

Development Plan

Marion Council

Consolidated - 14 January 2021

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



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TABLE OF CONTENTS

Introduction Section	1
Amendment Record Table	3
Introduction to the Development Plan	5
Council Preface Map	10
General Section	11
Advertisements	13
Safety	14
Freestanding Advertisements	15
Flags, Bunting and Streamers	16
Advertising along Arterial Roads	16
Advertising in Mixed Use, Urban Core and Corridor Zones	16
Animal Keeping	17
Horse Keeping	17
Dairies	18
Intensive Animal Keeping	18
Building near Airfields	21
Centres and Retail Development	22
Arterial Roads	23
Retail Development.....	23
Coastal Areas	24
Environmental Protection.....	24
Maintenance of Public Access.....	25
Hazard Risk Minimisation	26
Erosion Buffers	27
Land Division	27
Protection of Economic Resources.....	28
Development in Appropriate Locations.....	28
Community Facilities	29
Crime Prevention	30
Design and Appearance	31
Development Adjacent Heritage Places	32
Overshadowing	32
Visual Privacy	32
Relationship to the Street and Public Realm	33
Outdoor Storage and Service Areas.....	33
Building Setbacks from Road Boundaries	33

Energy Efficiency	35
On-site Energy Generation	35
Hazards	36
Flooding	36
Bushfire	37
Salinity	38
Acid Sulfate Soils	38
Site Contamination	38
Containment of Chemical and Hazardous Materials	38
Landslip	39
Heritage Places	40
Industrial Development	42
Infrastructure	44
Interface between Land Uses	46
Noise Generating Activities	46
Air Quality	47
Land Division	48
Design and Layout	49
Roads and Access	51
Land Division in Rural Areas	52
Landscaping, Fences and Walls	53
Marinas and Maritime Structures	55
Medium and High Rise Development (3 or More Storeys)	56
Design and Appearance	56
Street Interface	57
Building Separation and Outlook	58
Dwelling Configuration	58
Adaptability	59
Environmental	59
Site Facilities and Storage	60
Zone Interface	60
Metropolitan Open Space System	61
Mineral Extraction	63
Separation Treatments, Buffers and Landscaping	64
Natural Resources	65
Water Sensitive Design	66
Biodiversity and Native Vegetation	68
Soil Conservation	70
Open Space and Recreation	71
Orderly and Sustainable Development	74

Regulated Trees	76
Renewable Energy Facilities	77
Residential Development	78
Design and Appearance	78
Garages, Carports, Verandas and Outbuildings.....	79
Site Coverage	80
Private Open Space.....	80
Communal Open Space	82
Noise.....	82
Site Facilities and Storage	83
Affordable Housing	83
Dependent Accommodation	83
Swimming Pools and Outdoor Spas.....	83
Street and Boundary Setbacks.....	83
Car Parking and Access	83
Home Businesses	84
Significant Trees	85
Siting and Visibility	87
Sloping Land	89
Supported Accommodation, Housing for Aged Persons and People with Disabilities	91
Telecommunications Facilities	93
Tourism Development	94
Tourism Development in Association with Dwelling(s).....	94
Residential Parks and Caravan and Tourist Parks.....	94
Transportation and Access	96
Land Use.....	96
Movement Systems	96
Cycling and Walking	97
Access	98
Access for People with Disabilities	99
Vehicle Parking	99
Vehicle Parking for Residential Development	100
Vehicle Parking for Mixed Use and Corridor Zones	101
Undercroft and Below Ground Garaging and Parking of Vehicles	101
Waste	103
Wastewater	104
Waste Treatment Systems	104
Waste Management Facilities	106

Overlay Section	109
Affordable Housing Overlay	111
Noise and Air Emissions Overlay	112
Strategic Transport Routes Overlay	113
Zone Section	115
Caravan and Tourist Park Zone	117
Coastal Conservation Zone	121
Coastal Open Space Zone	124
Commercial Zone	127
Marion Road Policy Area 1	128
South Road Policy Area 2.....	130
Precinct 1 Edwardstown Activity Centre Fringe	131
Sturt/Marion Road Corner Policy Area 3.....	132
Darlington Policy Area 6.....	134
Community Zone	139
Recreation Policy Area 22	141
Conservation Zone	145
Defence Establishment Zone	148
District Centre Zone	150
Precinct 2 Community Hallett Cove.....	151
Precinct 3 Retail Core Hallett Cove.....	151
Hills Face Zone	154
Industry Zone	162
Industry/Commerce Policy Area 4	164
Industry/Commerce Edwardstown Policy Area 5.....	166
Precinct 4 Industry Interface.....	168
Winery Policy Area 8.....	170
Infrastructure Policy Area 24.....	172
Local Centre Zone	175
Metropolitan Open Space System Zone	179
Precinct 5 Worthing Mine Heritage.....	180
Precinct 6 Worthing Mine Recreation.....	180
Mineral Extraction Zone	182
Mixed Use Zone	186
Precinct 12 Castle Plaza Environmental Assessment Area.....	191
Precinct 13 Limited Residential Development.....	192
Neighbourhood Centre Zone	195
Open Space Zone	201

Primary Production Zone	205
Racecourse (Morphettville) Zone	209
Regional Activity Zone	212
Regional Centre Zone	222
Precinct 8 Community Services Marion	226
Precinct 9 Northern Fringe Marion	227
Precinct 10 Retail Core Marion	227
Precinct 11 Retail Support Marion	227
Residential Zone	230
Marion Plains Policy Area 8.....	234
Lonsdale Policy Area 9	237
Cement Hill Policy Area 10	240
Hills Policy Area 11	241
Medium Density Policy Area 12.....	244
Northern Policy Area 13.....	246
Oaklands Park Policy Area 14	248
Racecourse Policy Area 15	249
Regeneration Policy Area 16.....	250
Residential Character Policy Area 17	253
Southern Policy Area 18	257
Watercourse Policy Area 19	259
Worthing Mine Policy Area 20	260
Coastal Policy Area 21	262
Foothills and Seaside Policy Area 23	264
Suburban Activity Node Zone	270
Suburban Neighbourhood Zone	279
Urban Core Zone	289
Urban Renewal Neighbourhood Zone	297
Master Planned Renewal Policy Area 25	299

Table Section	309
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Table Mar/2 - Off Street Vehicle Parking Requirements	311
Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas	315
Table Mar/3 - Local Heritage Places	318
Table Mar/4 - State Heritage Places	323
Table Mar/5 - Bicycle Parking Requirements for Designated Areas	325

Mapping Section

327

Map Reference Tables.....329
Spatial Extent Maps.....333
Council Index Map335
Concept Plan Maps.....463

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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Marion Council Development Plan since the inception of the electronic Development Plan on 12 December 1996. Further information on authorised amendments prior to this date may be researched through the Planning and Land Use Services Division of the Attorney-General's Department 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]
2 January 1997	Marion Regional Centre PAR – [2 January 1997]
26 June 1997	Miscellaneous Amendments - Metropolitan Adelaide Development Plans PAR (<i>Ministerial</i>) – [26 June 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
25 September 1997	Section 29(2) Amendment – [4 September 1997]
21 August 1998	Morphettville Racecourse and Environs PAR – [21 August 1998] Section 29(2) Amendment – [21 August 1998]
27 August 1998	Local Heritage (Built Form) PAR – [27 August 1998]
21 January 1999	Residential (Marion Drive-In) PAR – [21 January 1999]
21 January 1999 - Reprint No.1	Reprinted in May 1999
9 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]
6 April 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]
8 February 2001	Metropolitan Adelaide Significant Tree Control PAR (<i>Ministerial</i>) – [21 December 2000]
20 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]
30 May 2002	Section 29(2) Amendment – [30 May 2002]
20 June 2002	Editorial correction to Landscape (Buffer) Zone – [20 June 2002]
29 August 2002	Residential Design PAR – [29 August 2002]
23 January 2003	Stormwater in Urban Areas PAR (<i>Ministerial</i>) – [12 November 2002]
5 June 2003	Edwardstown and Melrose Park Industry/Commerce PAR – [5 June 2003]
14 August 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003] Residential Zones PAR – [14 August 2003]

