of land uses, including retail, office and residential, without the need for significant change to the building.
 - (b) a minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed.
- 11 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with the following:

Designated area	Minimum net residential site density
Core Area	70 dwellings per hectare net

Building Envelopes

Building Height

- 12 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated area	Minimum building height (above natural ground level)	Maximum building height (above natural ground level)
Core Area	3 storeys	3 storeys and up to 12.5 metres

Setbacks from the Primary Road Frontage

- 13 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Designated area	Minimum setback from the primary road frontage (metres)
Core Area	No minimum

Setbacks from Side Boundaries

- 14 Buildings (excluding verandas, porticos and the like) should be set back from side boundaries in accordance with the following parameters:

Designated area	Minimum setback from side boundaries (metres)
Within the Core Area	No minimum

Other Setbacks

- 15 Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Setback parameter	Value
Minimum setback from secondary road frontage	0.9 metres
Minimum setback from a rear lane access way	No minimum where the access way is 6.5 metres wide or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
Minimum setback from the rear allotment boundary	5 metres

Design and Appearance

- 16 Development of three or more storeys in height should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 17 Buildings should address public open space and the River Torrens Linear Park, where the development site adjoins these locations or is directly separated by a road.
- 18 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.

Incentives

- 19 Where a minimum of 3 hours sunlight access on 21 June to habitable rooms and open space of dwellings in adjoining zones can be maintained, the following dispensations apply to development:

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
Amalgamation of two or more allotments to create a minimum allotment size of 2000 square metres and the provision of side or rear vehicle access	1 storey	10 per cent except on land shown on <i>Overlay Map(s)</i> - <i>Strategic Transport Route</i>

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
Development which includes more than 15 per cent of dwellings as affordable housing (as defined by the <i>South Australian Housing Trust Regulations</i> as amended)	1 storey	30 per cent
Site of development located within 200 metres of a fixed public transport stop		30 per cent
A building including non-residential development on the ground floor (or first two floors) with residential development on the floors above	1 storey	10 per cent except on land shown on <i>Overlay Map(s) - Strategic Transport Routes</i>
Maximum accumulated allowance	For buildings 3 storeys or less - 1 storey (and no more than 4 metres) additional building height	30 per cent

Land Division

- 20 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) Subject to compliance with [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#), where applicable, and only when vehicular entry and exit occurs from arterial roads in a forward direction and no additional access points are created from arterial roads:
 - (i) change in the use of land, from residential to office on the ground or first floor of a building; or
 - (ii) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
 - (i) 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
 - (ii) the development is located inside any of the following area(s):
 - Suburban Activity Node Zone Boundary Core Area shown on [Concept Plan Map Cam/3 - Suburban Activity Node Zone](#)
 - (iii) the building is not a State heritage place

- (iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
 - (A) all of the following:
 - (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (vi) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):
 - (A) 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
 - (B) 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
- (vii) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Cam/1 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
 - (A) the building is a local heritage place
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (C) 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.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Bulky goods outlet	Except where the gross leasable area is less than 500 square metres
Hotel	
Industry	
Fuel depot	
Public service depot	
Road transport terminal	
Service trade premises	
Store	
Transport depot	
Warehouse	
Waste reception storage treatment or disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Community centre	
Consulting room	
Dwelling	
Dependent accommodation	
Educational establishment	
Hall	
Nursing home	
Office	
Pre-school	
Primary school	
Residential flat building	
Retirement village	
Shop or group of shops	
Supported accommodation	
Tourist accommodation	

Urban Corridor Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.
- 2 Integrated, mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential development above.
- 3 A mix of land uses that enable people to work, shop and access a range of services close to home.
- 4 Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.
- 5 A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.
- 6 A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.
- 7 Noise and air quality impacts mitigated through appropriate building design and orientation.
- 8 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone supports an innovative mix of medium density residential development together with employment and community land uses along Lower North East Road and Magill Road.

It will be developed with a diversity of housing, including row dwellings, residential flat buildings and multi-storey buildings that incorporate affordable housing opportunities for families, students and other household types in areas with frequent public transport provision.

Residents will have access to a local and neighbourhood scale mix of land uses that are well connected to public transport, and active public spaces that facilitate walking and/or cycling to a range of daily activities.

Buildings will create a linear corridor that frames the main road with active street frontages that establish an interesting pedestrian environment and human scale at ground level. Buildings of 3 or 4 storeys will be the predominant built form.

A high amenity pedestrian environment will be established that provides integrated linkages to adjacent centres, public transport stops and public spaces.

Lower North East Road and Magill Road are strategic routes. Their function as major transport corridors will be protected with minimal on-street vehicle parking and access points. Access will be provided from secondary road frontages and rear access ways. Controlled pedestrian crossings points will be focussed and consolidated at key locations. Parking areas will be consolidated, shared, where possible, and screened from the street or public spaces.

Development will be undertaken within defined building envelopes. The location and scale of buildings will achieve high quality urban design outcomes. A coherent public realm that shapes the street space and, in particular, the physical and functional character of the main road, will be established. Buildings at the periphery of the zone will have an appropriate transition that relates to development in adjacent zones of a lower scale and intensity.

Development will have a human scale and contribute positively to the public realm with articulated buildings that incorporate canopies, modelled façades, fenestration and balconies that make use of light and shade. Solid materials will be appropriately balanced with glazed areas. Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements.

The greatest height, mass and intensity of development will be focused at the main road frontage.

The streetscape will be developed as a dominant street level podium built form along the main road with one to two storey shops or a commercial parapet façade and the greatest height, mass and intensity of development will be offset and setback behind the ground level façade.

Overlooking, overshadowing and noise impacts will be moderated through good design and noise attenuation techniques. Impacts on adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and the use of landscaping.

Well-designed landscaping will assist to visually reduce the scale of large building façades, soften edges and provide visual amenity and shade. Plant and service equipment will be enclosed and screened from view from the street and neighbouring sites.

Nominated public spaces will be designed to create a quiet space or retreat for people to use.

Water sensitive urban design for the harvest, treatment, storage and reuse of stormwater will be integrated at the neighbourhood, street, site and building level. Harvested stormwater will be used to improve the aesthetic and functional value of open spaces, including public access ways and greenways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - affordable housing (as defined by the *South Australian Housing Trust Regulations as amended*)
 - aged persons accommodation
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - entertainment venue
 - licensed premises
 - office
 - pre-school
 - primary school
 - residential flat building
 - retirement village
 - shop or group of shops
 - student accommodation
 - supported accommodation
 - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should be consistent with the desired character for the zone and the relevant policy area.
- 4 Development should be in accordance with [Concept Plan Maps Cam/4 and Cam/5](#).
- 5 Residential development (other than residential development in mixed use buildings on sites less than 5000 square metres), should achieve a minimum net residential site density in accordance with the following:

Policy area	Minimum net residential site density
Business Policy Area 8	No minimum
Transit Living Policy Area 9	45 dwellings per hectare net
High Street Policy Area 10	70 dwellings per hectare net

- 6 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.

Design and Appearance

- 7 Buildings should maintain a pedestrian scale at street level and should:
 - (a) include a clearly defined podium or street wall with a maximum building height of 2 storeys or 6 metres in height
 - (b) have levels above the defined podium or street wall setback a minimum of 2 metres from that wall.
- 8 Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.
- 9 Buildings should be designed to:
 - (a) enable suitable sunlight access to public open space
 - (b) overlook or orientate towards public open space and defined pedestrian and cycle routes.
- 10 To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.
- 11 Development should minimise the number of access points onto an arterial road, by providing vehicle access:
 - (a) from side streets or rear access ways
 - (b) via co-ordinated through-property access rights of way or common rear vehicle parking areas.
- 12 Vehicle access points on side streets and rear access ways should be located and designed to:
 - (a) minimise the impacts of headlight glare and noise on nearby residents
 - (b) void excessive traffic flows into residential streets.

Building Envelope

Building Height

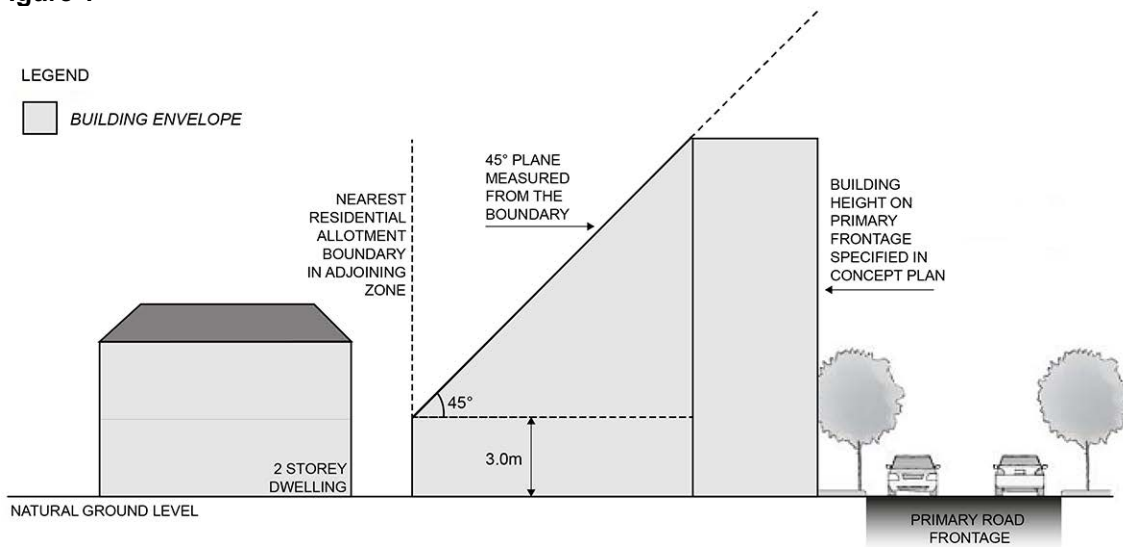
- 13 Except where airport building height restrictions prevail or where the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Policy area	Minimum building height (above natural ground level)	Maximum building height (above natural ground level)
Business Policy Area 8 Transit Living Policy Area 9 High Street Policy Area 10	2 storeys	4 storeys and up to 16.5 metres

Interface Height Provisions

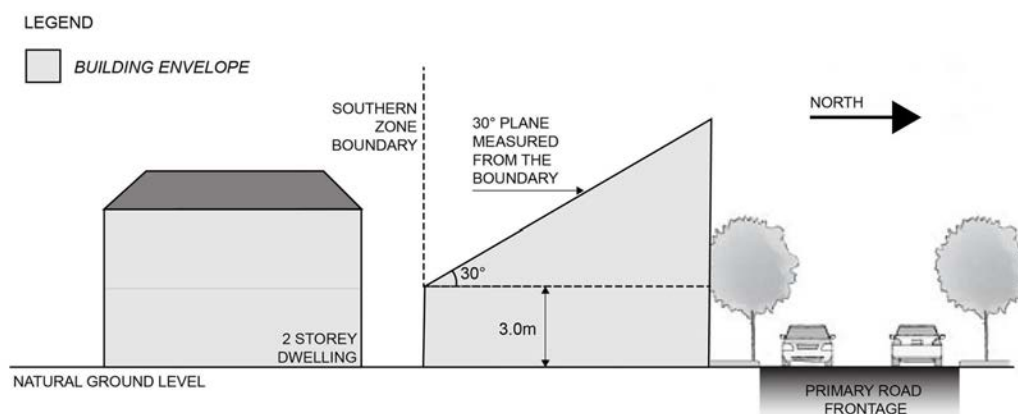
- 14 To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is a southern boundary or the Primary Road frontage), as illustrated in Figure 1:

Figure 1



- 15 To minimise overshadowing of sensitive development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3 metres above natural ground level at the southern zone boundary, as illustrated in **Figure 2**:

Figure 2



- 16 To minimise overshadowing of sensitive uses outside of the zone, buildings should ensure that:
- north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - half of the existing ground level open space
 - 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).

Setbacks from Road Frontages

- 17 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Policy Area	Magill Road and Lower North East Road Primary Frontage	Minimum setback from the primary road frontage in all other cases
Business Policy Area 8	No minimum	2 metres
Transit Living Policy Area 9	3 metres	3 metres
High Street Policy Area 10	No minimum	2 metres

- 18 Buildings (excluding verandas, porticos and the like) should be set back from the secondary road frontage or a vehicle access way in accordance with the following parameters:

Policy Area	Minimum setback from secondary road	Minimum setback from a rear access way
Business Policy Area 8 Transit Living Policy Area 9 High Street Policy Area 10	2 metres	No minimum where the access way is 6.5 metres wide or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles

Other Setbacks

- 19 Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Policy Area	Minimum setback from rear allotment boundary	Minimum setback from the side boundaries (where not on a street boundary)
Business Policy Area 8	3 metres where the subject land directly abuts an allotment in a different zone 0 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.	For allotments with a frontage width of: (a) 20 metres or less: no minimum up to a height of 2 storeys and 3 metres above this height (b) greater than 20 metres: 3 metres.
Transit Living Policy Area 9	3 metres where the subject land directly abuts an allotment in a different zone 0 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land	For allotments with a frontage width of: (a) 20 metres or less: no minimum up to a height of 1 storey and 3 metres above this height (b) greater than 20 metres or more: 3 metres.
High Street Policy Area 10	3 metres where the subject land directly abuts an allotment in a different zone 0 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.	No minimum

Incentives

- 20 Where a minimum of 3 hours sunlight access on 21 June to habitable rooms and open space of dwellings in adjoining zones can be maintained, the following dispensations apply to development:

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
Amalgamation of 2 or more allotments to create a minimum allotment size of 2000 square metres and the provision of side or rear vehicle access	1 storey except within the High Street Policy Area 10	10 per cent
Development which includes more than 15 per cent of dwellings as affordable housing (as defined by the <i>South Australian Housing Trust Regulations as amended</i>)	1 storey	30 per cent
A building including non- residential development on the ground floor (or first two floors) with residential development on the floors above	1 storey	10 per cent except on land shown on <i>Overlay Map(s) - Strategic Transport Routes</i> .
Site of development located within 200 metres of a fixed public transport stop	-	30 per cent
A building including a rooftop garden that occupies a minimum 50 per cent of the building footprint area	1 storey	-
Sympathetic redevelopment of a local or State heritage place that retains the item and its appearance to the street	-	30 per cent
Maximum accumulated allowance	1 storey (and less than 4 metres) additional building height	30 per cent

Land Division

- 21 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

Business Policy Area 8

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A mixed use business policy area that accommodates a range of shopping, office, commercial and light industrial land uses together with compatible medium and high density residential development.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will have a strong employment focus, encouraging the continuation and expansion of retail, office commercial and light industrial uses with supporting medium density residential and shops to support the local workforce's daily needs. A mix of complementary uses will assist in extending the usage of both parts of the Policy Area beyond normal working hours to enhance its vibrancy and safety.

Development will be varied in form to accommodate a mixture of commercial and business land uses, with residential dwellings located above the ground floor.

Heritage buildings will be adapted, maintaining their heritage qualities with development encouraged to the rear and behind the front façades. Buildings adjacent to heritage buildings will be sympathetic to the heritage nature in their design.

Parking will be predominantly at the rear of buildings and vehicle access will be from the rear or side rather than the main road, where possible. Some parking at the front of the building on the site is anticipated for short term use. The creation of laneways and shared vehicle access is encouraged.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development or combination thereof, are envisaged in the policy area and are additional to those identified in the zone:
 - bulky goods outlet
 - light industry
 - petrol filling station
 - service industry
 - service trade premises
 - shop or group of shops
 - store
 - warehouse.
- 2 Land uses on the ground floor of buildings should be non-residential.
- 3 Shops or groups of shops should have a gross leasable area in the order of 500 square metres unless located within the Retail Core areas as identified on [Concept Plan Maps Cam/4 – Lower North East Urban Corridor](#) and [Concept Plan Maps Cam/5 – Magill Road Urban Corridor](#).

Form and Character

- 4 Development should be consistent with the desired character for the policy area.
- 5 Vehicle parking should be predominantly located at the rear or underneath buildings with limited short-term parking located to the front.
- 6 The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.
- 7 A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
- 8 Pedestrian shelter and shade should be provided over public footpaths and or on building frontages addressing a street, through the use of structures such as awnings, canopies and verandas.

Transit Living Policy Area 9

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A medium density residential area supported by local shops, offices and community land uses.
- 2 A highly varied built streetscape allowing multiple built form design responses that support innovative housing and mixed use development.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will contain predominantly medium density residential development, together with some local shops, offices and community land uses to support the daily needs of residents. There will be a variety of building forms and design, creating housing opportunity for people of various life stages and accommodating a variety of small businesses that do not compromise residential amenity. Non-residential uses will be those that support the daily needs of local residents.

Built form will be interspersed with landscaping, particularly behind the main road frontage, to soften the appearance of buildings from the street and reduce heat load in summer.

Residential development will comprise the replacement of existing low to very low density detached dwellings with higher density row dwellings and residential flat buildings, possibly involving allotment amalgamation. Buildings at the edge of the zone (particularly where the boundary is not a road edge) adjoining a residential policy area where lower density and number of storeys is envisaged, will pay particular attention to managing the interface with adjoining dwellings, especially in terms of the appearance of building height and bulk.

Residential buildings will be sited closer to the road frontage than the traditional siting of detached dwellings. New buildings, ranging from two stories at the interface with residential zones and up to four stories on the Lower North East Road frontage, will contribute to a highly varied built streetscape, allowing multiple built form design responses that support innovative housing and mixed use development.

Vehicle access will occur from side streets and new rear laneways at the rear of sites where possible. In other cases, redevelopment of sites will utilise existing crossovers and the development designed to provide access and egress for all vehicles in a forward direction. Parking and garages will be located behind the front façade of buildings, or utilise undercroft parking or similar where it is designed and integrated with the built form so as not to be readily discernible as a parking area when viewed from -Lower North East Road.

Mixed use sites identified in [Concept Plan Map Cam/4 - Lower North East Road Urban Corridor](#) are examples of established non-residential land uses that are consistent with the local service function envisaged in this policy area.

Strategic sites identified in [Concept Plan Map Cam/4 - Lower North East Road Urban Corridor](#) are established private or public uses with a neighbourhood or wider catchment. These sites represent significant holdings which over time should be developed for new mixed use development through adapting existing buildings or constructing new buildings for a range of uses compatible with the site and adjacent land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 1 Shops or groups of shops contained in a single building should have a gross leasable area of less than 250 square metres.

Form and Character

- 2 Development should be consistent with the desired character for the policy area.
- 3 Detached dwellings should take the form and appearance of row dwellings (i.e. constructed to side boundaries) and achieve the desired net residential site density.

High Street Policy Area 10

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A mix of land uses including retail, office, commercial, community, civic and medium and high density residential development that support the economic vitality of the area.
- 2 Buildings sited to provide a continuous and consistent built edge with verandas / awnings over the public footpath and an intimate built scale, with fine-grained detailing of buildings in the public realm.
- 3 An interesting and varied skyline as viewed from the street and afar, provided by modulation in roof forms and the use of parapets.
- 4 An intimate public realm with active streets created by buildings designed with frequently repeated frontage form and narrow tenancy footprints.
- 5 A high degree of pedestrian activity and a vibrant street-life with well lit and engaging shop fronts and business displays including alfresco seating and dining facilities and licensed areas.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will encourage the development of a destination that attracts people to its combination of and variety of land uses. Ground floor uses will be non-residential and uses that attract people such as shops, offices and consulting rooms. The appearance of a fine grain subdivision pattern, where allotments are narrow but deep, will be maintained to encourage development that is varied in façade and provides interest at a fine detailed level.

Heritage buildings will be adapted and reused while maintaining their heritage qualities with development encouraged towards the rear and behind the front façades. Buildings adjacent to heritage buildings will be sympathetic to the heritage nature and character in their design while having a modern appearance.

Buildings will provide visual interest to the pedestrian, contain frequent pedestrian entries and clear windows to the street. Buildings will continue the established width, rhythm and pattern of façades that support a variety of tenancies (around 5 every 100 metres) with narrow footprints, while the height of buildings will increase.

Buildings will be built with zero set back from the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but active spaces. The footpath will be sheltered with verandas, shelters and the like to enhance the pedestrian experience. Safe, landscaped pedestrian walkways between buildings will encourage permeability to neighbouring streets and enhance the sense of place and identity of the policy area.

Vehicle access will be shared, where possible, and parking will be positioned to the rear of buildings. The development of lanes and vehicle access ways for this purpose is encouraged.

On the footpath and at the front façade of developments, landscaping will be small scale or vertical, such as through the use of creepers and greenwalls and in planter boxes on the footpath. Street trees may be provided between parking spaces on the street.

On-site vehicle parking will not be visible from the primary street frontage through the use of design solutions such as locating parking areas behind the front building façade and screening undercroft parking areas with landscaping and articulated screening.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should provide continuity of ground floor shops, offices and other non- residential land uses along the road corridor by ensuring the ground floor of buildings is non-residential.
- 2 Shops or groups of shops contained in a single building, other than a restaurant, should have a gross leasable area of less than 1000 square metres except where located in the retail core as identified on [Concept Plan Map Cam/5 - Magill Road Urban Corridor](#).

Form and Character

- 3 Development should be consistent with the desired character for the policy area.
- 4 Development within the retail core as identified on [Concept Plan Map Cam/5 - Magill Road Urban Corridor](#) should provide active ground floor frontages that:
 - (a) open on to and address public pedestrian environments such as footpaths, plazas, mall and open spaces where possible
 - (b) consist primarily of premises that create a lively and active pedestrian environment such as shops, restaurants, cafes, bars and community facilities.
- 5 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.
- 6 The ground level street frontages of buildings should contribute to the appearance and retail function of the area by providing at least 5 metres or 60 per cent of the street frontage (whichever is greater) as an entry/ foyer or display window to a shop (including a café or restaurant) or other community or commercial use which provides pedestrian interest and activation.
- 7 The finished ground floor level should be at grade and level with the footpath.
- 8 The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.
- 9 A minimum of 50 per cent of the ground floor primary frontage of non-residential buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) Subject to compliance with Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas:
 - (i) change in the use of land, from residential to office on the ground or first floor of a building; or
 - (ii) change in the use of land from residential to shop with a gross leasable area less than 250 square metres on the ground floor of a building.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
 - (i) 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
 - (ii) the development is located inside any of the following area(s):
 - (A) **Business Policy Area 8**
 - (B) **High Street Policy Area 10**
 - (iii) the building is not a State heritage place
 - (iv) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
 - (v) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
 - (A) all of the following:
 - (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential 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
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
 - (iii) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):
 - (A) 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

- (B) 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
- (iv) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas](#) to the nearest whole number, except in any one or more of the following circumstances:
 - (A) the building is a local heritage place
 - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (C) 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.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Fuel depot	
Industry	Except a Service Industry
Petrol filling station	Except where located within the Business Policy Area 8
Public service depot	
Road transport terminal	
Service trade premises	Except where located within the Business Policy Area 8
Store	Except where located within the Business Policy Area 8
Transport depot	
Warehouse	Except where located within the Business Policy Area 8
Waste reception storage treatment and disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination of (except where the development is non-complying), are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1
Aged persons accommodation	Any development listed as Category 1 where the site of the development is adjacent land to land in a different zone and the development:
All forms of development that are ancillary and in association with residential development	(a) exceeds maximum height of 4 storeys and up to 16.5 metres
Community centre	(b) exceeds the Building Envelope and Interface Height Provisions.
Consulting room	
Dwelling	
Educational establishment	
Light industry where located within the Business Policy Area 8	
Office	
Petrol filling station where located within the Business Policy Area 8	
Pre-school	
Primary school	
Residential flat building	
Retirement village	
Service industry where located within the Business Policy Area 8	
Service trade premises where located within the Business Policy Area 8	
Store where located within the Business Policy Area 8	
Student accommodation	
Supported accommodation	
Shop or group of shops with a gross leasable area of 500 square metres or less where located within the Business Policy Area 8	
Shop or group of shops with a gross leasable area of 250 square metres or less where located within the Transit Living Policy Area 9	
Shop or group of shops where located within the High Street Policy Area 10	
Tourist accommodation	
Warehouse where located within the Business Policy Area 8	

Urban Employment Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.
- 2 Allotments fronting Gorge Road should include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.
- 3 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.
- 4 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.
- 5 Development that promotes business clusters that provide a range of economic and environmental benefits.
- 6 Coordinated and integrated development that:
 - (a) incorporates high speed information technology and telecommunications facilities and infrastructure
 - (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone provides for the establishment of business clusters that create opportunities for innovation, start up and the growth of new businesses.

Desirable land uses include a wide range of activities that generate employment, focusing on industry and similar activities, together with offices and industry-related educational establishments. Development should also comprise high technology and/or research and development related uses where it is compatible with adjoining uses. The development of local shops (including cafes and restaurants), consulting rooms, service trade premises, child care facilities, recreation facilities, bulky goods outlets and training facilities is encouraged along Gorge Road. More sensitive land uses such as educational establishments, child care centres and consulting rooms will be located and designed to ensure that higher impact land uses do not undermine the successful operation of any land use.

Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated (e.g. residential development), will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone.

Buildings will provide a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit potential for vandalism.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment. Car parking areas will include trees to provide shade and enhance visual amenity. The appearance of outdoor storage areas will also be enhanced through landscaping.

Landscaping will be carefully designed to minimise opportunity for crime by ensuring passive / active surveillance and minimising places of entrapment.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
 - consulting room
 - electricity substation
 - indoor recreation centre
 - light industry
 - motor repair station
 - office
 - petrol filling station
 - pre-school
 - prescribed mains
 - public service depot
 - road transport terminal
 - service trade premises
 - service industry
 - shop or group of shops
 - training facility
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
- 4 Shops or groups of shops (other than bulky goods outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area less than:
 - (a) 2500 square metres where located on allotments fronting Gorge Road
 - (b) 150 square metres in all other areas.
- 5 Bulky goods outlets should be located on allotments fronting Gorge Road.
- 6 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.
- 7 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable area of 150 square metres or less.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.

- 9 Development should be set back at least 6 metres from any primary road frontage and 4 metres from any secondary road frontage.
- 10 Building façades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise or light spillage that would adversely affect the amenity of nearby residents.
- 11 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 12 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 13 The hours of operation of an activity should not detract from the amenity of any residential area.
- 14 Within 50 metres of a residential zone boundary:
 - (a) non-residential development (including loading and unloading activities) should:
 - (i) demonstrate appropriate acoustic performance
 - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building
 - (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 15 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 16 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 17 For labour intensive industries where car parking demand exceeds the rates in [Table Cam/1 – Off Street Vehicle Parking Requirements](#), the total car parking should be provided at a rate of 0.75 spaces by the number of employees.
- 18 For non-labour intensive industries, the rates in [Table Cam/1 – Off Street Vehicle Parking Requirements](#), can be varied having regard to the expected maximum staff and visitor levels.

Land Division

- 19 Land division should create allotments that are of a size and shape suitable for the intended use

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Amusement machine centre	
Caravan or residential park	
Dwelling	
Horticulture	
Intensive animal keeping	
Motel	
Nursing home	
Place of worship	
Prescribed mining operations	
Primary school	
Secondary school	
Special industry	
Stadium	
Tourist accommodation	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1	Category 2
All kinds of development except where the site of the proposed development is located within 60 metres of a Residential Zone or a Mixed Use Zone boundary	Development where the site of the proposed development is located within 60 metres of a Residential Zone or a Mixed Use Zone boundary

Table Section

Table Cam/1 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table Cam/2](#).

Form of Development	Number of Required Car Parking Spaces								
Bulky goods outlet	3 spaces per 100 square metres of gross leasable floor area								
Community centre	10 per 100 square metres of total floor space								
Consulting room	4 spaces per consulting room								
Row dwelling, detached or semi-detached dwelling with:									
(a) less than 4 bedrooms	2 on site car parking spaces - one of which is covered (the second space can be tandem)								
(b) 4 bedrooms or more	3 on site car parking spaces - 2 of which are covered								
Educational establishment	1 space per full time employee plus 1 space for wheelchair users plus an additional 10 per cent of the total for visitors								
Group dwelling Residential flat building	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Parameter (a bedroom includes a room that could be used as a bedroom with minimal alterations e.g. a study)</th> <th style="background-color: #cccccc;">spaces per dwelling</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>1 covered space</td> </tr> <tr> <td>2 bedrooms or more</td> <td>2 (one of which is covered)</td> </tr> <tr> <td>Additional on-site visitor car parking space per dwelling (a visitor space is a space that is accessible at all times, and should not be sited behind a fence, gate or garage door).</td> <td>0.5</td> </tr> </tbody> </table>	Parameter (a bedroom includes a room that could be used as a bedroom with minimal alterations e.g. a study)	spaces per dwelling	1 bedroom	1 covered space	2 bedrooms or more	2 (one of which is covered)	Additional on-site visitor car parking space per dwelling (a visitor space is a space that is accessible at all times, and should not be sited behind a fence, gate or garage door).	0.5
Parameter (a bedroom includes a room that could be used as a bedroom with minimal alterations e.g. a study)	spaces per dwelling								
1 bedroom	1 covered space								
2 bedrooms or more	2 (one of which is covered)								
Additional on-site visitor car parking space per dwelling (a visitor space is a space that is accessible at all times, and should not be sited behind a fence, gate or garage door).	0.5								
Library	4 per 100 square metres								
Light industry Service industry	A sealed car parking area provided at the following rates: <ul style="list-style-type: none"> (a) 1 per 50 square metres for first 200 square metres of total floor area or part thereof for the first 200 square metres of floor area (b) 1 additional for each 75 square metres or part thereof where the total floor area is more than 200 square metres but is less than 2000 square metres (c) 1 additional for each 150 square metres of floor area or part thereof exceeding 2000 square metres 								
Hall	0.2 spaces per seat.								
Office	4 spaces per 100 square metres of total floor area								
Petrol filling station	6 per bay PLUS 50 per cent of the calculated parking demand of any ancillary land use								
Pre-school	1 per employee plus 0.25 per student								
Primary school	1 per employee plus 0.25 per student								

Campbelltown Council
 Table Section
 Table Cam/1 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Secondary school	1 per employee plus 0.16 per student
Shop	5 spaces per 100 square metres of gross leasable floor area.
Store Service trade premises Warehouse Public service depot	1 space per 50 square metres or part thereof for the first 200 square metres of the total floor area PLUS 1 space per 75 square metres or part thereof where the total floor area is more than 200 square metres and up to 2000 square metres PLUS 1 space per 150 square metres of floor area or part thereof exceeding 2000 square metre

Table Cam/2 - Off Street Vehicle Parking Requirements for Designated Areas

Interpretation

- 1 The vehicle parking rates table applies to Designated Areas listed below except where:
 - (a) any applicable condition(s) is / are not met
 - (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates table below.

Designated Areas

- 2 The following are Designated Areas:

Designated Area	Conditions
Suburban Activity Node Zone	None
Urban Corridor Zone	
District Centre Zone	Any part of the development site is located in accordance with at least one of the following: <ol style="list-style-type: none"> (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) within 400 metres of a bus interchange⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (c) within 400 metres of an O-Bahn interchange⁽¹⁾ (d) within 400 metres of a passenger rail station⁽¹⁾ that is part of a high frequency public transit service⁽²⁾ (e) within 400 metres of a passenger tram station⁽¹⁾ (f) within 400 metres of the Adelaide Parklands.
Neighbourhood Centre Zone	
Local Centre Zone	

⁽¹⁾ Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

⁽²⁾ A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

- 3 Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:
 - (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times
 - (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas
 - (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained

- (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)
- (e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.
- (f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLES: VEHICLE PARKING RATES

Table 1: Non-residential development excluding tourist accommodation

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All Designated Areas (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Urban Corridor Zone Suburban Activity Node Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area

Table 2: Tourist accommodation

Location of development	Desired minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
Urban Corridor Zone Suburban Activity Node Zone	1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms	1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms

Table 3: Residential development, in the form of residential flat buildings and residential development in multi-storey buildings

Location of development	Rate for each dwelling based on number of bedrooms per dwelling	Plus number of required visitor parking spaces
Suburban Activity Node Zone Urban Corridor Zone	0.25 per studio (no separate bedroom) 0.75 per 1 bedroom dwelling 1 per 2 bedroom dwelling 1.25 per 3 + bedroom dwelling	0.25 per dwelling

Table 4: Row, semi-detached and detached dwellings

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required vehicle parking spaces
Urban Corridor Zone Suburban Activity Node Zone	1 or 2 bedrooms 3 + bedrooms	1 2

Table Cam/3 - Off Street Bicycle Parking Requirements

The following bicycle parking requirements apply to development specifically in **Suburban Activity Node Zone** and the **Urban Corridor Zone**.

- 1 In residential and mixed use development, the provision of bicycle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.
- 2 Residential and mixed use development, in the form of multi-storey buildings, should provide bicycle parking in accordance with the following rates:

Form of development	Employee/resident (bicycle parking spaces)	Visitor/shopper (bicycle parking spaces)
Residential component of multi-storey building/residential flat building	1 for every 4 dwellings	1 for every 10 dwellings
Office	1 for every 200 square metres of gross leasable floor area	2 plus 1 per 1000 square metres of gross leasable floor area
Shop	1 for every 300 square metres of gross leasable floor area	1 for every 600 square metres of gross leasable floor area
Tourist accommodation	1 for every 20 employees	2 for the first 40 rooms plus 1 for every additional 40 rooms

Table Cam/4 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
All kinds of development (Flood protection for relevant areas of the Residential Zone, Commercial Zone and Community Zone)	<ol style="list-style-type: none"> 1 The development meeting the following specifications if located on any land subject to flood inundation as indicated on any <i>Overlay Maps - Development Constraints</i>. Flood levels are specified on the maps adopted under Section 40f of the <i>Water Resources Act 1976</i>, as amended, and deposited in the General Registry Office and published in the Government Gazette on 7 May 1987 and February 1990: <ol style="list-style-type: none"> (a) every floor surface forming part of the development is not less than 300 millimetres above the flood level indicated for the site of the building (b) every electrical cable forming part of the development is waterproofed up to a point not less than 300 millimetres above the flood level indicated for the site of the building (c) every gully trap or other point of access to a sewer forming part of the development is set not less than 150 millimetres above the flood level indicated for the site of the building (d) every electrical switch, fuse box or other like device containing bare conductors forming part of the development, is mounted not less than 300 millimetres above the flood level indicated for the site of the building. 2 There being no required referrals to the Commissioner of Highways (relating to arterial roads) or other agency listed in Schedule 8 of the <i>Development Regulations 2008</i>. 3 The development not being located on or adjacent to a place of State heritage value, or located on a place of local heritage value.
Emergency service facility Welfare institution	<ol style="list-style-type: none"> 1 Sufficient space is available on-site to accommodate all the vehicles that may be reasonably expected to use the site at anytime. 2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality. 3 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.

Form of Development	Compliance Criteria / Conditions
Bank Community centre Library Hall Educational establishment Primary school	<ol style="list-style-type: none"> 1 Sufficient car parking has been provided in accordance with Table Cam/1 - Off Street Vehicle Parking Requirements. 2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality. 3 The building being setback 6 metres from the boundary of any road, with a four metre secondary setback on a corner allotment.
Builders yard	<ol style="list-style-type: none"> 1 Sufficient car parking has been provided in accordance with Table Cam/1 - Off Street Vehicle Parking Requirements. 2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality. 3 Provision being made for all loading and unloading of vehicles to take place on-site. 4 Vehicular access from the site being to a road which does not provide for direct vehicular access from any site which contains a dwelling and is located within a residential zone provided that where that road is an arterial road shown on Overlay Maps - Transport this condition shall not apply. 5 Provision is made for suitable landscaping of the site which, if implemented in accordance with the plans, drawings and specifications submitted, would achieve compliance with the relevant principles of development control applicable in the zone. 6 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.
Consulting room Office (in a centre zone) Post office	<ol style="list-style-type: none"> 1 Sufficient car parking has been provided in accordance with Table Cam/1 - Off Street Vehicle Parking Requirements. 2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality. 3 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.

Form of Development	Compliance Criteria / Conditions									
Dwelling Additions	1 The resultant site cover for all buildings on the subject land shall not exceed 60 per cent.									
	2 Setback and private open space of the resultant dwelling having an area and dimensions equal to or greater than those specified in the table below:									
	<table border="1"> <thead> <tr> <th>Parameter</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Minimum primary street frontage setback</td> <td>6 metres or greater than the average setbacks of any existing dwellings on any adjoining allotments with the same primary street (or, if there is only one such dwelling, the setback of that dwelling), whichever distance is less</td> </tr> <tr> <td>Minimum secondary street frontage setback</td> <td>0.9 metres</td> </tr> <tr> <td>Private open space</td> <td>Minimum of 80 square metres with a minimum dimension of 4 metres (this shall include a minimum of 24 square meters of private open space at the rear or side of the dwelling with access directly from a habitable room within the dwelling).</td> </tr> </tbody> </table>		Parameter	Value	Minimum primary street frontage setback	6 metres or greater than the average setbacks of any existing dwellings on any adjoining allotments with the same primary street (or, if there is only one such dwelling, the setback of that dwelling), whichever distance is less	Minimum secondary street frontage setback	0.9 metres	Private open space	Minimum of 80 square metres with a minimum dimension of 4 metres (this shall include a minimum of 24 square meters of private open space at the rear or side of the dwelling with access directly from a habitable room within the dwelling).
	Parameter	Value								
	Minimum primary street frontage setback	6 metres or greater than the average setbacks of any existing dwellings on any adjoining allotments with the same primary street (or, if there is only one such dwelling, the setback of that dwelling), whichever distance is less								
	Minimum secondary street frontage setback	0.9 metres								
	Private open space	Minimum of 80 square metres with a minimum dimension of 4 metres (this shall include a minimum of 24 square meters of private open space at the rear or side of the dwelling with access directly from a habitable room within the dwelling).								
3 Garages/carports should be set back so that they are no closer than the building line of the dwelling that faces the primary street.										
4 No part of the dwelling having a finished floor level more than 1.5 metres above the adjacent finished ground level.										
5 Any wall of the dwelling including any attached garage located on a boundary should be no higher than 3 metres (as measured from the top of the footings).										
6 Any wall of the dwelling including any associated garage located on the boundary should not exceed 50 per cent of the length of that boundary										
Domestic outbuilding	<p>1 The domestic outbuilding should not be constructed, added to or altered so that any part of the outbuilding is situated in any of the following circumstances:</p> <ul style="list-style-type: none"> (a) in front of any part of the building line of the building to which it is ancillary that faces the primary street (b) within 0.9 metres of a boundry of the allotment with a secondary street (if the land has boundaries on two or more roads) <p>2 The external surfaces of the domestic outbuilding not incorporating highly reflective materials including unpainted metal.</p> <p>3 The domestic outbuilding not reducing the private open space (with a minimum dimension of 4 metres) to less than 50 square metres.</p>									

Form of Development	Compliance Criteria / Conditions
	<p>4 The height of the domestic outbuilding to the eaves not exceeding 3 metres.</p> <p>5 The domestic outbuilding not exceeding 60 square metres in area.</p> <p>6 The use of the domestic outbuilding being accessory to the use of the dwelling.</p> <p>7 No part of the domestic outbuilding having a finished floor level more than 1.5 metres above the adjacent finished ground level</p> <p>8 The resultant site cover for all buildings on the subject land shall not exceed 60 per cent.</p>
Light industry Service industry	<p>1 The proposed development not involving an activity identified as being either of Environmental Significance or Major Environmental Significance within Schedule 21 or 22 of the <i>Development Act 2008</i>.</p> <p>2 A sealed car parking area provided at the rate specified in Table Cam/1 - Off Street Vehicle Parking Requirements.</p> <p>3 Car parking spaces and manoeuvring areas sealed with an all-weather hard paved surface, (eg bitumen, concrete, brick paving) and drained to the approved point of stormwater discharge.</p> <p>4 On-site stormwater detention systems designed in combination with roads and other paved surface areas.</p> <p>5 Site coverage excluding car parking and landscaping not exceeding 50 per cent.</p> <p>6 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.</p>
Public service depot	<p>1 Sufficient car parking has been provided in accordance with Table Cam/1 - Off Street Vehicle Parking Requirements.</p> <p>2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality.</p> <p>3 Provision being made for all loading and unloading of vehicles to take place on-site.</p> <p>4 Provision is made for suitable landscaping of the site which, if implemented in accordance with the plans, drawings and specifications submitted, would achieve compliance with the relevant principles of development control applicable in the zone.</p> <p>5 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.</p>

Form of Development	Compliance Criteria / Conditions
Office (not in a centre zone)	<ol style="list-style-type: none"> 1 Sufficient car parking has been provided in accordance with Table Cam/1 - Off Street Vehicle Parking Requirements. 2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality. 3 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.
Shop	<ol style="list-style-type: none"> 1 A parking area being established on-site at the rate of not less than seven car parking spaces for every 100 square metres of total floor area. 2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality. 3 Provision being made for all loading and unloading of vehicles to take place on-site. 4 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.
Store Warehouse	<ol style="list-style-type: none"> 1 Sufficient car parking has been provided in accordance with Table Cam/1 - Off Street Vehicle Parking Requirements. 2 The layout of any parking area and the number, location and design of access points to a road from the site will, if implemented in accordance with the plans, drawings and specifications submitted, be established so as best to ensure the safety of the public and the free flow of traffic in the locality. 3 Provision being made for all loading and unloading of vehicles to take place on-site. 4 Vehicular access from the site being to a road which does not provide for direct vehicular access from any site which contains a dwelling and is located within a residential zone provided that where that road is an arterial road as shown on the Overlay Maps - Transport this condition shall not apply. 5 Not more than 50 per cent of the area of the site being covered by building. 6 Provision is made for suitable landscaping of the site which, if implemented in accordance with the plans, drawings and specifications submitted, would achieve compliance with the relevant principles of development control applicable in the zone. 7 The building being setback 6 metres from the boundary of any road, with a 4 metre secondary setback on a corner allotment.

Table Cam/5 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
1 Brookside Avenue TRANMERE	House		7974
3 Brookside Avenue TRANMERE	House		7975
5 Brookside Avenue TRANMERE	House		7976
9 Brookside Avenue TRANMERE	House		7977
11 Brookside Avenue TRANMERE	House		7978
13 Brookside Avenue TRANMERE	House		7979
2 Emerson Grove TRANMERE	House		7982
5 Emerson Grove TRANMERE	House		7983
8 Emerson Grove TRANMERE	House		7984
21 Emerson Grove TRANMERE	House		7985
2 Galway Grove TRANMERE	House		7986
3 Galway Grove TRANMERE	House		7987
4 Galway Grove TRANMERE	House		7988
5 Galway Grove TRANMERE	House		7989
7 Galway Grove TRANMERE	House		7990
8 Galway Grove TRANMERE	House		7991
9a Galway Grove TRANMERE	House		7992
11 Galway Grove TRANMERE	House		7993
15 Galway Grove TRANMERE	House		7994
16 Galway Grove TRANMERE	House, 'Fermoy Court'		7995
254 Glynburn Road TRANMERE	House		7996
270 Glynburn Road TRANMERE	House		7997
272 Glynburn Road TRANMERE	House		7998
274 Glynburn Road TRANMERE	House		7999
2 Kings Grove TRANMERE	House		8000
3-5 Kings Grove TRANMERE	House and Fence, 'Tranmere House'		8018
4 Kings Grove TRANMERE	House		8001
6 Kings Grove TRANMERE	House		8002
461 Magill Road TRANMERE	House		8003
463 Magill Road TRANMERE	House		8004
465 Magill Road TRANMERE	House		8005

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Table Cam/5 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
467 Magill Road TRANMERE	House		8006
469 Magill Road TRANMERE	House		8007
471 Magill Road TRANMERE	House		8008
473 Magill Road TRANMERE	House		8009
475 Magill Road TRANMERE	House		8010
477 Magill Road TRANMERE	House		8011
479 Magill Road TRANMERE	House		8012
481 Magill Road TRANMERE	House		8013
483 Magill Road TRANMERE	House		8014
491 Magill Road TRANMERE	House		8015
493 Magill Road TRANMERE	House		8016
495 Magill Road TRANMERE	House		8017

Note: This table was last updated on 31 March 2011.