**Marion Council
Introduction Section
Amendment Record Table**

Consolidated	Amendment – [Gazetted date]
23 October 2003	Section 29(2)(b) Amendment – [23 October 2003]
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]
17 March 2005	Editorial correction to Hills Face Zone to insert Detached Dwelling provisions in non-complying PDC
10 November 2005	Onkaparinga Catchment PAR – [10 November 2005]
20 December 2007	Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) (Interim) – [13 December 2007]
11 December 2008	Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) – [11 December 2008]
7 October 2010	Better Development Plan (BDP) and General DPA – [7 October 2010]
11 November 2010	Section 29(2)(b)(ii) Amendment – [11 November 2010]
9 December 2010	Editorial correction to pages 144-146 and page 151-152 (re Amendment gazetted and consolidated on 7 October 2010)
17 February 2011	Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011]
19 January 2012	Regulated Trees DPA (Interim) (<i>Ministerial</i>) – [17 November 2011]
5 December 2013	Regulated Trees DPA (<i>Ministerial</i>) – [15 November 2012] Tonsley Park Redevelopment & General Section Amendments DPA (<i>Ministerial</i>) – [5 December 2013]
13 March 2014	Local Heritage Places DPA (Interim) – [13 March 2014]
19 March 2015	Local Heritage DPA – [12 March 2015] Section 29(3)(a) Amendment – [19 March 2015]
3 December 2015	Residential (General) DPA – [3 December 2015]
28 April 2016	Existing Activity Centres Policy Review DPA (<i>Ministerial</i>) – [21 April 2016]
21 November 2017	Recreation/Community DPA – [21 November 2017]
28 November 2017	Editorial correction to spatial extent maps
20 February 2018	Southern Innovation Area DPA (<i>Ministerial</i>) – [20 February 2018] Castle Plaza Activity Centre DPA – [20 February 2018]
29 November 2018	Southern Innovation Area DPA (Part 2) (<i>Ministerial</i>) – [22 November 2018]
15 August 2019	Housing Diversity DPA (Part 1) – [8 August 2019]
7 May 2020	Morphettville Racecourse DPA (<i>Ministerial</i>) – [7 May 2020]
21 May 2020	Section 29(2)(b)(ii) Amendment – [21 May 2020]
9 July 2020	Lonsdale Residential DPA (<i>Ministerial</i>) – [2 July 2020] Section 27(5)(a) Amendment - Morphettville Racecourse DPA (<i>Ministerial</i>) – [9 July 2020]
22 October 2020	Section 29(2)(b)(ii) Amendment – [15 October 2020]
26 November 2020	Seacliff Park Residential and Centre DPA – [26 November 2020]
14 January 2021	Oaklands Park Renewal DPA (<i>Ministerial</i>) – [24 December 2020]

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 Marion.

This introduction has been prepared by the Attorney-General's Department 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 plan.sa.gov.au or by contacting the Planning and Land Use Services Division, Attorney-General's Department 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 (February 2010)*.

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 2008*.

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 *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>(30-Year Plan for Greater Adelaide/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.
Zone Provisions	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. Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

Assessment Section	Function
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.
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>

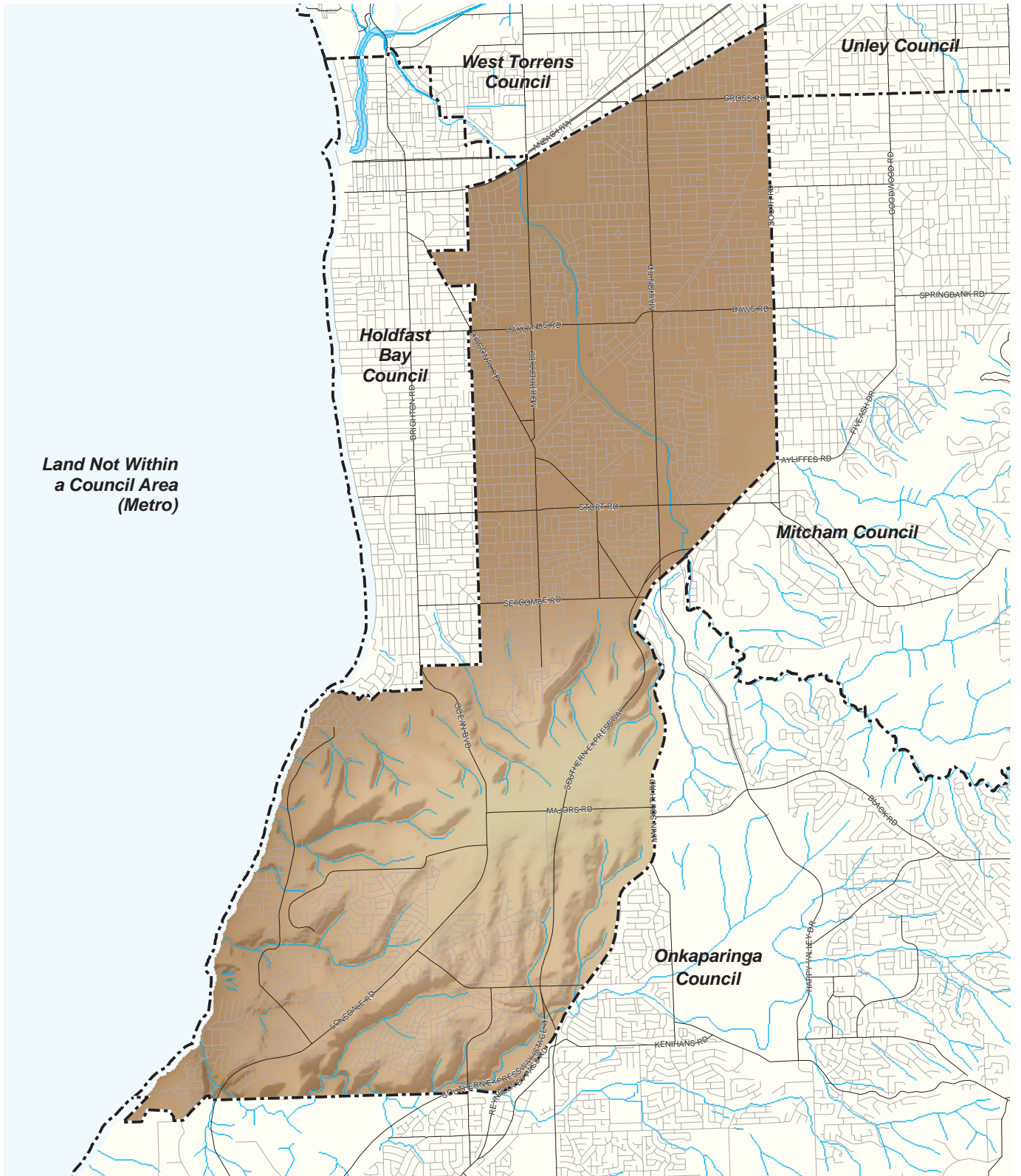
Assessment Section	Function
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be 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 ▪ Transport. <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	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.
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

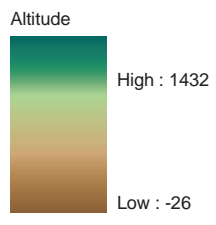
Contact the City of Marion.