Table Cam/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
86-88 Addison Avenue ATHELSTONE	former Payne's Wildflower Garden	Sec 735	H 105100	CR 5777/147	a d	7886
Gorge Road Reserve: Gorge Road (corner Maryvale Road) ATHELSTONE	Athelstone Community Hall; Former Institute facades, roof, porch	Lot 65 Lot 62	F 133155 F 133152	CT 5564/804 CT 5902/733	a c	7908
338 Gorge Road ATHELSTONE	Athelstone Branch Library and Community Centre (former Athelstone Primary School); Building facades, roof including ventilators, decorative bargeboard and timbering to gable end, paired corbels under eaves, raked veranda on timber posts, raked window hood over gable end windows and double hung sash and hopper windows	Lot 83	F 133173	CT 5810/206	a c	7913
1A Lymn Avenue ATHELSTONE	Pioneer Cemetery; Cemetery containing headstones associated with pioneer families - Amber, Bilney, Ey, Fry, Hutchison, Kowalick and Packer (formerly associated with the Primitive or Gorge Methodist Church)	Lot 103	D 45296	CT 5372/25	a c	7936
Manresa Court (part of 280 Gorge Road) ATHELSTONE	'Manresa' Dwelling; Dwelling facades, roof, chimneys, double hung sash windows and convex veranda on timber posts with simple timber brackets. Excluding the northern facade and corrugated iron additions	Lot 2	F 4136	CT 5094/602	a b e	7943
72 Maryvale Road ATHELSTONE	'Stonehouse Farmhouse'; Front and side facades, hipped corrugated iron roof, chimneys, casement sash windows, excluding additions	Lot 4	D 6659	CT 5197/905	a d	7944

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Table Cam/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
5 River Drive ATHELSTONE	Dwelling; Front and side facades, roof, chimneys, raked return veranda on masonry pillars and double hung sash windows	Lot 251	F 5305	CT 5423/706	a b e	7958
36 River Drive ATHELSTONE	Dwelling ('former Barn, former Fry's Market Garden'); Dwelling facades including random coursed stonework with brick quoins and surrounds, and roof. Excluding carport, dormer windows and later additions.	Lot 556	D 57064	CT 5860/632	a b e f	7959
38 River Drive ATHELSTONE	Dwelling; Front and side facades, roof, chimneys, bullnosed veranda on timber posts and three palm trees. Excluding side and rear additions	Lot 91	D 27333	CT 5373/839	a b e f	7960
Schulze Court (corner Gorge Road) ATHELSTONE	Athelstone Independent Cemetery; Cemetery, with graves of pioneer families of the area, including Austin, Coventry, Ey, Fry, Hersey, Hockley, Kimber, Lorenz, Marchant and Russell. Trees including 1 Cypress and 2 Eucalypts in cemetery grounds	Lot 60	F 14907	CT 5471/435	a e	7961
Lot 58 Schulze Road ATHELSTONE	Remnants of inlet to Thorndon Park Reservoir; Inlet remnants, stone buttressing and adjacent group of Eucalypts	Lot 58	D 10101	CT 5553/352	a c d e	7962
Pumps, River Torrens Linear Park (off Produce Court Athelstone) ATHELSTONE	Pump - "P.F. Richards Force Pump"	Lot 163	D 25185	CT 5387/209	a b c d e	7957
10 Bosville Grove CAMPBELLTOWN	Dwelling; Front and side facades, roof, chimneys, double hung sash windows, decorative bargeboard to gable end and bullnosed verandas with timber balustrades and cast iron lace brackets and friezes	Lot 24	D 8015	CT 5150/674	a b d e	7890

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Lot 1014 Brookway Drive (previously 70 Hill Street) CAMPBELLTOWN	Dwelling, 'Lochiel Park'; Dwelling facades with rendered quoins and moulded decorative surrounds, roof, chimneys, Bay window to front, concave return veranda on timber posts at ground floor level and small balcony over front entrance at first floor level. Trees including group of Eucalyptus in grounds, row of Pinus delineating river boundary, 2 Pinus in grounds, 1 Cedrus in grounds, row of Palm in grounds, 1 Araucaria in grounds, row of Olives in grounds, 1 Jacaranda in grounds	Lot 303	D 57618	CR 5873/764	a b e	7892
1 Drysdale Crescent CAMPBELLTOWN	Dwelling; Front and side facades, roof, chimneys and double hung sash windows, (original concave veranda supported on timber posts now removed)	Lot 2	D 66768	CT 5815/82	a b e	7903
6 Gorge Road CAMPBELLTOWN	Dwelling; Front and side facades, roof including Dutch gables, chimneys, bullnose veranda and gablet portico. Excluding rear addition.	Lot 32	F 133583	CT 5327/23	a	7909
8 Gorge Road CAMPBELLTOWN	Dwelling; Front and side facades, roof with ventilator gablets, chimneys, sash windows, sidelights and fanlight to front entrance and bullnosed veranda	Lot 33	F 133584	CT 5818/326	a	7910
10 Gorge Road CAMPBELLTOWN	Dwelling; Front and side facades, roof with ventilator gablets, chimneys and bullnosed veranda with timber posts and timber brackets	Lot 34	F 133585	CT 5864/280	a	7911
24 James Street CAMPBELLTOWN	Dwelling; Front and side facades, roof with broken gable to front and raked veranda with timber and masonry posts and brick balustrade. Excluding rear additions.	Lot 27	F 128161	CT 5801/2	a b e	7919

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
40 James Street CAMPBELLTOWN	Dwelling, 'Villa Trevarno'; Front and side facades, roof, chimneys, double hung sash windows and concave return veranda on timber posts	Lot 114	D 13096	CT 5465/488	a b e	7920
60-80 James Street CAMPBELLTOWN	Dwelling, 'Lanhydroch', (formerly 'James Dwelling'); Front and side facades, roof, decorative bargeboards to gable fascias, double hung sash windows, bullnosed veranda and chimneys. Trees including group of Pinus in north east corner	Lot 3	D 41079	CT 5246/946	a b e	7921
607-609 Lower North East Road CAMPBELLTOWN	Campbelltown Uniting Church (former Methodist Church); Original Church facades with pilasters and string courses including three small turrets to front gable, roof, and arched windows; excluding front (1976) enclosed addition. Original hall facades, arched windows, roof with small fleche to front gable and foundation stone; excluding front addition and skillion addition to the rear	Lot 98 Lot 98	F 128232 F 128232	CT 5729/881 CT 5797/37	a c f	7929
125 Montacute Road CAMPBELLTOWN	Dwelling, 'Dura', Langton Park Retirement Village; Dwelling facades, roof, paired corbels under eaves, concave veranda on timber posts, bay window to front and side and chimneys. Trees including 1 Eucalyptus in grounds of 20 Hancock Road, Campbelltown, 1 Palm located to east of dwelling and row of Pinus on the Montacute Road Boundary	Lot 300	D 22744	CT 5068/377	a d e	7946
139 Montacute Road CAMPBELLTOWN	Newton Methodist Church Hall; Hall facades, pointed arched windows and entrance door, roof and inscription over front entrance	Lot 107	D 3706	CT 5835/618	a c	7947

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
2 Newton Road CAMPBELLTOWN	Newton Road Community Centre (former Council Building); Building facades parapet to front elevation and roof with ventilator gablets	Lot 51	F 133502	CT 5864/492	a b c e	7951
18 Binnswood Street HECTORVILLE	Dwelling, 'Cosford'; Front and side facades, roof, chimneys, split paned double hung sash windows, sidelights and fanlights to front entrance and ogee style concave veranda including all cast iron work. Stone fence with cast iron railings and gates	Lot 97	F 134448	CT 5798/552	a d e	7888
13 North Street HECTORVILLE	Hectorville Catholic Church (first); Church building facades and roof (excluding toilet block to rear)	Lot 75	F 134426	CT 5808/586	a c e	7954
14 North Street HECTORVILLE	Hectorville Catholic Church (second); Sandstone church facades with brick buttresses and cement rendered quoins, arched windows and doorways, arched vents to gable end with corresponding detail to porch gable, corrugated iron roof with small ventilation vents and foundation stone	Lot 15	D 53169	CT 5727/167	a c	7955
30 Bunday Street MAGILL	Dwelling; Front and side facades including 'freestone' pressed metal and small fluted corrugated iron cladding, roof, chimneys, bullnose veranda including timber brackets.	Lot 368	D 764	CT 5083/167	a d	7893
23 Central Avenue MAGILL	Dwelling; Front and side facades including double hung sash windows, chimneys, roof and concave veranda, excluding northern additions	Lot 15	D 1244	CT 5504/371	a b	7895
48 Central Avenue MAGILL	Dwelling; Front and side facades, roof, chimneys and bullnosed veranda with cast iron brackets and timber posts	Lot 2	F 125194	CT 5220/196	a b	7896

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Table Cam/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
50 Central Avenue MAGILL	Dwelling; Front and side facades, roof, chimneys, front bullnosed veranda	Lot 13	F 133964	CT 5405/465	a b	7897
Res Lt 44 Chandler Court MAGILL	King George Hall; Hall facades, roof including ventilators and louvred gablets, high level windows, excluding side additions	Lot 44	D 32447	CT 5518/987	a c	7898
12 Church Street MAGILL	Dwelling; Front and side facades, roof form including Dutch gables and chimneys, bullnose veranda excluding veranda walls and pillars. Excluding the cream brick additions to the side and rear of the dwelling	Lot 151	D 63537	CT 5913/396	a b	7899
8/9 Homes Court MAGILL	Dwelling (former Matron's Dwelling); Front and side facades, roof with ventilator gablets, chimneys, raked return veranda on timber posts and double hung sash windows	Lot 33	D 32447	CT 5415/930	a c	7918
24 Jervois Avenue MAGILL	Dwelling; Front and side facades including pressed metal 'brickwork' to side facades and pressed metal 'stonework' panels to front elevations, roof, ornate pressed metal window awning, chimney and veranda	Lot 152	D 764	CT 5163/695	a b d	7922
7 Lorne Avenue MAGILL	Dwelling ('Gault's House') and Outbuilding; Dwelling front and side facades, excluding later rear addition, roof and chimney, cast iron widows walk, verandas including cast iron and timber brackets, bay window.	Lot 340 Lot 341 Lot 342	D 764 D 764 D 764	CT 5094/948 CT 5094/948 CT 5094/948	a d e	7925
12 Lorne Avenue MAGILL	Dwelling; Front and side facades, roof, chimney and bullnosed veranda	Lot 2	D 44161	CT 5326/833	a b	7926

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
607 Magill Road MAGILL	Office (former Magill Police Station); Building facades including paired corbels under eaves, roof with gable, chimneys, bullnosed veranda on timber posts with cast iron brackets and former cells to rear of building. Excluding rear lean-to addition	Lot 73	F 133824	CT 5811/488	a c f	7938
609/611 Magill Road MAGILL	Magill Institute; Institute facades, bluestone plinth, foundation stone, roof and chimneys	Lot 1	F 5655	CT 5464/617	a b c	7939
613 Magill Road MAGILL	Former Magill Post Office; Former Post Office facades and paired corbels under eaves, excluding shopfront, veranda and roof	Lot 3	C 21888	CT 5905/179	a c	7940
615 Magill Road corner St Bernards Road MAGILL	Shops (former Wadmore's Store); Shop facades, parapet, raked veranda, shopfronts and roof	Lot 2	C 21888	CT 5905/178	a b c	7941
621 Magill Road MAGILL	Tower Hotel; Two storey hotel facades, roof, chimneys, verandas, balconies with timber posts and iron balustrades, tower and including single storey dwelling on north side	Lot 27	F 103940	CT 5739/853	a b c d f	7942
68 Shakespeare Avenue MAGILL	Dwelling; Two room dwelling, roof, chimney and concave veranda, not including extensions to the rear	Lot 49	D 764	CT 5114/659	a d	7964
14-38 St Bernards Road (also 37 Brougham Street) MAGILL	'Murray House', University of South Australia; Former dwelling facades of random coursed bluestone with rendered quoins and surrounds, roof with corbels under eaves, tower, rendered chimneys and parapet caps to gables, returned veranda and balcony supported on cast iron posts with cast iron lace brackets, friezes and balustrades, double hung sash windows with timber shutters and 2-storey bay	Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11	F146354 F146354 F146354 F146354 F146354 F146354 F146354 F146354 F146354 F146354 F146354	CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444 CT 5870/444	a d e f	7965

Campbelltown Council
Table Section
Table Cam/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
	window to south elevation. Trees including 1 Araucaria, 1 Elm, 1 Bay, 3 Cypress, 1 Loquat in ground of Murray House					
45 St Bernards Road MAGILL	St George's Anglican Cemetery; Cemetery with historic grave sites, cast iron gate on Church Street, and landscaping with olive trees	Lot 11	D 51625	CT 5842/216	a c e	7967
45 St Bernards Road MAGILL	St George's Anglican Church; Church facades constructed of rubble river stone laid in rough courses with rendered quoins and surrounds, roof with large fleche to apex and ventilators, porch, pointed arched windows and lych gate	Lot 11	D 51625	CT 5842/216	a c d e	7966
6 Windsor Avenue MAGILL	Dwelling; Front and side facades with pressed metal 'freestone' front and 'brick' side walls, roof with timber corbels to underside of eaves, bullnosed veranda, chimney	Lot 167	D 764	CT 5145/8	a b d	7968
173 Montacute Road NEWTON	Dwelling; Front and side facades, roof with gable and gablets, return bullnosed veranda with original tiles and cast iron brackets and friezes on timber posts, chimneys	Lot 1	F 133191	CT 5572/758	a b e	7948
7-9 Newton Road NEWTON	Dwelling; Front and side facades, roof with gable and ventilator gablets, chimneys and bullnosed return verandas on timber posts with cast iron lace brackets and frieze	Lot 14	D 6849	CT 5626/629	a b e	7952
57-59 Newton Road NEWTON	St Francis of Assisi Catholic Church and Hall; Church building facades, roof, belltower surmounted by cross over entrance porch and copperwork and leadlight to front entrance. Hall facades and roof	Lot 1 Lot 1	D 9201 D 9201	CT 5858/790 CT 5935/840	a c e f	7953

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
1 Clark Crescent PARADISE	Dwelling; Front and side facades, roof, bullnosed veranda, chimneys	Lot 51	D 10257	CT 5162/720	a b	7900
66 George Street PARADISE	Dwelling; Front and side facades, roof with front gable and ventilator gablets, chimneys, bullnosed veranda with cast iron brackets and frieze	Lot 26 Lot 27	D 1323 D 1323	CT 5486/392 CT 5565/226	a e	7906
Gorge Road (corner Lower North East Road) PARADISE	War Memorial; Plinth, pedestal, monument. Trees including group of Eucalypts around memorial				c e	7907
5 Hamilton Terrace PARADISE	Thorndon Park Reservoir; Reservoir and surrounds including random coursed rubble stone buildings and tower within the reservoir. Trees including group of Pinus defining boundary of reservoir	Lot 1 Lot 3 Piece 5 Piece 6 Piece 7 Piece 8	F 4901 F 4901 F 40168 F 40168 F 40168 F 40168	CT 5229/754 CT 5229/754 CT 5229/754 CT 5229/754 CT 5229/754 CT 5229/754	a c d e f	7916
1 Lorraine Avenue PARADISE	Dwelling, 'Sydenham' (former Gameau Homestead); Front and side facades, roof, paired corbels under eaves ,chimney, return concave veranda with cast iron lace brackets and double hung sash windows	Lot 44	D 6639	CT 5821/165	a b e	7928
638-640 Lower North East Road (corner Gorge Road) PARADISE	St Martin's Anglican Church (first) and Cemetery; Church facades including gothic leadlight windows with brick hood mouldings and buttresses with rendered caps, roof with cross at apex and gabled porch. Cemetery and cemetery post and wire fence. Trees including Cypress and Pinus in cemetery	Lot 40	F 133591	CT 5464/184	a c f	7930

Campbelltown Council
Table Section
Table Cam/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
686 Lower North East Road PARADISE	Dwelling; Front and side facades, roof, decorative bargeboard and finial to gable, chimneys, bullnosed veranda, decorative mouldings over paired windows under gable. Excluding side veranda enclosure.	Lot 63	F 133614	CT 5489/978	a e	7931
695 Lower North East Road PARADISE	Dwelling, 'Falcon Lodge' (formerly Valencia/Arrawarra); Former dwelling facades with Dutch gables as parapets over bay windows, decorative mouldings to window surrounds, roof with paired corbels under eaves, bullnosed veranda to centre facade, double hung sash windows and chimneys. Cast iron and brick fence to street front	Lot 100	D 37701	CT 5157/219	b d e	7932
741 & 743 Lower North East Road PARADISE	Attached Dwellings; Front and side facades, roof with Dutch gables, chimneys, and bullnosed veranda on timber posts with lace brackets and frieze. Excluding rear addition.	Lot 14 Lot 3	F 126948 F 125145	CT 5218/987 CT 5889/138	a b d	7935
21 Melville Road PARADISE	Dwelling; Dwelling facades, roof, chimneys and bullnosed return veranda on timber posts with cast iron brackets and frieze. Excluding veranda enclosure.	Lot 50	D 59730	CT 5876/674	a	7945
7 Atkinson Avenue ROSTREVOR	Dwelling; Front and side facades with red brick quoins and plinths and decorative brick string course, roof form, chimneys, entrance portico and timber shutters to windows, excluding veranda enclosure.	Lot 201	D 65068	CT 5923/271	a b f	7887

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
3 Linwood Street ROSTREVOR	Dwelling; Front and side facades excluding additions, portico excluding tower addition, bullnose veranda including cast iron columns and decorative lacework.	Lot 30	F 133120	CT 5761/760	a b	7924
101 Morialta Road ROSTREVOR	Hosanna Heights (formerly St Francis Xavier Seminary); Chapel building – all facades, roof and tower.	Lot 1	D 53130	CT 5705/320	c d f	7950
21 Orbona Street /off Montacute Road ROSTREVOR	Stable, Barn, 'Marybank Farm'; Building facades including stonework and brick quoins and roof	Lot 2	D 63796	CT 5352/192	a b	7956
Gurner's Reserve bounded by College Drive Hamish Grove and Leabrook Drive ROSTREVOR	Reserve; Trees including 1 Moreton Bay Fig, 1 Elm, 1 Platanus, row of Pinus, group of Moreton Bay Figs, 1 Cedar, group of Araucaria, group of Ficus, all in Reserve	Lot 36 Lot 72	D 7415 F 133723	CT 5812/980 CT 5812/980	a b e	7901
1 Birkenshaw Avenue (previously 513 Magill Road) TRANMERE	St Joseph's Parish School; School building facades, roof with ventilator gablets, parapet to main entrance and foundation stone. Excluding western and northern later additions.	Lot 1 Lot 2	D 2736 D 2736	CT 5358/151 CT 5358/204	a c	7889
14 Fourth Street TRANMERE	Dwelling; Front and side facades, roof, paired corbels under eaves, chimneys and raked return veranda. Tree including 1 Araucaria in eastern part of front garden	Lot 238	D 3684	CT 5810/699	a e	7904
16 Galway Grove TRANMERE	Dwelling 'Fermoy Court'; Brick Tudor/Arts & Craft Style dwelling, front and side facades, terracotta tiled roof and chimneys	Lot 3	F 14166	CT 5391/253	a b d	7905
21 Hallett Avenue TRANMERE	Dwelling; Front and side facades, roof (excluding roof cladding), chimneys and raked veranda on timber posts	Lot 98	F 134249	CT 5418/279	a b	7915

Campbelltown Council
 Table Section
 Table Cam/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
17 Moore Street TRANMERE	William Lowe Scout Hall, First Tranmere Sea Scouts (former Stables 'Brookside', former Wine Cellars); Building facades, roof, loading bay, buttress walls to cellar	Lot 35	F 133886	CT 5616/56	a d e	7949
Shakespeare Avenue Res (1) - Res (2) Shakespeare Avenue TRANMERE	'The Gums' Reserve; Trees including group of Eucalyptus delineating the Creek, and group/row of Eucalyptus near the Creek	Lot 35	F 133886	CT 5616/56	c f	7963

Table Cam/7 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Brentyn Court CAMPBELLTOWN	Dwelling ('Lochend')	A1012	D72039	CT 6017/219		12548
10 Melory Crescent MAGILL	Dwelling ('Woodforde House')	A14	D7062	CT 5607/772		14478
1 Strachan Lane PARADISE	Dwelling ('Lyndhurst')	A11	D19195	CT 5150/395	e	16199
21 Orbona Street ROSTREVOR	Dwelling ('Marybank')	A2	D63796	CT 6054/915		10640
3 Kings Grove TRANMERE	Dwelling ('Tranmere House') & Fence	A19 A35	F112569 F133786	CT 5498/490 CT 5567/154		11784

Note: this table was last updated on 22 July 2011 and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables
Spatial Extent Maps
Bushfire Risk Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

[Bushfire Protection - Bushfire Risk BPA Index Map Cam/1](#)

Zone Maps

Zone Name	Zone Map Numbers
Commercial	Cam/4, Cam/7, Cam/11
Community	Cam/3, Cam/4, Cam/7, Cam/8, Cam/10, Cam/11
District Centre	Cam/3, Cam/7
Hills Face	Cam/5, Cam/8, Cam/9
Light Industry	Cam/11
Local Centre	Cam/4, Cam/6, Cam/7, Cam/8, Cam/10, Cam/11
Metropolitan Open Space System	Cam/2, Cam/3, Cam/4, Cam/5, Cam/6
Mixed Use	Cam/3, Cam/4, Cam/6, Cam/7, Cam/8, Cam/10
Neighbourhood Centre	Cam/4, Cam/7, Cam/8, Cam/11
Residential	Cam/2, Cam/3, Cam/4, Cam/5, Cam/6, Cam/7, Cam/8, Cam/9, Cam/10, Cam/11
Suburban Activity Node Zone	Cam/2, Cam/3
Urban Corridor	Cam/2, Cam/3, Cam/6, Cam/10, Cam/11
Urban Employment	Cam/3, Cam/7, Cam/8

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Commercial Policy Area 1	Cam/11
Linear Park River Torrens Policy Area 2	Cam/2, Cam/3, Cam/4, Cam/5, Cam/6
Regeneration Policy Area 3	Cam/2, Cam/3, Cam/4, Cam/6, Cam/7, Cam/8, Cam/10, Cam/11
Suburban Policy Area 4	Cam/3, Cam/4, Cam/5, Cam/7, Cam/8, Cam/11
Leabrook Drive Policy Area 5	Cam/7, Cam/8, Cam/11
Foothills Policy Area 6	Cam/4, Cam/5, Cam/8, Cam/9
Low Density Policy Area 7	Cam/10
Business Policy Area 8	Cam/2, Cam/3, Cam/6, Cam/11

Policy Area Name	Policy Area Map Numbers
Transit Living Policy Area 9	Cam/6
High Street Policy Area 10	Cam/10, Cam/11

Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Education	Cam/3, Cam/4, Cam/8, Cam/10, Cam/11
Precinct 2 Lochiel Park	Cam/2, Cam/6

Overlay Maps

Issue	Overlay Map Numbers
Location	Cam/1, Cam/2, Cam/3, Cam/4, Cam/5, Cam/6, Cam/7, Cam/8, Cam/9, Cam/10, Cam/11
Transport	Cam/1, Cam/2, Cam/3, Cam/4, Cam/5, Cam/6, Cam/7, Cam/8, Cam/10, Cam/11
Development Constraints	Cam/1, Cam/2, Cam/3, Cam/4, Cam/5, Cam/6, Cam/7, Cam/8, Cam/9, Cam/10, Cam/11
Heritage	Cam/2, Cam/3, Cam/4, Cam/5, Cam/6, Cam/7, Cam/8, Cam/10, Cam/11
Natural Resources	Cam/1, Cam/2, Cam/3, Cam/4, Cam/5, Cam/6, Cam/8, Cam/9, Cam/11
Affordable Housing	Cam/2, Cam/3, Cam/6, Cam/10, Cam/11
Noise and Air Emissions	Cam/2, Cam/3, Cam/6
Strategic Transport Routes	Cam/2, Cam/3, Cam/6

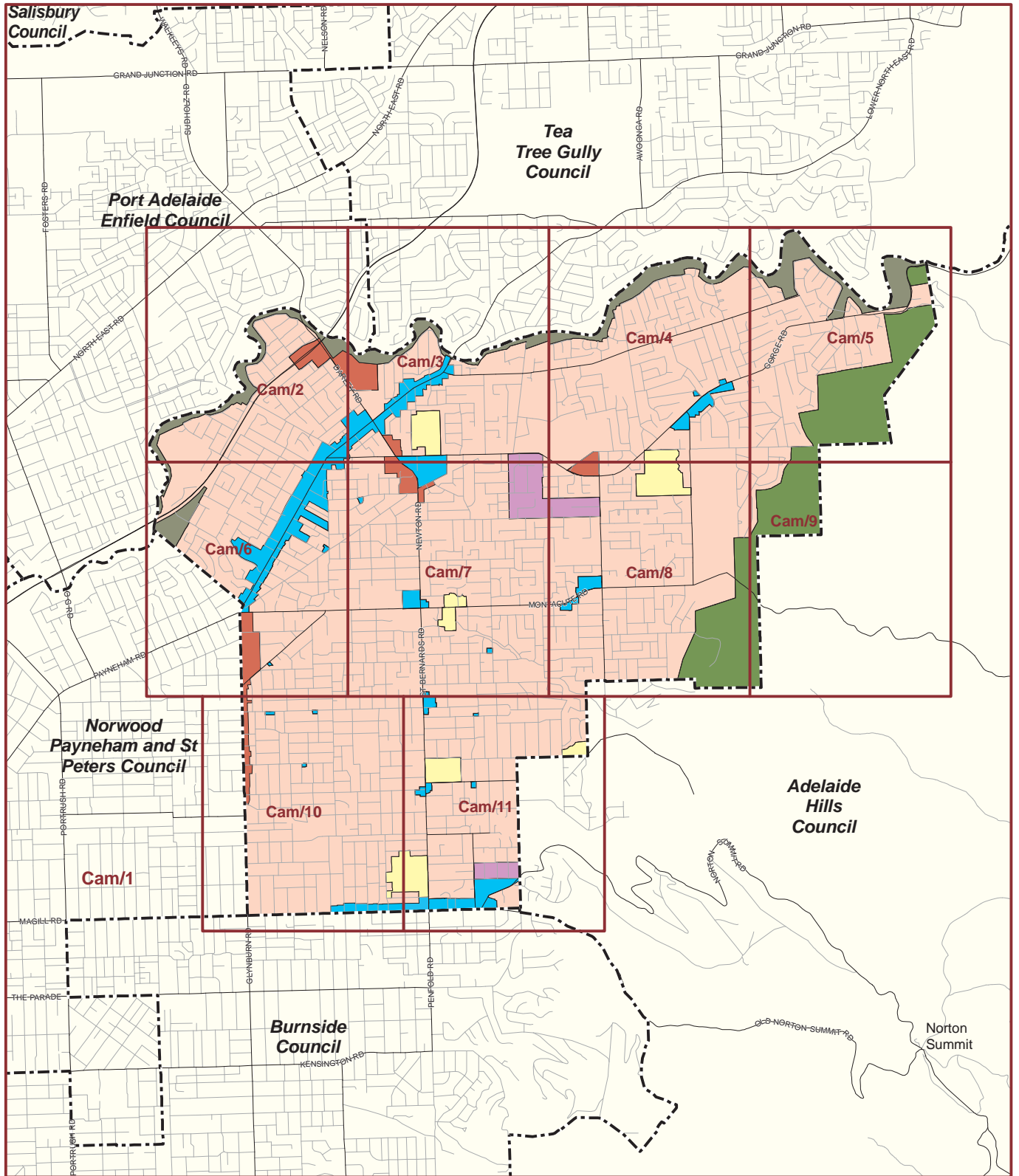
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Cam/1, Cam/2

Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Lochiel Park/Brookway Drive	Cam/1
Low Density Policy Area	Cam/2
Suburban Activity Node Zone	Cam/3
Lower North East Road Urban Corridor	Cam/4
Magill Road Urban Corridor	Cam/5

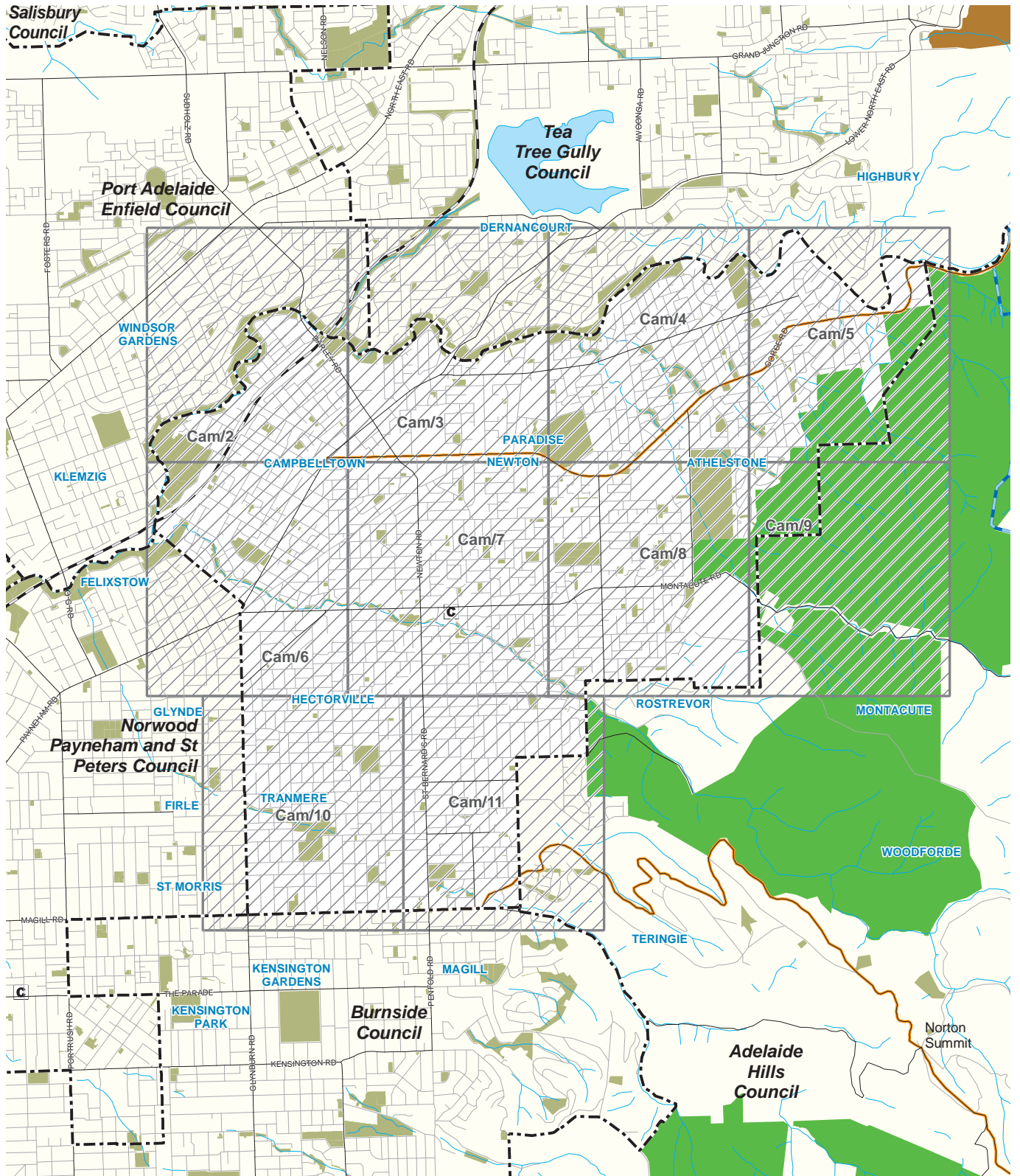
Spatial Extent Maps



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Cam/1 to Map Cam/11 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



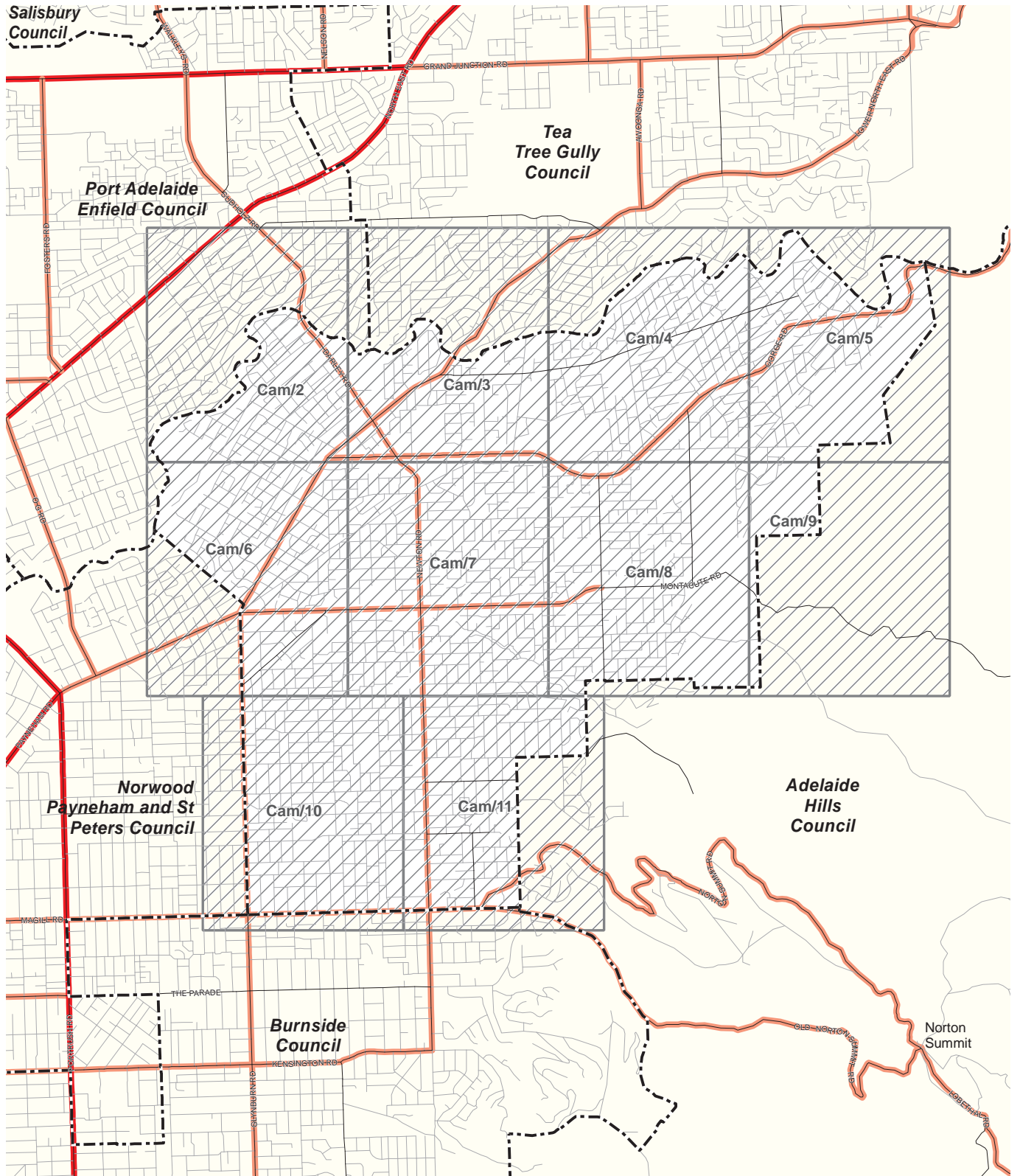
Council Index Map



- C Council Office
- Railways
- Tourist Routes
- Waterway / drain / channel
- Mt Lofty Watershed Boundary
- Local Reserves
- Conservation Park
- Recreation Park
- Waterbodies
- Development Plan Boundary



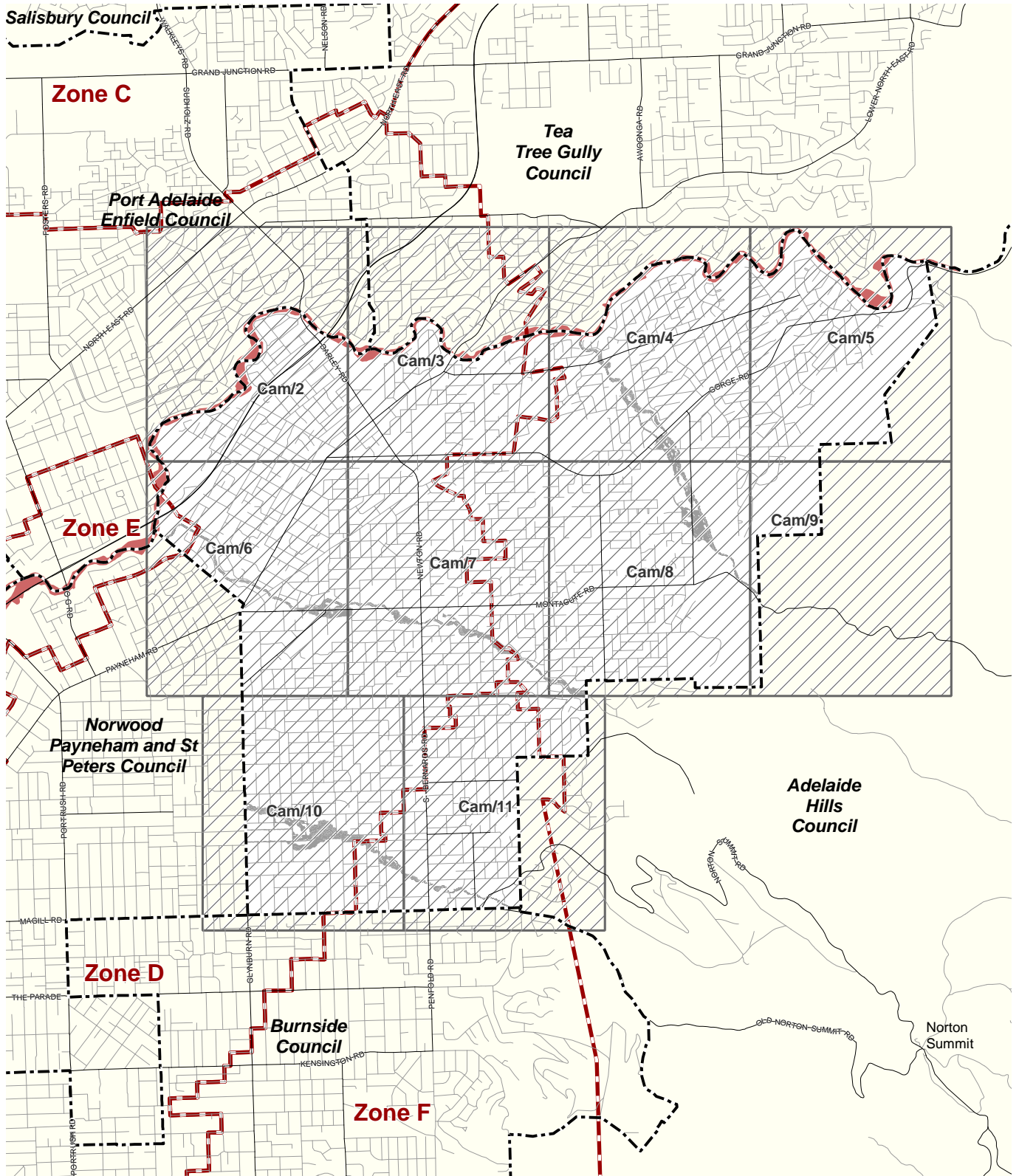
Location Map Cam/1



Overlay Map Cam/1

TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



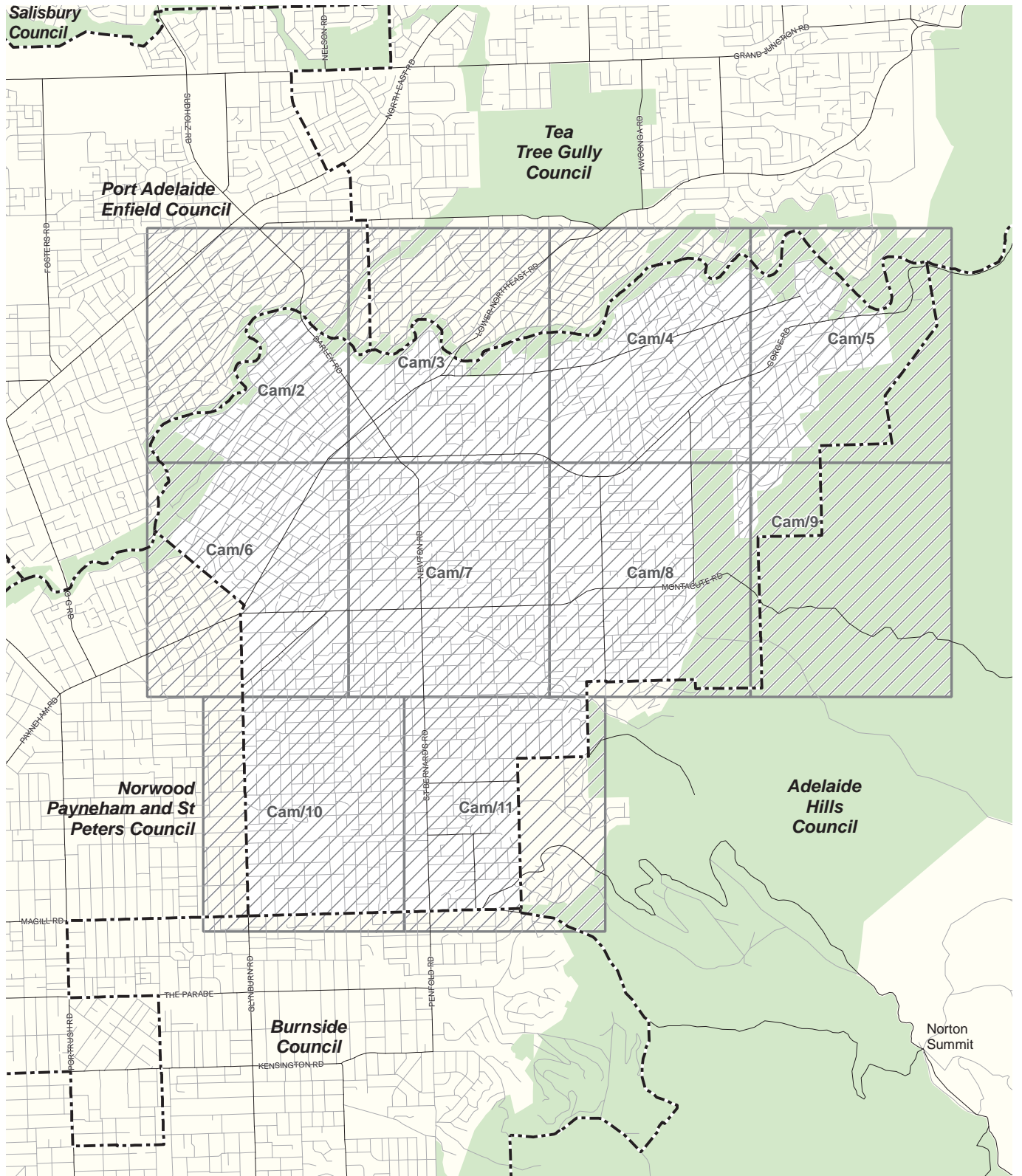
- Airport Building Heights**
- Zone C** All Structures Exceeding 15 metres above existing ground level
 - Zone D** All Structures Exceeding 45 metres above existing ground level
 - Zone E** All Structures Exceeding 100 metres above existing ground level
 - Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



- Airport Building Heights
- Flood Hazard
- 1-5th Creeks 100yr Floodplain region
- Development Plan Boundary

Overlay Map Cam/1

DEVELOPMENT CONSTRAINTS



Overlay Map Cam/1

NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary

MAP Cam/1 Adjoins

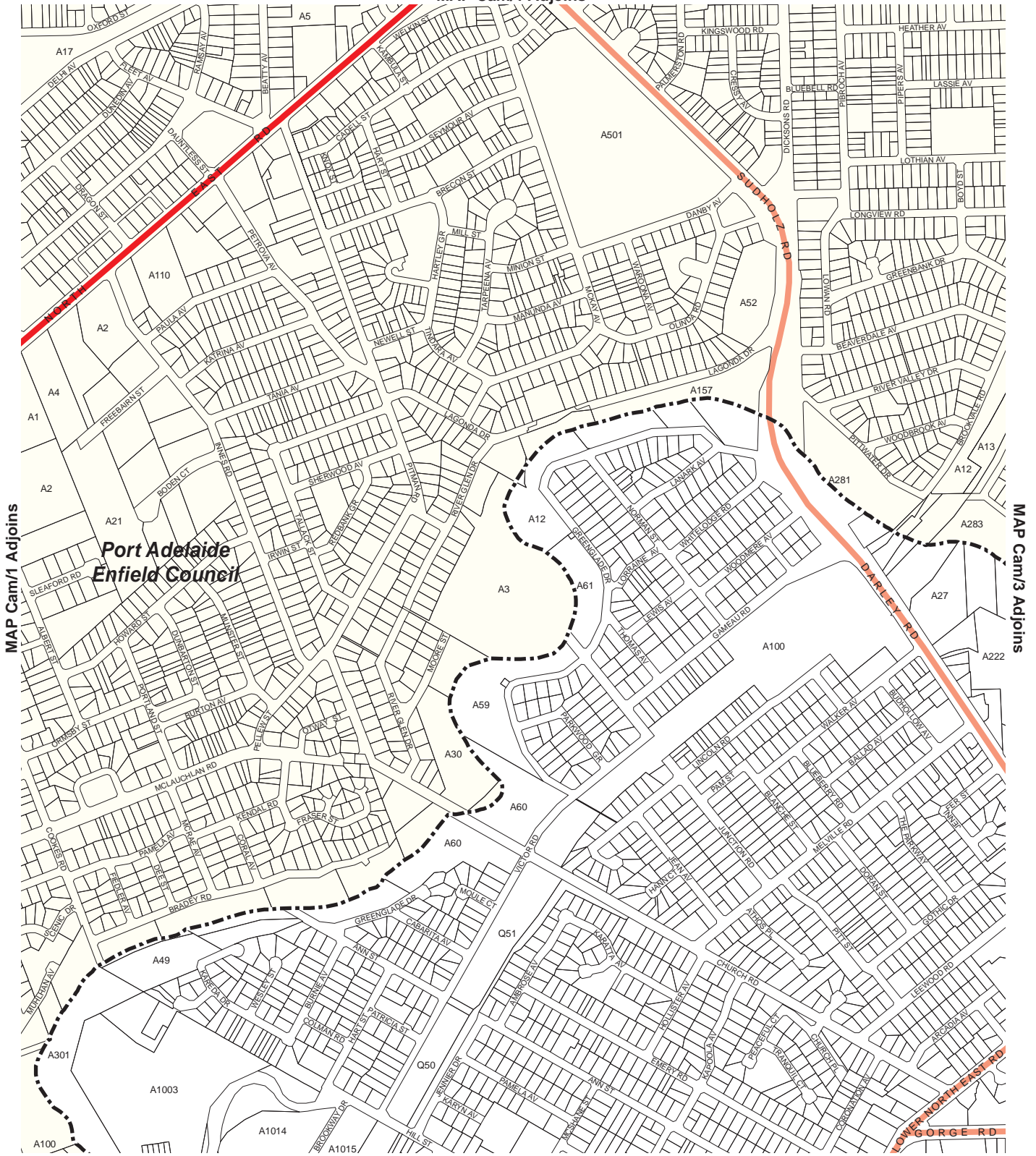


MAP Cam/6 Adjoins

- S School
- H Other Health Services
- Railways
- Tourist Routes
- Local Reserves
- Development Plan Boundary

Location Map Cam/2

MAP Cam/1 Adjoins



MAP Cam/6 Adjoins

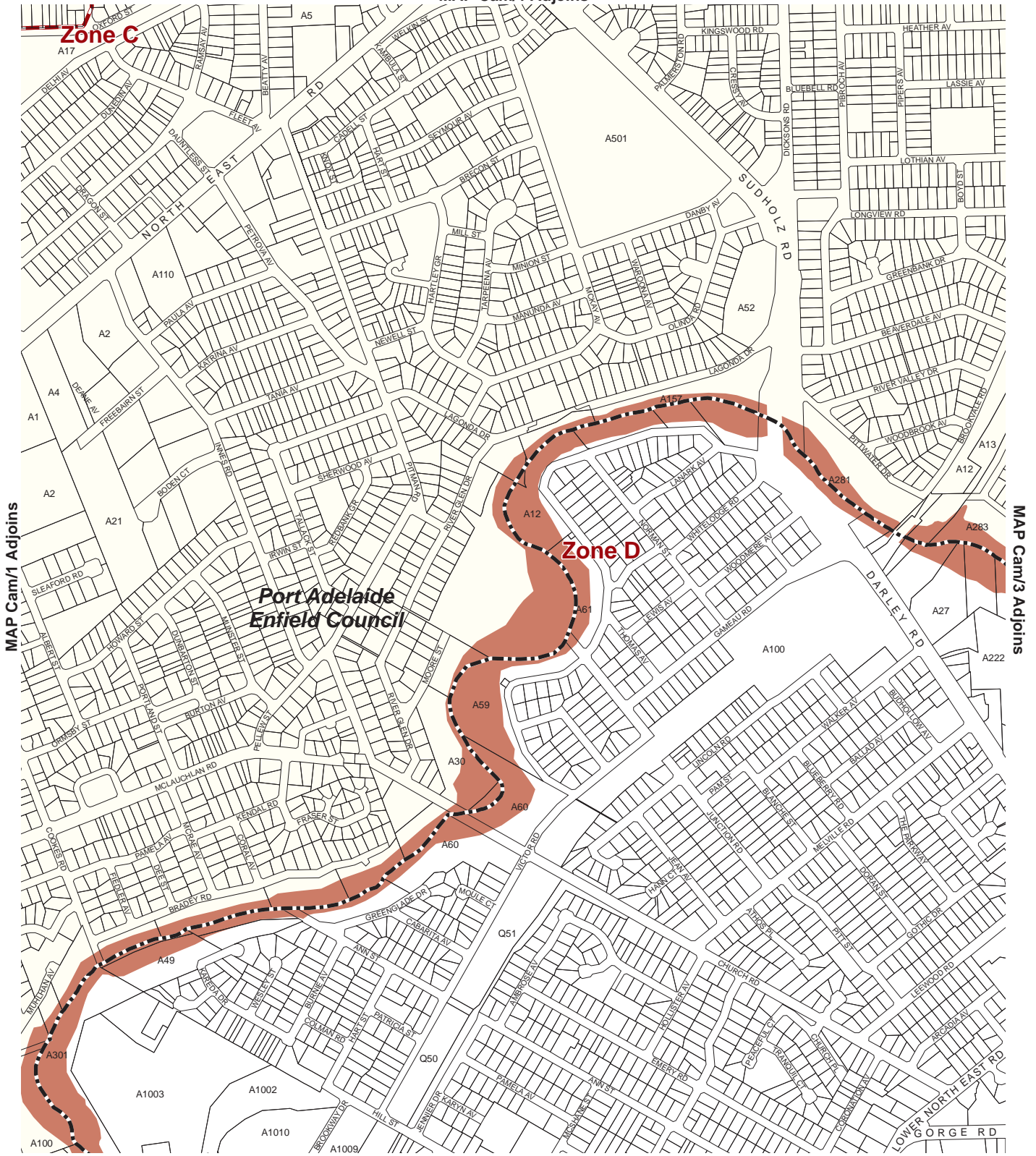


Overlay Map Cam/2

TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Cam/1 Adjoins



MAP Cam/6 Adjoins

Airport Building Heights
Zone C All Structures Exceeding 15 metres above existing ground level
Zone D All Structures Exceeding 45 metres above existing ground level

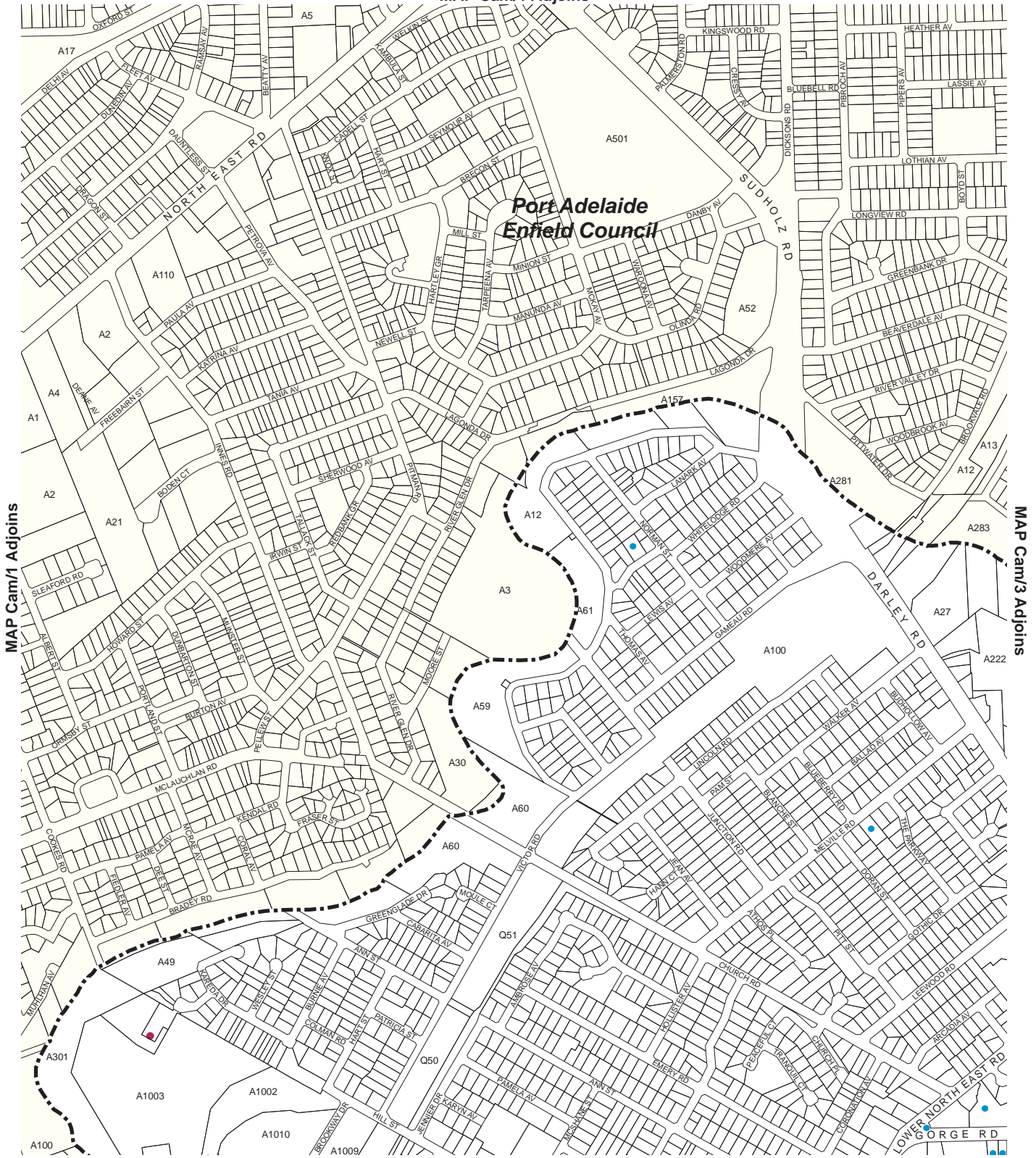


- Airport Building Heights
- Flood Hazard
- Development Plan Boundary

Overlay Map Cam/2

DEVELOPMENT CONSTRAINTS

MAP Cam/1 Adjoins



MAP Cam/6 Adjoins

For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



- State heritage place
- Local heritage place
- Development Plan Boundary

Overlay Map Cam/2 HERITAGE

MAP Cam/1 Adjoins

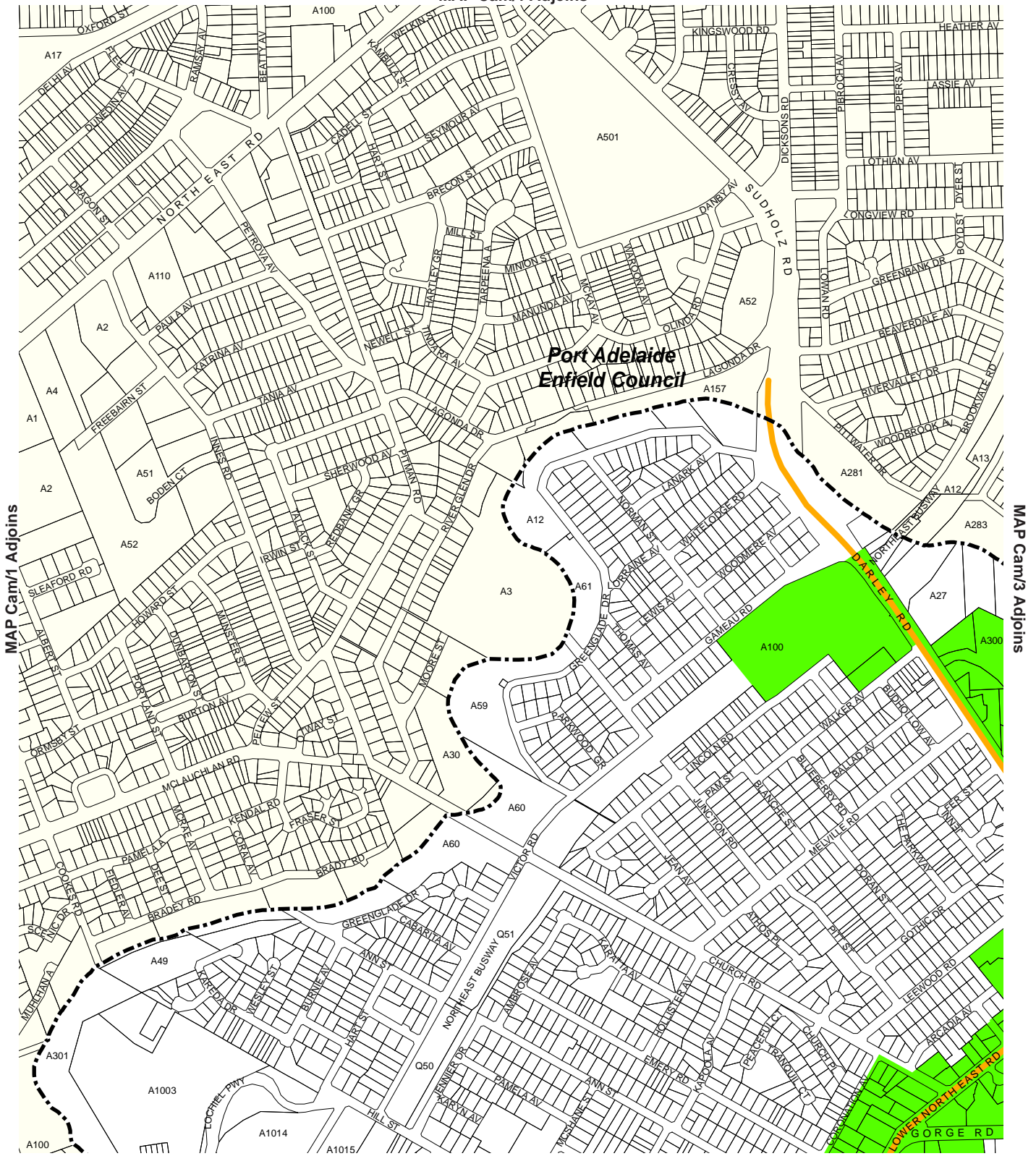


MAP Cam/6 Adjoins

Overlay Map Cam/2 NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary




MAP Cam/1 Adjoins



MAP Cam/1 Adjoins

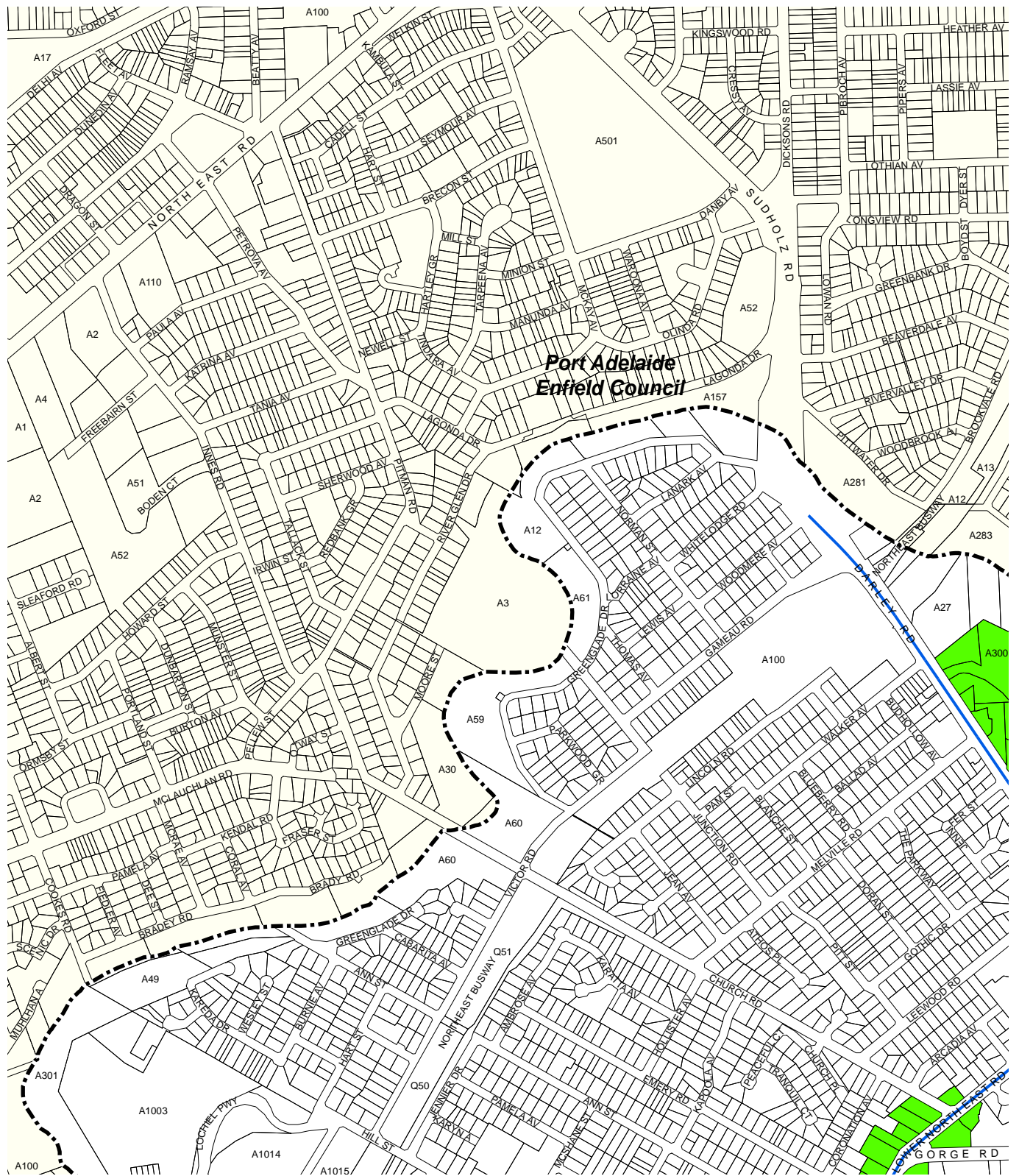
MAP Cam/3 Adjoins

MAP Cam/6 Adjoins

-  Designated Road: type B road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

Overlay Map Cam/2 NOISE AND AIR EMISSIONS

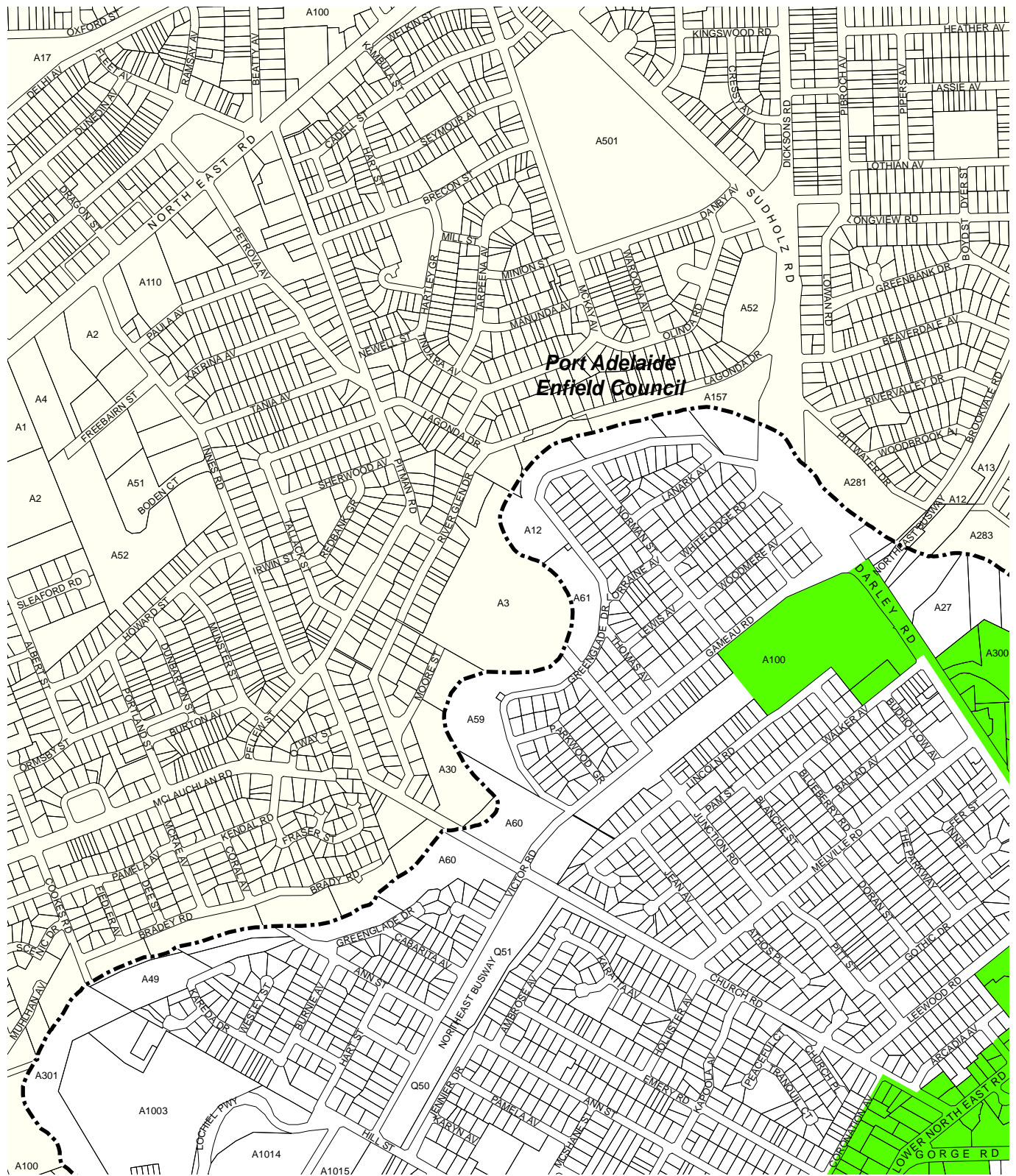




- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

Overlay Map Cam/2

STRATEGIC TRANSPORT ROUTES

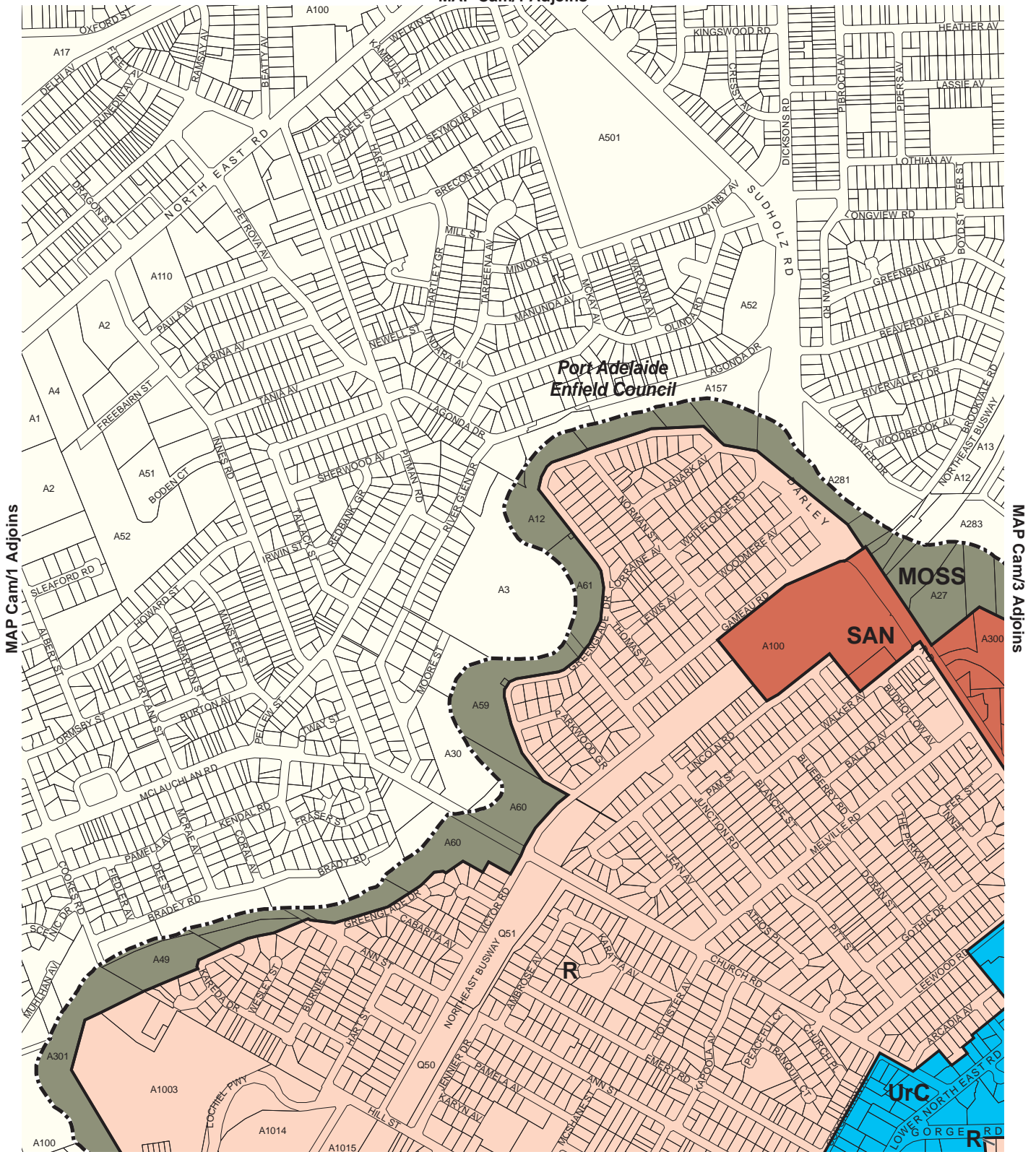


Overlay Map Cam/2

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Cam/1 Adjoins



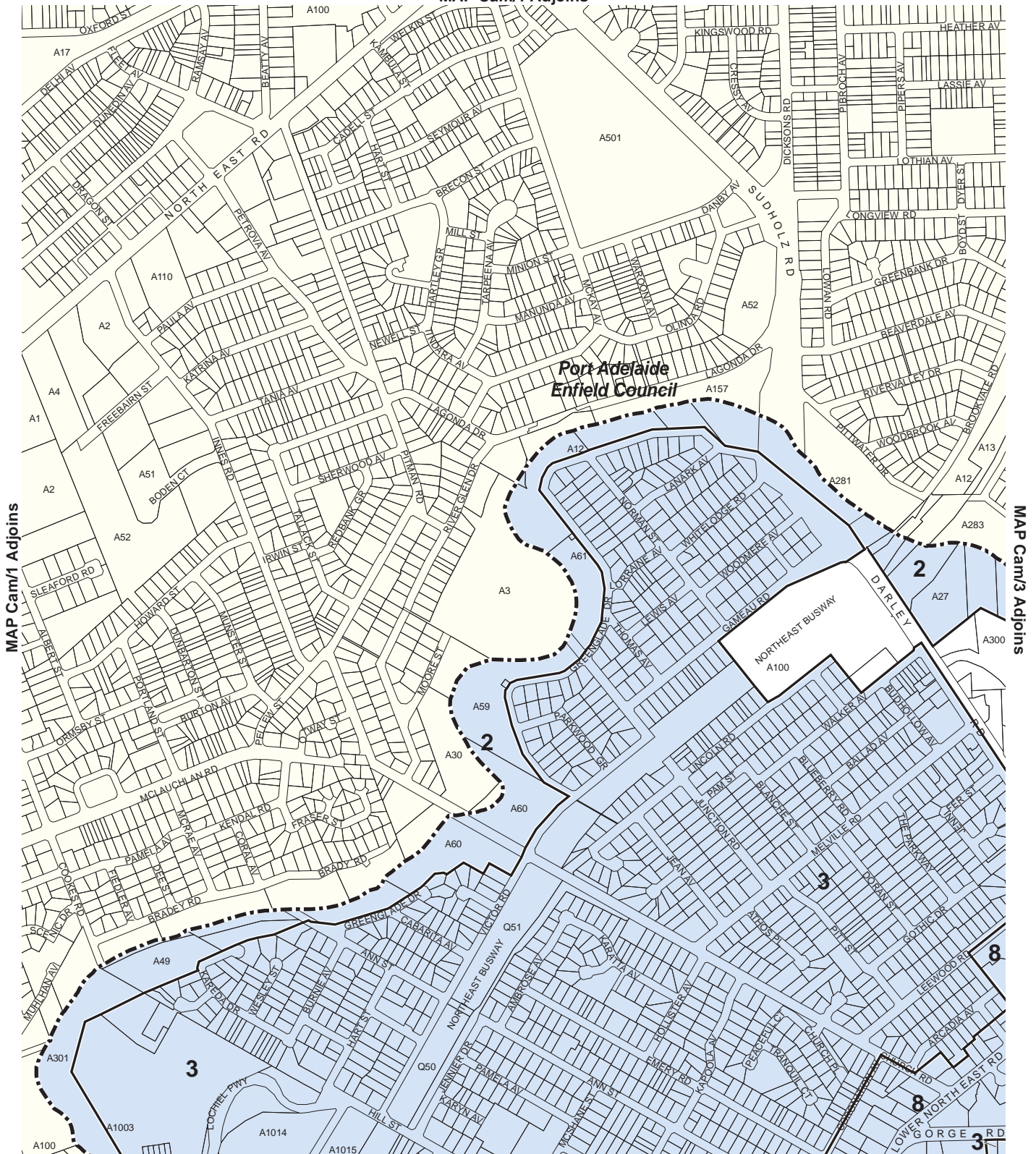
Lamberts Conformal Conic Projection, GDA94



- Zones**
- MOSS** Metropolitan Open Space System
 - R** Residential
 - SAN** Suburban Activity Node
 - UrC** Urban Corridor
 - Zone Boundary
 - Development Plan Boundary

Zone Map Cam/2

MAP Cam/1 Adjoins



MAP Cam/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

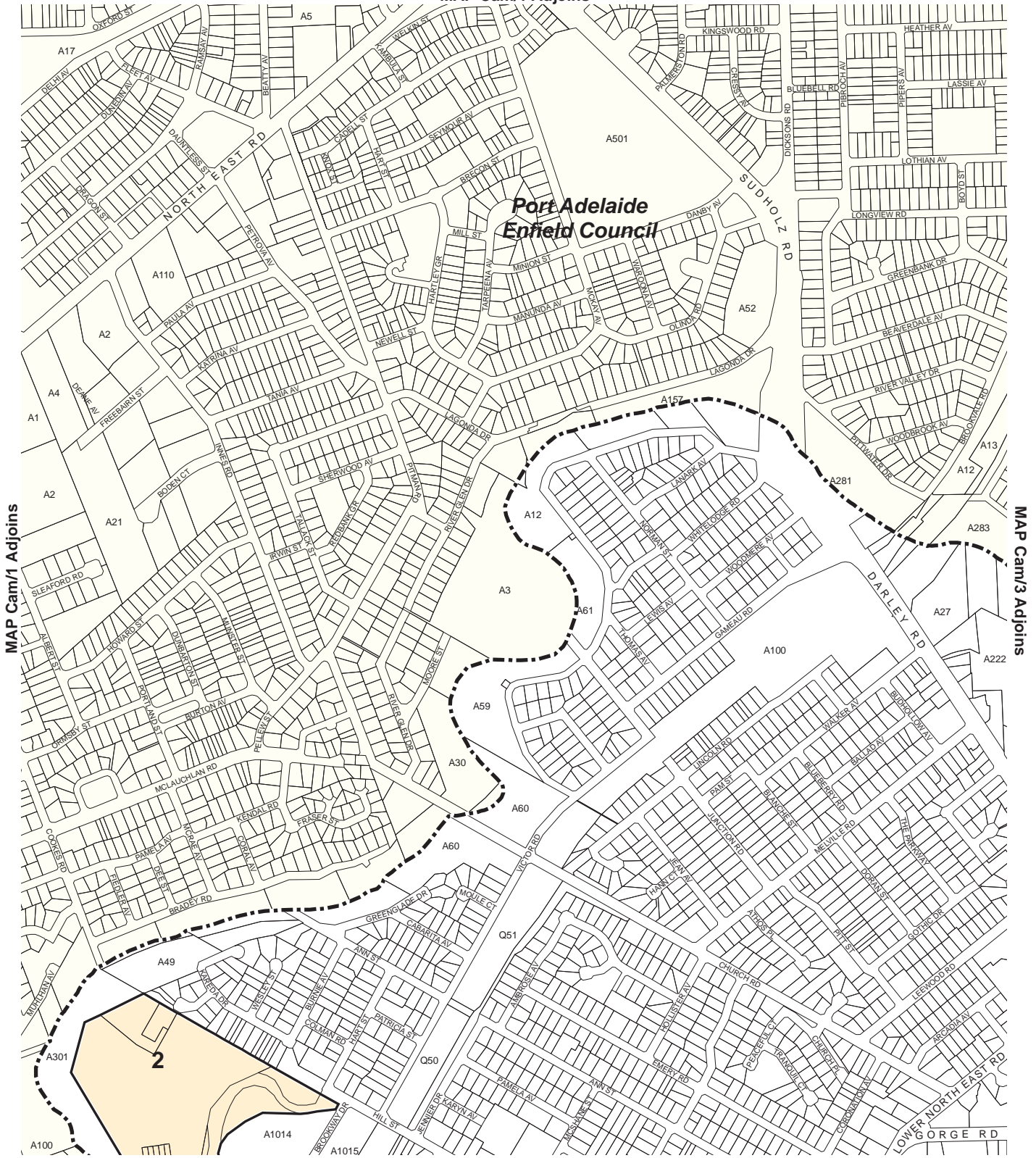
- 2 Linear Park River Torrens
- 3 Regeneration
- 8 Business



Policy Area Map Cam/2

- Policy Area Boundary
- Development Plan Boundary

MAP Cam/1 Adjoins



Port Adelaide
Enfield Council



Lamberts Conformal Conic Projection, GDA94

Precinct
2 Lochiel Park



0 500 m

Precinct Map Cam/2

-  Precinct Boundary
-  Development Plan Boundary

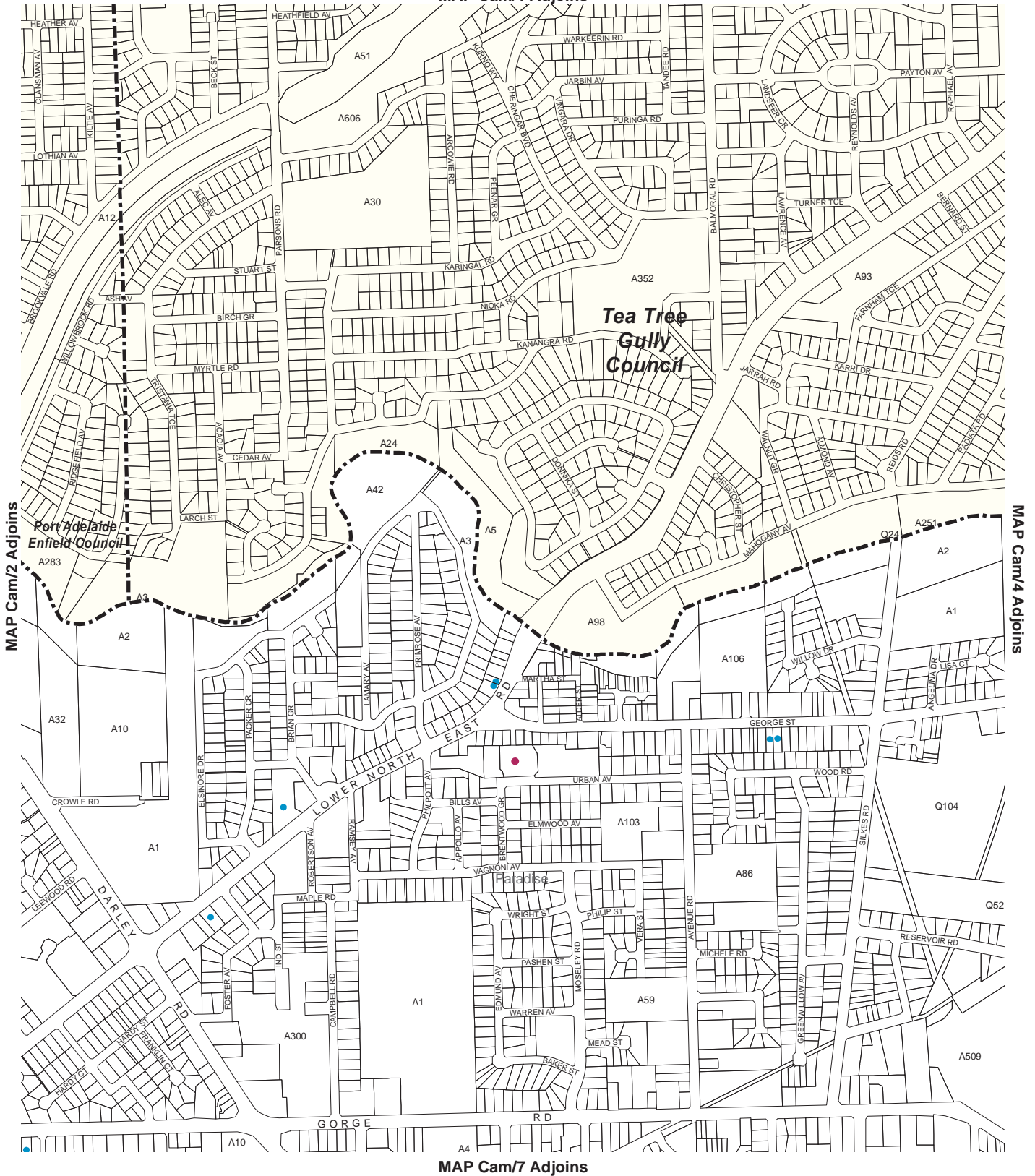
MAP Cam/1 Adjoins



- S** School
- P** Post Office
- H** Other Health Services
- Railways
- Tourist Routes
- Local Reserves
- - - - - Development Plan Boundary

Location Map Cam/3

MAP Cam/1 Adjoins



For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

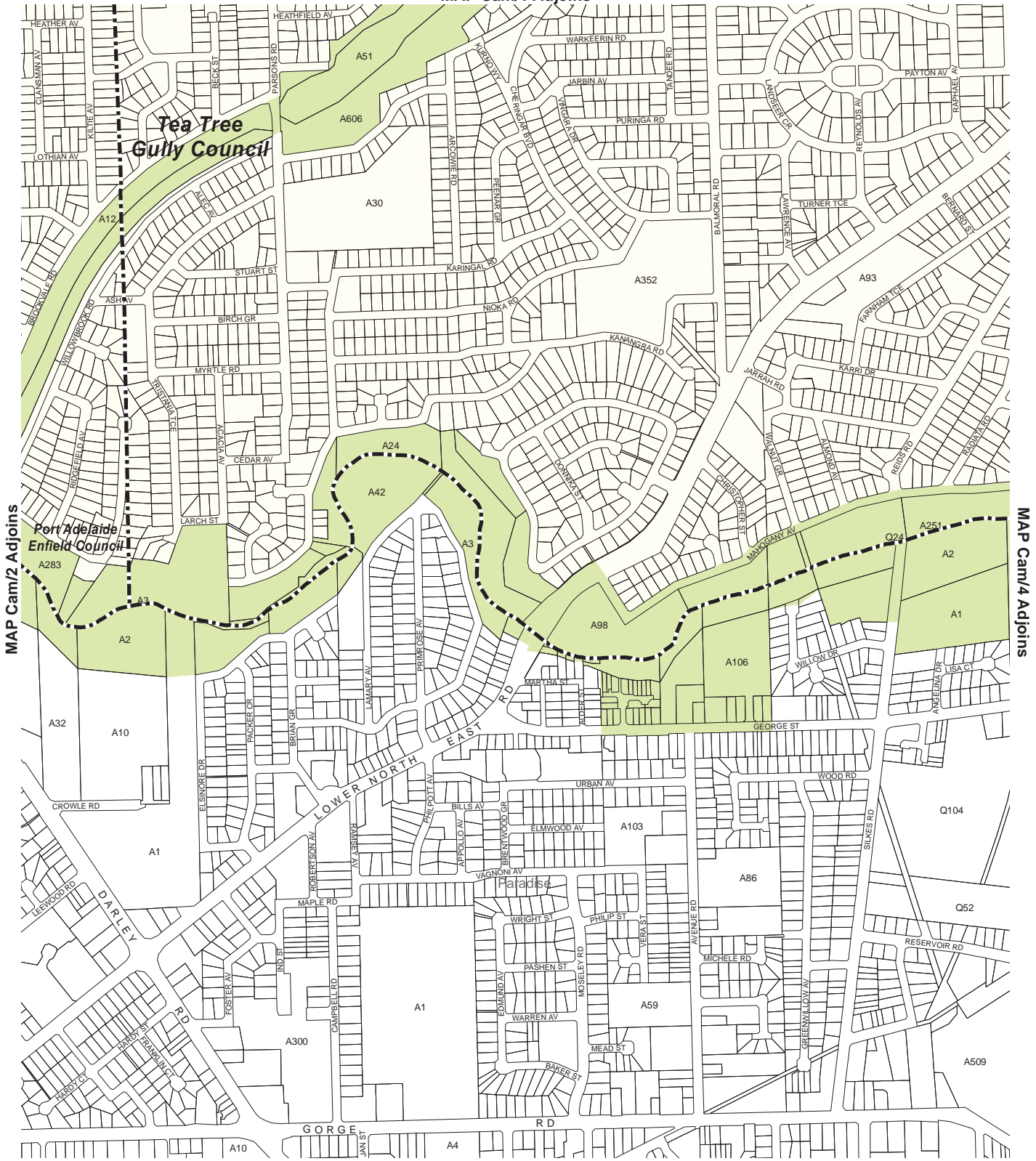


Overlay Map Cam/3

HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary

MAP Cam/1 Adjoins



MAP Cam/2 Adjoins

MAP Cam/4 Adjoins

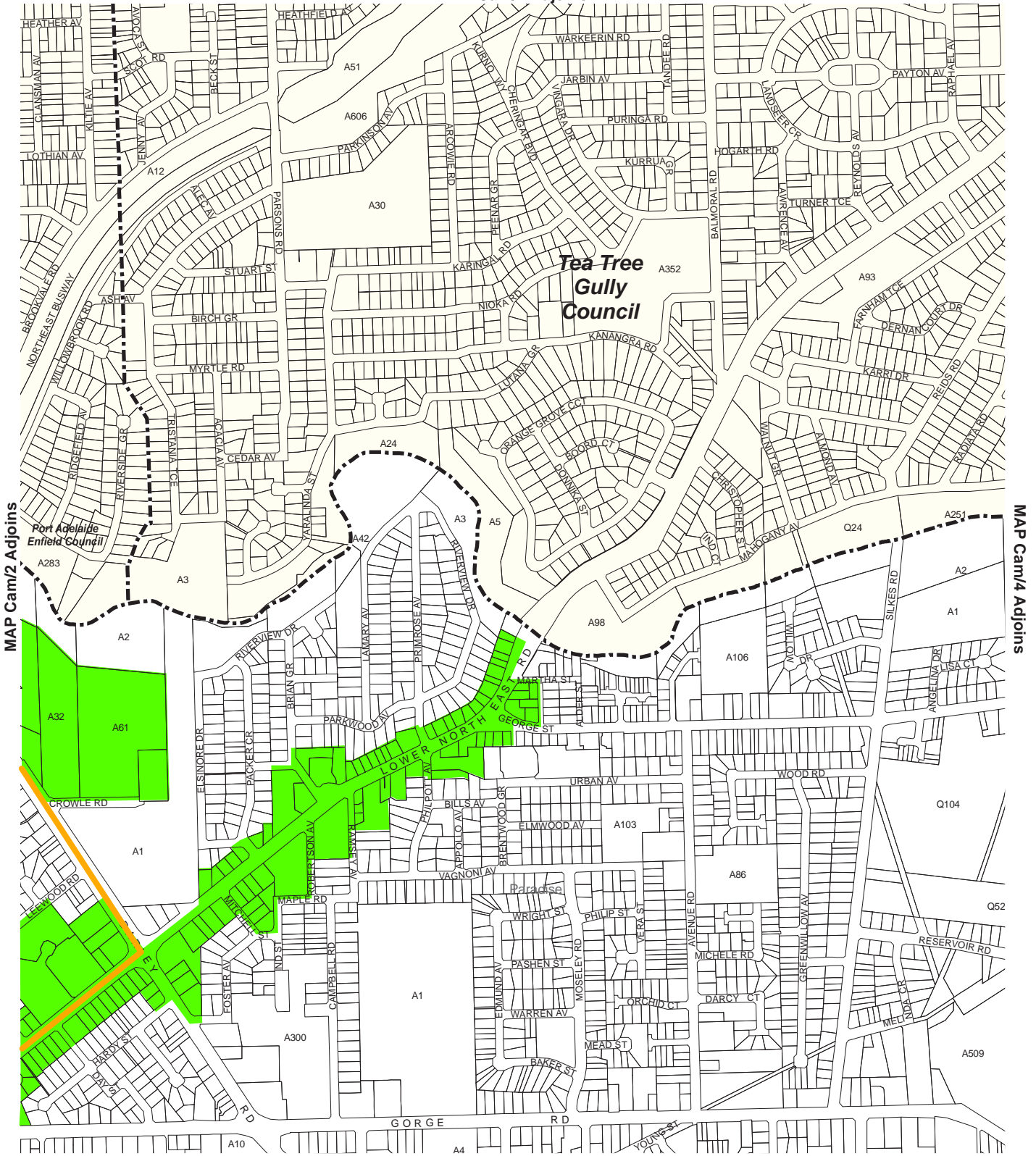
MAP Cam/7 Adjoins



Overlay Map Cam/3 NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary

MAP Cam/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

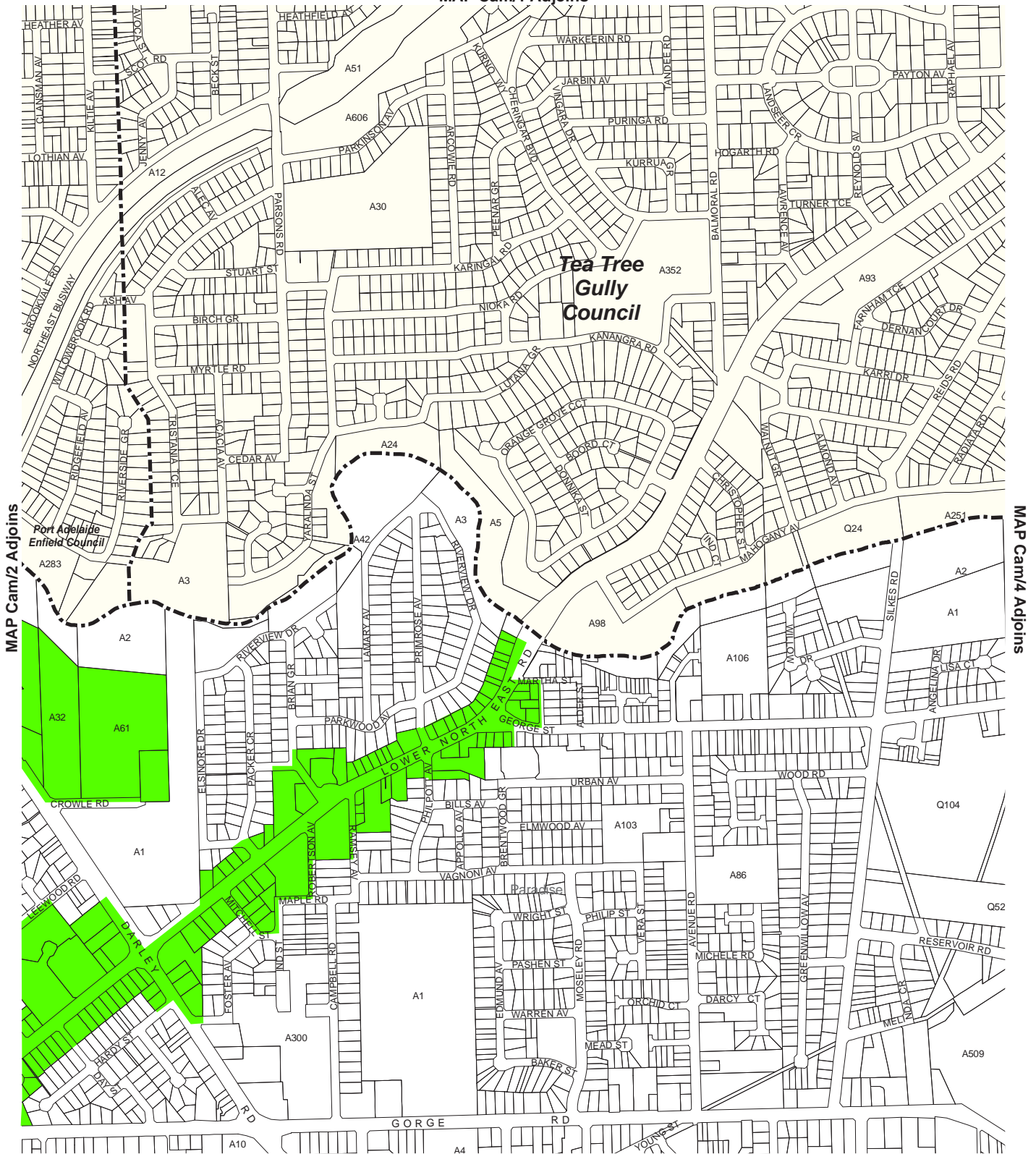


- Designated Road: type B road
- Noise and Air Emissions Designated Area
- Development Plan Boundary

Overlay Map Cam/3 NOISE AND AIR EMISSIONS

CAMPBELLTOWN COUNCIL
Consolidated - 26 September 2019

MAP Cam/1 Adjoins



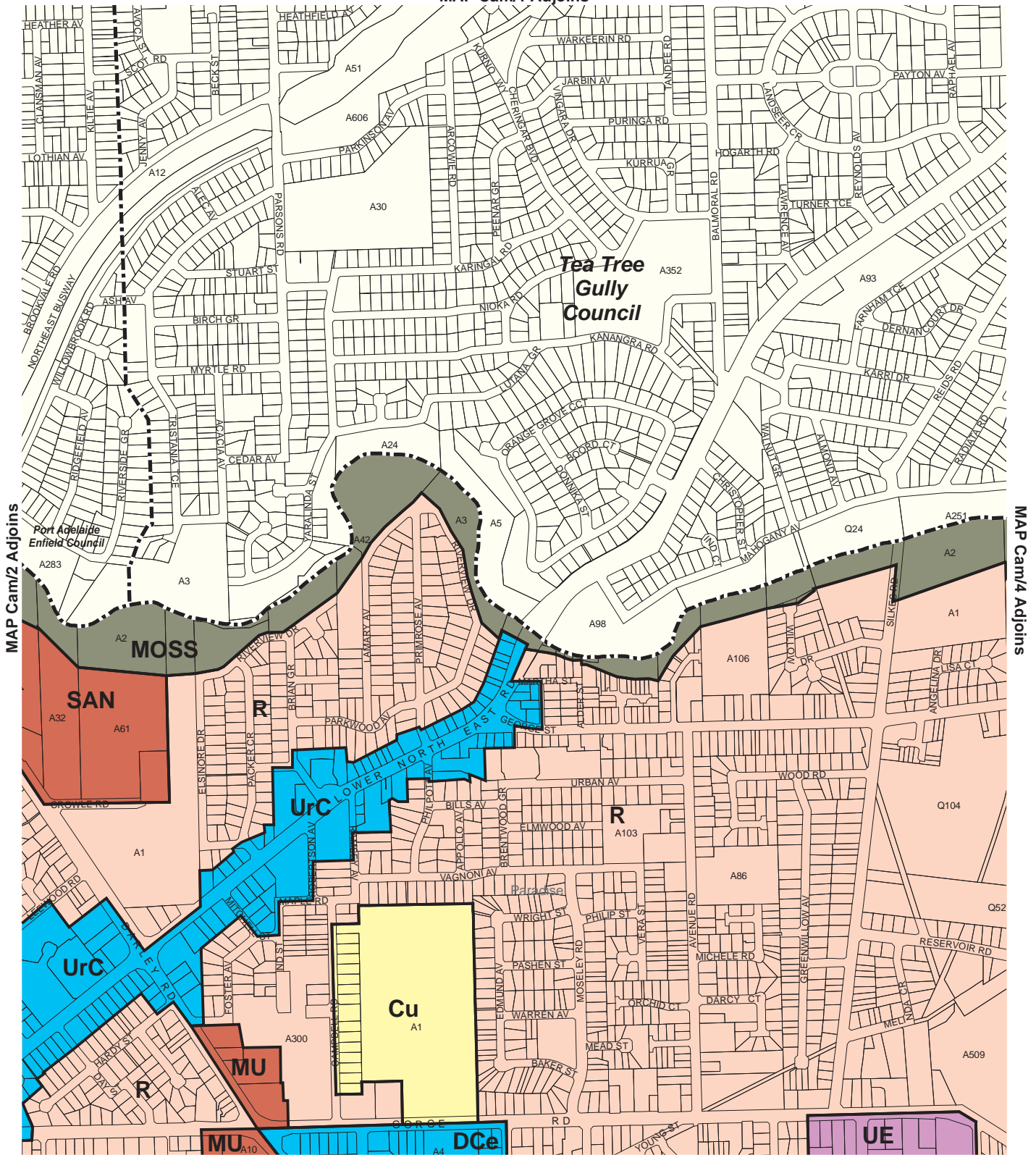
Lamberts Conformal Conic Projection, GDA94



Overlay Map Cam/3 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Cam/1 Adjoins