Visit the Planning and Land Use Services website: www.plan.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 minimum clearance above a footway of 2.5 metres 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, be setback a minimum of 400 millimetres from the kerbline and 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 Signs should not be silhouetted against the sky or project beyond the architectural outline of the building.
- 10 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 11 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.
- 12 Signs that primarily use an architectural or sculptural form (rather than text) to identify with the on-site enterprise should have maximum dimensions that approximate with those recommended for free-standing signs.
- 13 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 14 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

Safety

- 15 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).

- 16 Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.
- 17 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

- 18 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.
- 19 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.
- 20 The maximum height and display area or panel size of freestanding advertisements and/or advertising hoardings should not exceed the following dimensions within the respective zones:

Zone	Maximum Height (metres)	Maximum Display Area or Panel Size (square metres)
Non-residential sites within the Residential Zone	4	4 (2 per side if double-sided)
District Centre Zone	10 – associated with the retail core 8 – elsewhere	16 – associated with the retail core (8 per side if double-sided) 12 – elsewhere (6 per side if double-sided)
Industry Zone excluding Industry/Commerce Policy Area 5	10	16 (8 per side if double-sided)
Local Centre Zone	5	8 (4 per side if double-sided)
Neighbourhood Centre Zone	8	12 (6 per side if double-sided)
Regional Centre Zone	12 – associated with the retail core 8 – elsewhere	20 – associated with the retail core (10 per side if double-sided) 12 – elsewhere (6 per side if double-sided)
Primary Production Zone	3.5	2 (1 per side if double-sided)
Suburban Neighbourhood Zone		
- Non residential sites within the residential area of the zone	4	4 (2 per side if double-sided)
- Sites within the neighbourhood activity centre area of the zone	8	12 (6 per side if double sided)

- 21 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.
- 22 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

- 23 Advertisements and/or advertising hoardings should not comprise bunting, streamers or attached floating objects.

Advertising along Arterial Roads

- 24 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, Urban Core and Corridor Zones

- 25 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.
- 26 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.
- 4 Ecological sustainable development of the aquaculture industry.
- 5 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

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 metres.
- 4 On a site where horses are kept:
 - (a) a permanent potable water supply should be available on the subject land
 - (b) an area should be provided for the loading and unloading of horses, fodder and other goods, materials or wastes brought to or removed from the land
 - (c) a suitable parking area should be established for vehicles and facilities used for the transportation of horses.
- 5 Stormwater drainage from all roofed areas should be channelled to the street watertable or as otherwise approved by council.
- 6 Drainage other than stormwater, particularly from wash down areas and manure containers, should be connected to the sewer system.
- 7 A concrete drainage apron should be provided along the front of stables to direct water from wash-down areas into the sewer.

- 8 Open yards for horses should be enclosed by masonry walls or other appropriate enclosures, not less than 2 metres in height.
- 9 Stables, horse shelters or associated yards should be sited at least 8 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 10 The open space about the stables and yards should be planted or surfaced with a suitable ground cover to minimise dust or erosion.
- 11 All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

- 12 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.
- 13 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

- 14 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).
- 15 Intensive animal keeping operations should include a drainage system to direct surface runoff from uncovered areas to appropriately designed wastewater lagoons.
- 16 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be designed, managed and sited to avoid adverse impacts on other land uses.

Kennels

- 17 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.
- 18 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.

19 Kennels should occur only where there is a permanently occupied dwelling on the land.

Land Based Aquaculture

20 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.

21 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 any overflow that would enable the species being farmed to enter any watercourse or drainage line

(d) minimise the need for intake and discharge pipes to traverse sensitive environments.

22 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.

23 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are appropriately located to minimise the potential risk of disease transmission.

Marine Based Aquaculture

24 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:

(a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore

(b) take into account the requirements of traditional indigenous and commercial fishing grounds

(c) ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter and dead animals from the development

(d) prevent the build up of waste (except where waste can be removed).

25 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.

26 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:

(a) areas of high public use

(b) areas established for recreational activities

(c) areas of outstanding visual, environmental, commercial or tourism value

(d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.

27 Marine aquaculture and other offshore development should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment and located:

(a) in areas which will not contaminate the product for human consumption

- (b) a suitable distance from any tidal creek to ensure that adverse impacts are minimised
 - (c) to avoid the risk of pollution to and from external sources including any accidental discharge of pollutants
 - (d) a suitable distance from pollution sources including country townships, urban and residential areas, established shack areas, industrial development, stormwater or other drainage outlets, sewage treatment facilities and outfall
 - (e) to allow for the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.
- 28 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
- (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- 29 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 30 Marine aquaculture development should:
- (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms.
- 31 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 32 Marine aquaculture access, launching and maintenance facilities should:
- (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively, and co-located to serve the needs of the industry and community as a whole.
- 33 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 34 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 35 Marine aquaculture development should contribute to navigational safety by being:
- (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting
 - (e) able to be rehabilitated when no longer operational.

Building near Airfields

OBJECTIVES

- 1 Development that ensures the long-term operational, safety and commercial 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 and commercial aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights as shown on the *Overlay Maps - Development Constraints* and that penetrate the obstacle limitation surfaces (OLS) 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
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) materials that affect aircraft navigational aids.
- 4 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 three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 6 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 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 the Marion Regional Centre as a focus for a large part of the southern Adelaide metropolitan area.**
- 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
 - (e) **should not include service trade premises except where located on the periphery of the centre.**
- 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.
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
 - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
 - (c) employing a signage theme.

Arterial Roads

- 5 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 6 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

- 7 Other than in relation to the **Regional Activity Zone, Suburban Activity Node Zone** or the **Suburban Neighbourhood Zone**, a shop or group of shops located outside of zones that allows for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
 - (b) not demonstrably lead to the physical deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development
 - (d) incorporate a road or thoroughfare at the rear for the use of vehicles which is not less than 6 metres wide and which communicates with a public road at each end
 - (e) incorporate a site having a depth of not less than 24 metres.
- 8 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 leasable area of 500 square metres or more.

Coastal Areas

OBJECTIVES

- 1 The protection and enhancement of the natural coastal environment, including environmentally important features of coastal areas such as mangroves, wetlands, sand dunes, cliff-tops, native vegetation, wildlife habitat shore and estuarine areas.
- 2 Protection of the physical and economic resources of the coast from inappropriate development.
- 3 Preservation of areas of high landscape and amenity value including stands of vegetation, shores, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist areas.
- 4 Development that maintains and/or enhances public access to coastal areas with minimal impact on the environment and amenity.
- 5 Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.
- 6 Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development.
- 7 Development which will not require, now or in the future, public expenditure on protection of the development or the environment.
- 8 Management of development in coastal areas to sustain or enhance the remaining natural coastal environment.
- 9 Low intensity recreational uses located where environmental impacts on the coast will be minimal.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be compatible with the coastal environment in terms of built-form, appearance and landscaping including the use of walls and low pitched roofs of non-reflective texture and natural earth colours.

Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:
 - (a) the mean high-water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre
 - (b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.
- 7 Unavoidable stormwater and effluent outfalls should be designed and located so as not to conflict with the objectives for coastal areas and if discharging across a beach do so at beach level from properly constructed pipes or channels.
- 8 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.
- 9 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
 - (a) the unrestricted landward migration of coastal wetlands
 - (b) new areas to be colonised by mangroves, samphire and wetland species
 - (c) sand dune drift
 - (d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

- 10 Development should maintain or enhance public access to and along the foreshore.
- 11 Development should provide for a public thoroughfare between the development and any coastal reserve.
- 12 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it has, or incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment. If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.
- 13 Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be setback either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.
- 14 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.
- 15 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:
 - (a) pedestrian pathways and recreation trails
 - (b) coastal reserves and lookouts

- (c) recreational use of the water and waterfront
 - (d) safe public boating facilities at selected locations
 - (e) vehicular access to points near beaches and points of interest
 - (f) car parking.
- 16 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 17 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 18 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
- (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

- 19 Development and its site should be protected against the standard sea-flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.
- 20 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 0.3 metres above the standard sea-flood risk level
 - (b) building floor levels are at least 0.55 metres above the standard sea-flood risk level
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 21 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 22 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:
- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity.
 - (b) the measures do not nor will not require community resources, including land, to be committed.
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure.
 - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures.

- 23 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

Erosion Buffers

- 24 Development should be setback a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
- (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 25 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:
- (a) the susceptibility of the coast to erosion
 - (b) local coastal processes
 - (c) the effect of severe storm events
 - (d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms
 - (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.
- 26 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

- 27 Land in coastal areas should only be divided if:
- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast
 - (b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.
- 28 Land division in coastal areas outside of designated urban or settlement zones should not increase either of the following:
- (a) the number of allotments abutting the coast or a reserve
 - (b) the number of allotments, including community title allotments and those that incorporate rights of way, with direct access to the coast or a reserve.
- 29 Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and development sites on each allotment are at least 0.3 metres above the standard sea-flood risk level, unless the land is, or can be provided with appropriate coastal protection measures.

Protection of Economic Resources

- 30 Development should be sited, designed and managed so as not to conflict with or jeopardise the continuance of an existing aquaculture development.

Development in Appropriate Locations

- 31 Development along the coast should be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in a scattered or linear form.
- 32 Development of retail, community and service establishment facilities should be of a local-centre size and conveniently spaced along the coast.
- 33 Development of a kind or scale (eg commercial or large-scale retail) that does not require a coastal location and would not significantly contribute to the community's enjoyment of the coast should not be located in coastal areas.

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 to meet the needs of a range of users 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 two 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 Buildings should be sited with respect to side and rear property boundaries to:
 - (a) maintain or enhance the amenity of adjoining properties in terms of noise, privacy and sunlight
 - (b) minimise the impact of bulk and scale of development on adjoining properties
 - (c) maintain the character of the locality in regards to the patterns of space between buildings (to the side and rear) and the opportunity for landscaping.
- 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.
- 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 Mar/4 - State Heritage Places](#) or in [Table Mar/3 - Local Heritage Places](#).
- 8 Development on land adjacent to a State or local heritage place, as listed in [Table Mar/4 - State Heritage Places](#) or in [Table Mar/3 - 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).
- 10 Except where otherwise specified in a zone, policy area or precinct, development should ensure that:
 - (a) north-facing windows to living 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 am and 3 pm on the 21 June
 - (b) ground level private open space of existing buildings receive direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level private open space
 - (ii) 35 square metres of the existing ground level private open space
 - (c) where overshadowing already exceeds the requirements contained in part (b), development should not increase the area overshadowed.

Visual Privacy

- 11 Buildings with upper level windows, balconies, terraces and decks should minimise direct overlooking of habitable rooms and private open spaces of dwellings through one or more of the following measures:
 - (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 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.
- 12 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

- 13 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.
- 14 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 15 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 16 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 17 The ground floor of mixed use buildings should comprise non-residential land uses.
- 18 In mixed use areas, development facing the street should be designed to activate the street frontage(s) by:
 - (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.
- 19 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

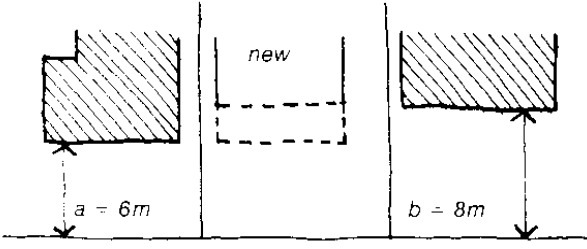
Outdoor Storage and Service Areas

- 20 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

- 21 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.

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

23 Except where otherwise specified by another provision in this Development Plan or where specified in a particular zone, policy area or precinct buildings and structures should be set back at least **8 metres** from road boundaries.

24 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.
- 7 Finished floor levels for development on land subject to a 1 in 100 year average return interval flood event as shown *Overlay Maps - Development Constraints* should be set such that they:
 - (a) incorporate a suitable freeboard above the design flood depth
 - (b) provide an acceptable level of risk to persons and property
 - (c) ensures that unimpeded flood flow paths are provided and maintained around flood affected buildings.

Bushfire

- 8 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.
- 9 Buildings and structures should be designed and configured to reduce the impact of bushfire through 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.
- 10 Habitable buildings should have a dedicated water supply comprising a minimum of 5000 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.
- 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 habitable buildings in the event of bushfire.
- 12 Land division 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.

- 13 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to facilitate safe and effective operational use for fire fighting, other emergency vehicles and residents.
- 14 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

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

Acid Sulfate Soils

- 18 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) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 19 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

- 20 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

- 21 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.
- 22 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

- 23 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.
- 24 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.
- 25 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 Mar/4 - State Heritage Places](#) or in [Table Mar/3 - 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 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.
- 8 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.

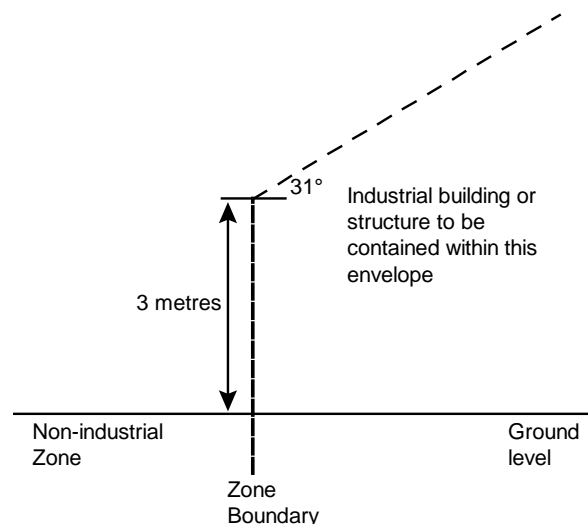
Industrial Development

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 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 3 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 4 Compatibility between industrial uses within industrial zones.
- 5 The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage, commercial 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, where practical.
- 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:
 - (a) use a variety of building finishes

- (b) not consist solely of metal cladding
 - (c) contain materials of low reflectivity
 - (d) incorporate design elements to add visual interest
 - (e) avoid large expanses of blank walls.
- 6 Industrial development should occur in a manner that minimises 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 setback in one of the following ways:
- (a) in line with the building façade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.
- 9 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:
- (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
 - (b) be sited and designed with appropriate vehicular access arrangement
 - (c) include appropriate waste treatment and disposal.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities minimised.
- 5 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities
 - (i) gas services.
- 2 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 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.
- 7 Urban development should not be dependent on an indirect water supply.
- 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.

- 9 In urban areas, electricity supply serving new development should be installed underground.
- 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.