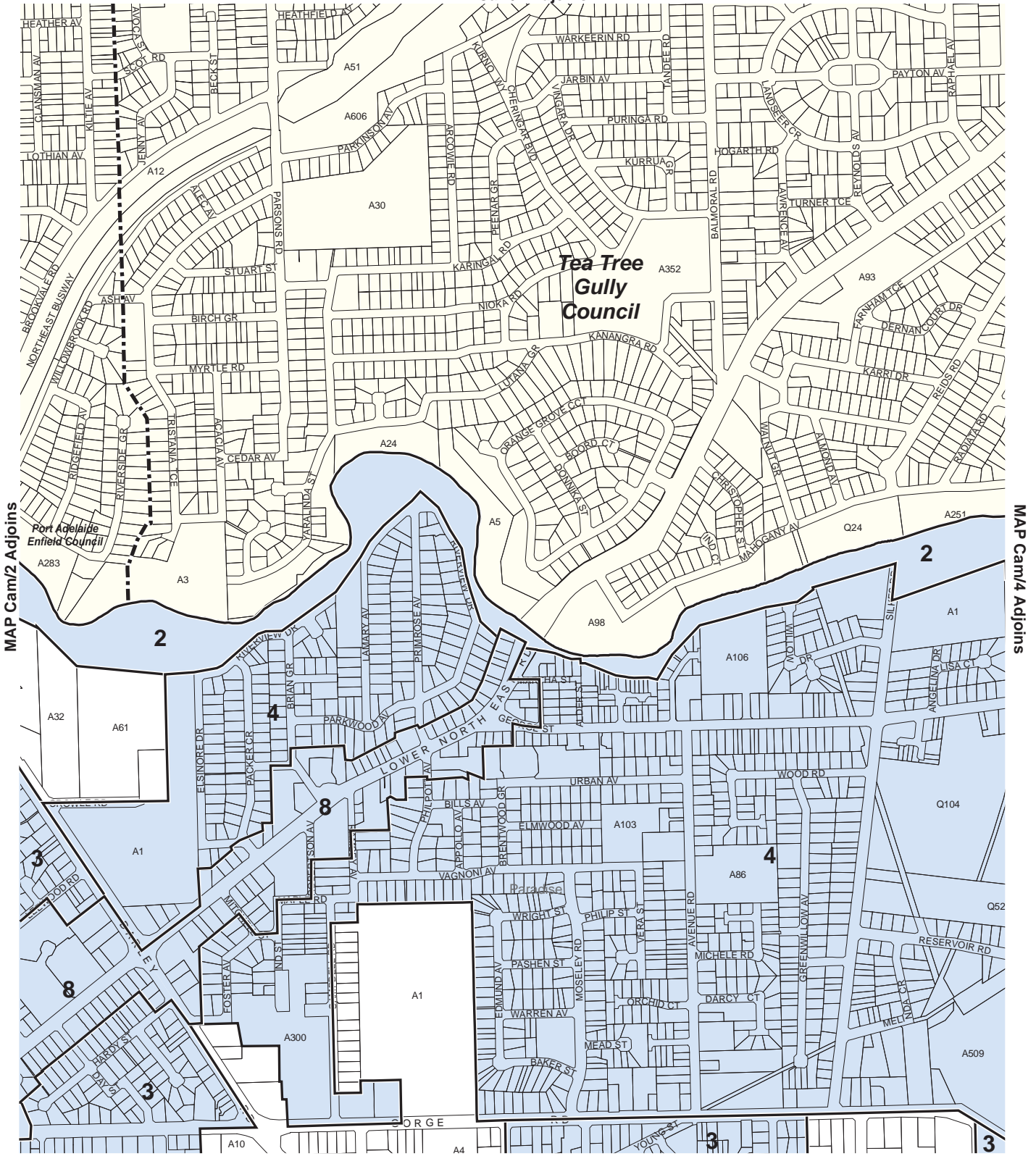
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Cu** Community
 - DCe** District Centre
 - MOSS** Metropolitan Open Space System
 - MU** Mixed Use
 - R** Residential
 - SAN** Suburban Activity Node
 - UrC** Urban Corridor
 - UE** Urban Employment
 - Zone Boundary
 - - - - -** Development Plan Boundary



Zone Map Cam/3

MAP Cam/1 Adjoins



MAP Cam/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

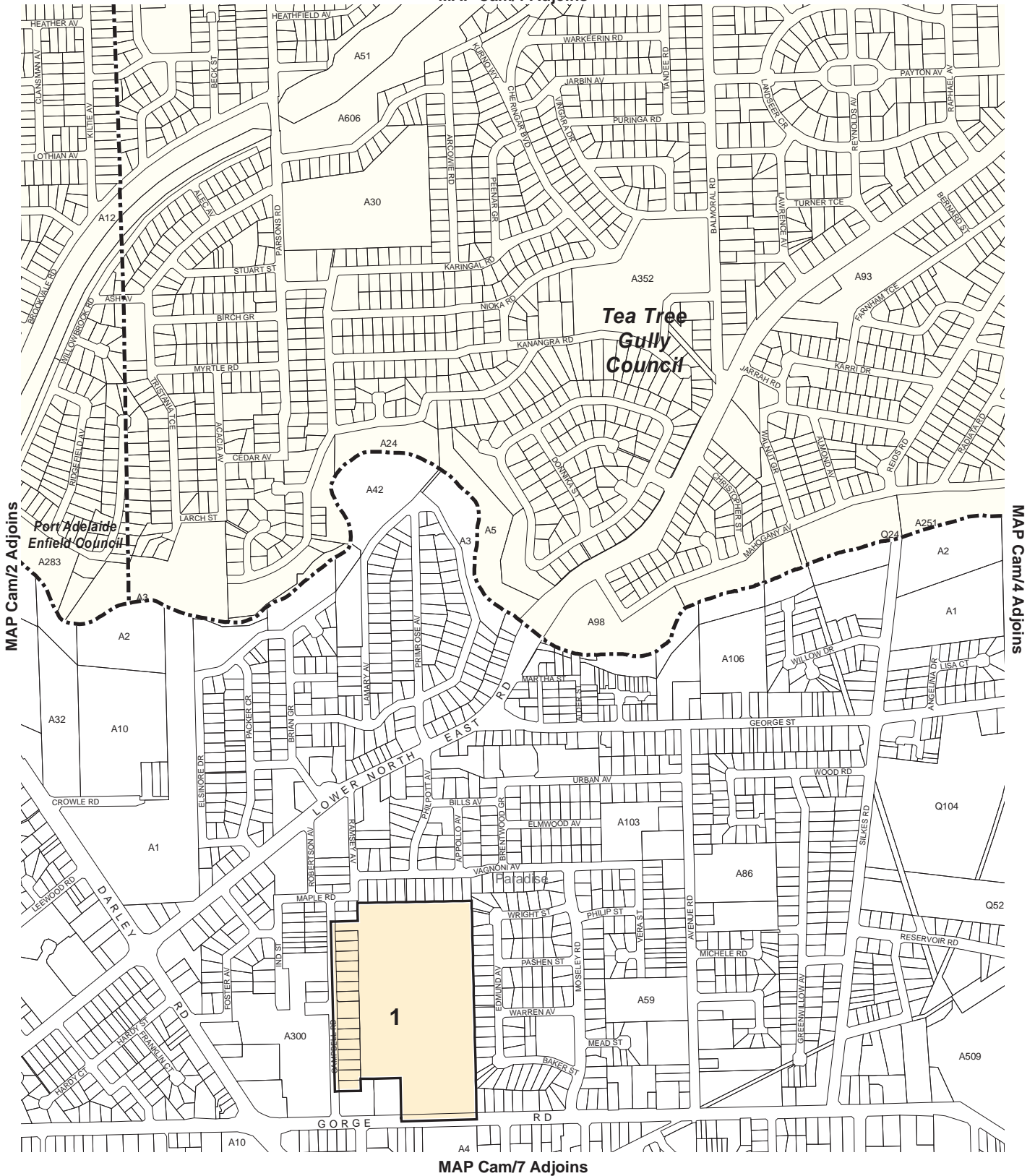
- 2 Linear Park River Torrens
- 3 Regeneration
- 4 Suburban
- 8 Business



Policy Area Map Cam/3

- Policy Area Boundary
- Development Plan Boundary

MAP Cam/1 Adjoins



MAP Cam/2 Adjoins

Port Adelaide
Enfield Council

Tea Tree
Gully Council

MAP Cam/4 Adjoins

MAP Cam/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
1 Education



Precinct Map Cam/3

- Precinct Boundary
- Development Plan Boundary

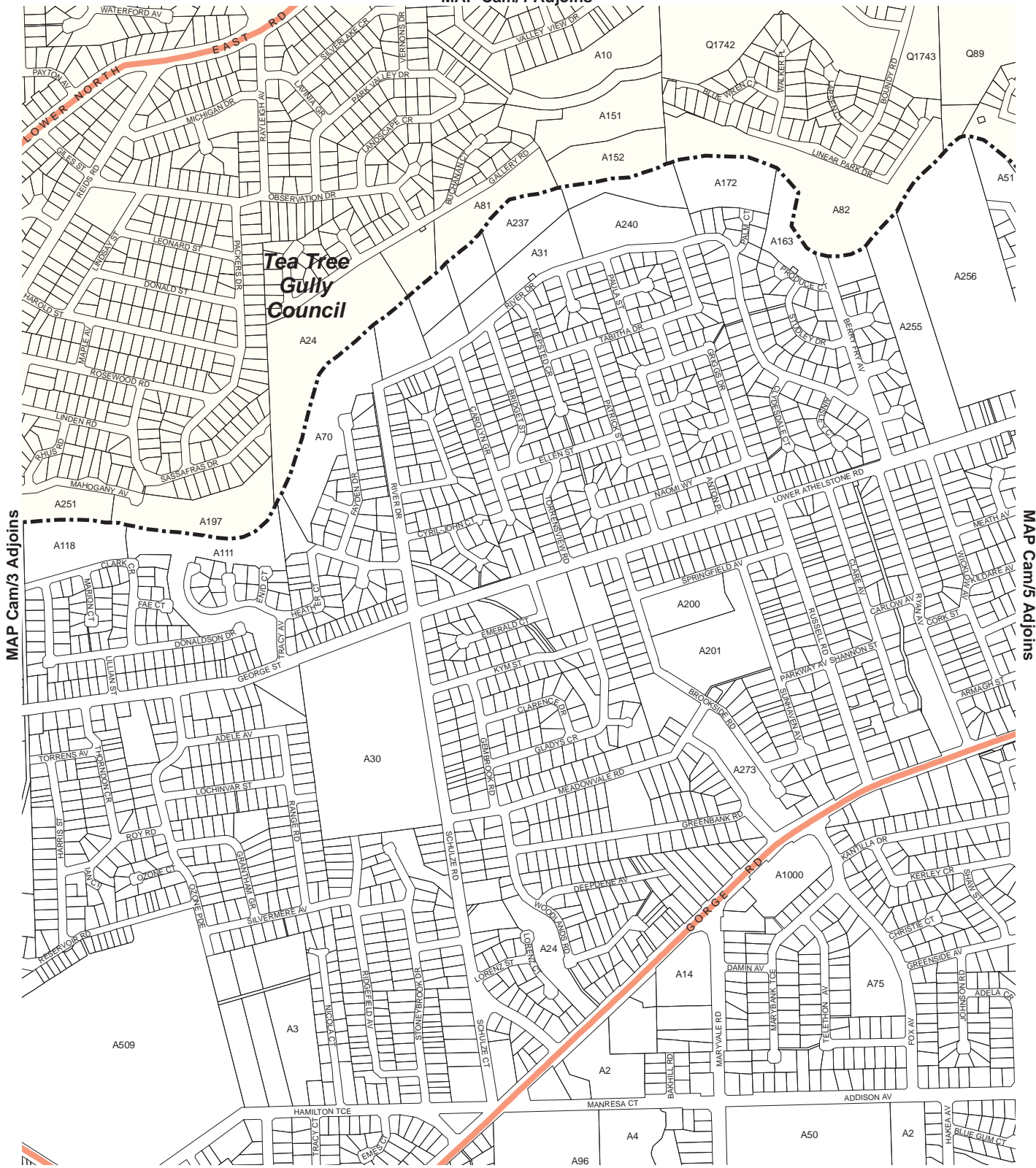
MAP Cam/1 Adjoins



- S** School
- L** Public Library
- Tourist Routes
- Local Reserves
- Development Plan Boundary

Location Map Cam/4

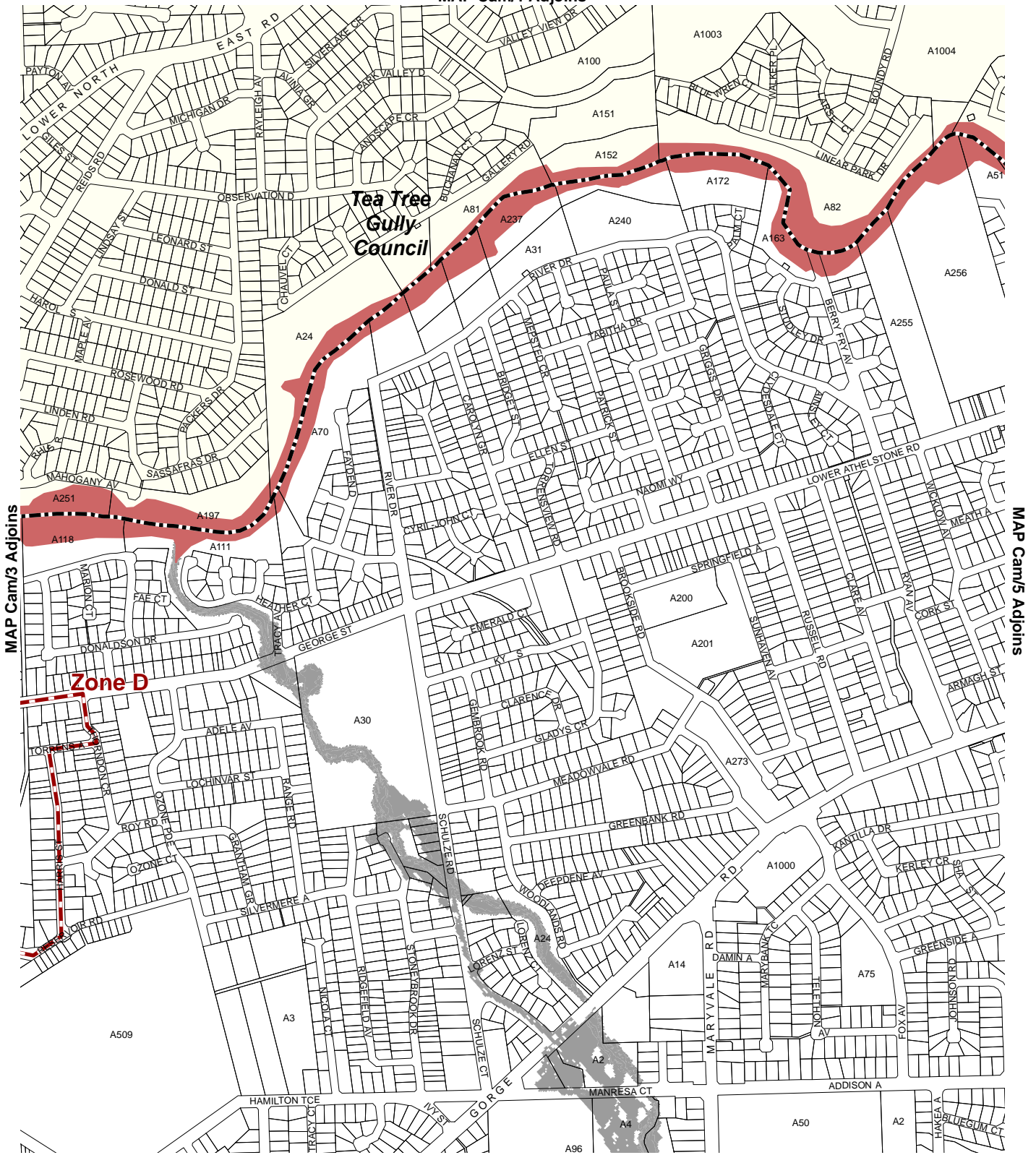
MAP Cam/1 Adjoins







Overlay Map Cam/4 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Cam/1 Adjoins



Airport Building Heights
Zone D All Structures Exceeding 45 metres above existing ground level

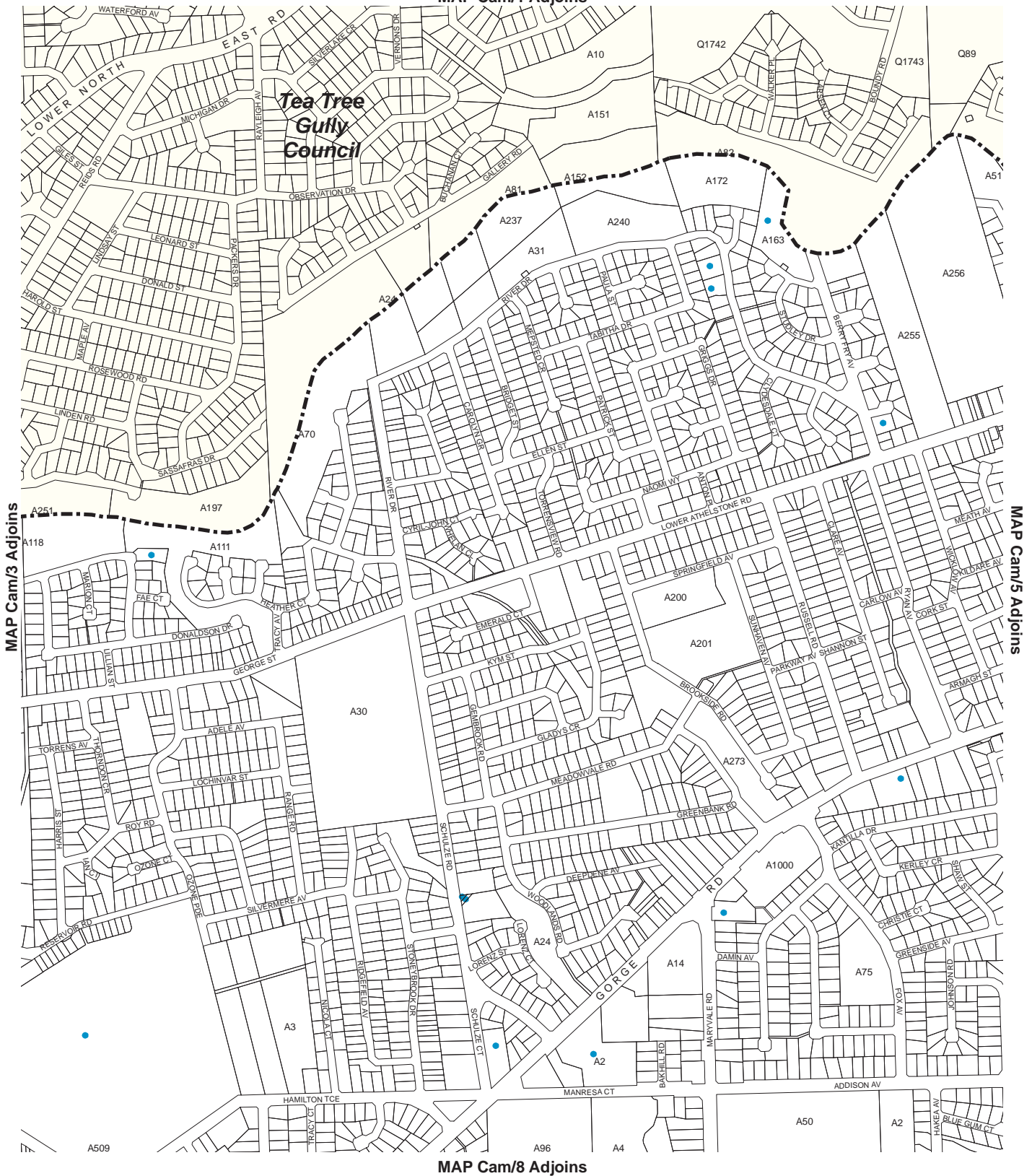
-  Airport Building Heights
-  Flood Hazard
-  1-5th Creeks 100yr Floodplain region
-  Development Plan Boundary



Overlay Map Cam/4

DEVELOPMENT CONSTRAINTS

MAP Cam/1 Adjoins



For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



Overlay Map Cam/4 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Cam/1 Adjoins



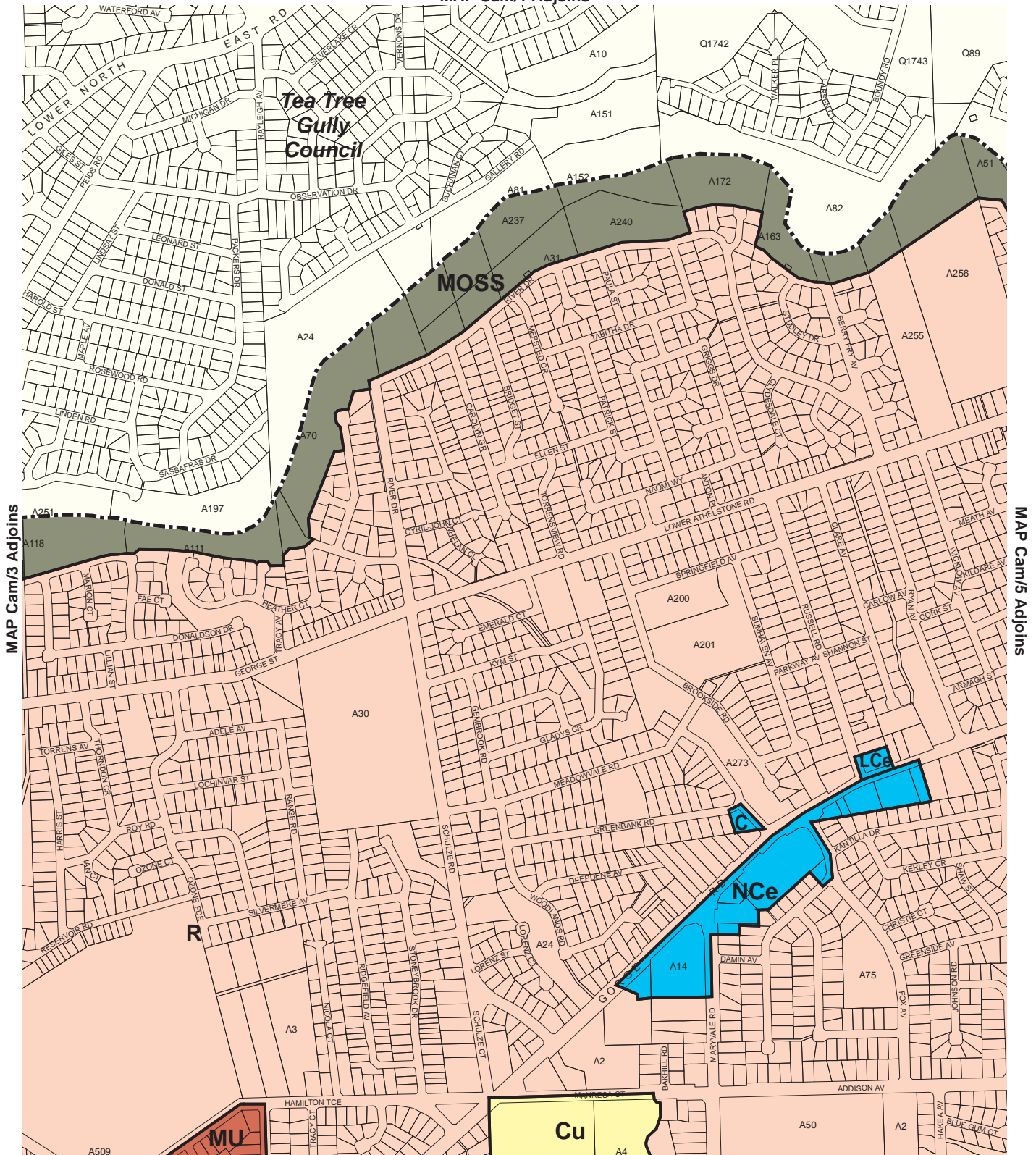
MAP Cam/8 Adjoins



Overlay Map Cam/4 NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary

MAP Cam/1 Adjoins



MAP Cam/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

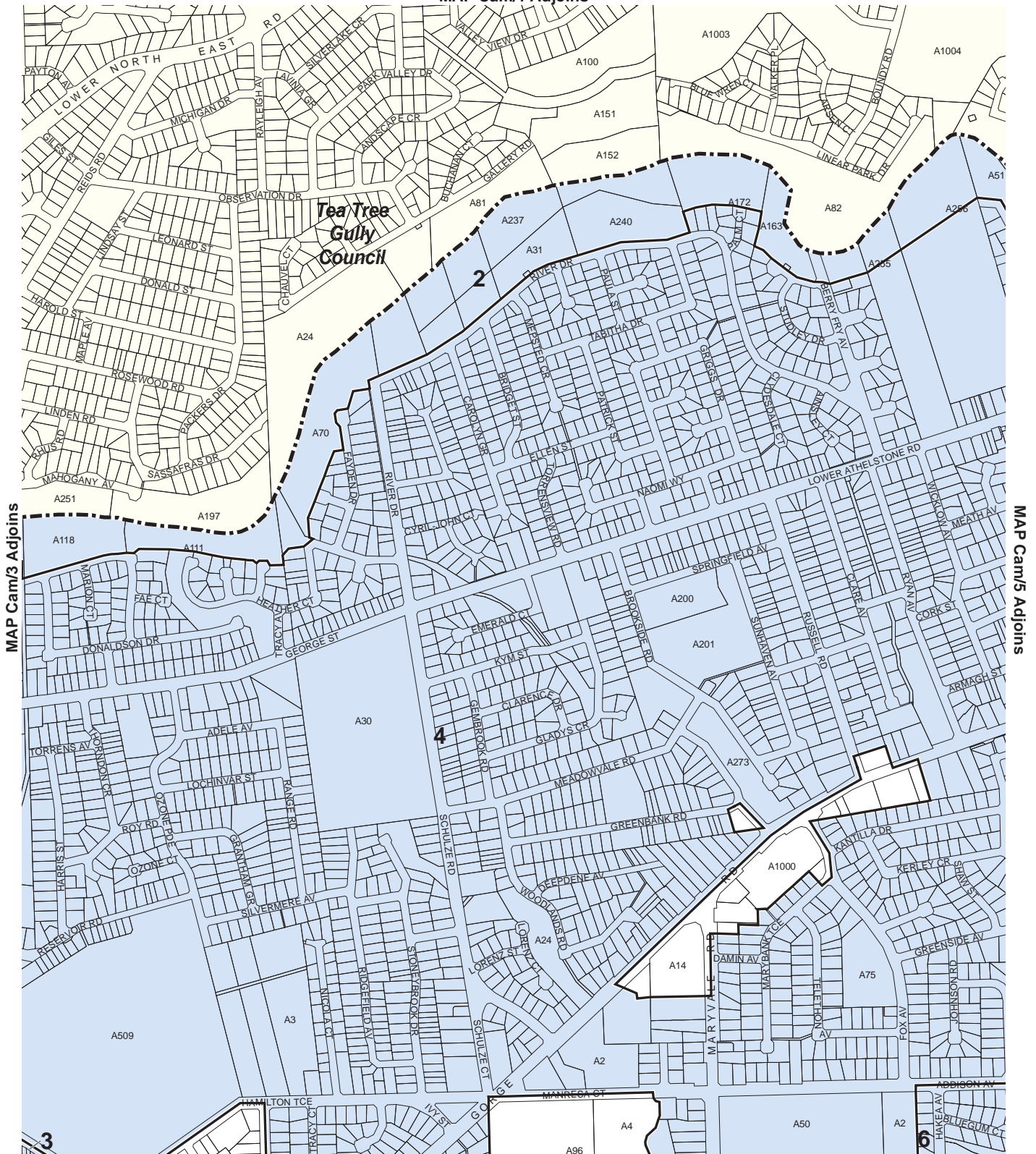
Zones

- Commercial
- Community
- Local Centre
- Metropolitan Open Space System
- Mixed Use
- Neighbourhood Centre
- Residential
- Zone Boundary
- Development Plan Boundary



Zone Map Cam/4

MAP Cam/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 2 Linear Park River Torrens
- 3 Regeneration
- 4 Suburban
- 6 Foothills



Policy Area Map Cam/4

- Policy Area Boundary
- Development Plan Boundary

MAP Cam/1 Adjoins

Tea Tree Gully Council



MAP Cam/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

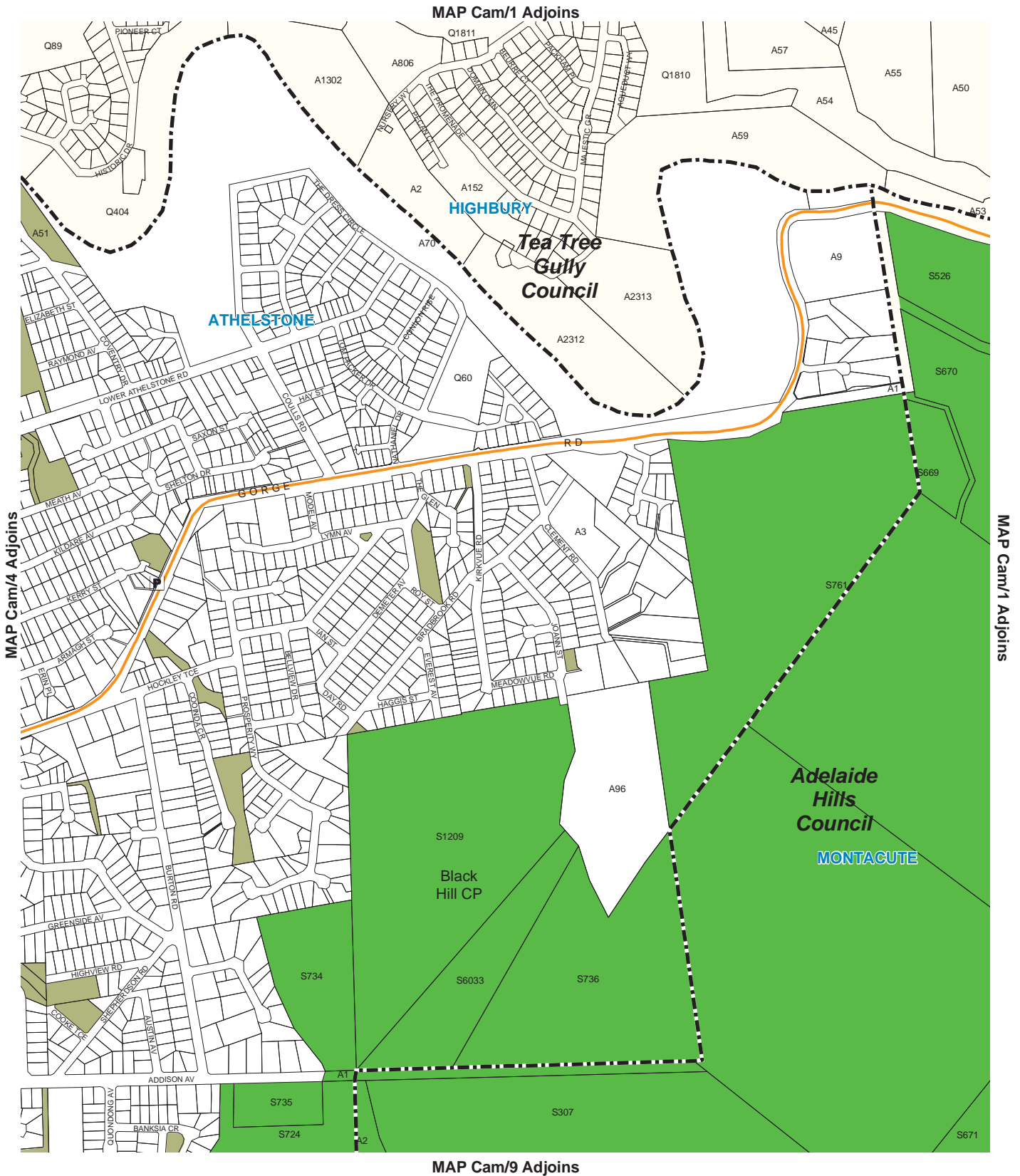
Precinct
1 Education



0 500 m

Precinct Map Cam/4

- Precinct Boundary
- Development Plan Boundary



MAP Cam/1 Adjoins

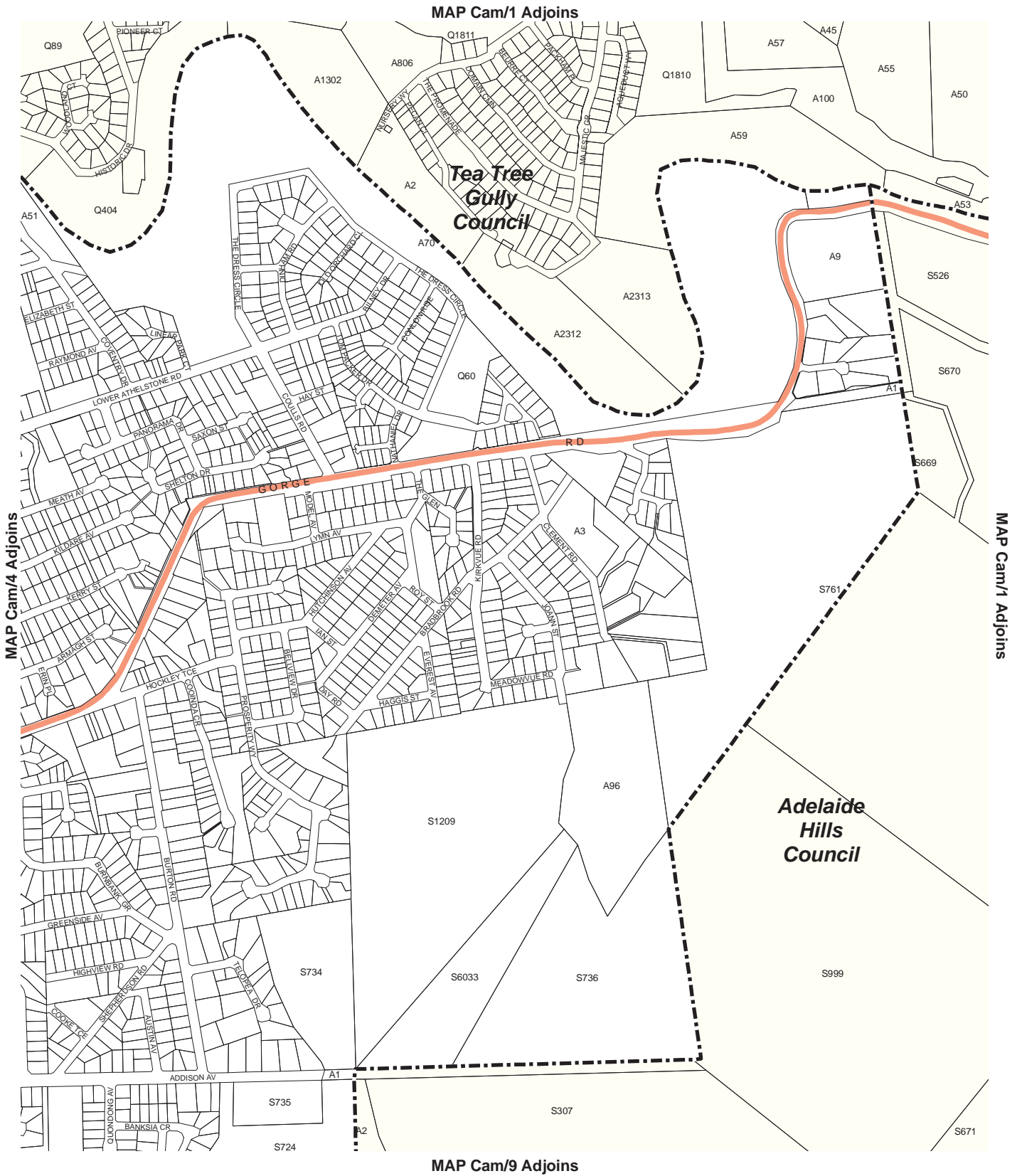
MAP Cam/4 Adjoins

MAP Cam/9 Adjoins



Location Map Cam/5

- Post Office
- Tourist Routes
- Local Reserves
- Conservation Park
- Development Plan Boundary



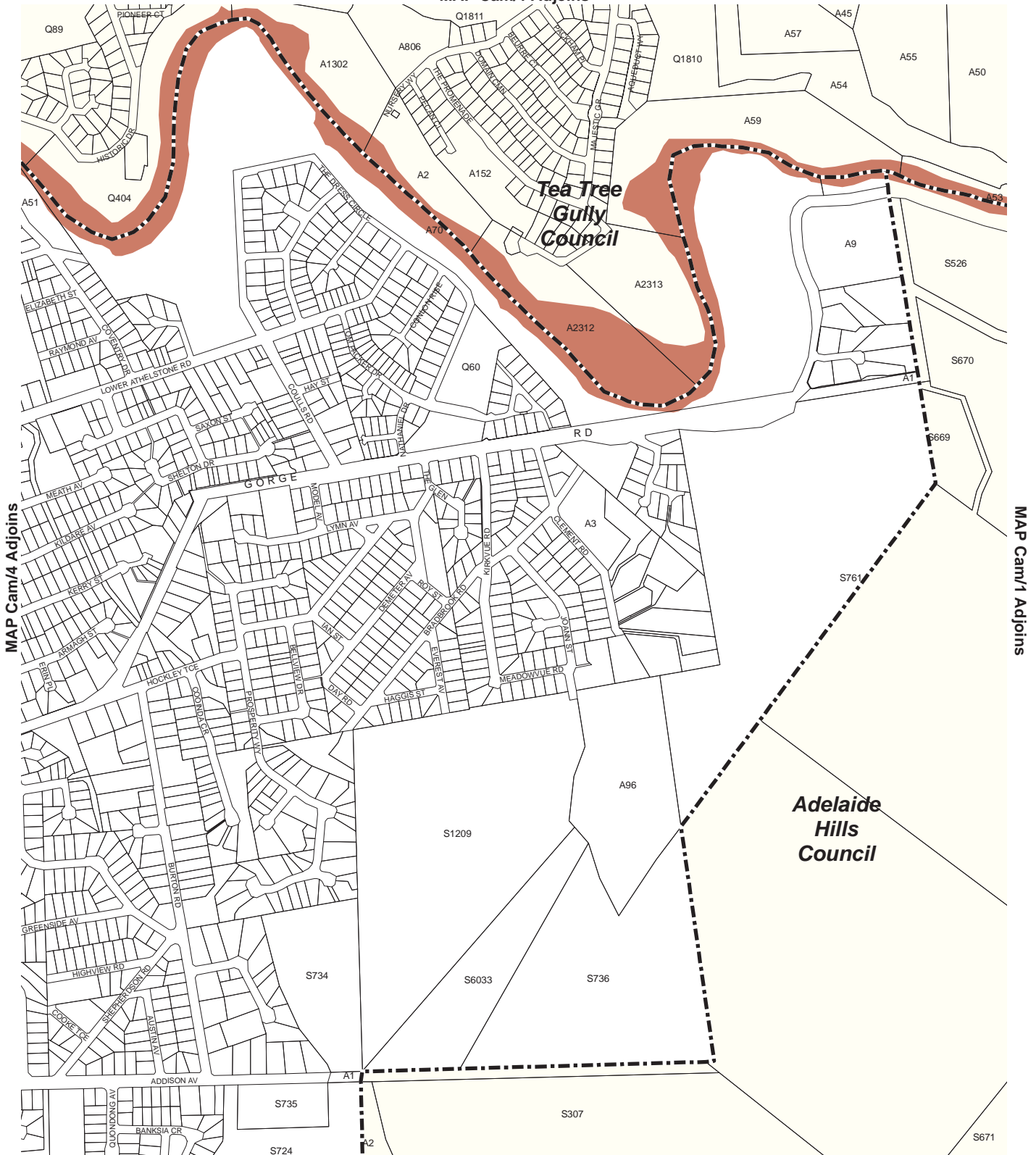
MAP Cam/9 Adjoins



Overlay Map Cam/5 TRANSPORT

- Secondary Arterial Roads
- - - - - Development Plan Boundary

MAP Cam/1 Adjoins



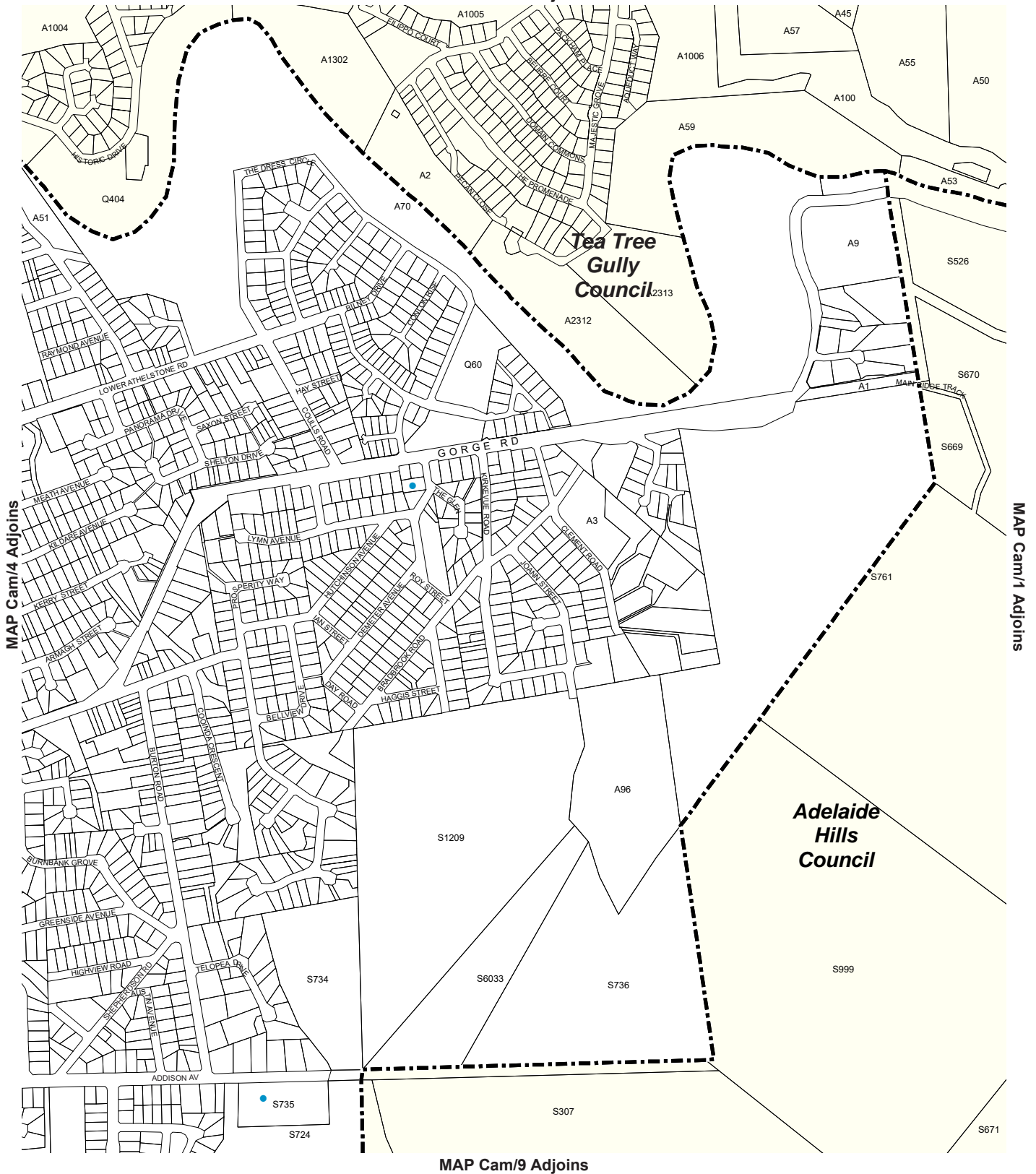
MAP Cam/9 Adjoins



Overlay Map Cam/5 DEVELOPMENT CONSTRAINTS

- Flood Hazard
- Development Plan Boundary

MAP Cam/1 Adjoins



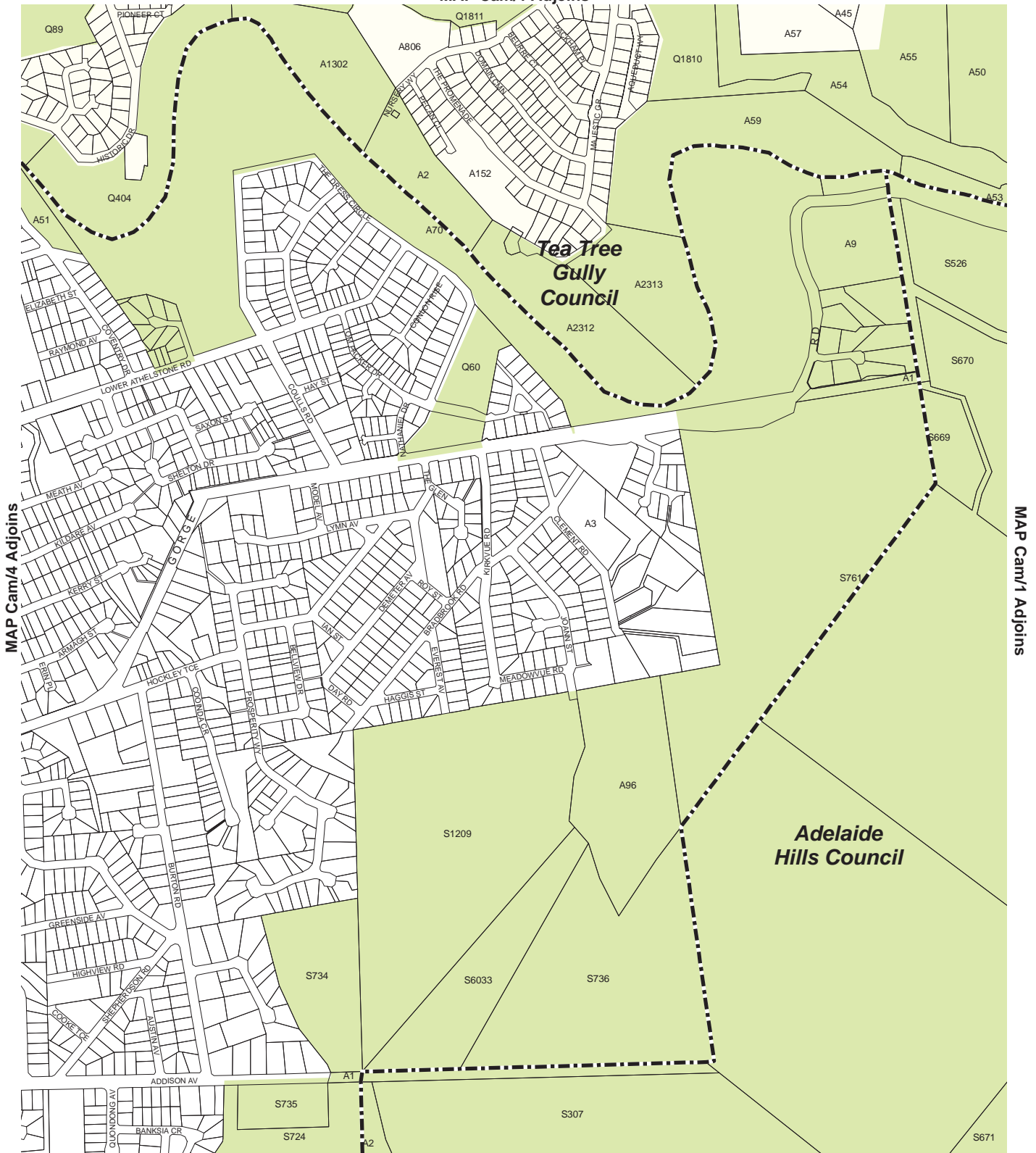
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



Overlay Map Cam/5 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Cam/1 Adjoins