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 impacts 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.
- 5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

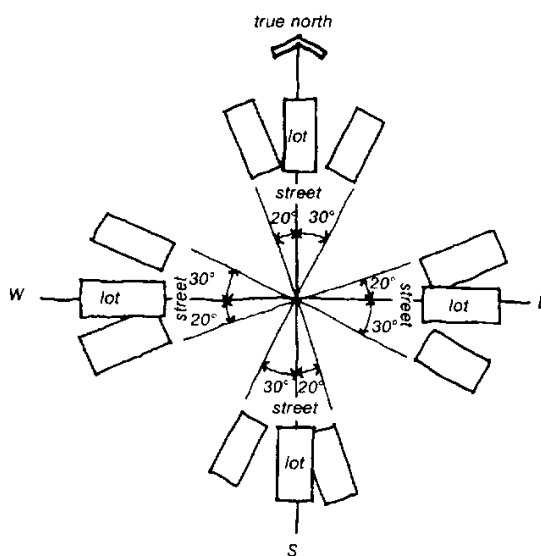
PRINCIPLES OF DEVELOPMENT CONTROL

- 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 waste disposal system within the allotment to suit the intended development

- (g) the intended use of the land would be contrary to the zone objectives
- (h) any allotments will straddle more than one zone, policy area or precinct
- (i) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

- 3 Except within the Regional Activity Zone and Suburban Activity Node Zone, residential allotments should have a depth of no more than four times the width of the frontage or four times the average width of the allotment.
- 4 Allotments fronting South Road, Marion Road, Cross Road, Morphett Road, Daws Road, Diagonal Road, Sturt Road, Seacombe Road, Lonsdale Highway or Landers Road and having no alternative vehicle access from a side or rear street should have a minimum frontage of 16 metres and a minimum depth of 32 metres.
- 5 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.
- 6 Land divisions creating more than 20 additional allotments should provide for the following:
 - (a) at least 80 per cent of allotments should be oriented so that their long axis conforms with the following figure:



Orientated lots for solar access in temperate and hot-arid climates

- (b) allotments with a primary road frontage of less than 14 metres should be oriented in a north/south alignment
 - (c) a maximum of 20 per cent of allotments should be located on the south side of east-west aligned streets.
- 7 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.
- 8 Land division should result in allotments of a size suitable for their intended use.
- 9 Land division should facilitate optimum solar access for energy efficiency.
- 10 Allotments in the form of a battleaxe configuration should:
- (a) have an area, that meet the minimum allotment sizes for the proposed form of dwelling, (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.
- 11 Access ways serving allotments in the form of a battleaxe configuration should:
- (a) provide for an access onto a public road, with the driveway 'handle' being not more than 35 metres in length and the width being not less than one of the following:
 - (i) 4 metres for an allotment that accommodates no more than 3 dwellings
 - (ii) 6.1 metres for the first 6 metres and 4.6 metres thereafter for an allotment that accommodates up to 7 dwellings
 - (iii) 8 metres for the first 6 metres and 7 metres thereafter for an allotment that accommodates more than 7 dwellings.
- 12 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.
- 13 Where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 14 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 a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 15 Where land which has a boundary abutting Sturt River or Field River, is divided, a reserve at least 30 metres wide, when measured from the top of the bank, should be provided along that boundary.
- 16 The layout of a land division should keep flood-prone land free from development.
- 17 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

- 18 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.
- 19 Roads intended to accommodate bus routes should be of an alignment and width that will:
- (a) allow for the efficient movement of buses
 - (b) provide a reasonably direct route through the middle of residential areas and linking through to adjoining residential areas.
- 20 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.

- 21 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.
- 22 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.
- 23 A minimum of one on-street car parking space should be provided for every 2 allotments unless separately defined shared visitor parking spaces exist on-site and at the same ratio (e.g. for group dwellings or residential flat buildings).
- 24 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

- 25 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:
- (a) primary production
 - (b) value adding industries related to primary production
 - (c) protection of natural resources.
- 26 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
 - (b) strip development along roads or water mains
 - (c) prejudice against the proper and orderly development of townships
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

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 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) provide shade and shelter
 - (g) assist in climate control within buildings
 - (h) minimise heat absorption and reflection
 - (i) maintain privacy
 - (j) maximise stormwater re-use
 - (k) complement existing 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 Landscaped areas along road frontages should have a width of not less than 2 metres and be protected from damage by vehicles and pedestrians.
- 4 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 leaf fall in watercourses
 - (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.
- 5 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.

Marinas and Maritime Structures

OBJECTIVE

- 1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
 - (a) maintain public access to the waterfront
 - (b) meet the needs of users
 - (c) do not compromise public safety
 - (d) preserve the structural integrity of the marine infrastructure
 - (e) minimise adverse impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development may include:
 - (a) wet and dry berthing of boats
 - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
 - (c) access ramps, landings, storage and other structures associated with a marina
 - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
 - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
 - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
 - (a) navigation and access channels
 - (b) maintenance activities of marine infrastructure including revetment walls
 - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
 - (a) the waterfront
 - (b) known diving areas
 - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
 - (a) facilitate water circulation and exchange
 - (b) maximise the penetration of sunlight into the water.

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 Development that is contextual and responds to its surroundings, having regard to adjacent built form and character of the locality and the Desired Character for the Zone and Policy Area.
- 4 Development that integrates built form within high quality landscapes to optimize amenity, security and personal safety for occupants and visitors.
- 5 Development that enhances the public environment, provides activity and interest at street level and a high quality experience for residents, workers and visitors by:
 - (a) enlivening building edges
 - (b) creating attractive, welcoming, safe and vibrant spaces
 - (c) improving public safety through passive surveillance
 - (d) creating interesting and lively pedestrian environments
 - (e) integrating public art into the development where it fronts the street and public spaces
 - (f) incorporating generous areas of high quality fit for purpose landscaping, green walls and roofs.
- 6 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.
- 7 Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Note: Some of the following Principles of Development Control (PDC) prescribe a measurable design solution as one way of achieving the intent of the PDC. Where this solution is met, it should be taken as meeting the intent of the principle. Alternative design solutions may also achieve the intent of the PDC and, when proposed should be assessed on their merits.

Design and Appearance

- 1 Buildings should be designed to respond to key features of the prevailing local context within the same zone as the development. This may be achieved through design features such as vertical rhythm, proportions, composition, material use, parapet or balcony height, and use of solid and glass.
- 2 In repetitive building types, such as row housing, the appearance of building facades should provide some variation, but maintain an overall coherent expression such as by using a family of materials, repeated patterns, facade spacings and the like.
- 3 Windows and doors, awnings, eaves, verandas or other similar elements should be used to provide variation of light and shadow and contribute to a sense of depth in the building façade.

- 4 Buildings should:
 - (a) achieve a comfortable human scale at ground level through the use of elements such as variation in materials and form, building projections and elements that provide shelter (for example awnings, verandas, and tree canopies)
 - (b) be designed to reduce visual mass by breaking up the building façade into distinct elements
 - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 5 Buildings should reinforce corners through changes in setback, materials or colour, roof form or height.
- 6 Materials and finishes should be selected to be durable and age well to minimise ongoing maintenance requirements. This may be achieved through the use of materials such as masonry, natural stone, prefinished materials that minimise staining.
- 7 Balconies should be integrated into the overall architectural form and detail of the development and should:
 - (a) utilise sun screens, pergolas, louvres, green facades and openable walls to control sunlight and wind
 - (b) be designed and positioned to respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy
 - (c) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas
 - (d) be of sufficient size, particularly depth, to accommodate outdoor seating.

Street Interface

- 8 Development facing the street should be designed to provide attractive, high quality and pedestrian friendly street frontage(s) by:
 - (a) incorporating active uses such as shops or offices, prominent entry areas for multi-storey buildings (where it is a common entry), habitable rooms of dwellings, and areas of communal public realm with public art or the like where consistent with the Zone and / or Policy Area provisions
 - (b) providing a well landscaped area that contains a deep soil zone space for a medium to large tree in front of the building (except in a High Street Policy Area or other similar location where a continuous ground floor façade aligned with the front property boundary is desired). One way of achieving this is to provide a 4 metre x 4 metre deep soil zone area in front of the building
 - (c) designing building façades that are well articulated by creating contrasts between solid elements (such as walls) and voids (for example windows, doors and balcony openings)
 - (d) positioning services, plant and mechanical equipment (such as substations, transformers, pumphouses and hydrant boosters, car park ventilation) in discreet locations, screened or integrated with the façade
 - (e) ensuring ground, semi-basement and above ground parking does not detract from the streetscape
 - (f) minimising the number and width of driveways and entrances to car parking areas to reduce the visual dominance of vehicle access points and impacts on street trees and pedestrian areas.
- 9 Common areas and entry points of the ground floor level of buildings should be designed to enable surveillance from public land to the inside of the building at night.

- 10 Entrances to multi-storey buildings should:
- (a) be oriented towards the street
 - (b) be visible and clearly identifiable from the street, and in instances where there are no active or occupied ground floor uses, be designed as a prominent, accentuated and welcoming feature
 - (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
 - (e) be located as close as practicable to the lift and/or lobby access
 - (f) avoid the creation of potential areas of entrapment.
- 11 To contribute to direct pedestrian access and street level activation, the finished ground level of buildings should be no more than 1.2 metres above the level of the footpath, except for common entrances to apartment buildings which should be at ground level or universally accessible.
- 12 Dwellings located on the ground floor with street frontage should have individual direct pedestrian street access.
- 13 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.

One way of achieving this is for ground floor levels for multi storey residential developments to be raised by up to 1.2 metres (provided access is not compromised where relevant).

Building Separation and Outlook

- 14 Residential buildings (or the residential floors of mixed use buildings) should have habitable rooms, windows and balconies designed and positioned with adequate separation and screening from one another to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.

One way of achieving this is to ensure any habitable room windows and/or balconies are separated by at least 6 metres from one another where there is a direct 'line of sight' between them and be at least 3 metres from a side or rear property boundary. Where a lesser separation is proposed, alternative design solutions may be applied (such as changes to orientation, staggering of windows or the provision of screens or blade walls, or locating facing balconies on alternating floors as part of double floor apartments), provided a similar level of occupant visual and acoustic privacy, as well as light access, can be demonstrated.

- 15 Living rooms should have a satisfactory short range visual outlook to public or private open space.

Dwelling Configuration

- 16 Buildings comprising more than 10 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 17 Dwellings located on the ground floor with street frontage should have habitable rooms with windows overlooking the street or public realm.
- 18 Dwellings with 3 or more bedrooms, should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability

- 19 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse, including the conversion of ground floor residential to future commercial use (i.e. by including floor to ceiling heights suitable for commercial use).

Environmental

- 20 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 photovoltaic cells and other features that enhance sustainability (including landscaping).
- 21 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 for all new residential commercial or mixed use buildings.
- 22 Development of 5 or more storeys, or 21 metres or more in building height (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.
- 23 Deep soil zones should be provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies.

One way of achieving this is in accordance with the following table:

Site area	Minimum deep soil area	Minimum dimension	Tree/deep soil zones
<300m ²	10m ²	1.5 metres	1 small tree / 10m ² deep soil
300-1500m ²	7% site area	3 metres	1 medium tree / 30m ² deep soil
>1500m ²	7% site area	6 metres	1 large or medium tree / 60m ² deep soil
Tree size and site area definitions			
Small tree	< 6 metres mature height and < less than 4 metres canopy spread		
Medium tree	6-12 metres mature height and 4-8 metres canopy spread		
Large tree	12 metres mature height and > 8 metres canopy spread		
Site area	The total area for development site, not average area per dwelling		

- 24 Deep soil zones should be provided with access to natural light to assist in maintaining vegetation health.

Site Facilities and Storage

- 25 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, outbuilding or an on-site communal facility and be conveniently located and screened from view from streets and neighbouring properties.
- 26 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse, green organic waste and wash-bay facilities for the ongoing maintenance of bins. This area should be screened from view from public areas so as to not to detract from the visual appearance of the ground floor.
- 27 Where the number of bins to be collected kerbside is 10 or more at any one time, provision should be made for on-site commercial collection.
- 28 The size of lifts, lobbies and corridors should be sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

Zone Interface

- 29 Unless separated by a public road or reserve, development site(s) adjacent to any zone that has a primary purpose of accommodating low rise (1-2 storey) residential activity should incorporate deep soil zones along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.

One way of achieving this is for development comprising building elements of three or more storeys in height to be setback at least 6 metres from a zone boundary, and incorporate a deep soil zone area capable of accommodating medium to large trees with a canopy spread of not more than 8 metres when fully mature.

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:
 - (a) non-intensive agriculture
 - (b) rural living
 - (c) 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 The development of public land within the MOSS for:
 - (a) active and passive recreation
 - (b) sporting facilities and conservation with emphasis on:
 - (i) retaining the open, natural or rural character with wide landscaped buffers around the perimeter of areas where appropriate
 - (ii) areas of conservation significance retained in their natural state
 - (iii) buildings located and designed in such a way as to minimise their impact.
- 7 The development of open space recreation reserves through land purchases, contributions of open space, and exchanges of land.
- 8 A range of recreation and leisure areas including a network of cycle and walking paths integrating MOSS and adjoining land uses.
- 9 A range of active recreation and sporting facilities of regional or State significance, including facilities that may be used for national and international events.
- 10 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 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.
- 3 Buildings and structures erected on land within the MOSS should be designed, located and screened so as to be unobtrusive and not detract from the open natural or landscaped character of these areas.
- 4 When land fronting watercourses within the MOSS is divided land adjoining the watercourse should become a public reserve.
- 5 The width of reserves abutting watercourses within the MOSS should be sufficient to allow for:
 - (a) flood control
 - (b) stormwater management
 - (c) retention of the riverine ecosystem
 - (d) areas of open space which can be used to accommodate a range of recreational and sporting facilities.
- 6 Development within the MOSS should contribute to the rehabilitation and restoration of aquatic and terrestrial ecosystems and water catchments.
- 7 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.
- 8 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.

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:
 - (a) be sited so as to cause the minimum effect on their surroundings
 - (b) not be located on land **visible from arterial or scenic roads as shown on *Overlay Maps – Transport*** if equivalent resources are available within other areas within the Development Plan boundary.

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, marine and estuarine and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including marine waters 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, wetlands, estuaries and significant seagrass and mangrove communities.
- 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 reuse, 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.
- 17 On land north of Seacombe Road, all new buildings and building extensions of 20 square metres or more in floor area, shall incorporate on-site stormwater retention systems which ensure that the first 15 millimetres of rainfall within any 24 hour period is retained on site. Where such retention systems rely on the use of infiltration, and testing shows that site soils will not permit infiltration of retained stormwater within a 24 hour period, provision of additional storage shall be provided either within an infiltration trench or tank which has sufficient capacity to contain runoff from 15 millimetres of rainfall and discharges over a period of at least 2 hours and no greater than 24 hours.