MAP Cam/4 Adjoins

MAP Cam/1 Adjoins

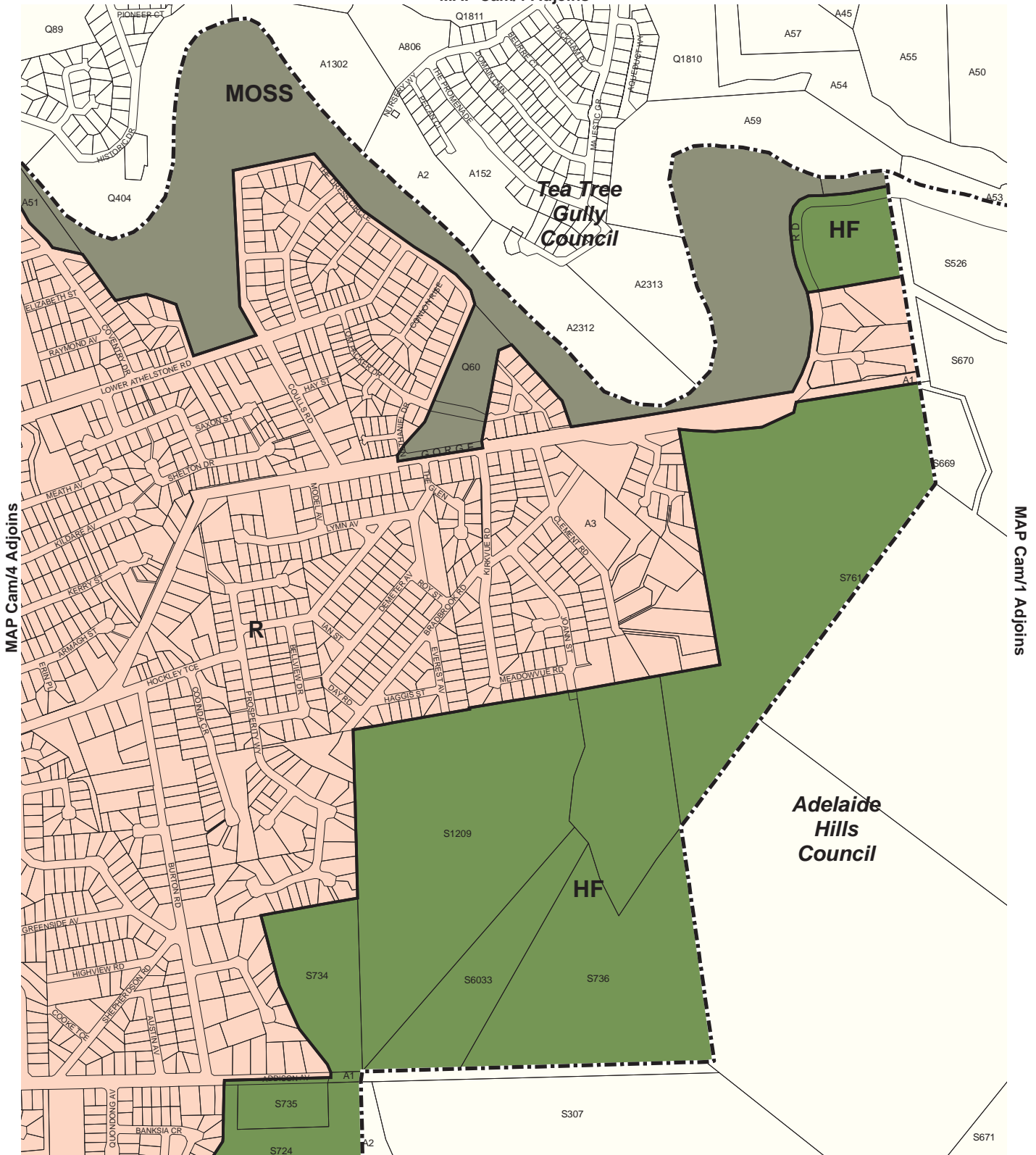
MAP Cam/9 Adjoins



Overlay Map Cam/5 NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary

MAP Cam/1 Adjoins



MAP Cam/9 Adjoins

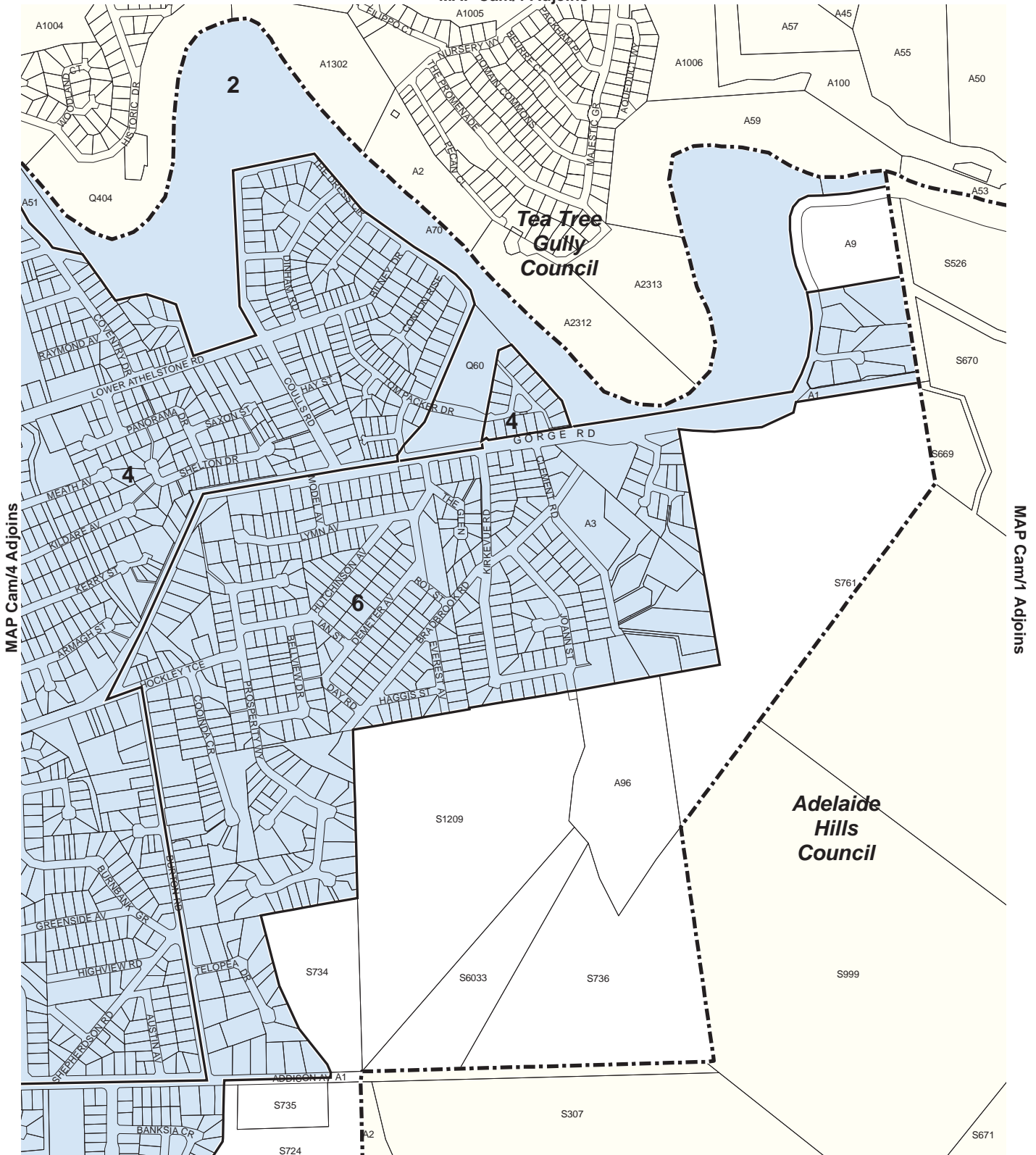
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
 - Metropolitan Open Space System
 - Residential
 - Zone Boundary
 - Development Plan Boundary

Zone Map Cam/5

MAP Cam/1 Adjoins



MAP Cam/4 Adjoins

MAP Cam/1 Adjoins

MAP Cam/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

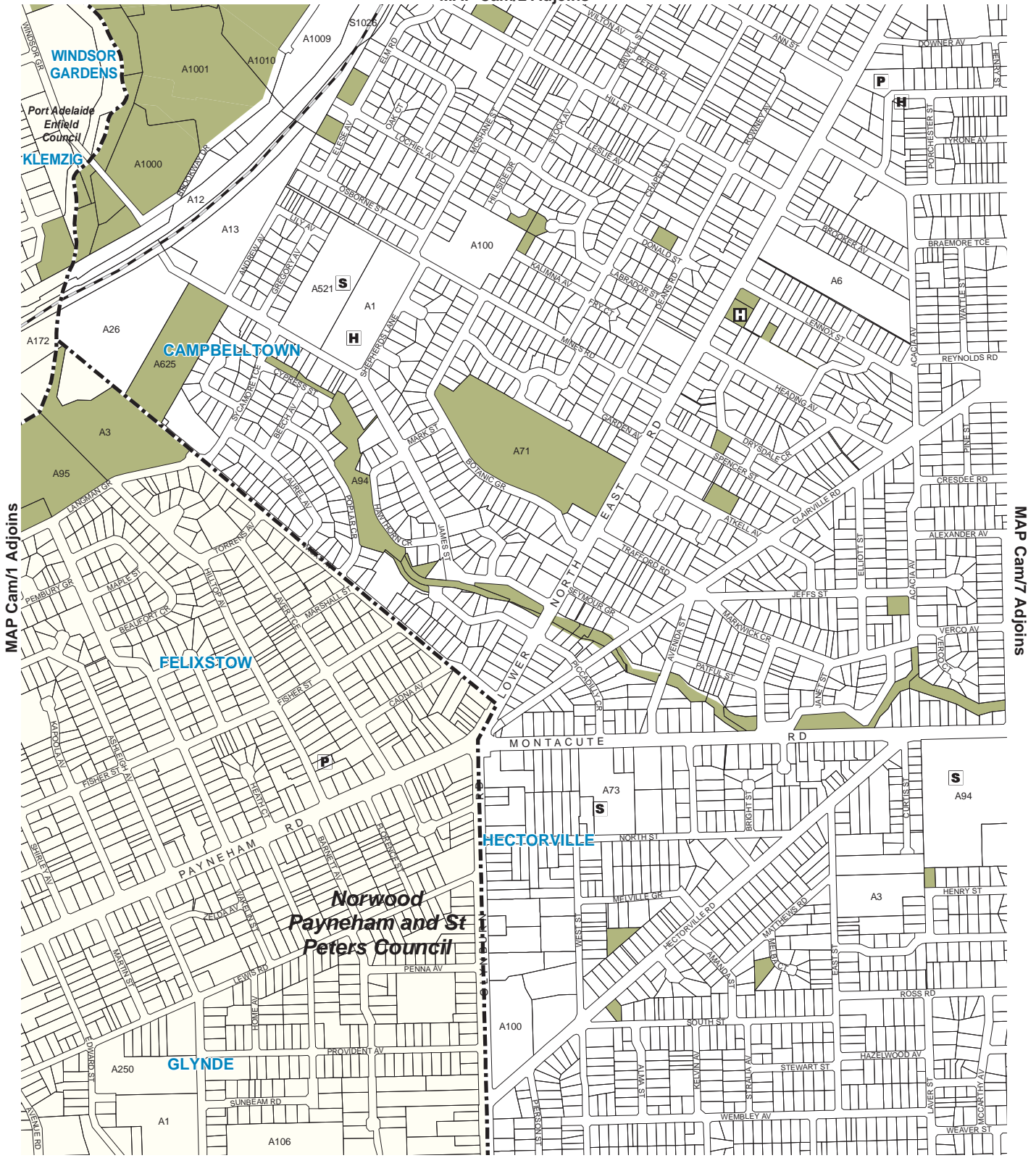
- 2 Linear Park River Torrens
- 4 Suburban
- 6 Foothills



Policy Area Map Cam/5

- Policy Area Boundary
- Development Plan Boundary

MAP Cam/2 Adjoins



MAP Cam/1 Adjoins

MAP Cam/7 Adjoins

MAP Cam/1 Adjoins

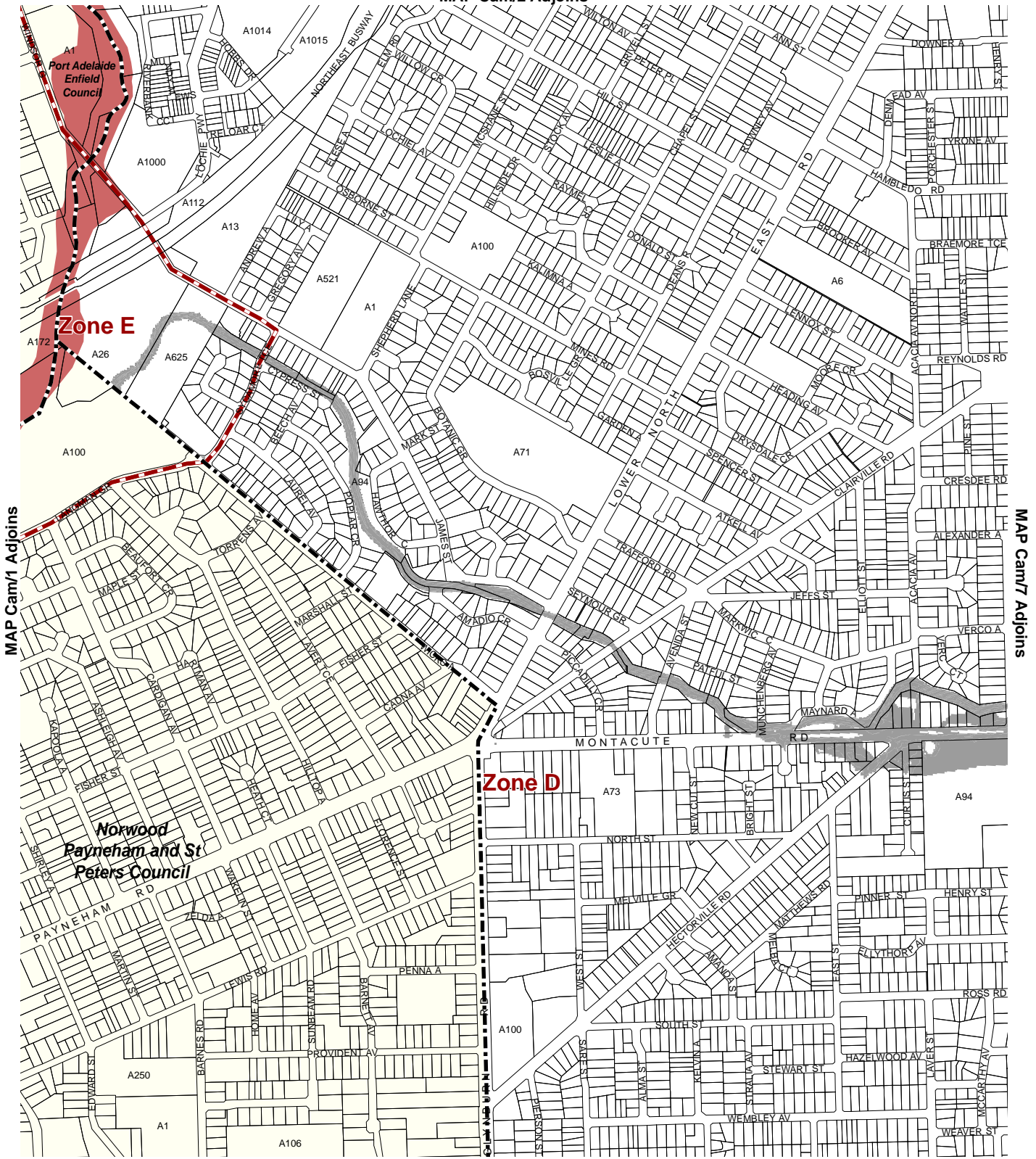
MAP Cam/10 Adjoins

- S** School
- P** Post Office
- H** Other Health Services
- H** Hospital
- Railways
- Local Reserves
- Development Plan Boundary







Location Map Cam/6

MAP Cam/2 Adjoins



Airport Building Heights

- Zone D** All Structures Exceeding 45 metres above existing ground level
- Zone E** All Structures Exceeding 100 metres above existing ground level

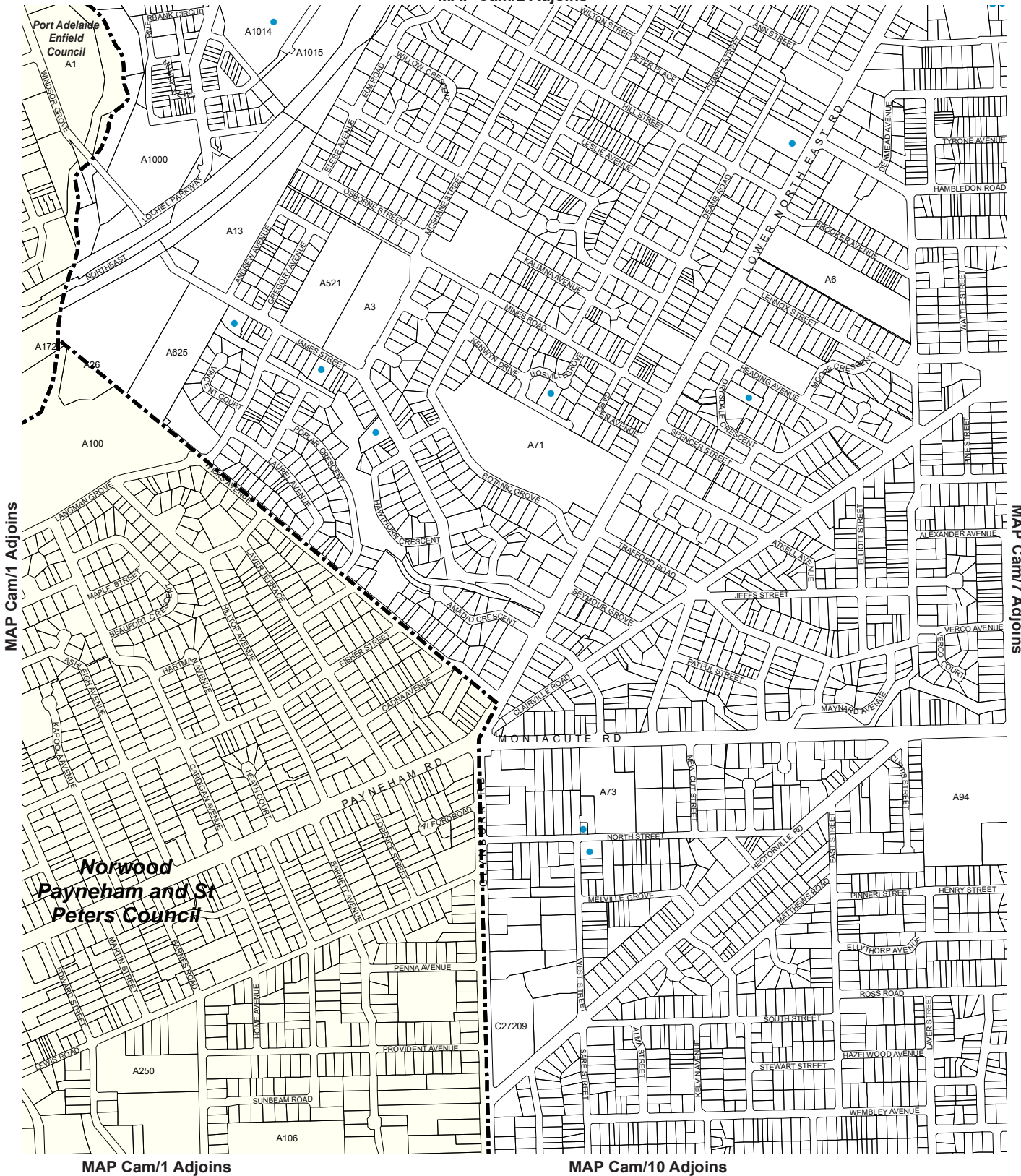
-  Airport Building Heights
-  Flood Hazard
-  1-5th Creeks 100yr Floodplain region
-  Development Plan Boundary



Overlay Map Cam/6

DEVELOPMENT CONSTRAINTS

MAP Cam/2 Adjoins



For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

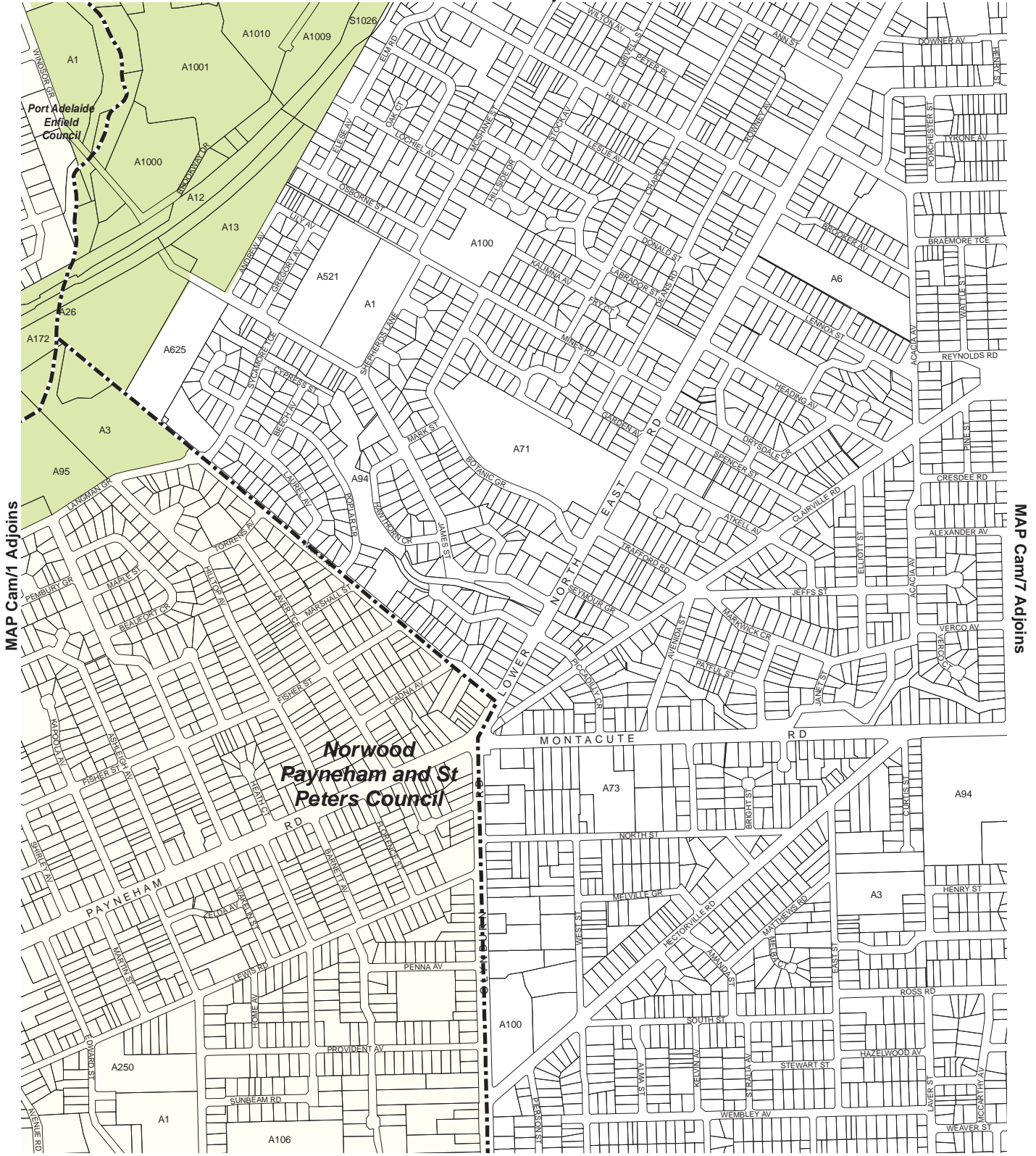


Overlay Map Cam/6

HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Cam/2 Adjoins



MAP Cam/1 Adjoins

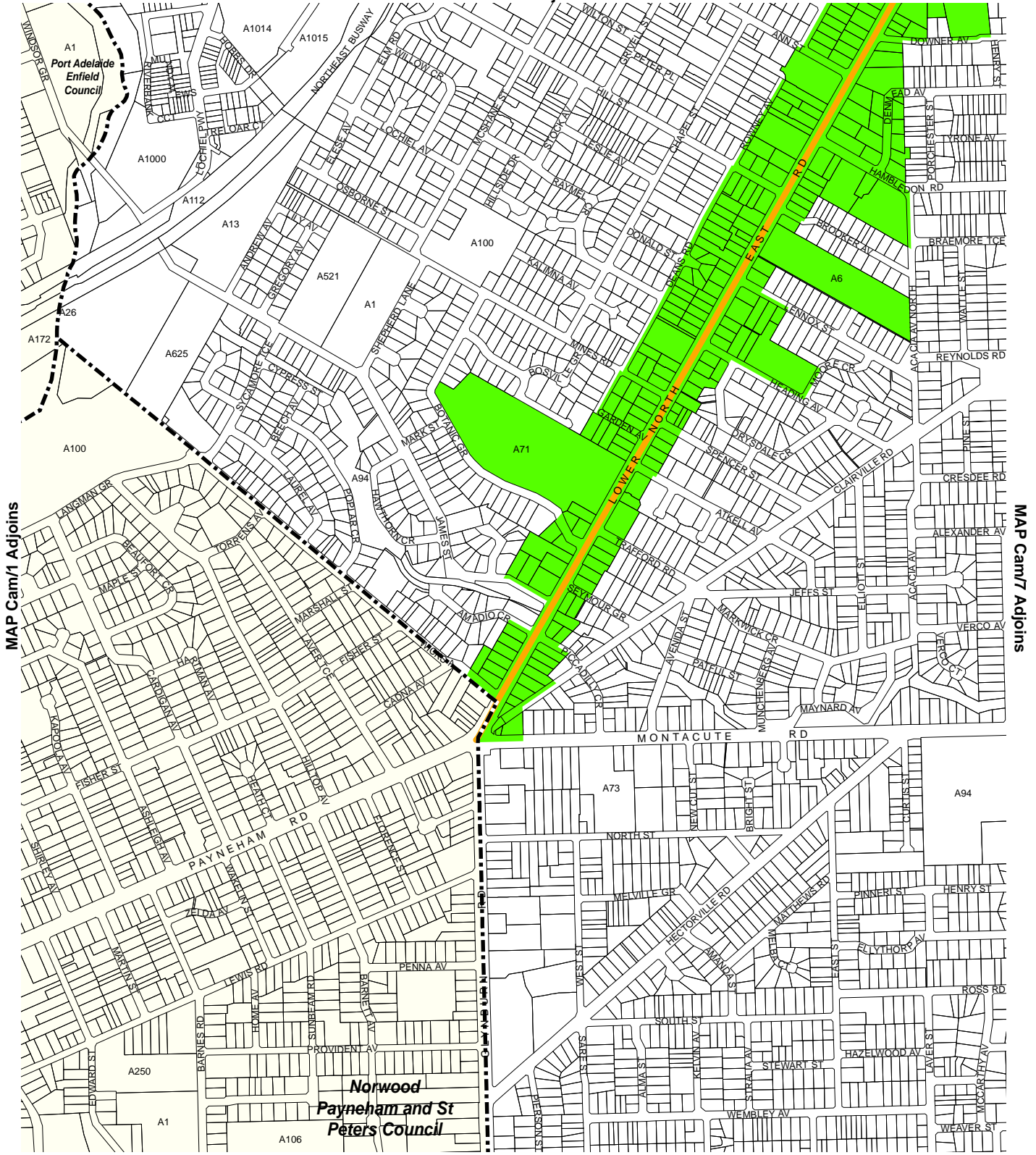
MAP Cam/10 Adjoins



Overlay Map Cam/6 NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary

MAP Cam/2 Adjoins



MAP Cam/1 Adjoins

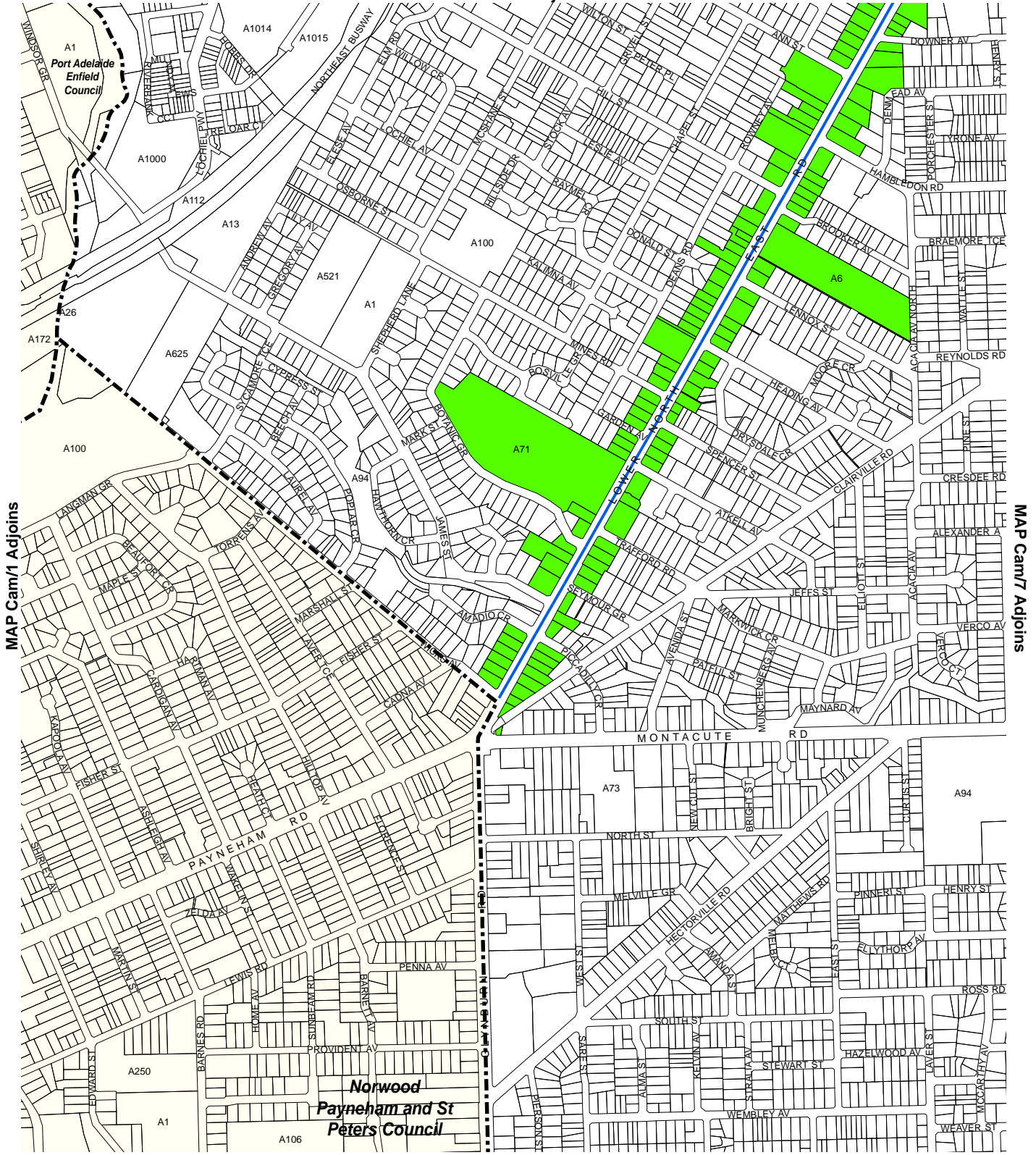
MAP Cam/10 Adjoins

- Designated Road: type B road
- Noise and Air Emissions Designated Area
- Development Plan Boundary



Overlay Map Cam/6 NOISE AND AIR EMISSIONS

MAP Cam/2 Adjoins



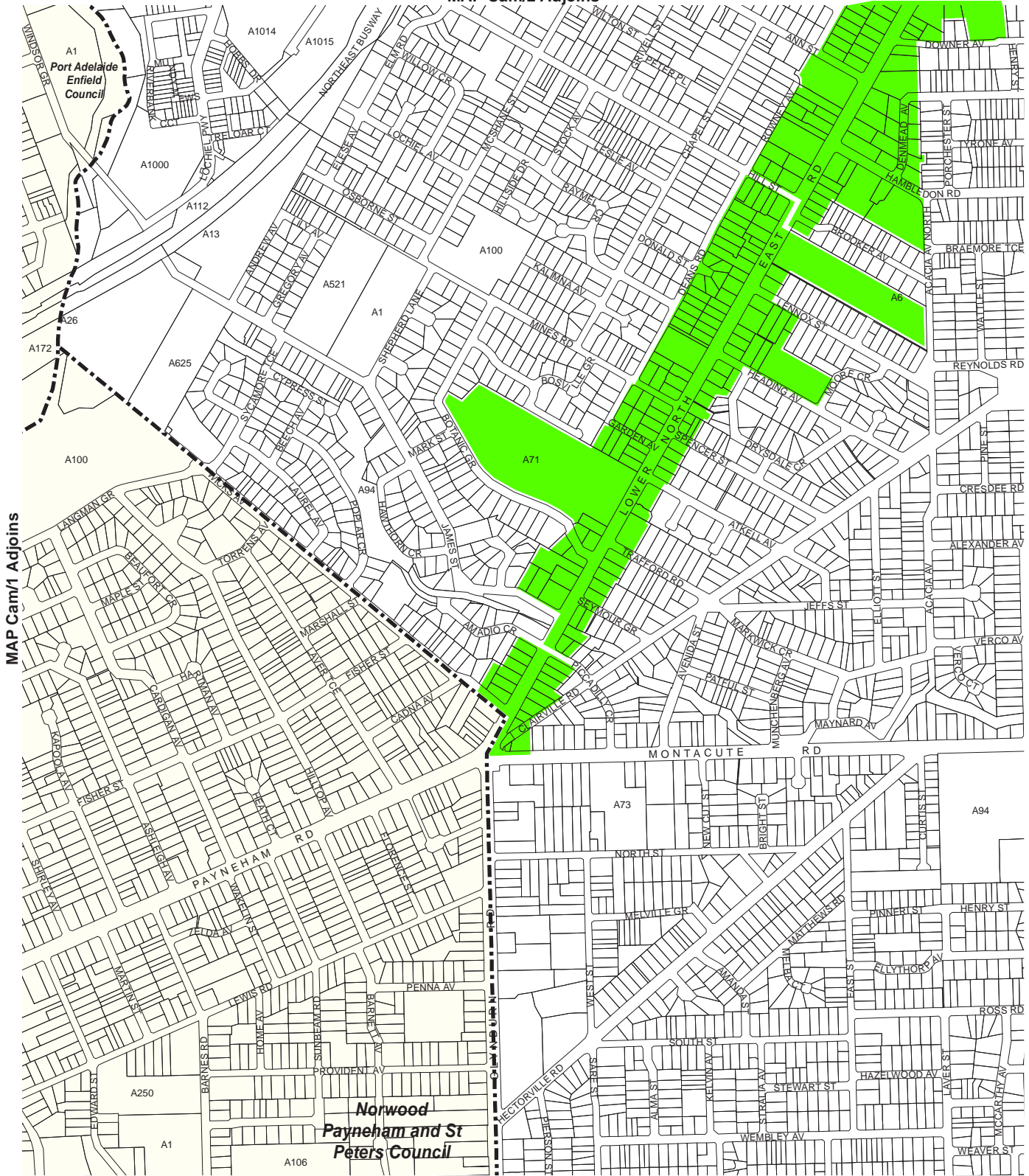
- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

Overlay Map Cam/6

STRATEGIC TRANSPORT ROUTES



MAP Cam/2 Adjoins



MAP Cam/1 Adjoins

MAP Cam/10 Adjoins

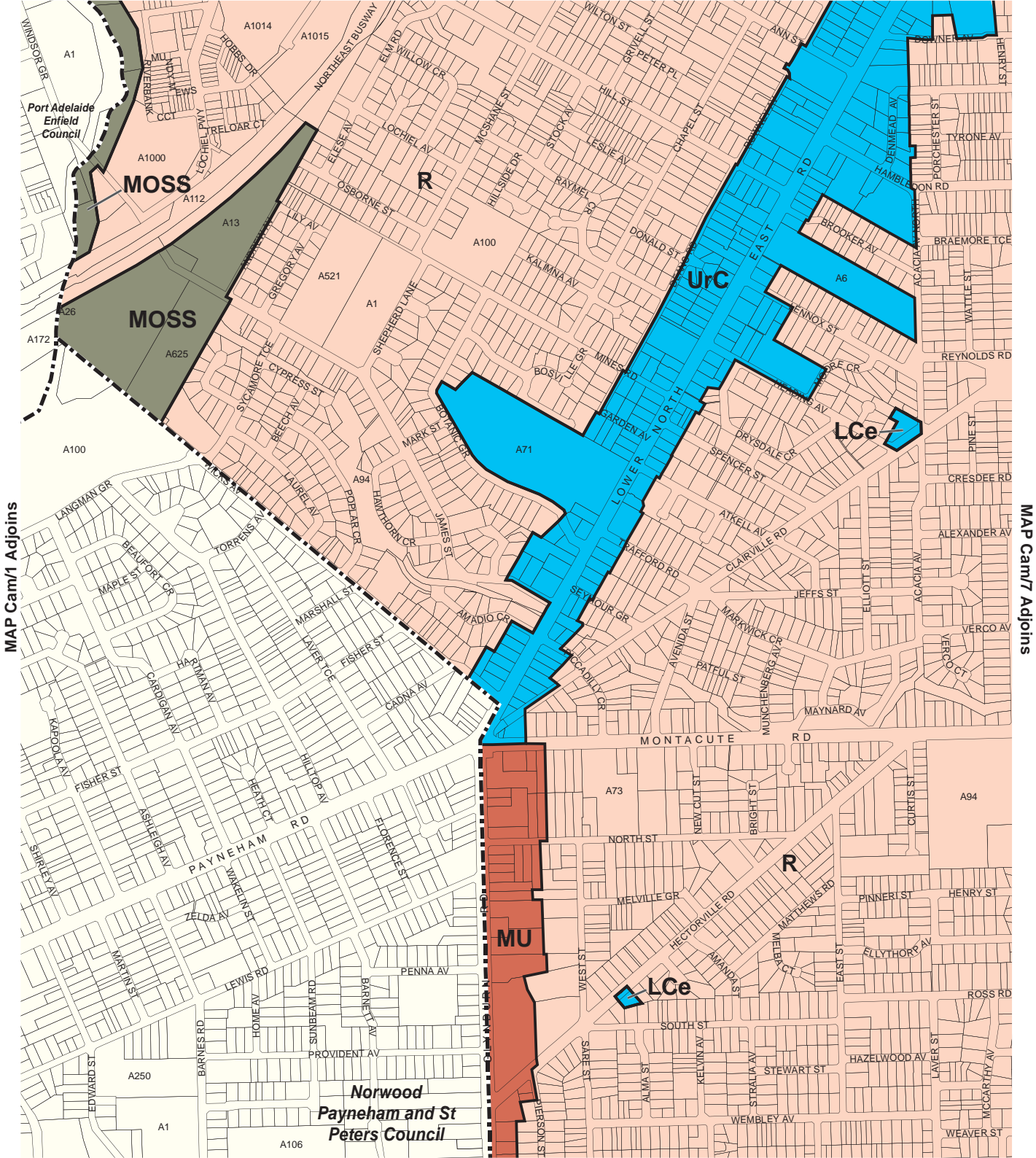
Lamberts Conformal Conic Projection, GDA94



Overlay Map Cam/6 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Cam/2 Adjoins



MAP Cam/1 Adjoins

MAP Cam/10 Adjoins

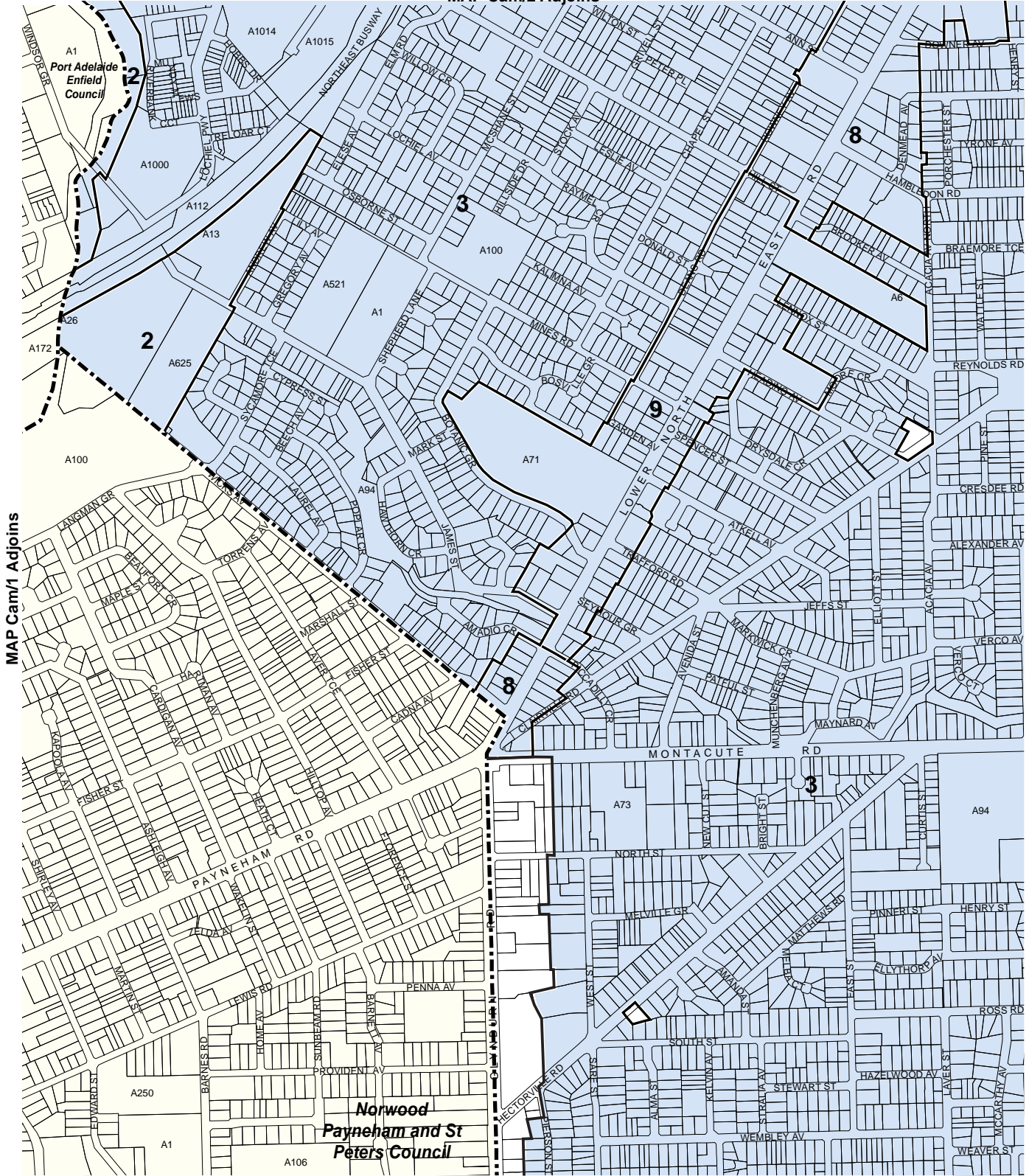
Lamberts Conformal Conic Projection, GDA94

- Zones**
- LCe** Local Centre
 - MOSS** Metropolitan Open Space System
 - MU** Mixed Use
 - R** Residential
 - UrC** Urban Corridor
 - Zone Boundary**
 - Development Plan Boundary**



Zone Map Cam/6

MAP Cam/2 Adjoins



Lamberts Conformal Conic Projection, GDA94

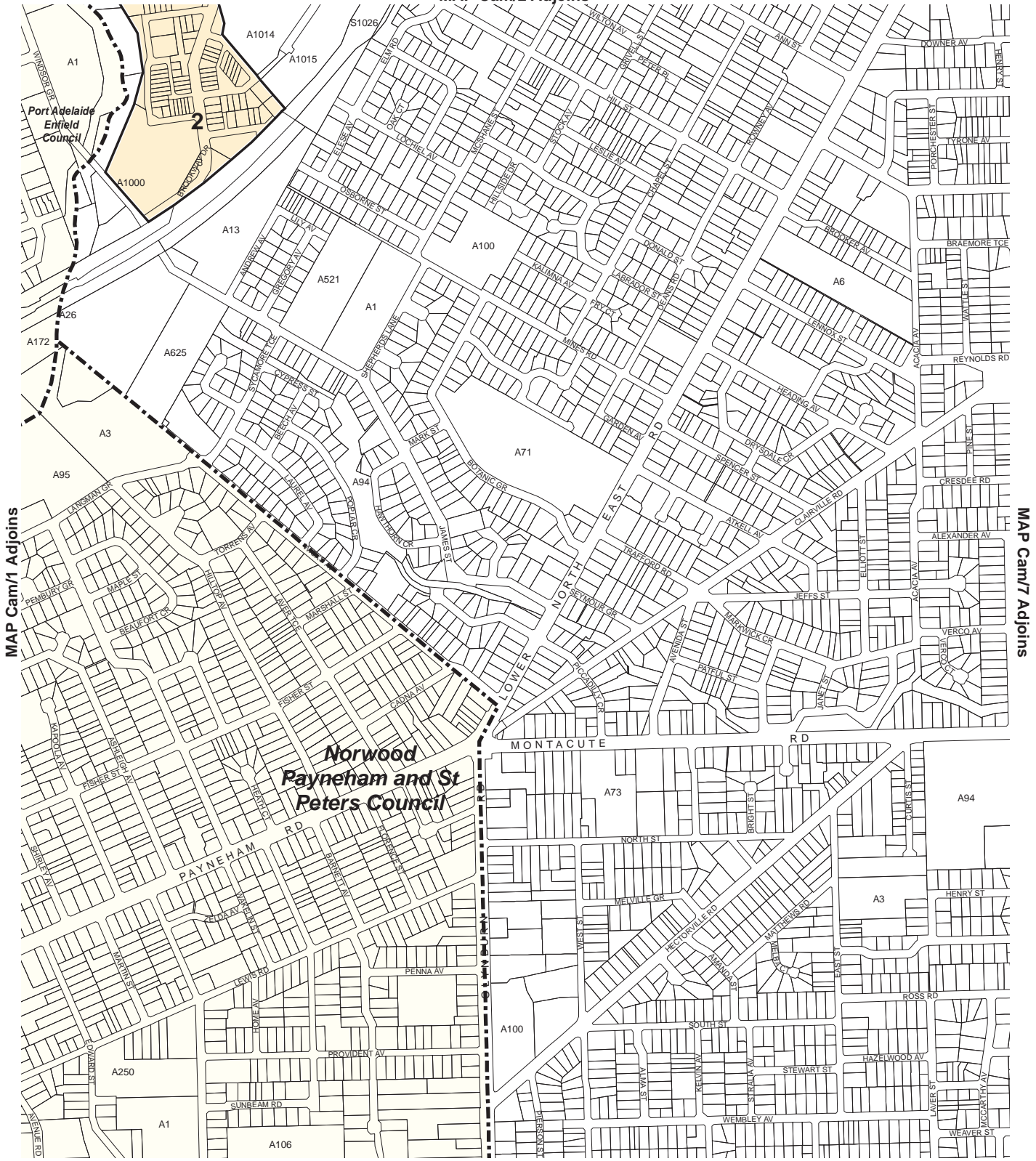
- Policy Area**
- 2 Linear Park River Torrens
 - 3 Regeneration
 - 8 Business
 - 9 Transit Living