Water Catchment Areas

- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off 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.
- 23 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.
- 24 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 only occur where it involves one or more of the following:
- (a) the construction of an erosion control structure (such as, but not limited to, a rock chute or rip rap)
 - (b) devices or structures used to extract or regulate water flowing in a watercourse (such as, but not limited to, diversion weirs)
 - (c) devices used for scientific purposes (such as, but not limited to, flow measuring devices)
 - (d) the rehabilitation of watercourses.
- 25 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.
- 26 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 27 Development should comply with the current Environment Protection (Water Quality) Policy.

Biodiversity and Native Vegetation

- 28 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 29 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 30 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 locally 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.
- 31 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.
- 32 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.
- 33 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.
- 34 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.

- 35 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.

36 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.

37 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

- 38 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 39 Development should be designed and sited to prevent erosion.
- 40 Development should take place in a manner that will minimise alteration to the existing landform.
- 41 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 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 to meet the needs of the community
 - (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 generally be a minimum of 0.2 hectares in size, and should be 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 contained within existing townships and settlements and 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 **Neighbourhood identity should be reinforced by locating local employment opportunities and a range of community, retail, recreational and commercial facilities at focal points.**
- 3 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 4 The economic base of the region should be expanded in a sustainable manner.
- 5 Urban development should form a compact extension to an existing built-up area.
- 6 Ribbon development should not occur along the coast, water or arterial roads shown in Overlay Maps - Transport.
- 7 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.
- 8 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.
- 9 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 10 Development should be undertaken in accordance with:
 - [Concept Plan Map Mar/1 - Centre and Commercial \(Clovelly Park\)](#)
 - [Concept Plan Map Mar/2 - District Centre \(Hallett Cove\)](#)
 - [Concept Plan Map Mar/3 - Neighbourhood Centre \(Marion/Mitchell Park\)](#)
 - [Concept Plan Map Mar/4 - Neighbourhood Centre \(Park Holme\)](#)
 - [Concept Plan Map Mar/5 - Regional Centre \(Marion\)](#)
 - [Concept Plan Map Mar/6 - Winery Site Development \(Dover Gardens\)](#)
 - [Concept Plan Map Mar/7 - Laffer's Triangle](#)

- [Concept Plan Map Mar/8 - Tonsley](#)
- [Concept Plan Map Mar/9 - Mixed Use Zone](#)
- [Concept Plan Map Mar/10 - Morphettville Racecourse](#)
- [Concept Plan Map Mar/11 - Seacliff Park](#)

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.

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 cycling access and parking
 - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 2 Buildings on battle-axe allotments or the like should be single storey to reduce the visual impact of taller built form towards the rear of properties, and to maintain the privacy of adjoining residential properties.
- 3 Residential allotments and dwellings should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing, student housing and housing for aged persons should be located to optimise access to shops, social services and facilities, and public transport.
- 5 Sites in un-sewered 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.

Design and Appearance

- 6 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.

- 7 Residential development should be designed to ensure living rooms have an external outlook.
- 8 Entries to dwellings or foyer areas should be clearly visible from the street, or from access ways that they face, to enable visitors to easily identify individual dwellings and entrance foyers.
- 9 Dwellings should be designed and oriented to address the street by presenting a front entrance door, porch/portico/veranda and habitable room windows toward the primary street frontage.

Garages, Carports, Verandas and Outbuildings

- 10 Garages, carports, verandas and outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.
- 11 Outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 12 Garages, carports, verandahs and outbuildings, whether freestanding or not, should not dominate the streetscape and (except where otherwise specified) be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall or post height	3 metres
Maximum building height	5 metres
Maximum height of finished floor level	0.3 metres
Minimum setback from a primary road frontage	Garages and carports; 5.5 metres and at least 0.5 metres behind the main face of the dwelling, or in line with the main face of the dwelling if the dwelling incorporates minor elements such as projecting windows, verandas, porticos, etc which provide articulation to the building as it presents to the street. Outbuildings should not protrude forward of any part of the associated dwelling.
Minimum setback from a secondary road frontage	0.9 metres or in-line with the associated dwelling (whichever is the lesser)
Minimum setback from a rear or side vehicle access way	1 metres
Minimum setback from side or rear boundaries (when not located on the boundary)	0.6 metres for an open structure, or 0.9 metres for a solid or enclosed wall
Maximum length on the boundary	8 metres or 45 per cent of the length on that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing the street	6 metres or 50 per cent of the width of the front façade of the dwelling to which the garage or carport is associated (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum

- 13 Carports and garages should be setback from road and building frontages so as to:
 - (a) not adversely impact on the safety of road users
 - (b) provide safe entry and exit.

Site Coverage

- 14 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.
- 15 Except within the **Regional Activity Zone** and **Suburban Activity Node Zone**, a minimum of 20 per cent of the area of the development site should be pervious, remain undeveloped and be free from driveways, car parking areas, paved areas and other like surfaces.

Private Open Space

- 16 Private open space should be provided for exclusive use by residents of each dwelling, and should be sited and designed:
- (a) to be accessed directly from the internal living rooms of the dwelling
 - (b) to be generally at ground level (other than for dwellings without ground level internal living rooms)
 - (c) to be located to the side or rear of a dwelling and screened for privacy
 - (d) to take advantage of, but not adversely affect, natural features of the site
 - (e) to minimise overlooking from adjacent buildings
 - (f) to achieve separation from bedroom windows on adjacent sites
 - (g) to have a northerly aspect to provide for comfortable year round use
 - (h) to not be significantly shaded during winter by the associated dwelling or adjacent development
 - (i) to be partly shaded in summer
 - (j) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
 - (k) 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.
- 17 Private open space should not include:
- (a) any area covered by a dwelling, carport, garage or outbuildings
 - (b) driveways, effluent drainage areas, rubbish bin storage areas, site for rainwater tanks and other utility areas
 - (c) common areas such as parking areas and communal open spaces
 - (d) any area at ground level at the front of the dwelling (forward of the building line)

(e) any area at ground level with a dimension less than 2.5 metres

- 18 Except where otherwise specified, 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)
>500	80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24
300-500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
<300	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	3	16

- 19 Except where otherwise specified, 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)	8 square metres
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

- 20 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 21 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.
- 22 A minimum of 50 per cent of the private open space provided should be open to the sky and free from verandas.
- 23 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
- (d) each dwelling is still provided with 50 per cent of the private open space otherwise required, and that private open space is directly accessible from a living room.

Communal Open Space

24 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.

25 Communal open space should have a minimum dimension of 5 metres.

26 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.

Noise

27 Other than within an area designated for the purposes of the Noise and Air Emissions Overlay, residential development close to high noise sources (e.g. major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, and protect these areas with appropriate noise attenuation measures.

28 Residential development on sites abutting established collector or higher order roads should include a landscaped buffer between the dwellings and the road as well as front fences and walls that will supplement the noise control provided by the building facade.

29 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.

30 External noise and artificial light intrusion into 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

- 31 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 located away from dwellings and screened from public view.

Affordable Housing

- 32 Affordable Housing should be well integrated and complementary in design and appearance to other dwellings within the locality.