Policy Area Map Cam/6

- Policy Area Boundary
- Development Plan Boundary

MAP Cam/2 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
2 Lochiel Park

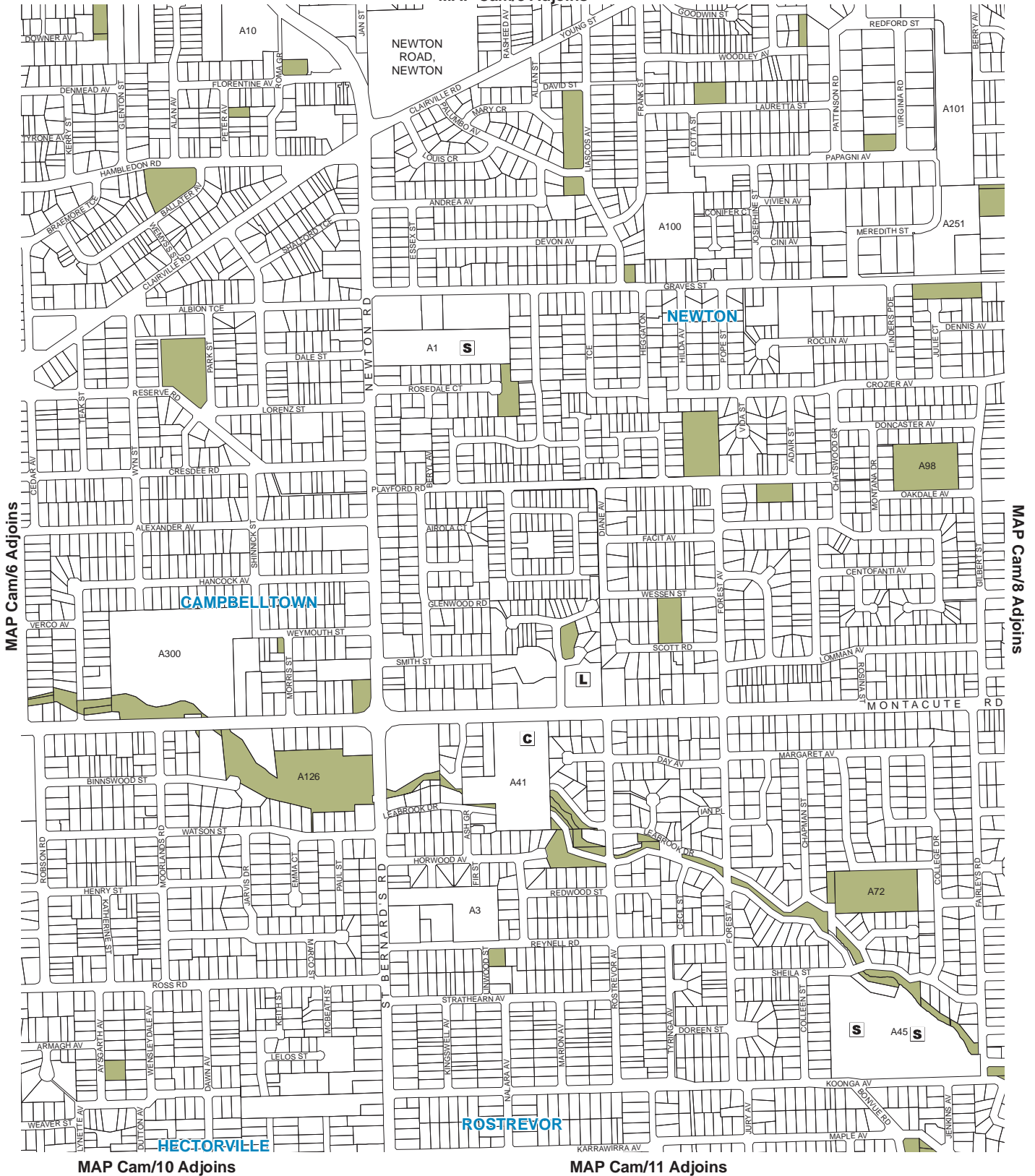


0 500 m

Precinct Map Cam/6

- Precinct Boundary
- Development Plan Boundary

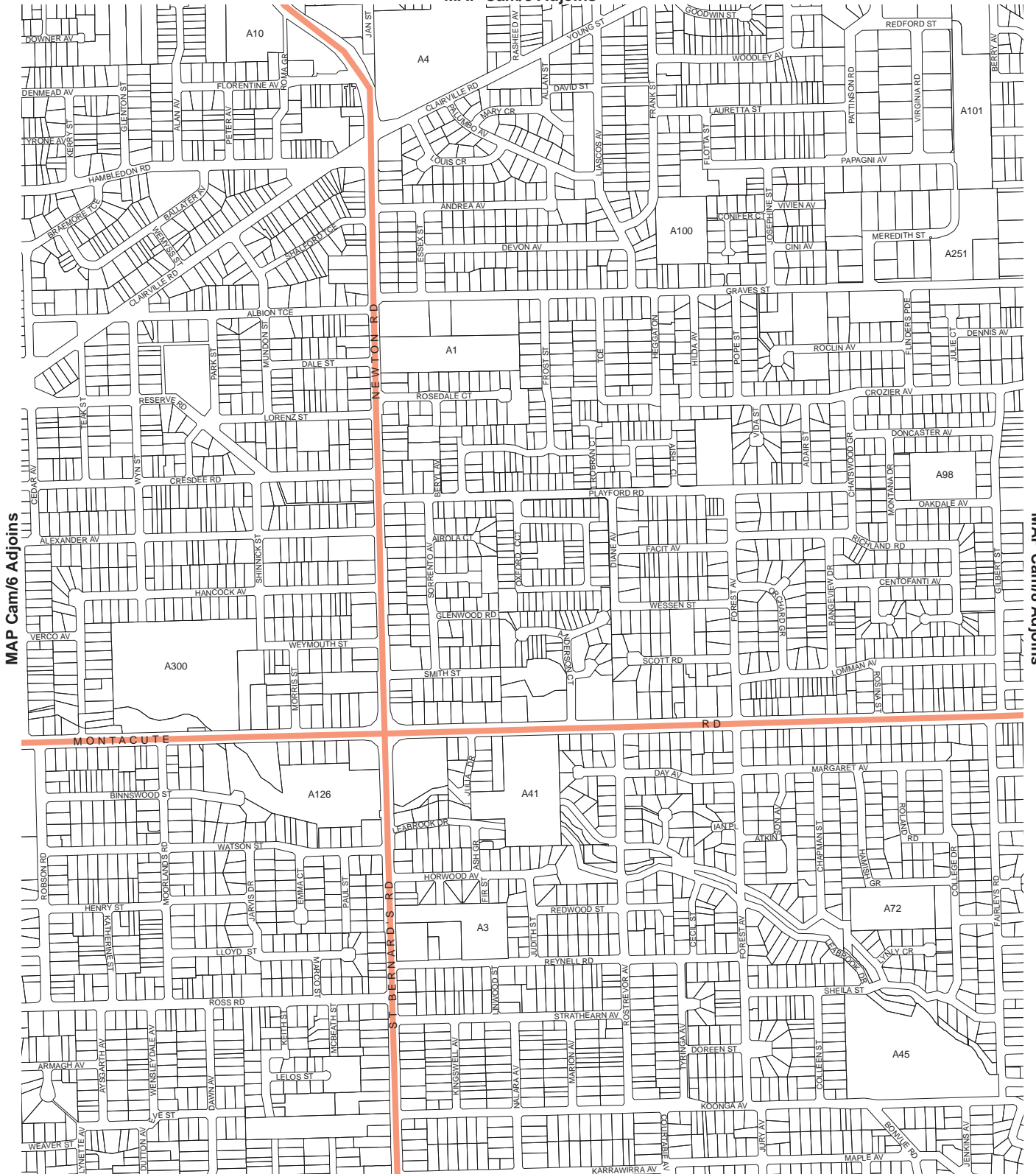
MAP Cam/3 Adjoins



- S** School
- L** Public Library
- C** Council Office
- Local Reserves

Location Map Cam/7

MAP Cam/3 Adjoins



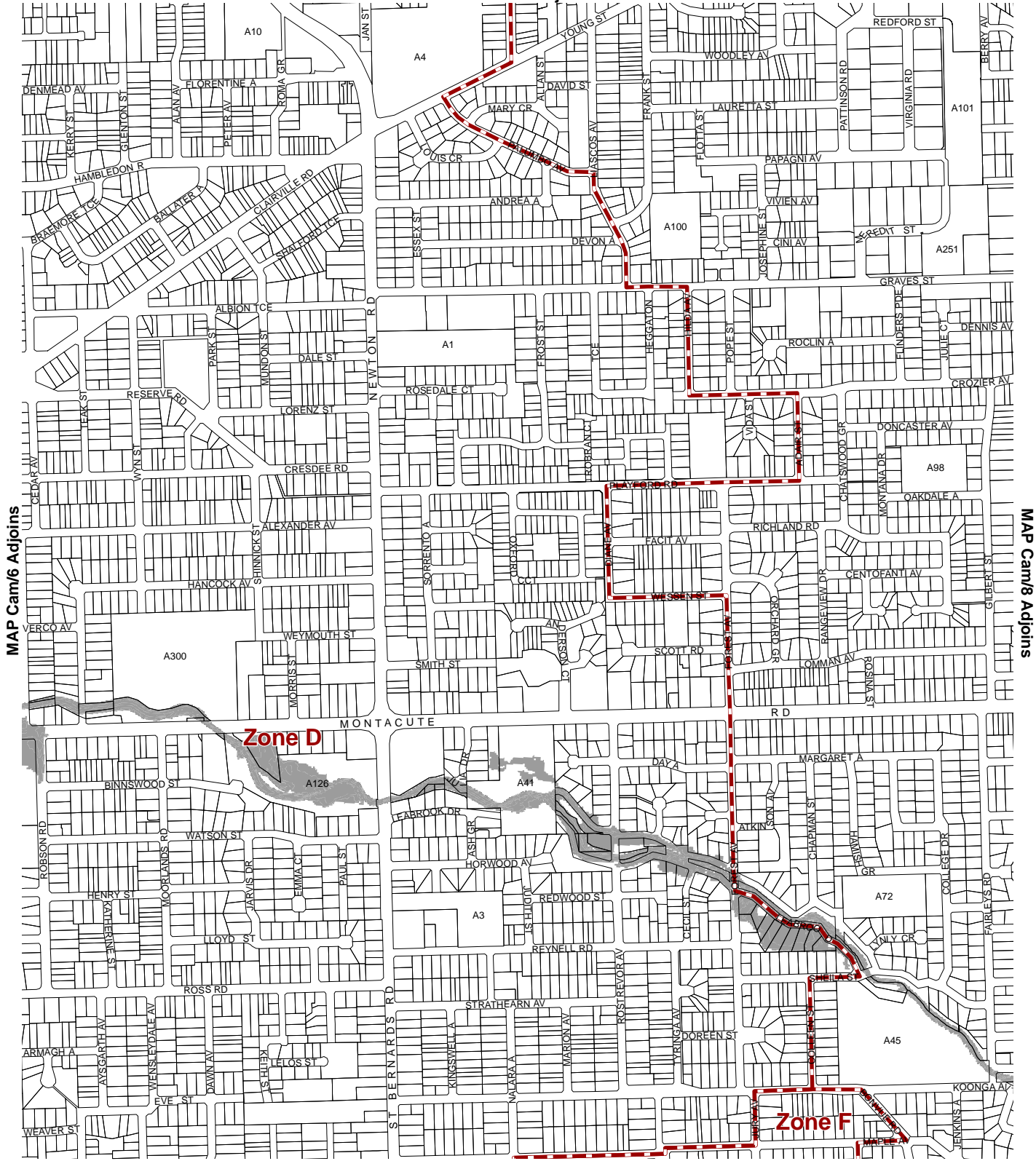
MAP Cam/10 Adjoins

MAP Cam/11 Adjoins

Secondary Arterial Roads

Overlay Map Cam/7 TRANSPORT

MAP Cam/3 Adjoins



MAP Cam/6 Adjoins

MAP Cam/8 Adjoins

MAP Cam/10 Adjoins

MAP Cam/11 Adjoins

Airport Building Heights

Zone D All Structures Exceeding 45 metres above existing ground level

Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



Overlay Map Cam/7 DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- 1-5th Creeks 100yr Floodplain region

MAP Cam/3 Adjoins



For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

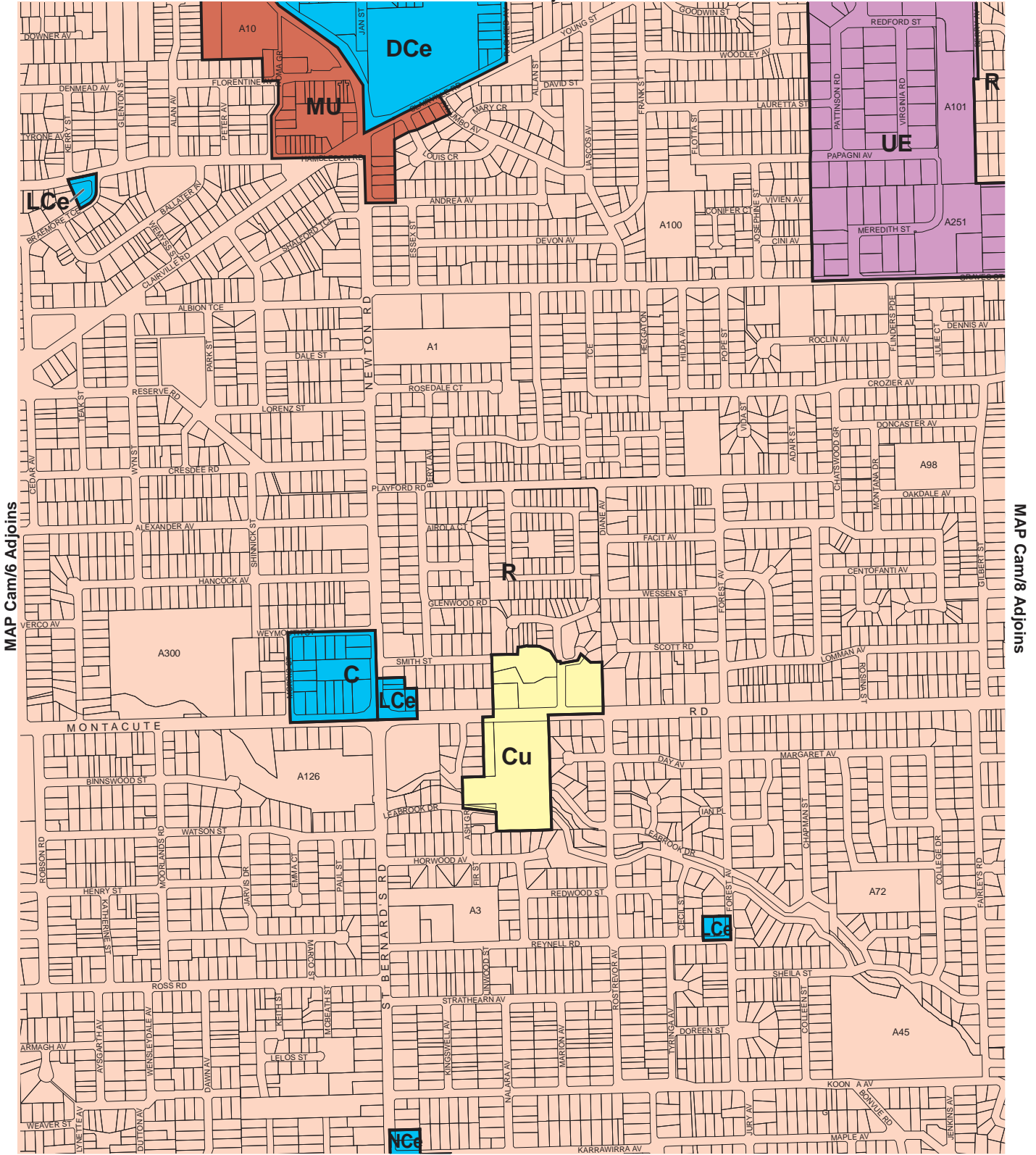


0 500 m

Overlay Map Cam/7 HERITAGE

● Local heritage place

MAP Cam/3 Adjoins



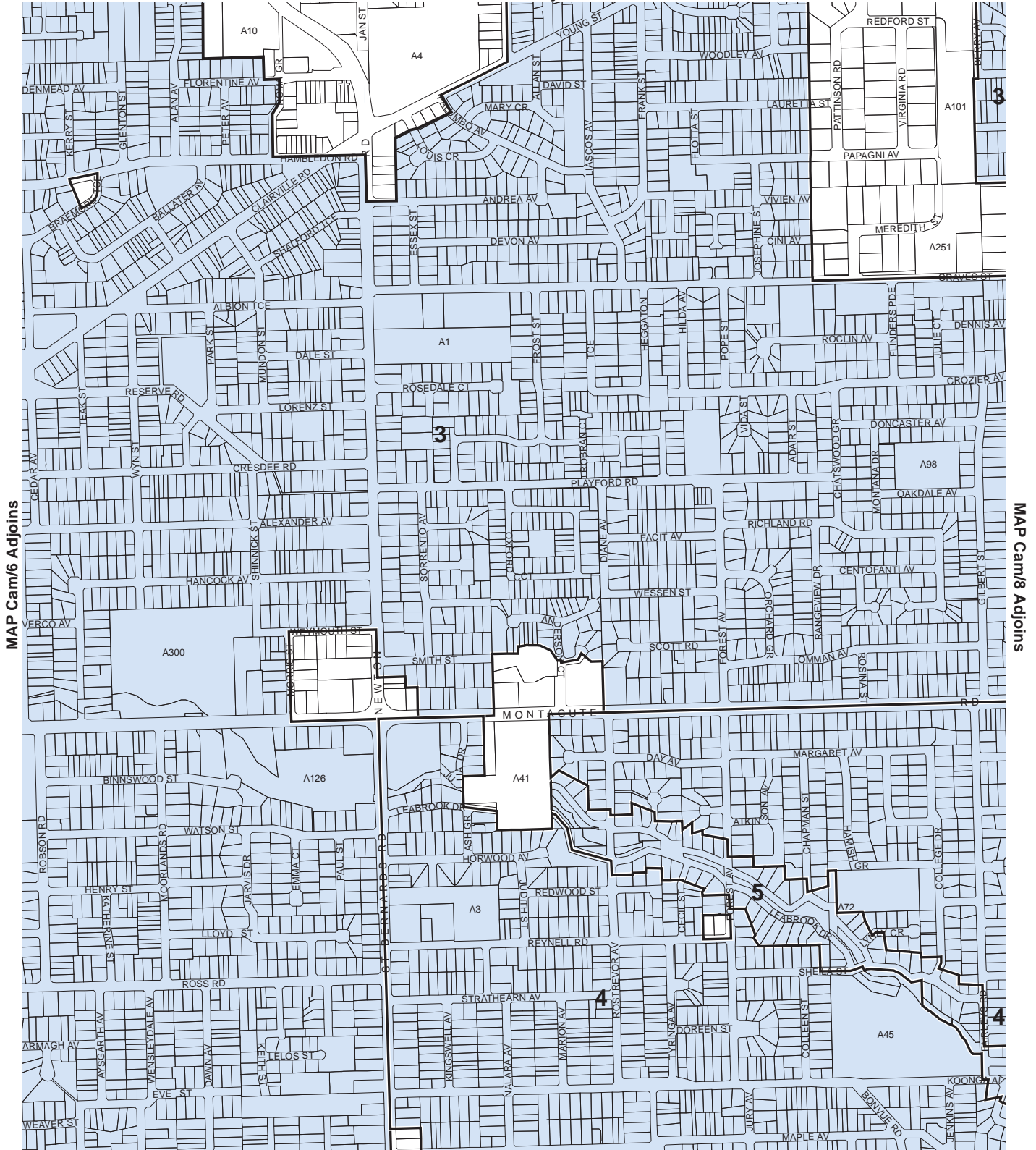
Lamberts Conformal Conic Projection, GDA94

- Zones**
- C** Commercial
 - Cu** Community
 - DCe** District Centre
 - LCe** Local Centre
 - MU** Mixed Use
 - NCe** Neighbourhood Centre
 - R** Residential
 - UE** Urban Employment
 - Zone Boundary**



Zone Map Cam/7

MAP Cam/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 3 Regeneration
- 4 Suburban
- 5 Leabrook Drive



Policy Area Map Cam/7

 Policy Area Boundary

MAP Cam/4 Adjoins



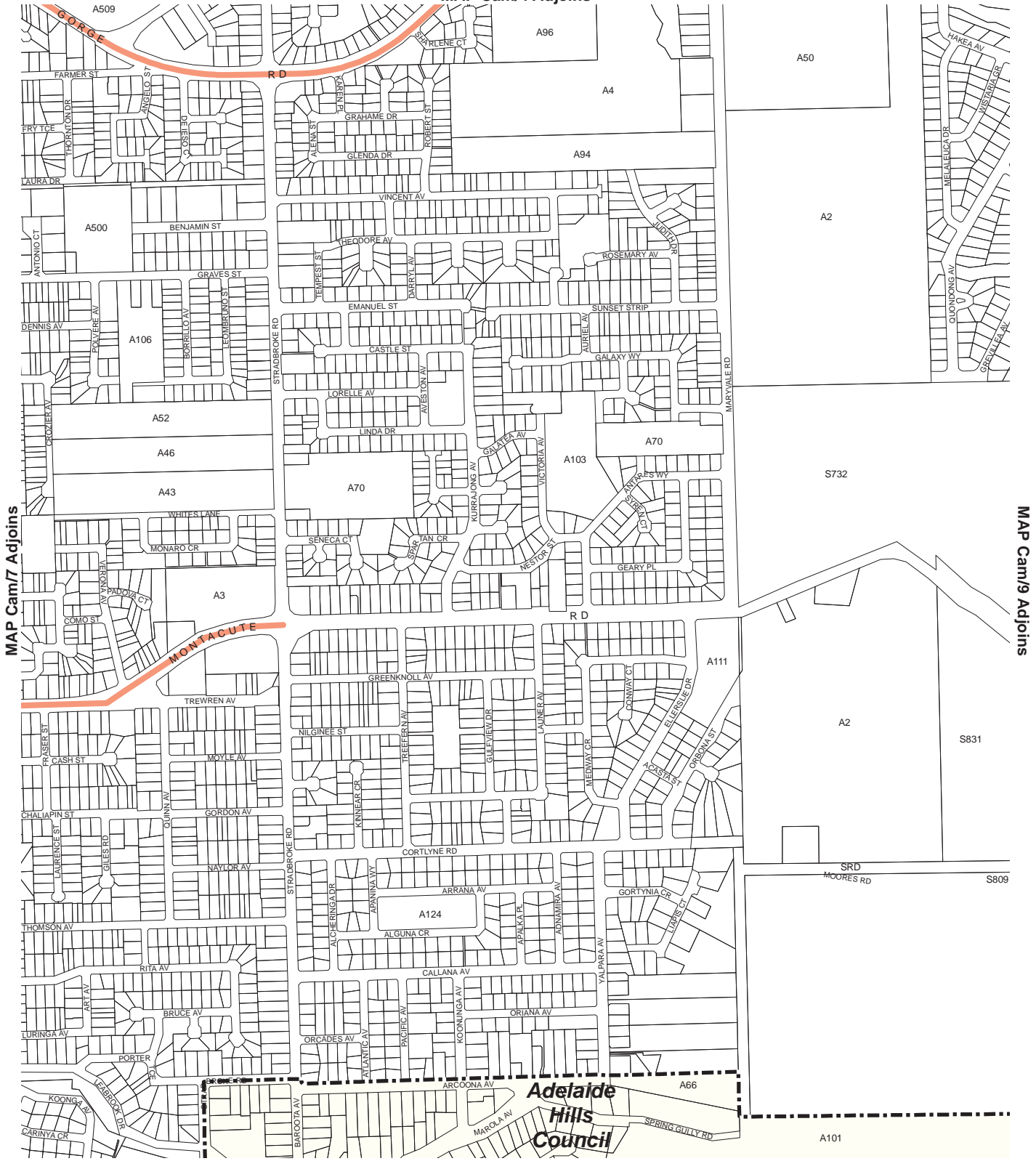
MAP Cam/11 Adjoins

MAP Cam/1 Adjoins

- S** School
- P** Post Office
- Tourist Routes
- Local Reserves
- Conservation Park
- Development Plan Boundary

Location Map Cam/8

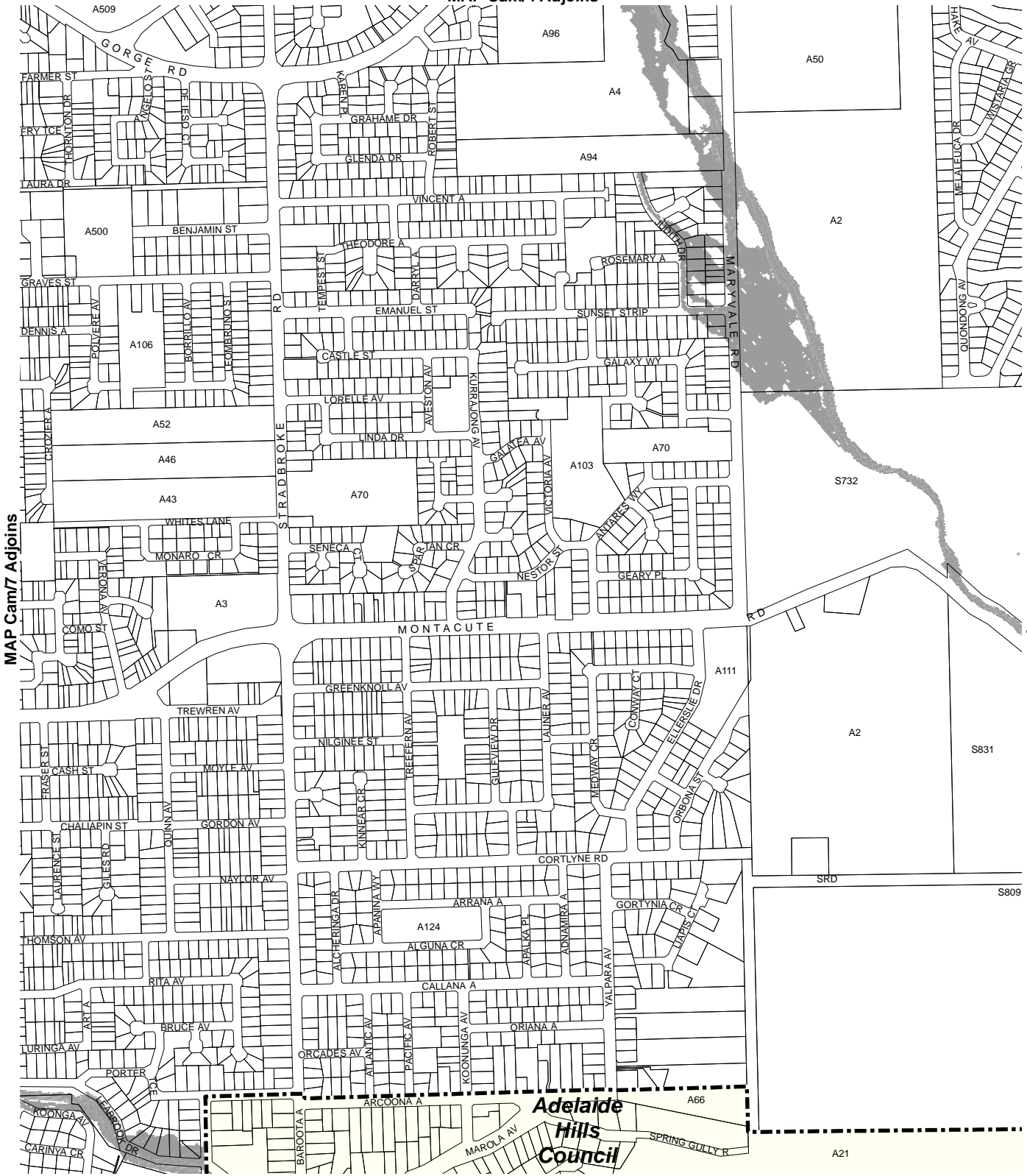
MAP Cam/4 Adjoins



Overlay Map Cam/8 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Cam/4 Adjoins



MAP Cam/11 Adjoins

MAP Cam/1 Adjoins



Overlay Map Cam/8

DEVELOPMENT CONSTRAINTS

- 1-5th Creeks 100yr Floodplain region
- Development Plan Boundary

MAP Cam/4 Adjoins



For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

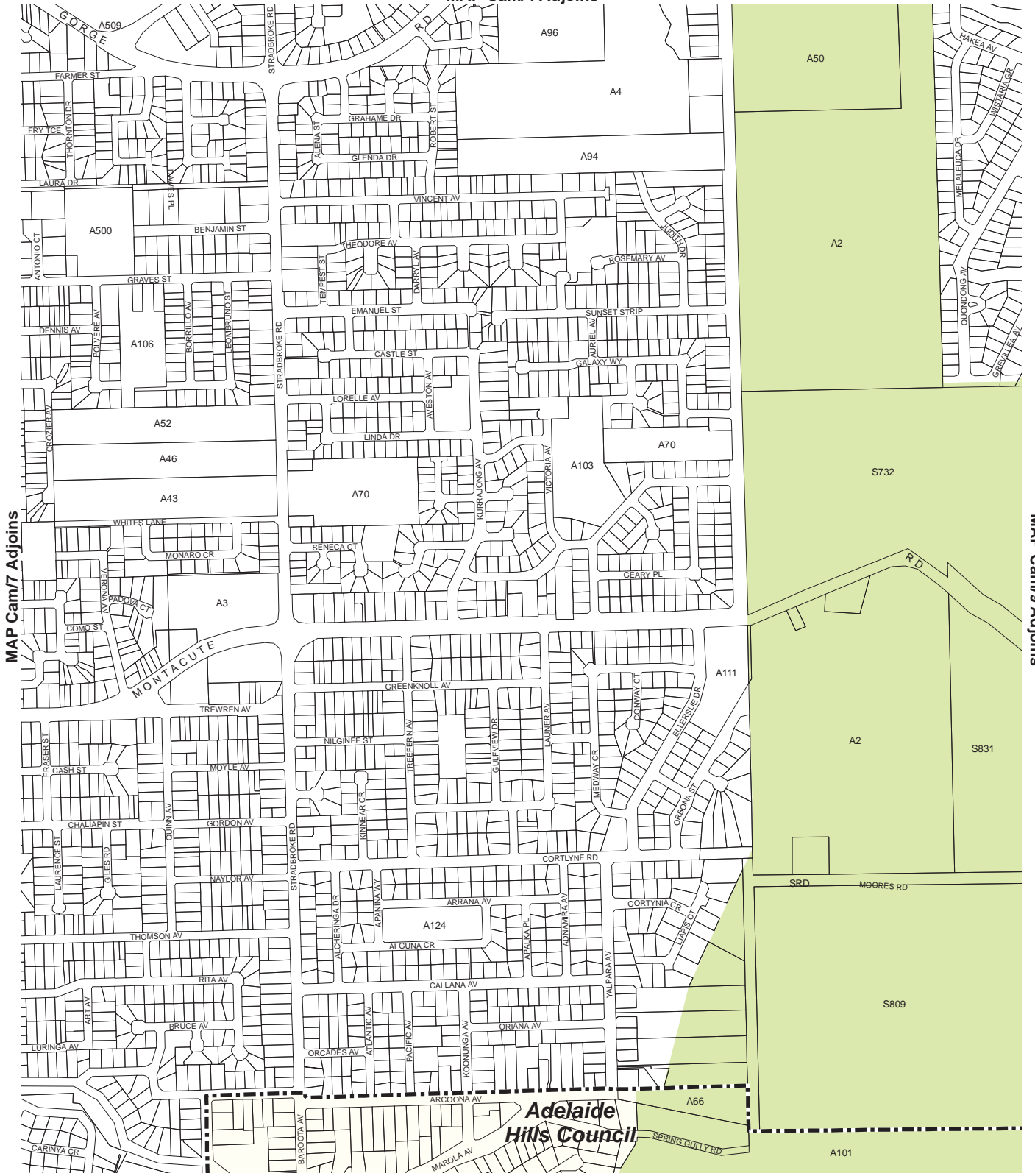
- State heritage place
- Local heritage place
- Development Plan Boundary



Overlay Map Cam/8

HERITAGE

MAP Cam/4 Adjoins



MAP Cam/11 Adjoins

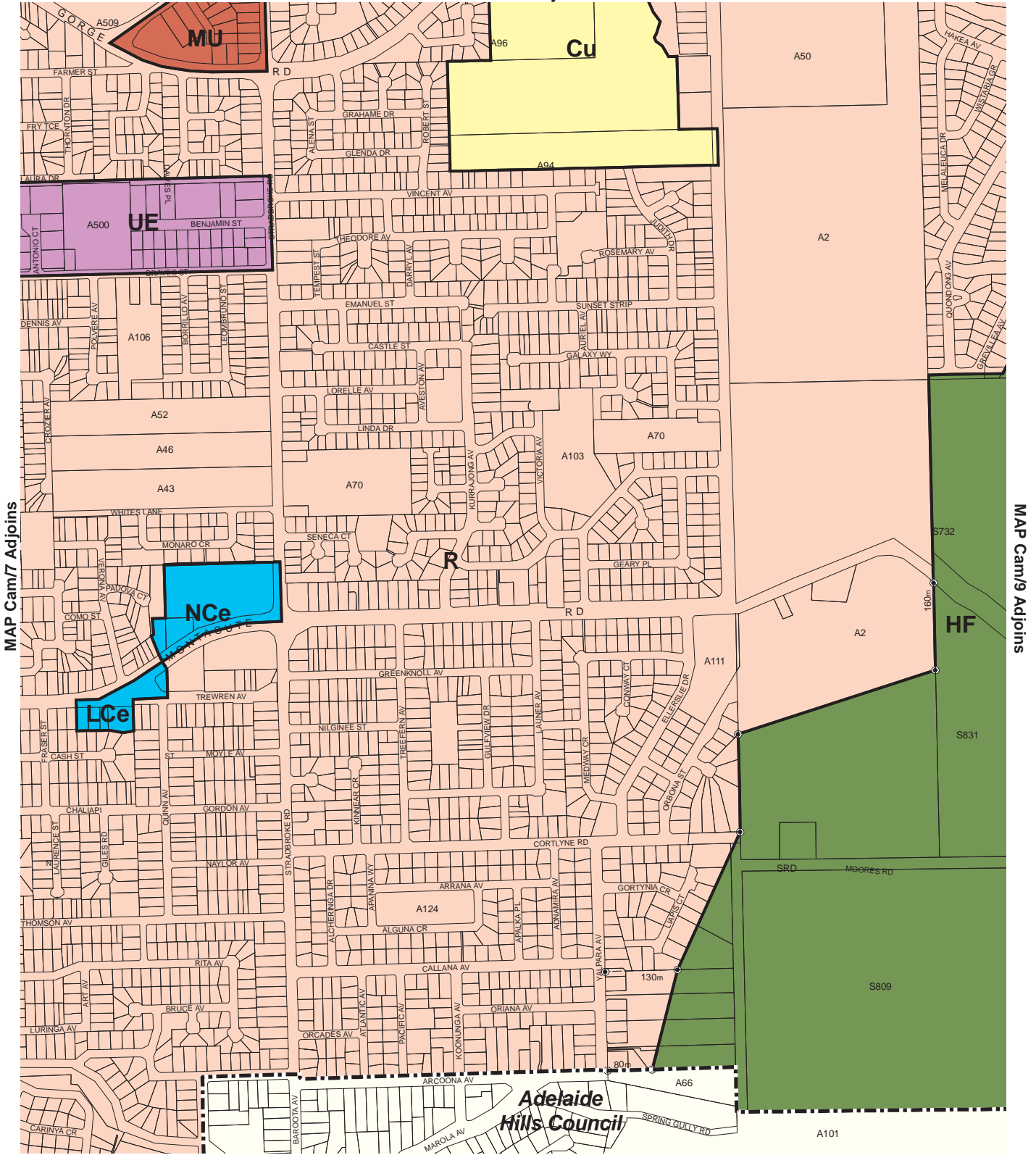
MAP Cam/1 Adjoins



Overlay Map Cam/8 NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary

MAP Cam/4 Adjoins



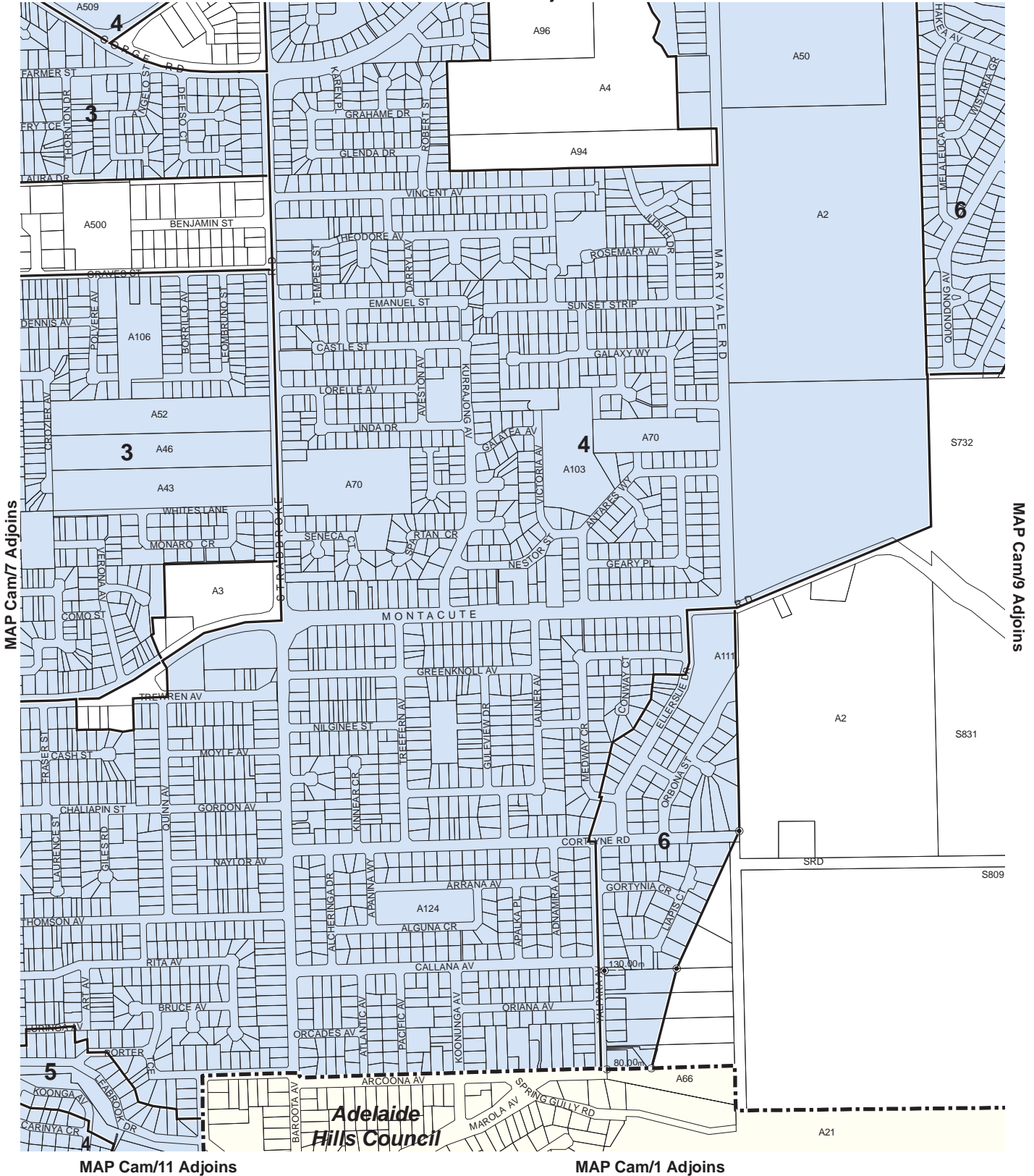
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Cu** Community
 - HF** Hills Face
 - LCe** Local Centre
 - MU** Mixed Use
 - NCe** Neighbourhood Centre
 - R** Residential
 - UE** Urban Employment
 - Zone Boundary
 - - - - -** Development Plan Boundary



Zone Map Cam/8

MAP Cam/4 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

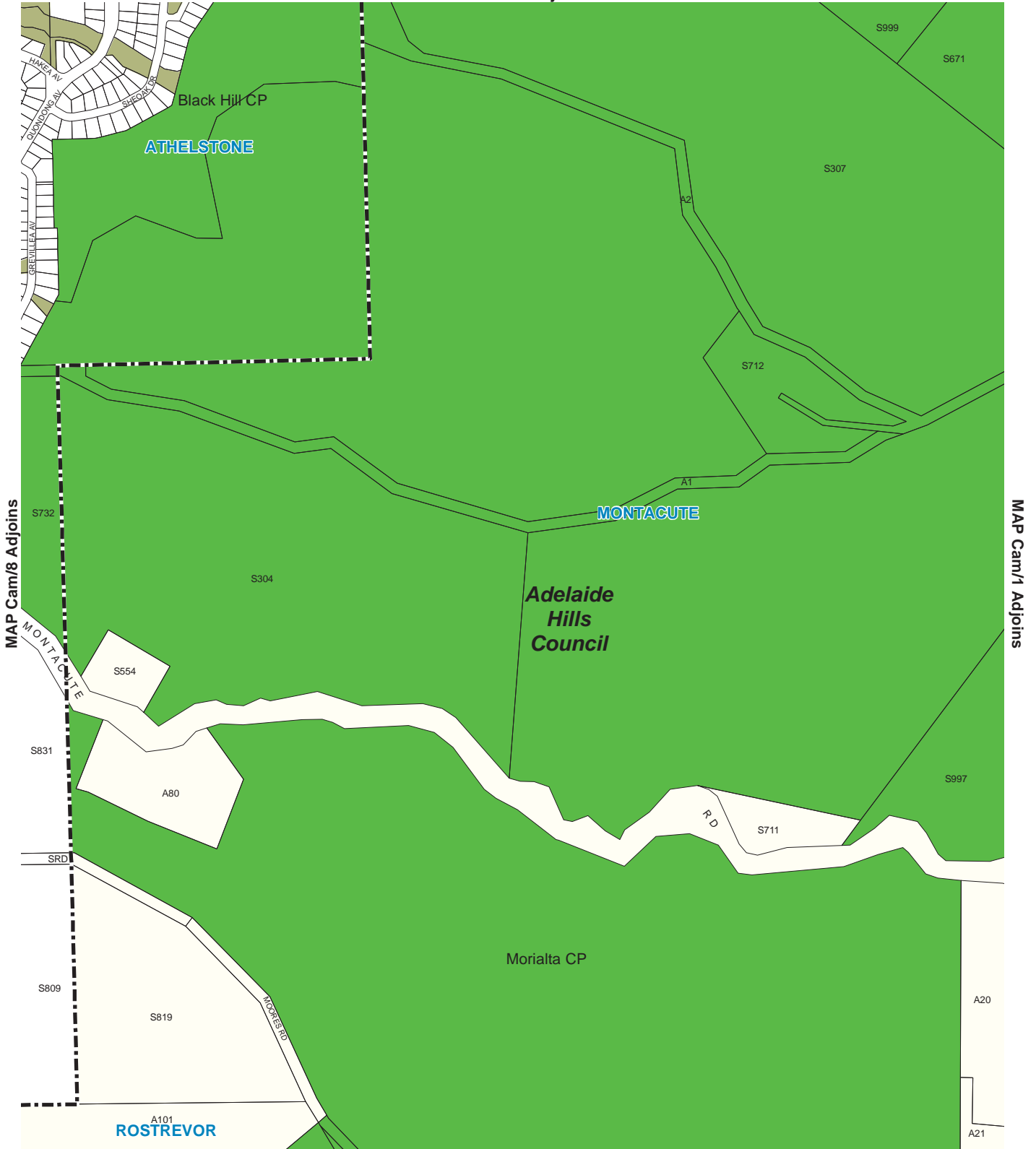
- 3 Regeneration
- 4 Suburban
- 5 Leabrook Drive
- 6 Foothills






Policy Area Map Cam/8

- Policy Area Boundary
- Development Plan Boundary

MAP Cam/5 Adjoins

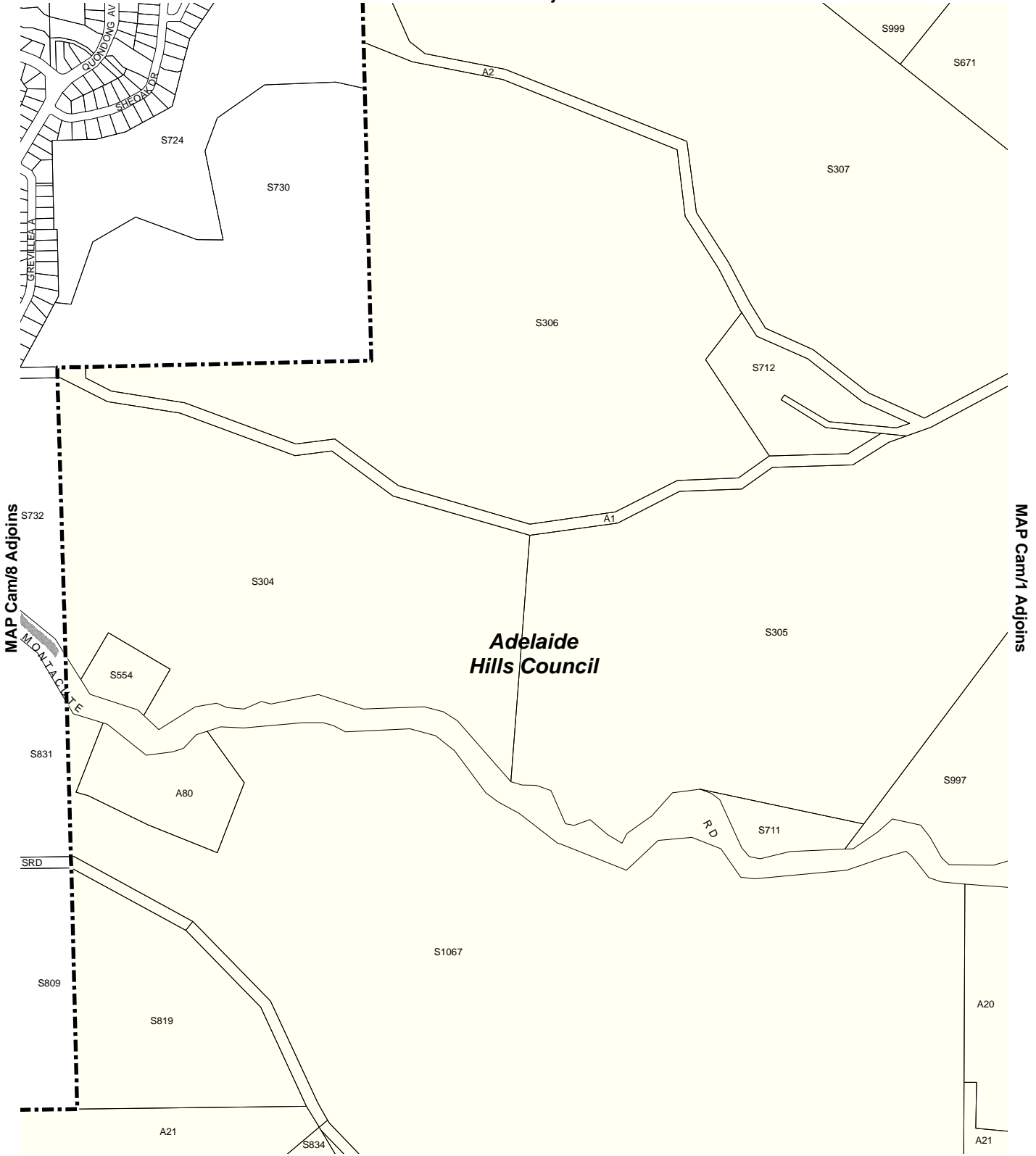


MAP Cam/1 Adjoins

-  Local Reserves
-  Conservation Park
-  Development Plan Boundary

Location Map Cam/9

MAP Cam/5 Adjoins



MAP Cam/1 Adjoins

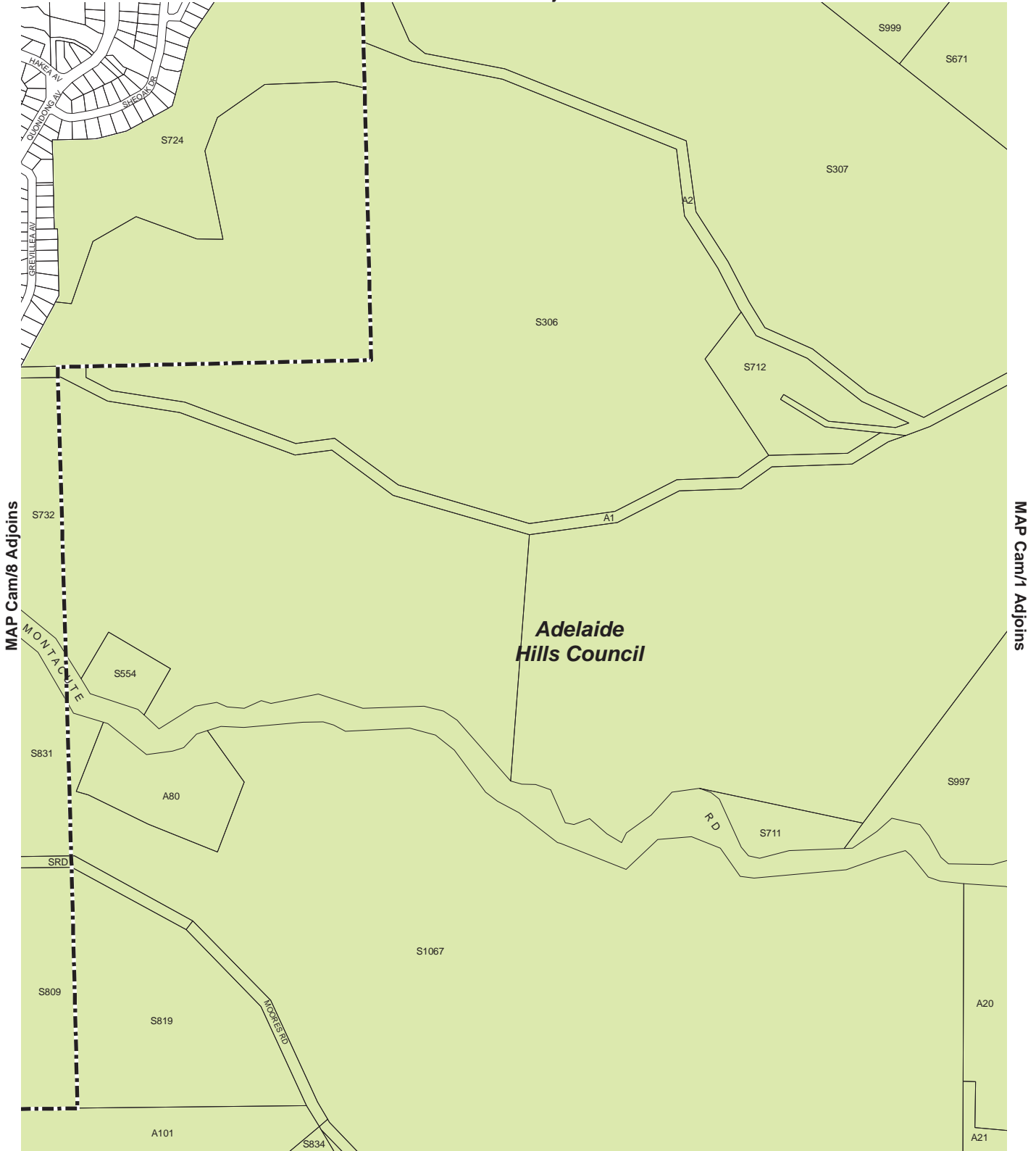


Overlay Map Cam/9

DEVELOPMENT CONSTRAINTS

- 1-5th Creeks 100yr Floodplain region
- Development Plan Boundary

MAP Cam/5 Adjoins



MAP Cam/1 Adjoins

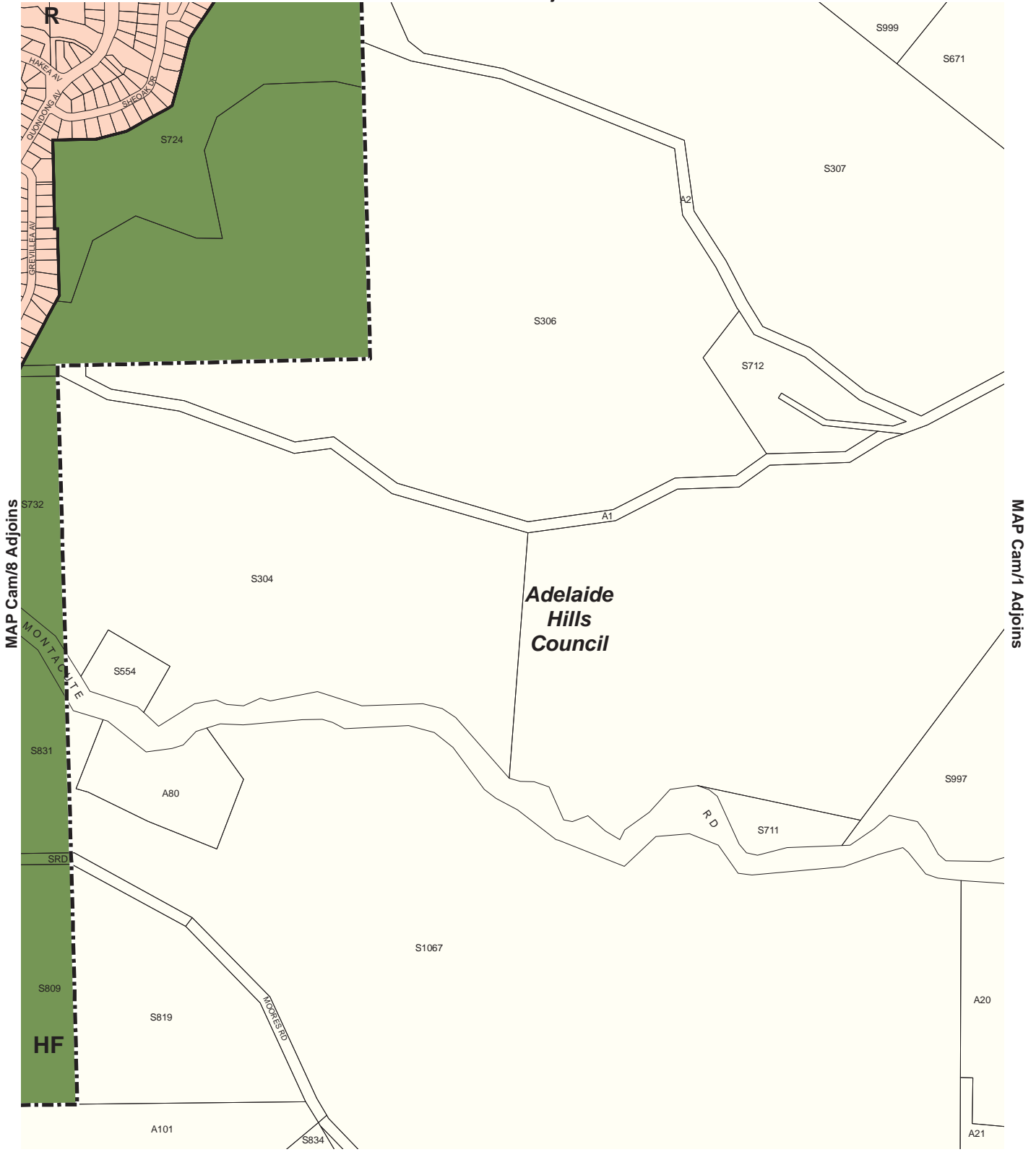


Overlay Map Cam/9

NATURAL RESOURCES

- MOSS Study Area
- Development Plan Boundary

MAP Cam/5 Adjoins



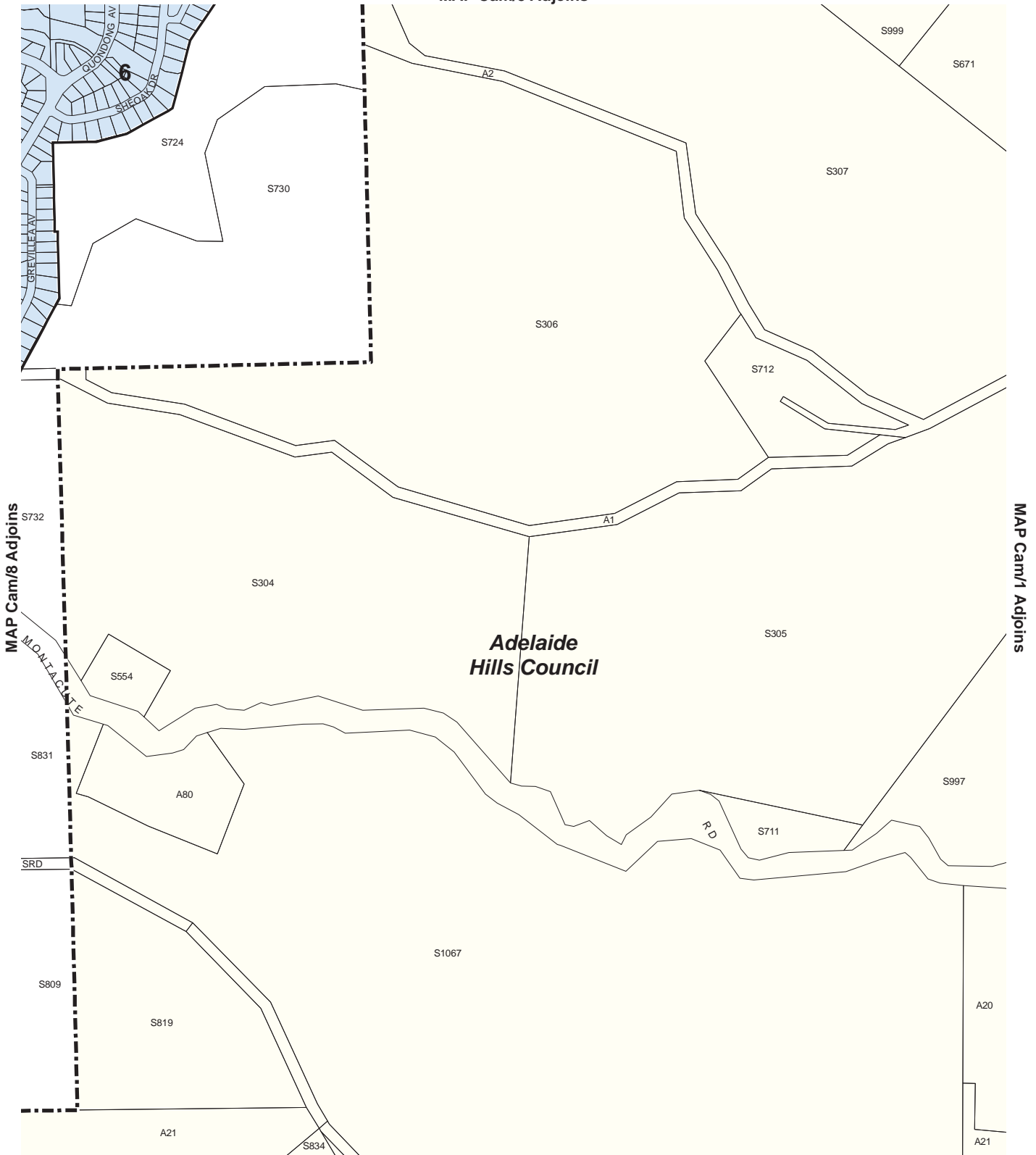
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
 - Residential
 - Zone Boundary
 - Development Plan Boundary

Zone Map Cam/9

MAP Cam/5 Adjoins



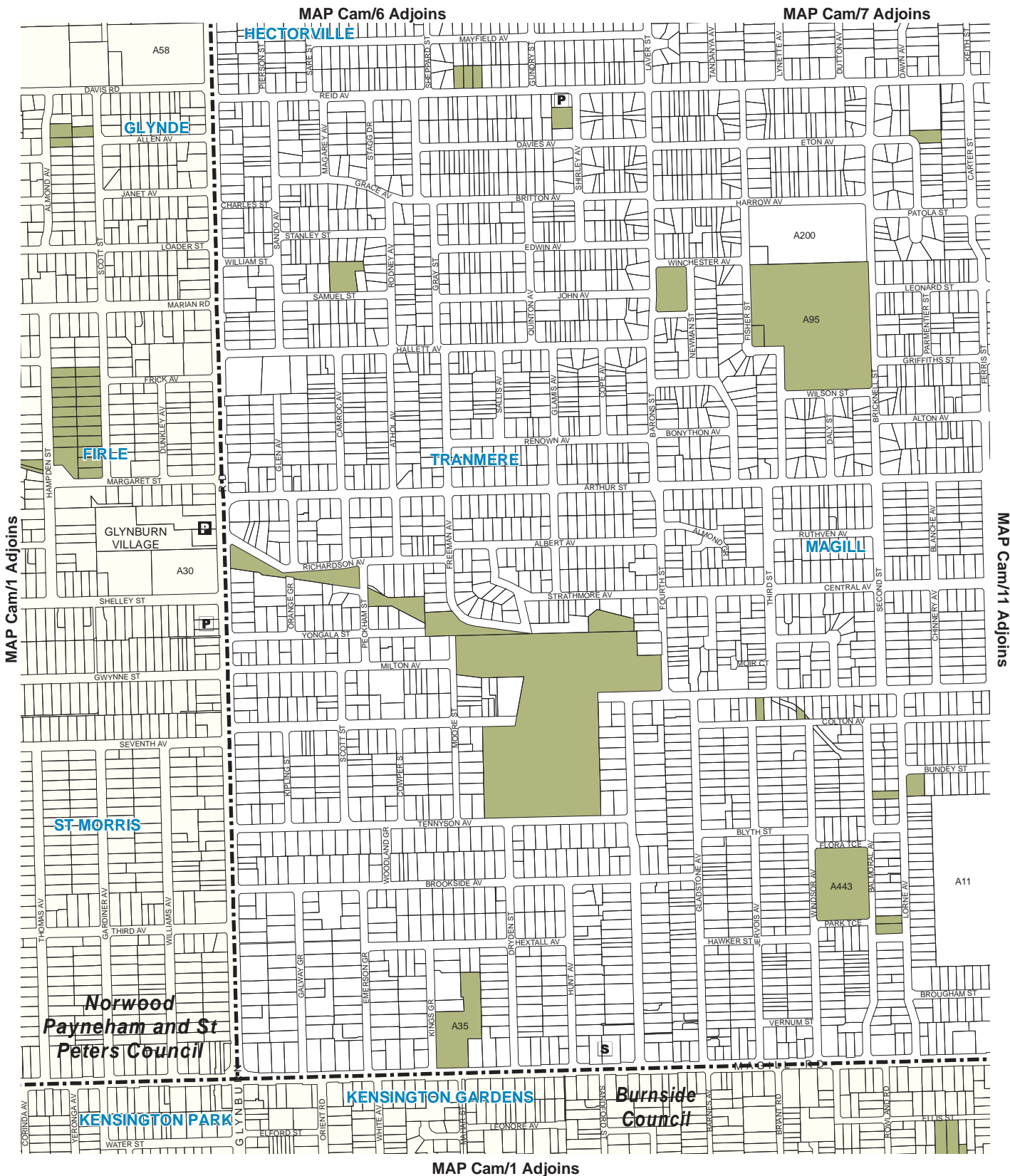
Lamberts Conformal Conic Projection, GDA94

Policy Area
6 Foothills



Policy Area Map Cam/9

- Policy Area Boundary
- Development Plan Boundary

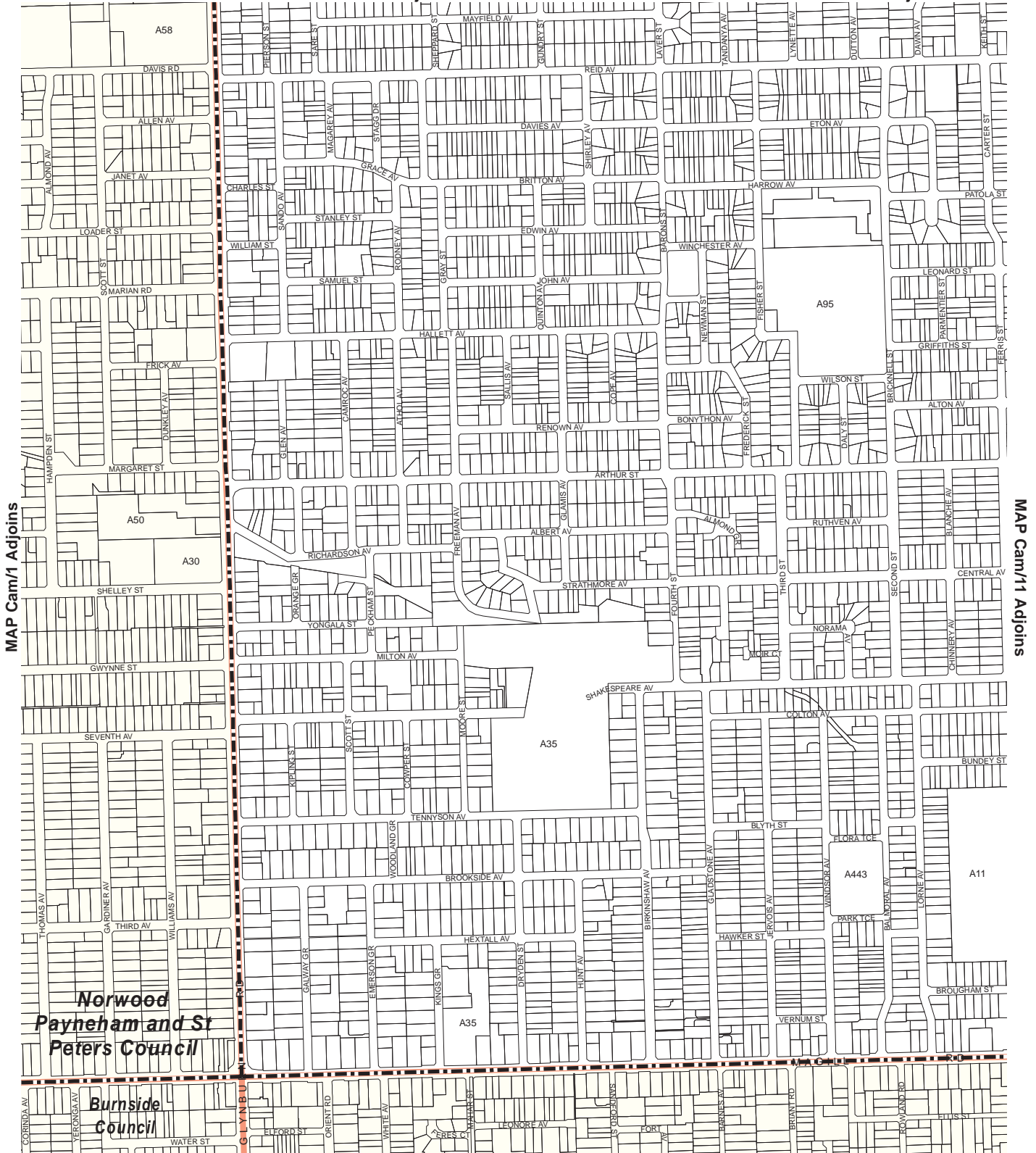


Location Map Cam/10

- S** School
- P** Post Office
- P** Police Station
- Local Reserves
- Development Plan Boundary

MAP Cam/6 Adjoins

MAP Cam/7 Adjoins



MAP Cam/1 Adjoins

MAP Cam/1 Adjoins

Norwood
Payneham and St
Peters Council

Burnside
Council

MAP Cam/1 Adjoins

0





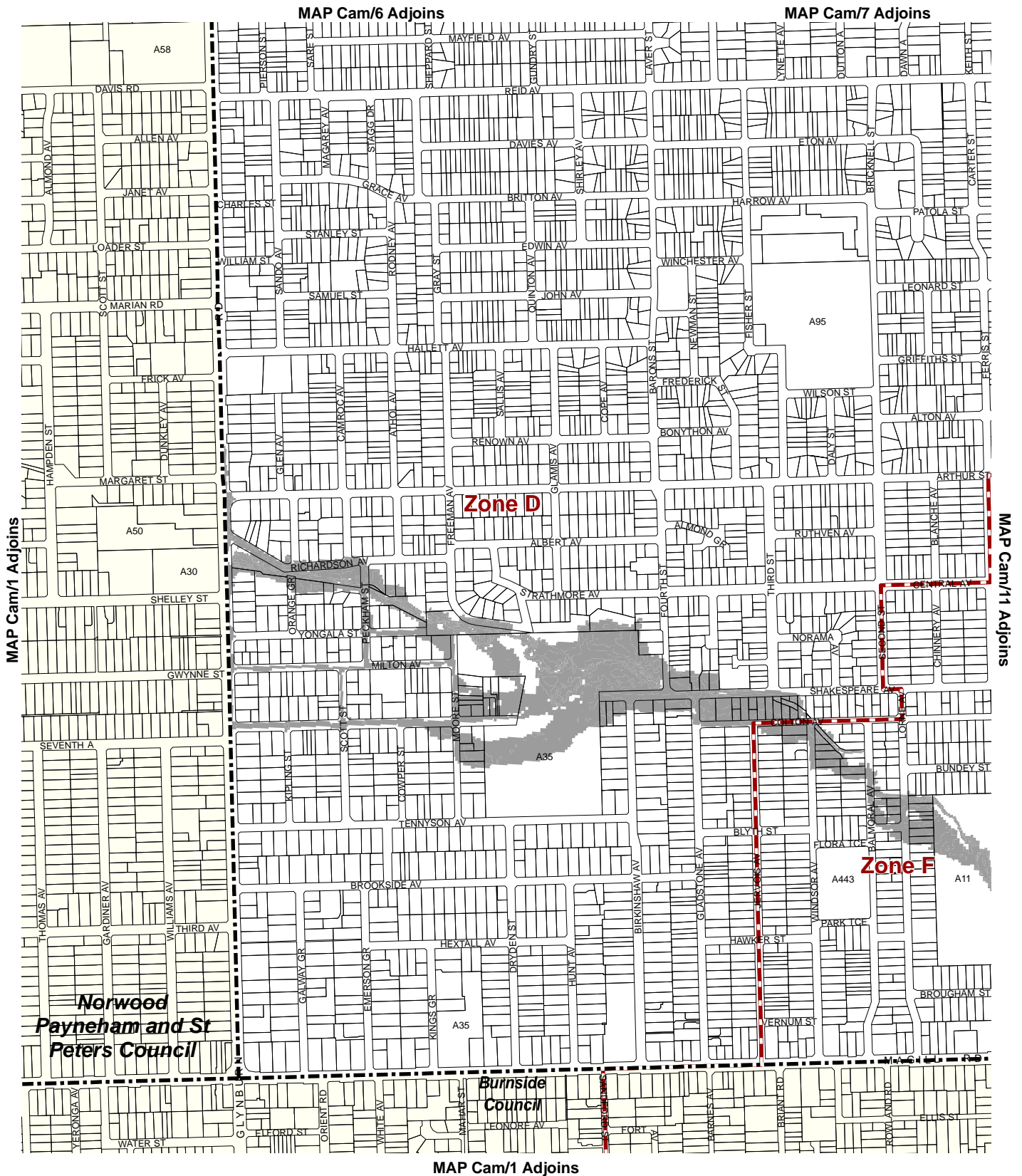
500m



Overlay Map Cam/10

TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary



Airport Building Heights
Zone D All Structures Exceeding 45 metres above existing ground level
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



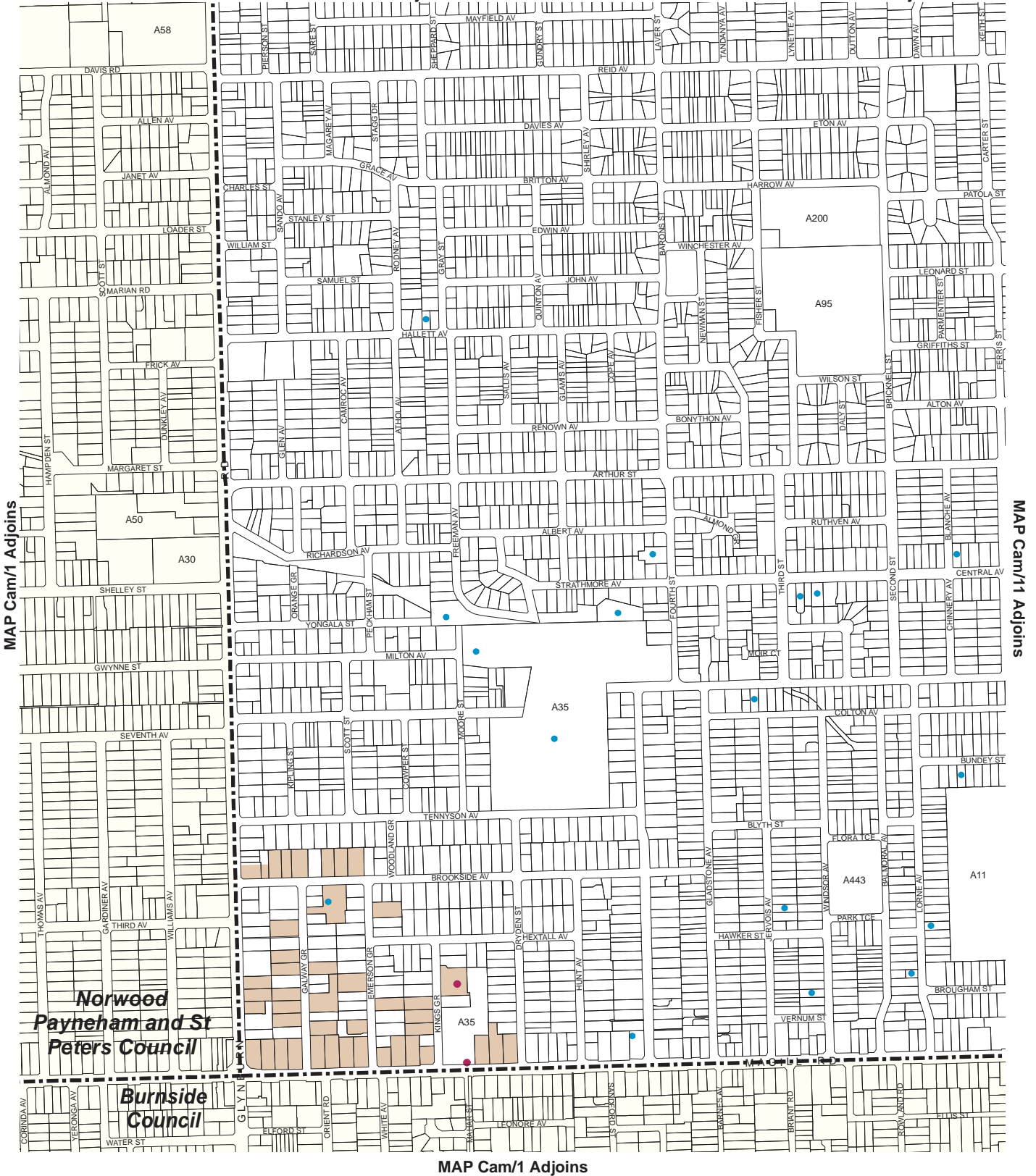
- Airport Building Heights
- 1-5th Creeks 100yr Floodplain region
- Development Plan Boundary

Overlay Map Cam/10

DEVELOPMENT CONSTRAINTS

MAP Cam/6 Adjoins

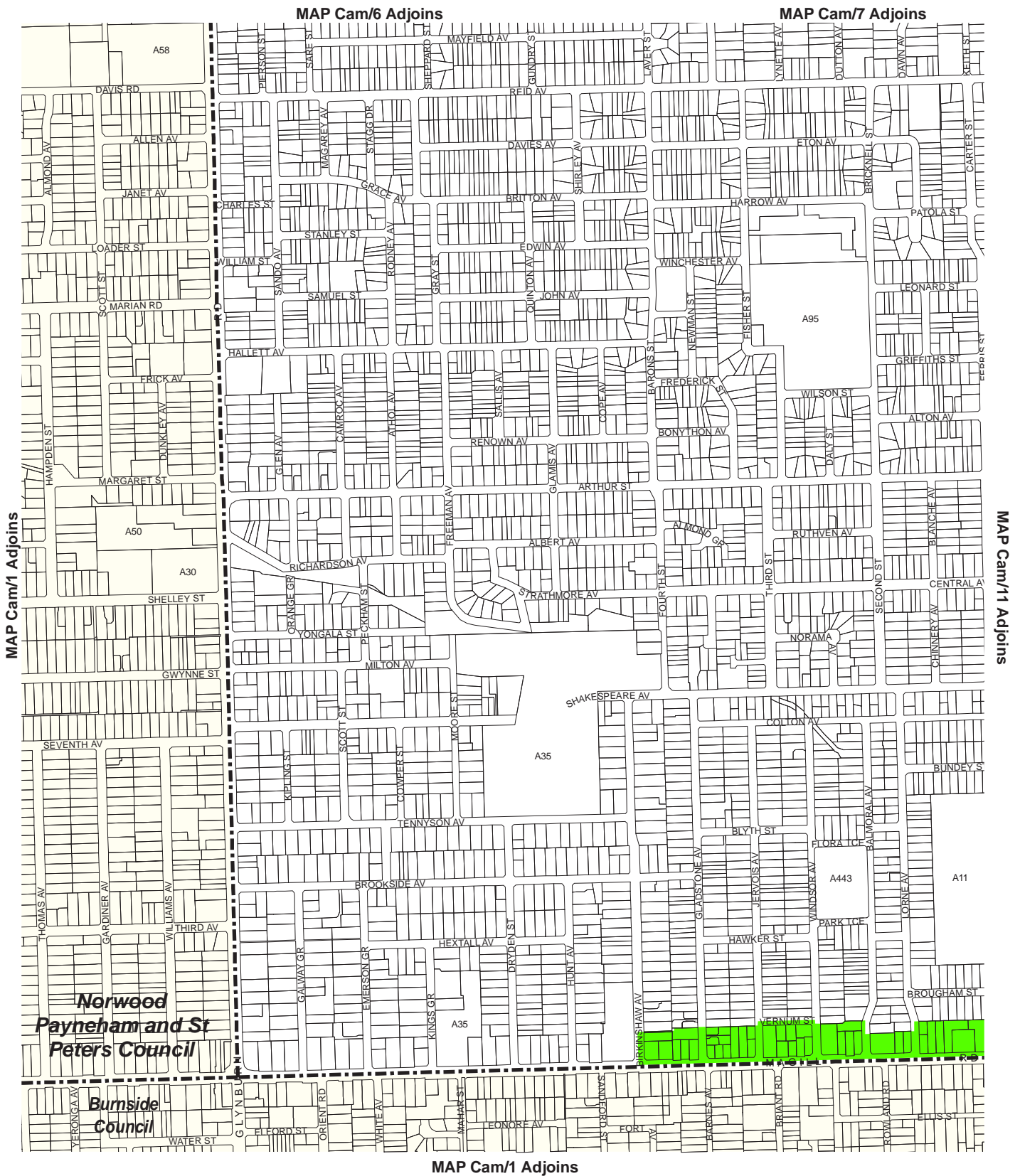
MAP Cam/7 Adjoins



For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

- State heritage place
- Local heritage place
- Contributory item
- Development Plan Boundary

Overlay Map Cam/10 HERITAGE



Lamberts Conformal Conic Projection, GDA94

- Affordable Housing Designated Area
- Development Plan Boundary

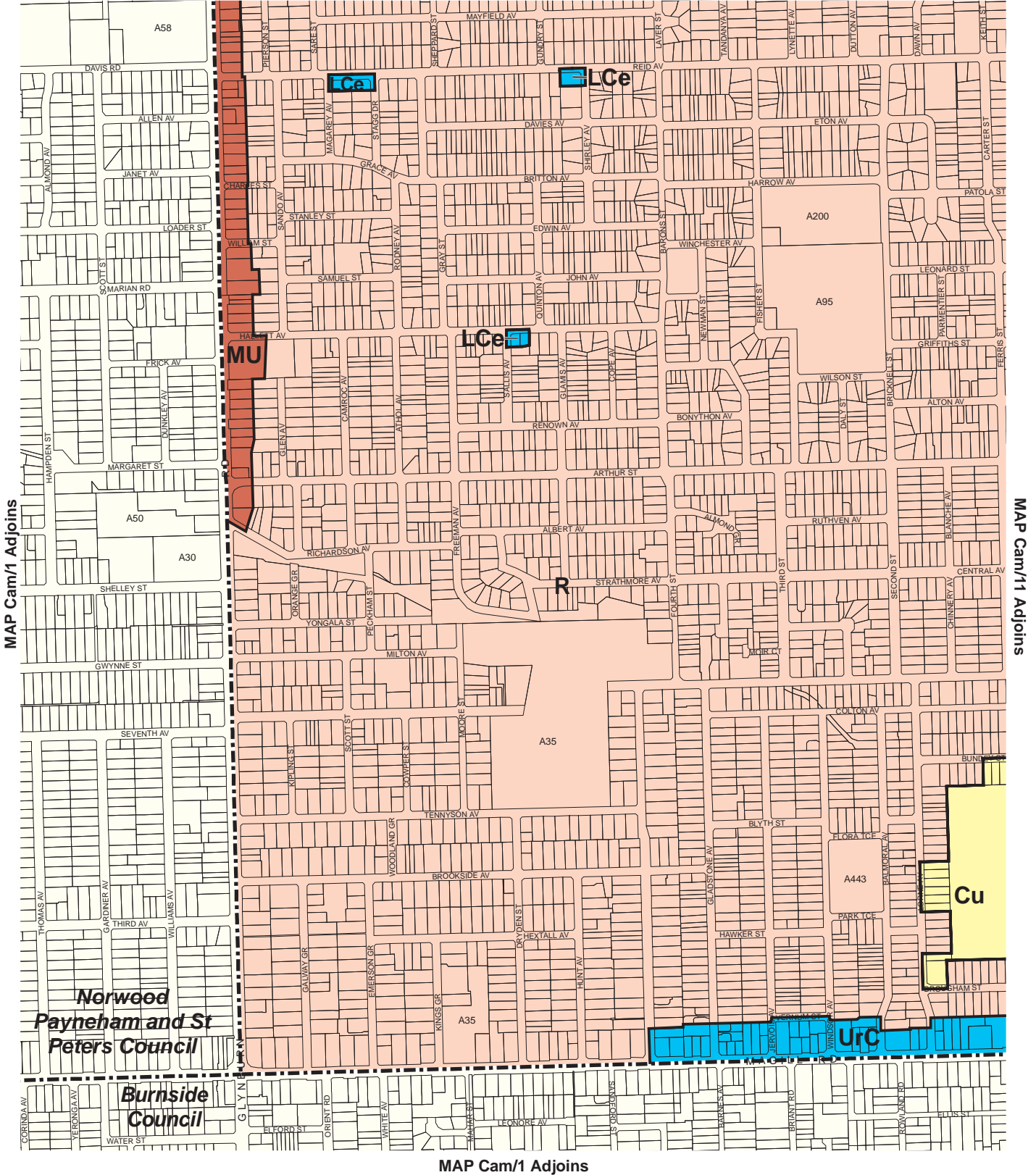
Overlay Map Cam/10

AFFORDABLE HOUSING

CAMPBELLTOWN COUNCIL
Consolidated - 26 September 2019

MAP Cam/6 Adjoins

MAP Cam/7 Adjoins

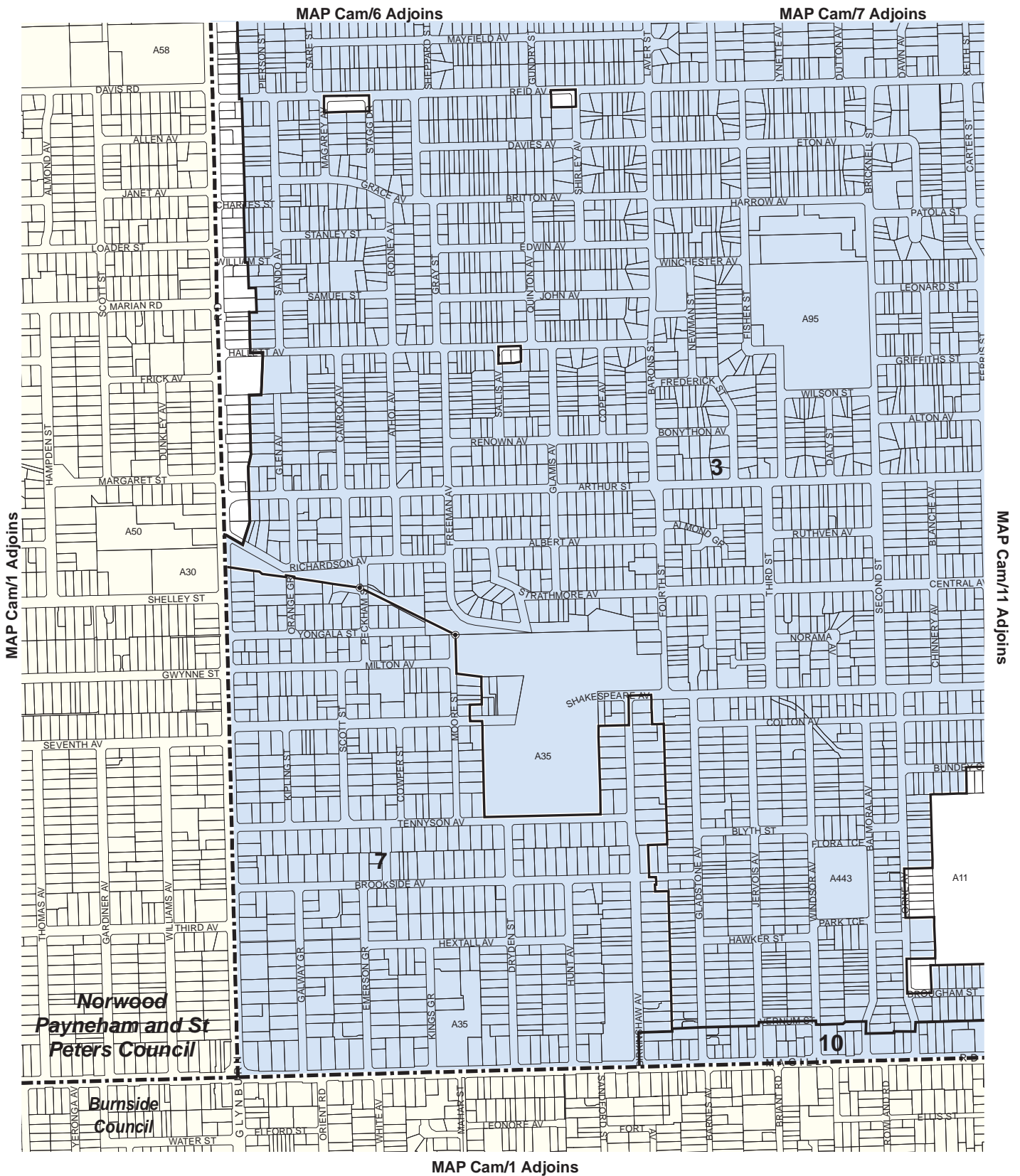


Lamberts Conformal Conic Projection, GDA94

- Zones**
- Cu** Community
 - LCe** Local Centre
 - MU** Mixed Use
 - R** Residential
 - UrC** Urban Corridor
 - Zone Boundary
 - - - - -** Development Plan Boundary



Zone Map Cam/10



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 3 Regeneration
 - 7 Low Density
 - 10 High Street

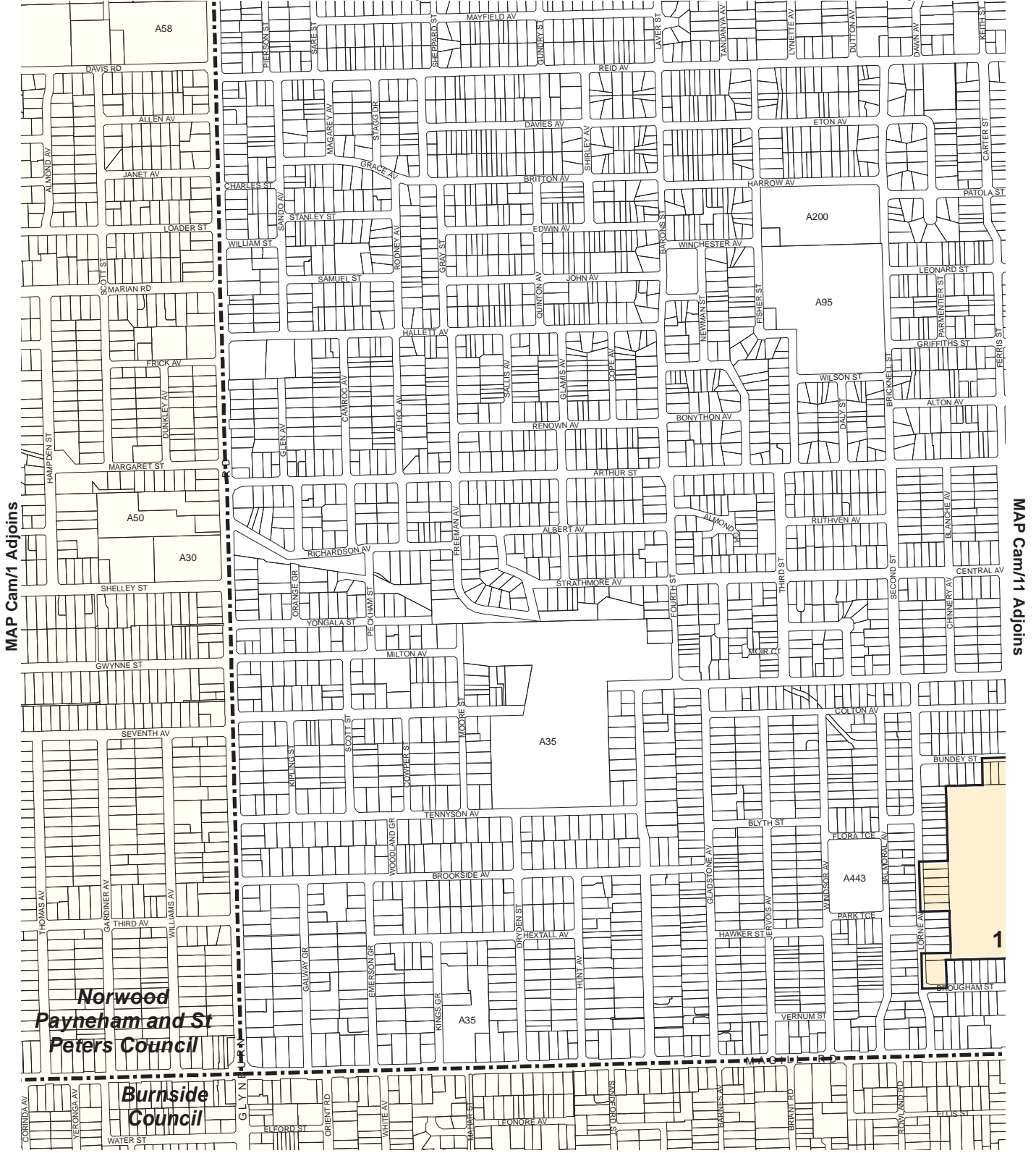


Policy Area Map Cam/10

- Policy Area Boundary
- Development Plan Boundary

MAP Cam/6 Adjoins

MAP Cam/7 Adjoins



MAP Cam/1 Adjoins

MAP Cam/1 Adjoins

Norwood
Payneham and St
Peters Council

Burnside
Council

MAP Cam/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

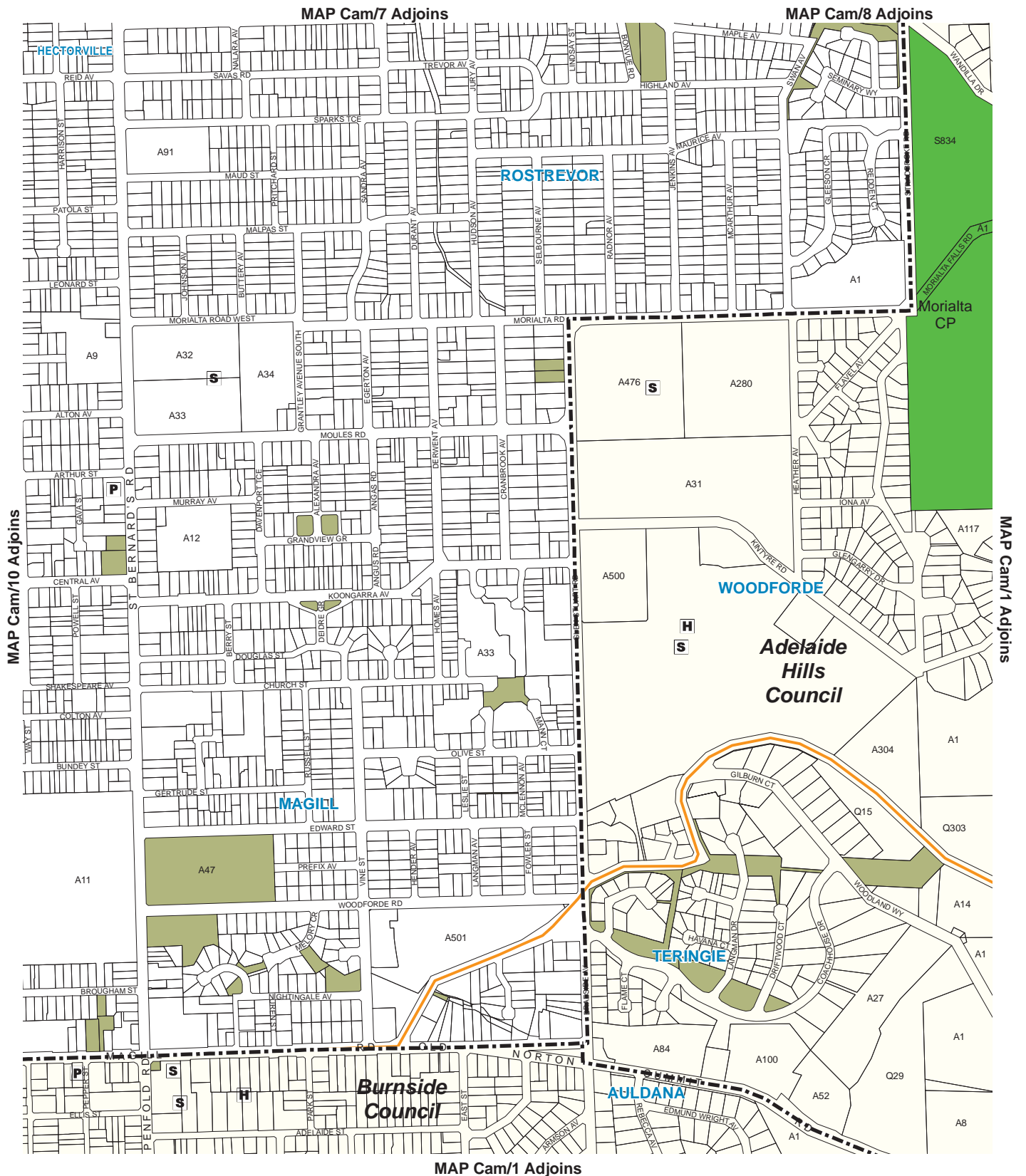
Precinct
1 Education



0 500 m

Precinct Map Cam/10

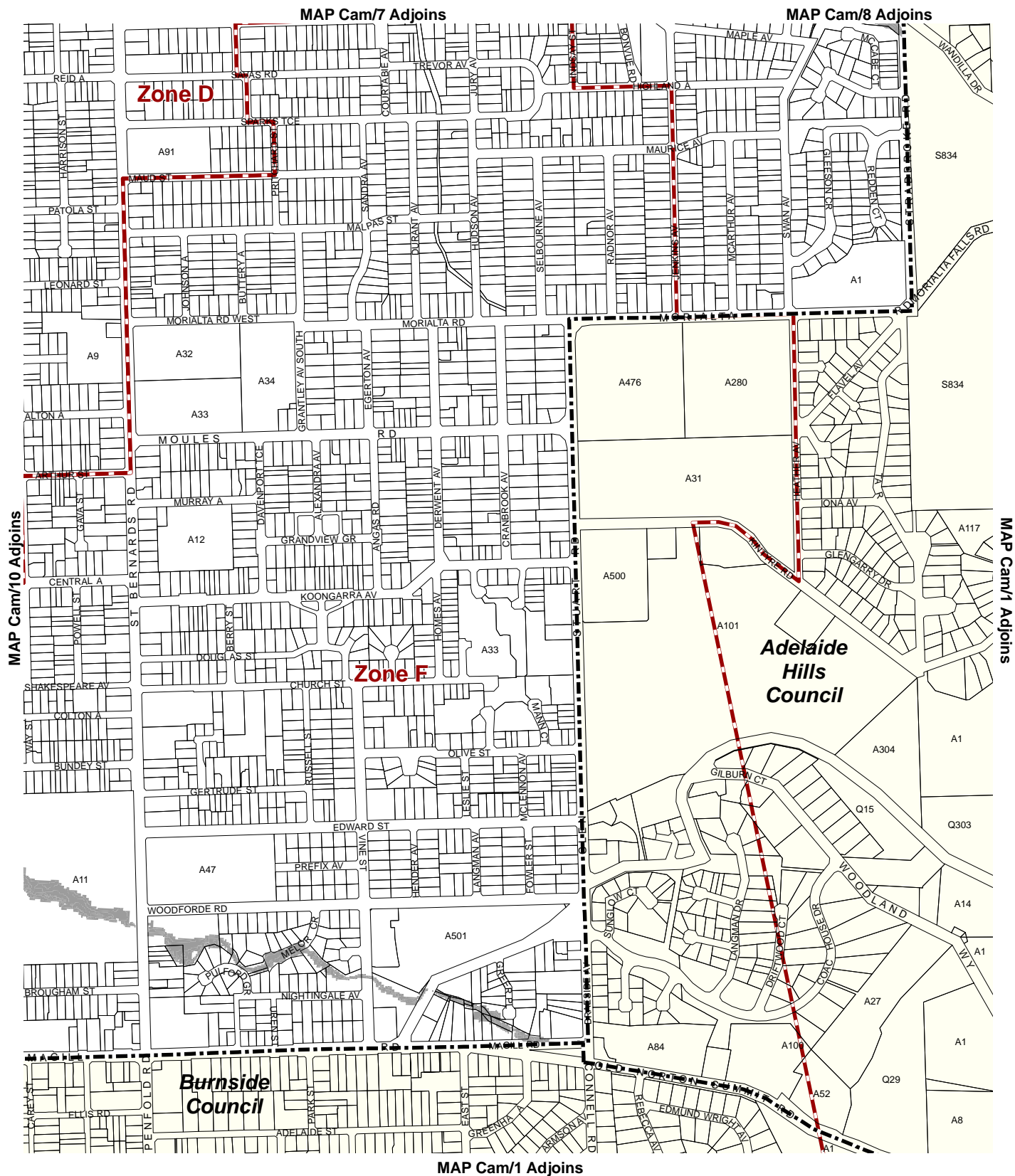
- Precinct Boundary
- Development Plan Boundary



- S School
- P Post Office
- H Other Health Services
- Tourist Routes
- Local Reserves
- Conservation Park
- Development Plan Boundary

Location Map Cam/11





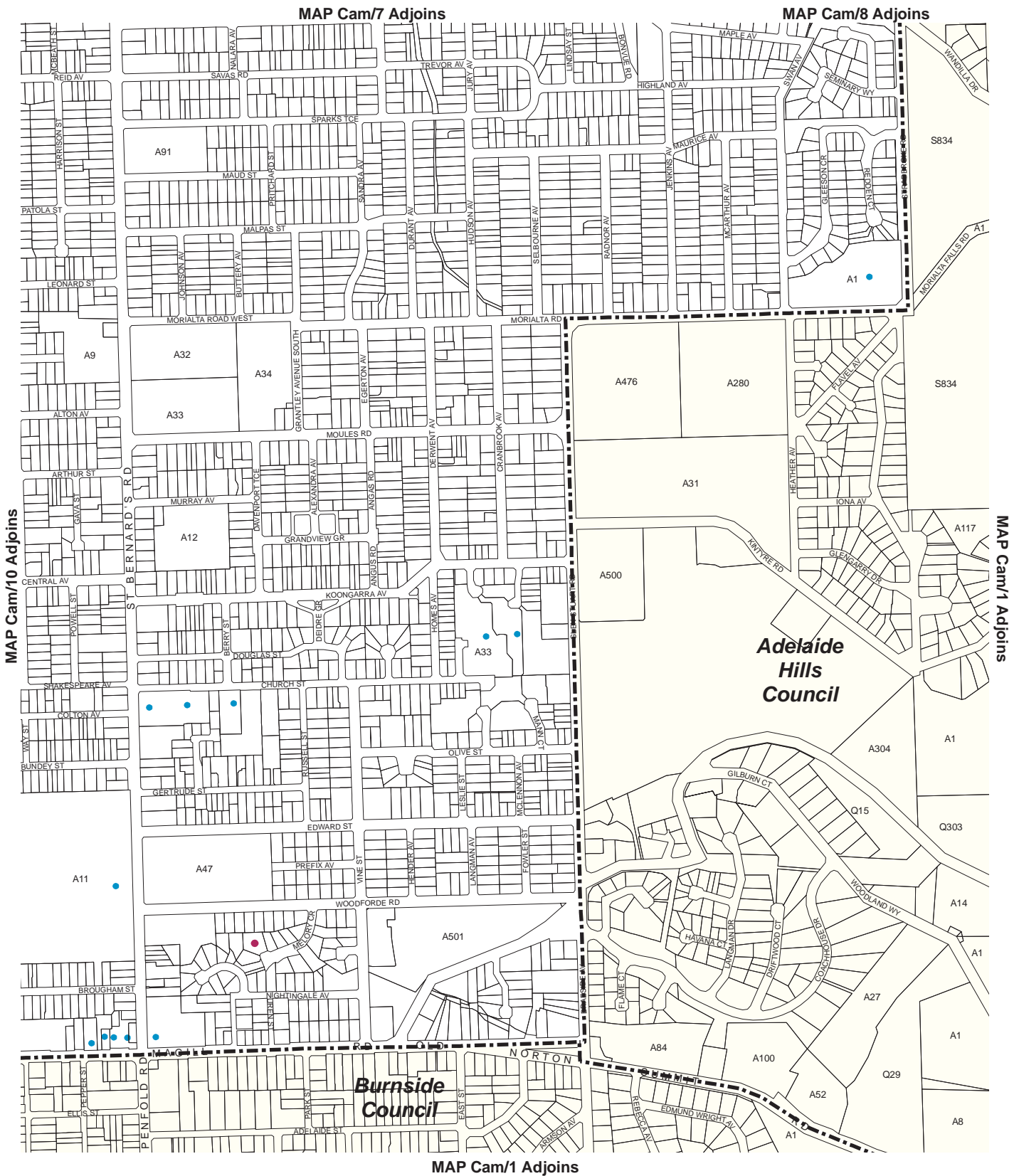
Airport Building Heights
Zone D All Structures Exceeding 45 metres above existing ground level
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



- Airport Building Heights
- 1-5th Creeks 100yr Floodplain region
- Development Plan Boundary

Overlay Map Cam/11

DEVELOPMENT CONSTRAINTS



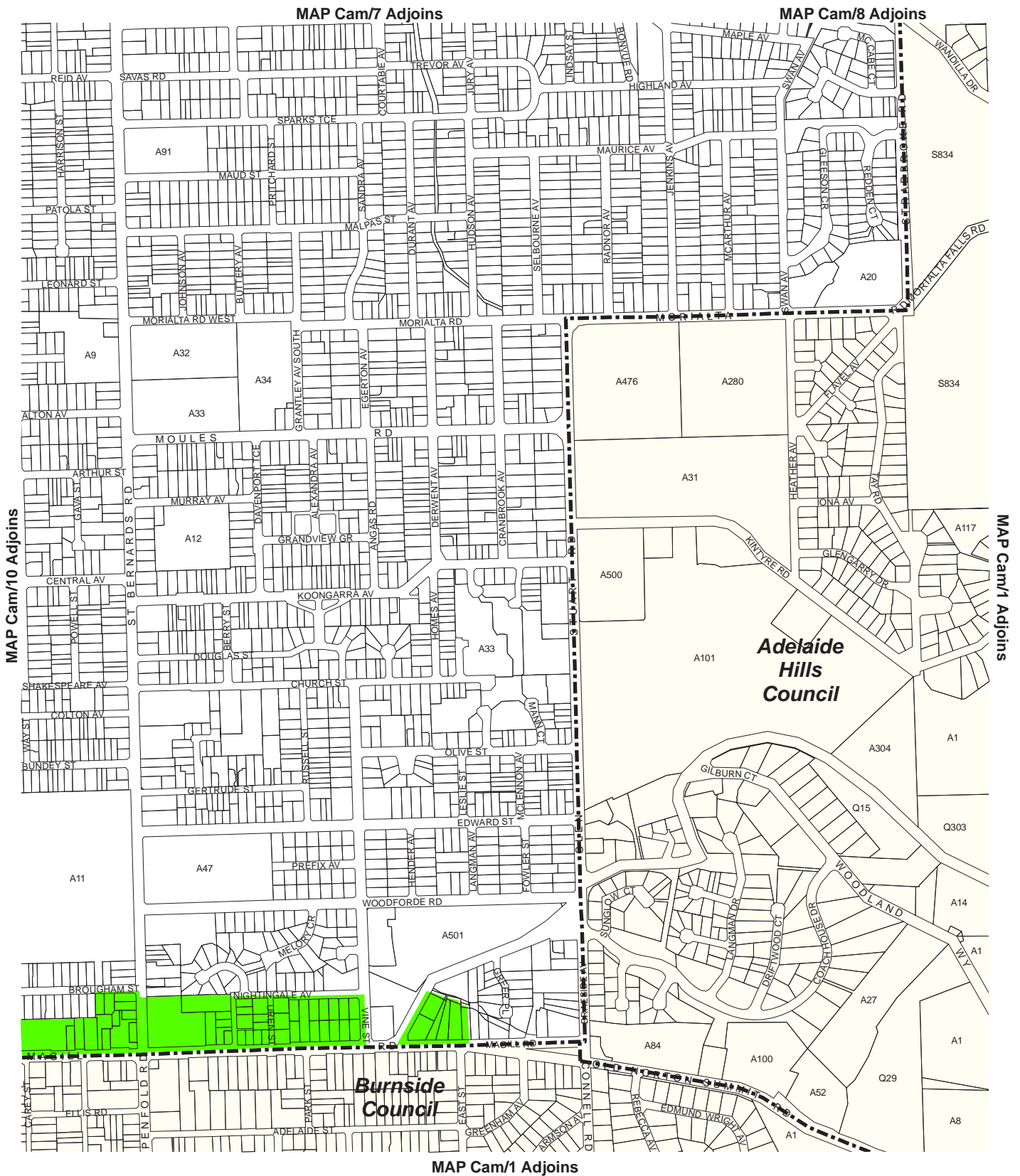
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



- State heritage place
- Local heritage place
- Development Plan Boundary

Overlay Map Cam/11

HERITAGE



Lamberts Conformal Conic Projection, GDA94

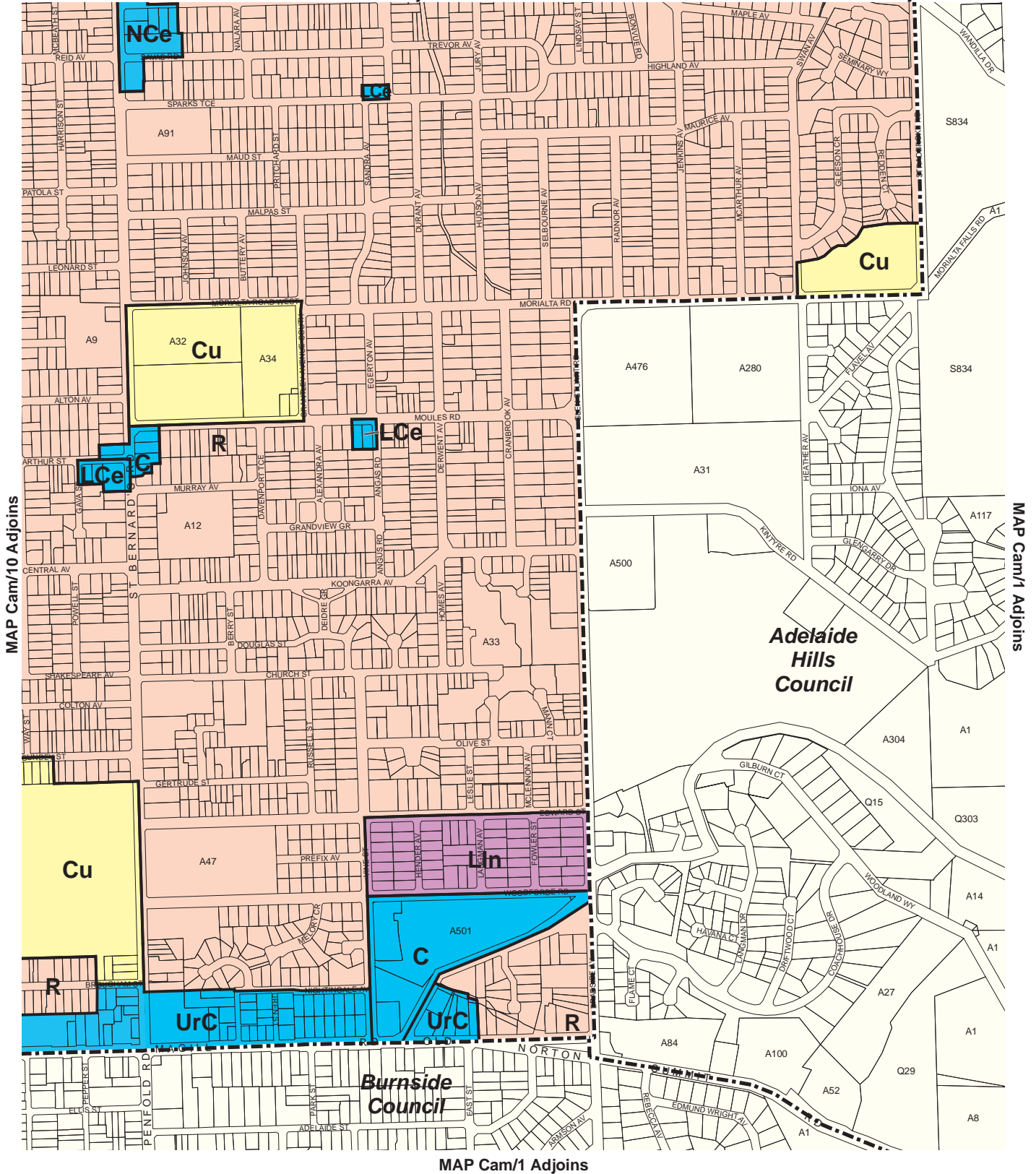


Overlay Map Cam/11 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Cam/7 Adjoins

MAP Cam/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

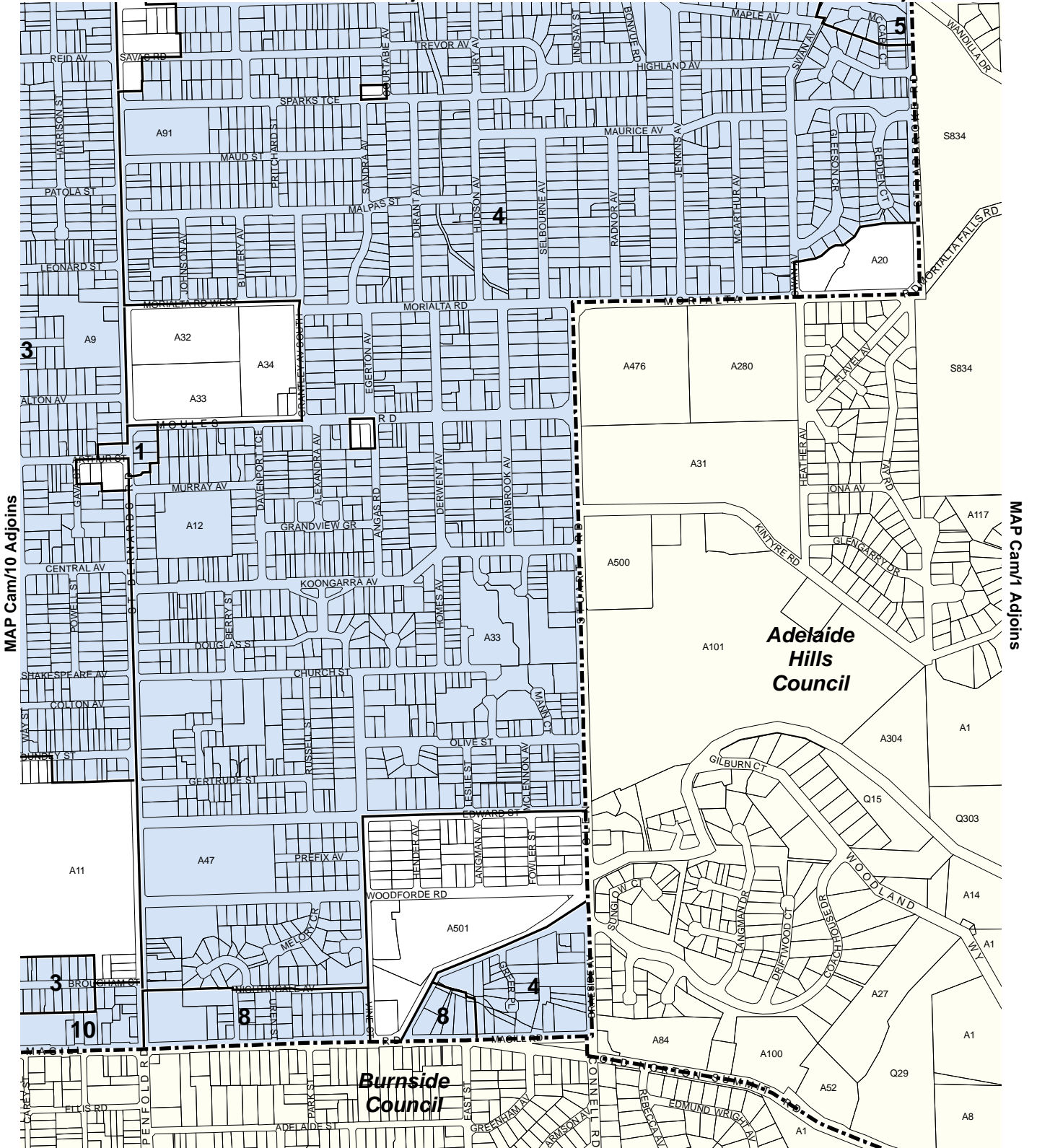
- Zones**
- C** Commercial
 - Cu** Community
 - LIn** Light Industry
 - LCe** Local Centre
 - NCe** Neighbourhood Centre
 - R** Residential
 - UrC** Urban Corridor
 - Zone Boundary
 - Development Plan Boundary



Zone Map Cam/11

MAP Cam/7 Adjoins

MAP Cam/8 Adjoins



MAP Cam/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

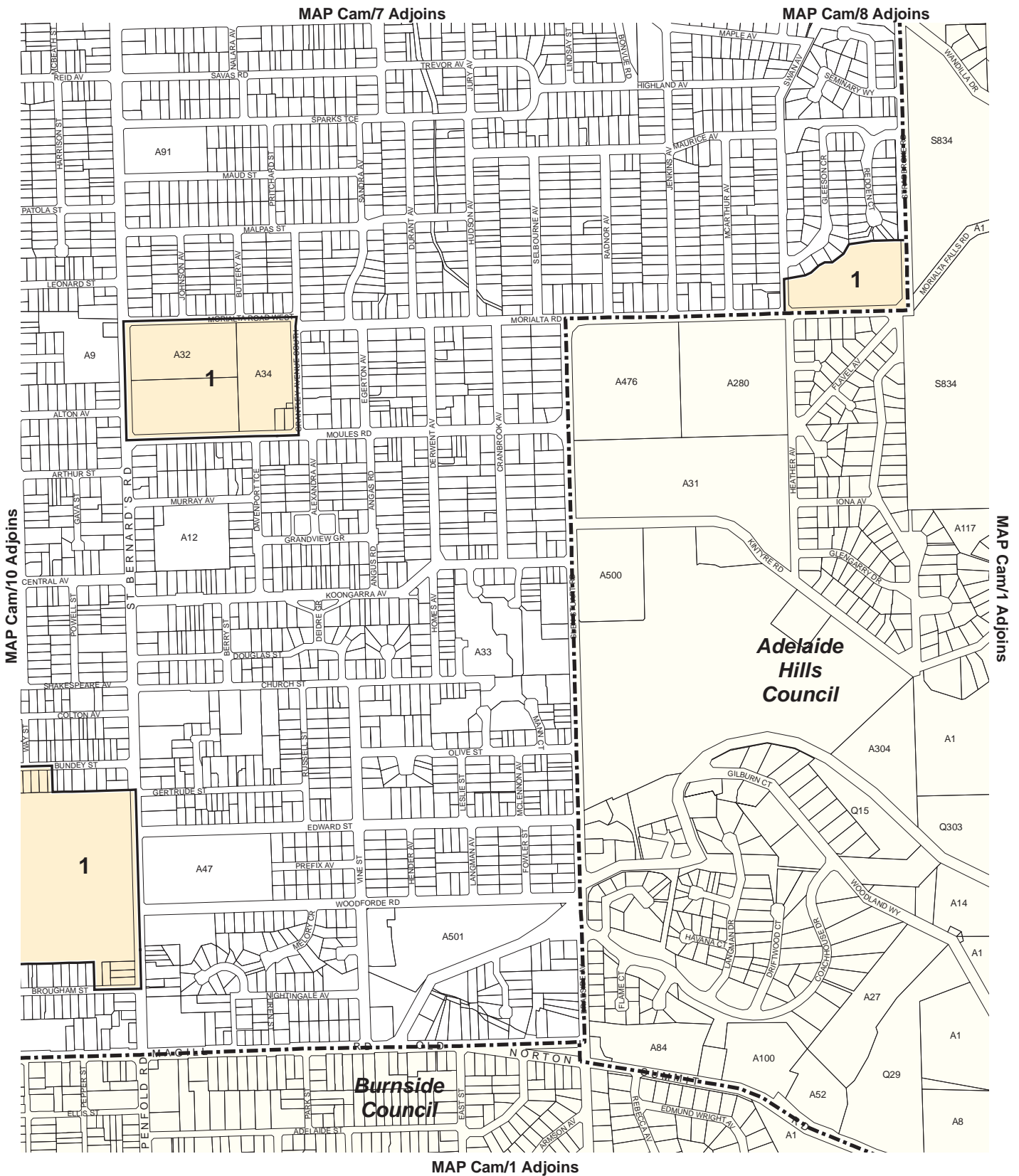
Policy Area

- 1 Commercial
- 3 Regeneration
- 4 Suburban
- 5 Leabrook Drive
- 8 Business
- 10 High Street



Policy Area Map Cam/11

- Policy Area Boundary
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

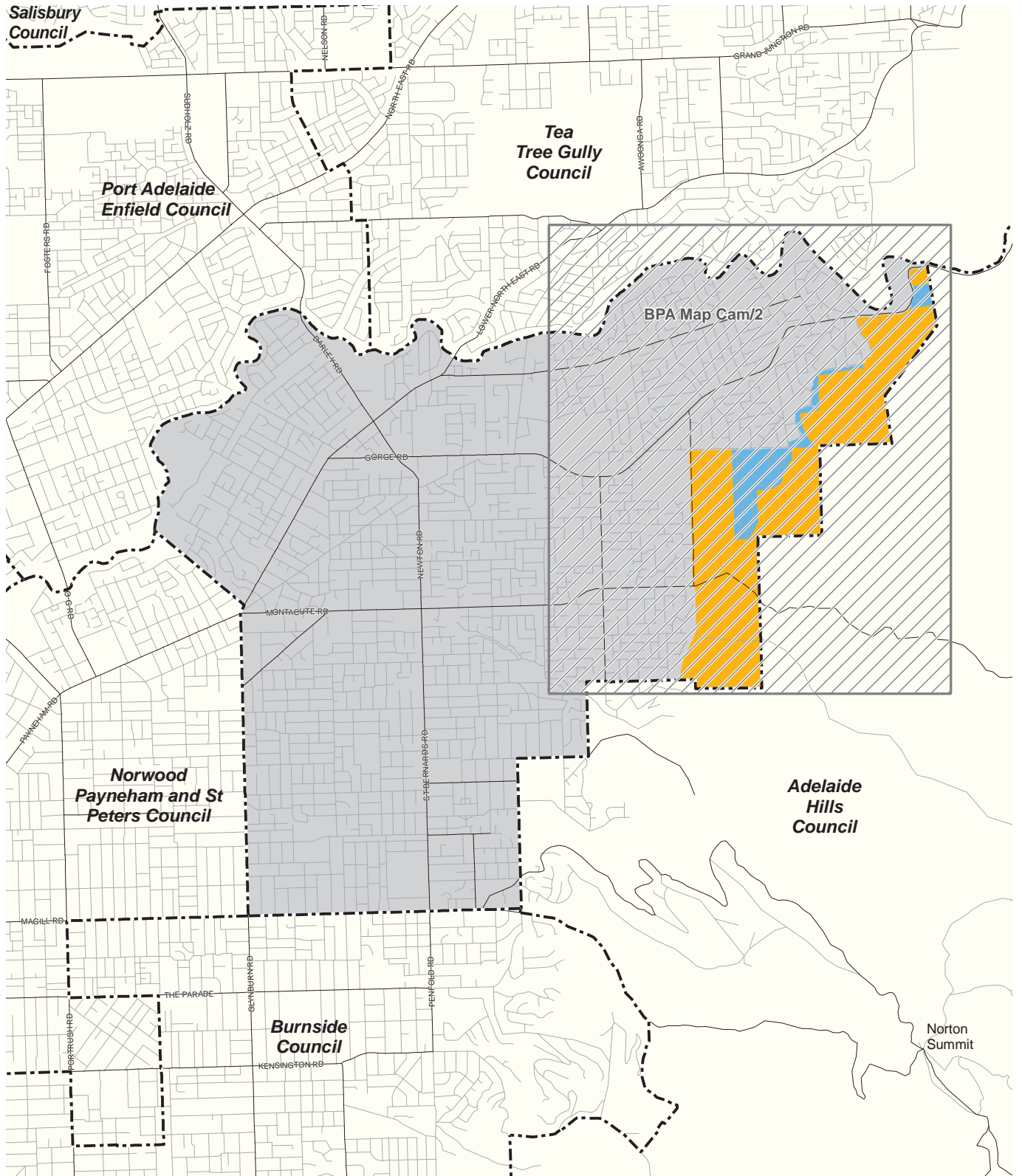
Precinct
1 Education



Precinct Map Cam/11

- Precinct Boundary
- Development Plan Boundary

Bushfire Risk BPA Maps



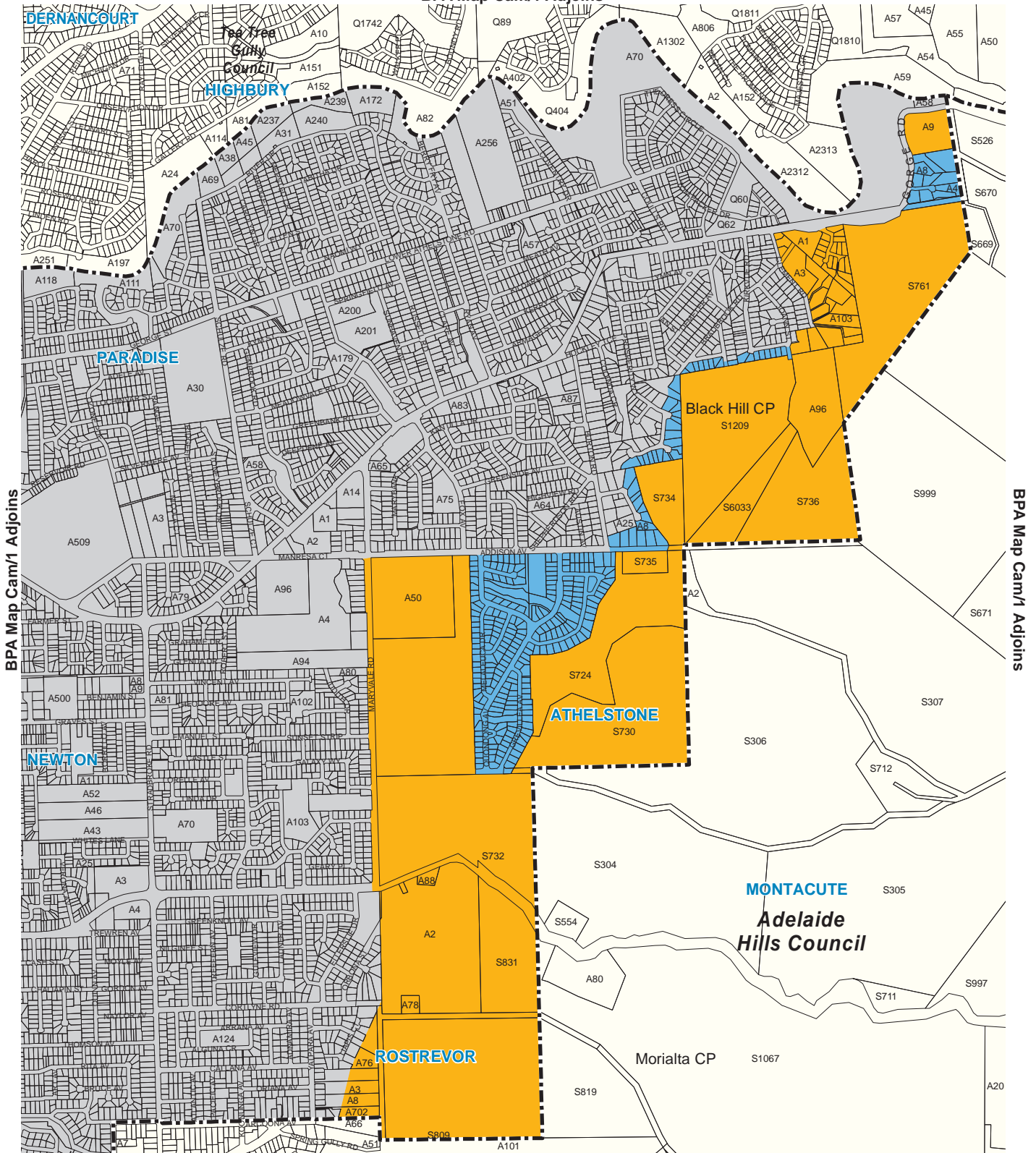
See enlargement map for accurate representation.



Bushfire Protection Area BPA Map Cam/1 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Cam/1 Adjoins



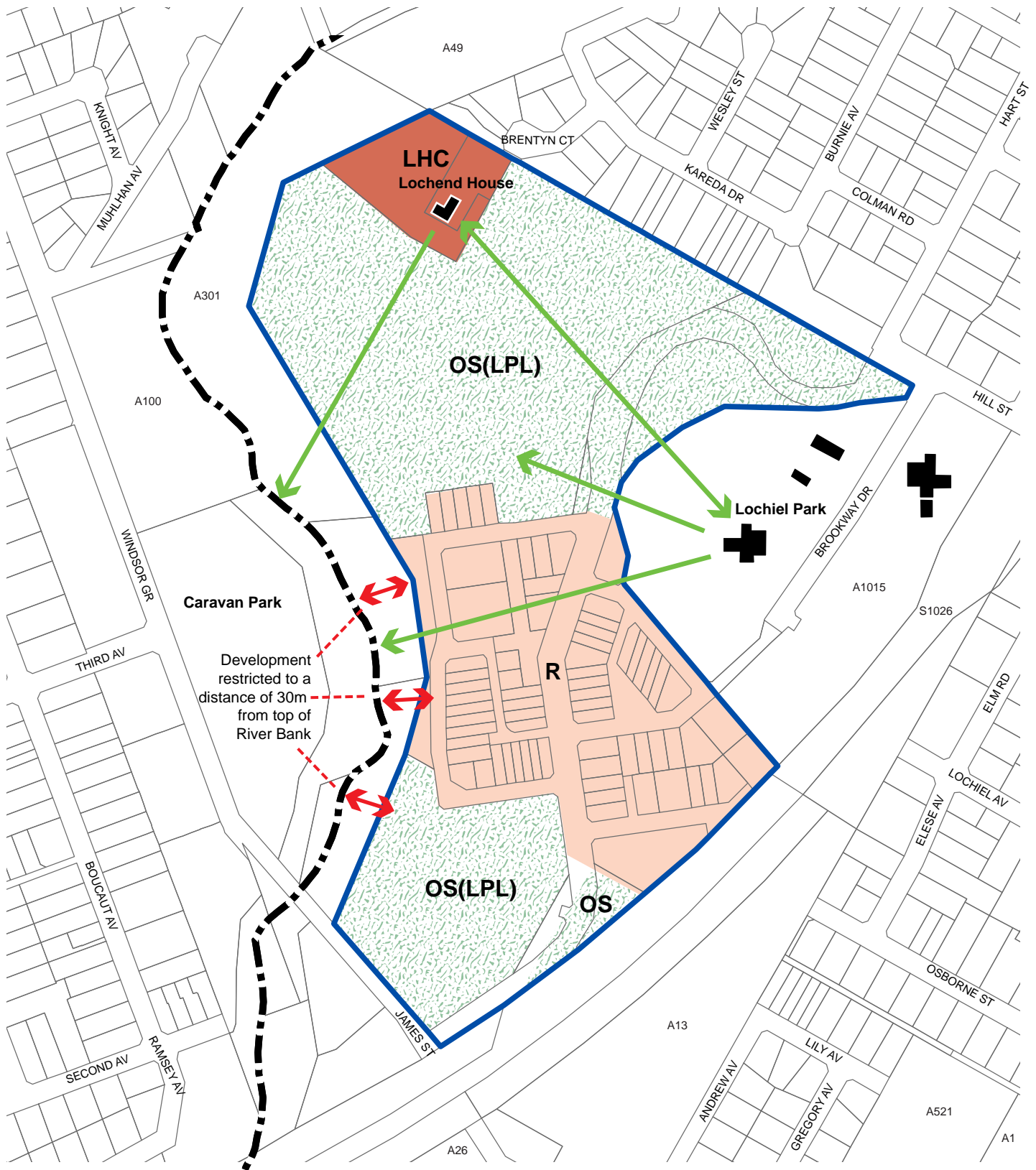
BPA Map Cam/1 Adjoins



Bushfire Protection Area BPA Map Cam/2 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

Concept Plan Maps



- LHC** Lochend House Curtilage Use
- OS(LPL)** Open Space (Lochiel Park Lands)
- OS** Open Space
- R** Residential
- Buildings
- Significant View
- Concept Plan Boundary
- Development Plan Boundary



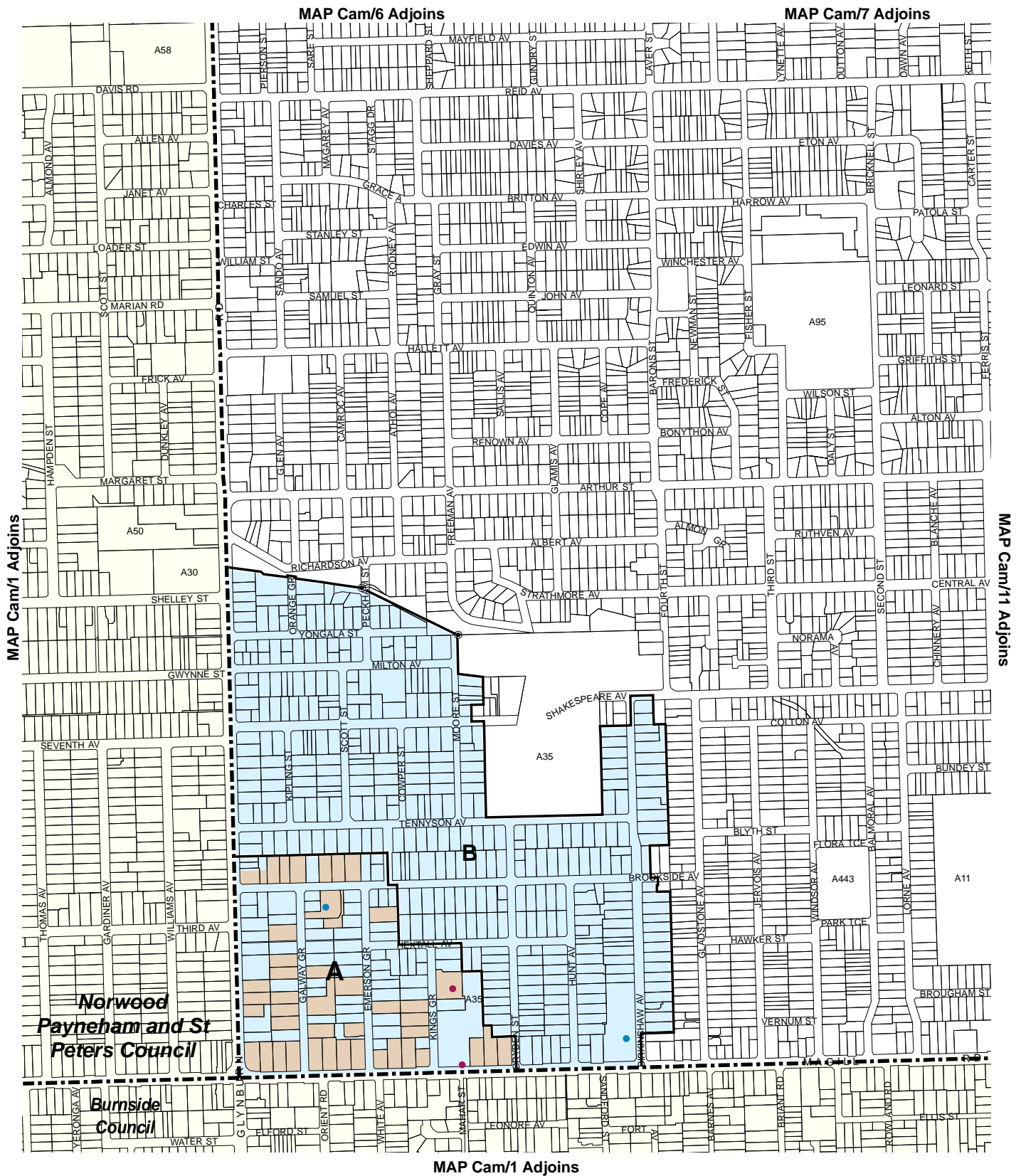
0 50 100 150 200 250 metres



WINDSOR GARDENS

Concept Plan Map Cam/1 LOCHIEL PARK/BROOKWAY DRIVE

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Lamberts Conformal Conic Projection, GDA94

- A Area A 750
- B Area B 620

- State heritage place
- Local heritage place

■ Contributory item

For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document

--- Policy Area Boundary

--- Development Plan Boundary



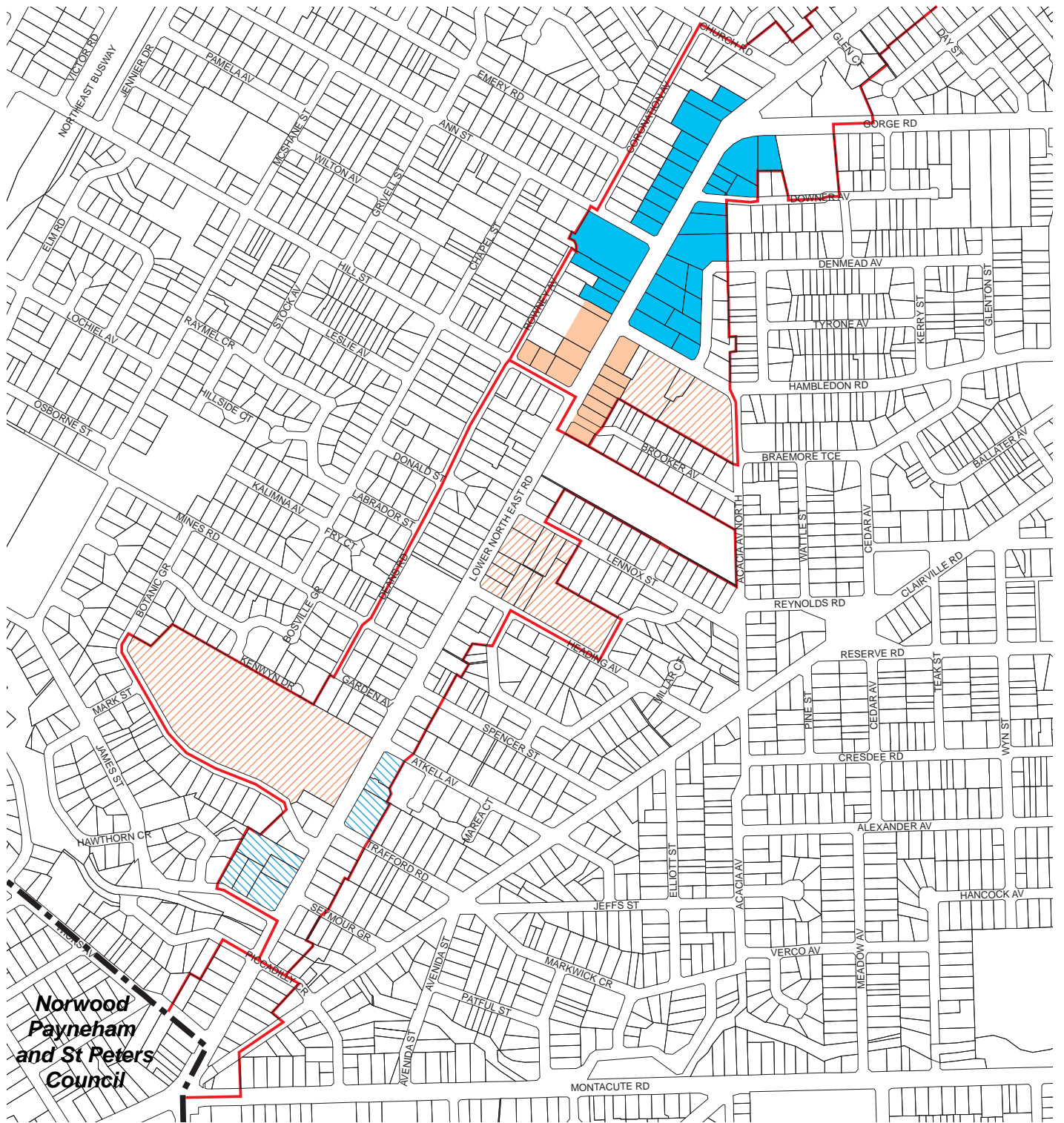
Concept Plan Map Cam/2

RESIDENTIAL ZONE

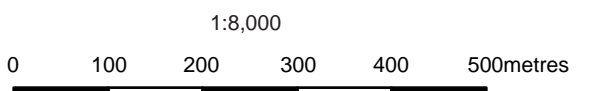
LOW DENSITY POLICY AREA

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Norwood
Payneham
and St Peters
Council

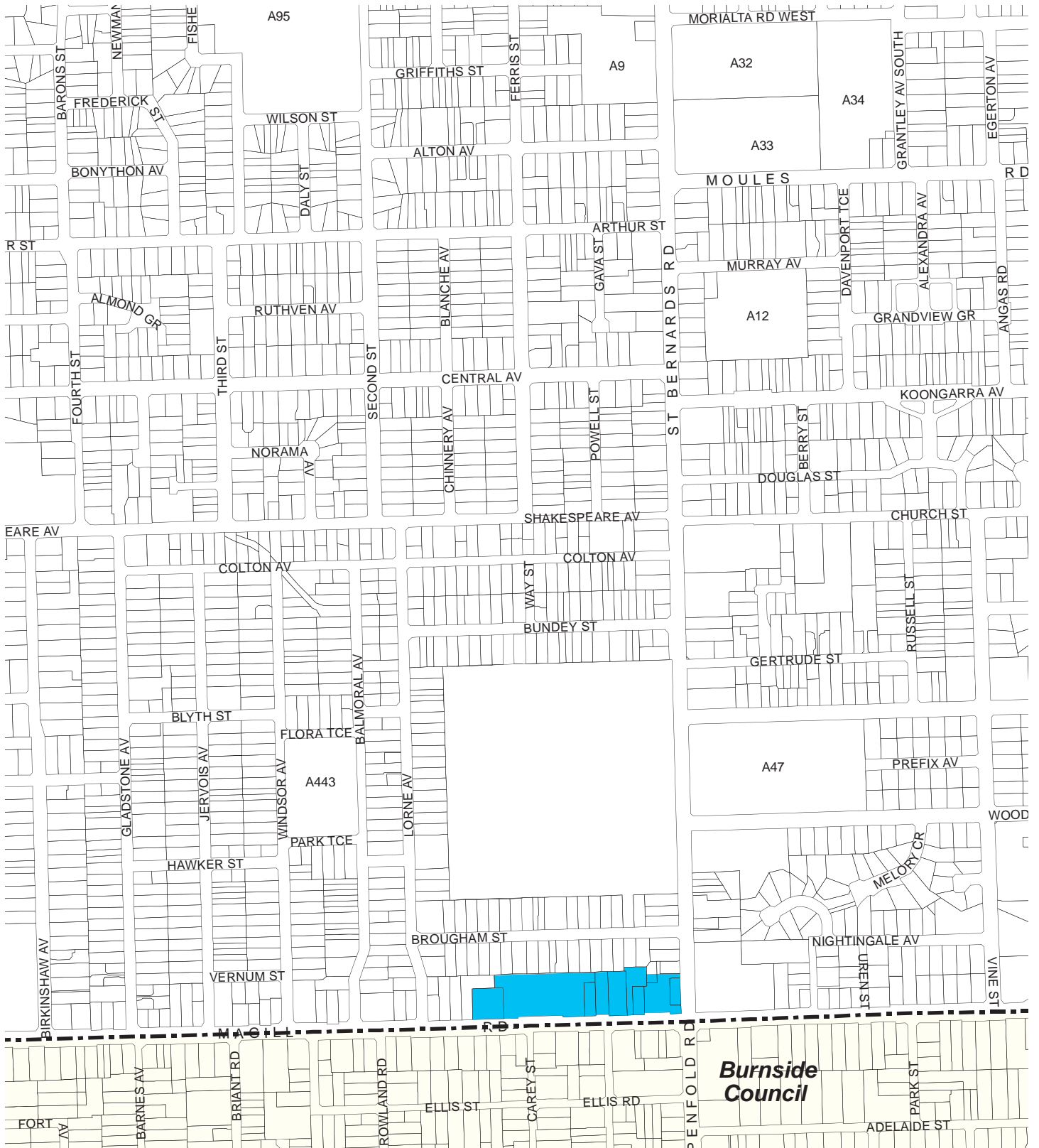


- Transit Living Boundary and Business Boundary
- Retail Core
- Mixed Use with Residential above ground level
- Mixed Use
- Strategic Site
- Development Plan Boundary

CAMPBELLTOWN - HECTORVILLE

Concept Plan Map Cam/4

LOWER NORTH EAST ROAD URBAN CORRIDOR



Concept Plan Map Cam/5 MAGILL ROAD URBAN CORRIDOR

- Retail Core
- Development Plan Boundary