Dependent Accommodation

- 33 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services as 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 and the site area is at least 600 square metres
 - (b) the dependent accommodation has a small total floor area relative to the associated main dwelling and does not exceed 60 square metres
 - (c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants of the dependent accommodation, in addition to the required private open space for the associated dwelling
 - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site in addition to the car parking required for the associated dwelling
 - (e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

Swimming Pools and Outdoor Spas

- 34 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited to protect the privacy and amenity of adjoining residential land.
- 35 Swimming pools, outdoor spas, and associated structures (other than fencing) should be setback from site boundaries by a minimum distance of 1 metre.
- 36 Pool or spa equipment should be contained within a sound reducing enclosure and located at least 5 metres from a dwelling on an adjoining property, or where not within a sound reducing enclosure, at least 12 metres from a dwelling on an adjoining property.

Street and Boundary Setbacks

- 37 Dwellings should be setback from boundaries to provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 38 Dwellings and associated garages and/or carports should only abut one side boundary (excluding common walls associated with semi-detached, row or residential flat dwellings).

Car Parking and Access

- 39 The width of driveway crossovers serving single dwellings should be minimised and have a maximum width of:
- (a) 3 metres wide for a single driveway

(b) 5 metres wide for a double driveway.

- 40 Vehicle crossovers should be setback a minimum 2 metres from existing street trees, and 1 metre from street infrastructure and utilities (including stormwater side entry pits, stobie poles, street signs, cable pits, pram ramps etc.).
- 41 Except where otherwise specified in a particular zone or policy area, driveways serving hammerhead sites, or more than one dwelling, should satisfy the following:

Dwellings served	Trafficable width (metres)			Minimum landscape strips on both sides of driveway (metres)
	Intersection with public road and first 6 metres		Width beyond first 6 metres	
	Arterial roads	Other roads		
1 – 3	6	3	3	0.5
4 – 7	6	5	3	0.8
8 or more	6	6	5	1.0

- 42 Driveways serving 3 or more dwellings which exceed 30 metres in length should include one passing section of not less than 5 metres trafficable width for each 25 metre section of driveway.

Home Businesses

- 43 The occupation of part of a dwelling or its site for a small office, consulting room or other non-industrial business in a **Residential Zone** should only occur where:
- (a) the nature, scale and intensity of the use does not detrimentally affect the amenity of residents living in the locality, by virtue of the appearance of the land or building, the parking of motor vehicles, movement of goods and people, hours of operation, electrical interference, the storage of hazardous substances, or noise or other emissions from the site
 - (b) the business employs no more than one person on-site, other than those living permanently in the dwelling
 - (c) the business does not involve the servicing, repair or sale of motor vehicles
 - (d) only one commercial motor vehicle (as defined in the *Road Traffic Act 1961*) associated with the business may be present at any time
 - (e) vehicles exceeding three tonnes tare in weight are not used by or required to service the business
 - (f) the area used in conducting the business (including storage of materials or goods) is fully screened or contained in an enclosed building or buildings
 - (g) no goods are displayed in any window, or about the dwelling or its curtilage
 - (h) the floor area used in conducting the business (including storage of materials or goods) is limited to 50 square metres or 30 per cent of the floor area of the associated dwelling (excluding any garage or carport), whichever is the lesser, and the primary residential use of the remaining floor area is maintained
 - (i) signage associated with the business is:
 - (i) discreet in scale and the total advertisement area does not exceed 0.2 square metres
 - (ii) of muted colours in sympathy with the character of residential development in the locality
 - (iii) limited to not more than two such signs.

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 or 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
 - (ii) the tree represents an unacceptable risk to public or private safety
 - (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 substantial damage to a substantial building or structure of value
 - (v) all other reasonable remedial treatments and measures have been determined to be ineffective
 - (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, any of the following circumstances apply:
 - (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

- (ii) the work is required due to unacceptable risk to public or private safety
 - (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
 - (v) the aesthetic appearance and structural integrity of the tree is maintained
 - (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, rural and coastal 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 and coastal areas
 - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails
 - (d) the amenity of public beaches.
- 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 a 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 which minimises environmental and visual impacts and protects 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 landslip.
- 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 un-sewered 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 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 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.

- 8 Retaining walls should:
- (a) not exceed 1.5 metres in height
 - (b) be stepped in a series of low walls if more than 1.5 metres is to be retained in total
 - (c) be constructed to a high standard from high amenity materials
 - (d) be landscaped to enhance their appearance.

Supported Accommodation, Housing for Aged Persons and People with Disabilities

OBJECTIVES

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

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 to meet the needs of residents.
- 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) ground-level access or lift access to all units
 - (b) internal communal areas and private spaces
 - (c) an interesting and attractive outlook from units and communal areas for all residents, including those in wheelchairs
 - (d) useable recreation areas for residents and visitors, including visiting children
 - (e) adequate living space allowing for the use of wheelchairs with an attendant
 - (f) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
 - (g) storage areas for items such as boats, trailers and caravans
 - (h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles
 - (i) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Dwellings comprising of supported accommodation should provide a minimum area of private open space of 30 square metres, one part of which should be capable of containing a rectangle of at least 3 metres by 5 metres.

- 4 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:
 - (a) not have gradients of more than 1-in-6
 - (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.

- 5 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, staff, service providers and visitors
 - (c) include private parking spaces for independent living units
 - (d) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles
 - (e) include covered and secure parking for residents' vehicles
 - (f) have slip-resistant surfaces with gradients not steeper than 1-in-40
 - (g) allow ease of vehicle manoeuvrability
 - (h) be designed to allow the full opening of all vehicle doors
 - (i) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
 - (j) be appropriately lit to enable safe and easy movement to and from vehicles.

Telecommunications Facilities

OBJECTIVES

- 1 Telecommunications facilities provided to meet the needs of 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 to meet the communication needs of the community
 - (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) where possible, incorporating the facility within an existing structures that may serve another purpose maintaining that structure's character
 - (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.

Tourism Development

OBJECTIVES

- 1 Environmentally sustainable and innovative tourism development.
- 2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.
- 3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- 4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.
- 5 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

Tourism Development in Association with Dwelling(s)

- 4 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 5 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:
 - (a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage
 - (b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements
 - (c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

Residential Parks and Caravan and Tourist Parks

- 6 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 7 Residential parks and Caravan and Tourist parks should be designed to:
 - (a) minimise potential conflicts between long-term residents and short-term tourists

- (b) protect the privacy and amenity of occupants through landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for pedestrians
 - (d) include centrally located recreation areas
 - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.
 - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 8 Visitor car parking should be provided at the rate of:
- (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 9 On-site visitor parking in Caravan and Tourist parks should:
- (a) be designed and located to be accessible to visitors at all times
 - (b) not dominate the internal site layout
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 10 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.
- 11 A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.
- 12 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

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 network.
- 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, 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 network and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and 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:
 - (a) open space networks, recreational trails, parks, reserves, and sport and recreation areas
 - (b) Adelaide's principal cycling network (Bikedirect), which includes arterial roads, local roads and off-road paths as depicted in *Overlay Maps - Transport*.
- 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 Development 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 Mar/5 - Off-street Bicycle Parking Requirements for Designated Areas](#).
- 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 roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road.
- 27 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.
- 28 The number of vehicle access points onto a public road should be minimised, particularly adjacent areas of high demand such as in proximity to tram stops, train stations and Regional and District Centre Zones, and each access point should be a minimum of 6 metres apart to maximise opportunities for on street parking.
- 29 Structures such as canopies and balconies that encroach onto the footpath of a 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.
- 30 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*.
- 31 The length of driveways should be minimised and together with manoeuvring areas be only sufficient to allow the proper functioning of the parking areas and their access.

Access for People with Disabilities

- 32 Development should be sited and designed to provide convenient access for people with a disability.
- 33 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

- 34 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Mar/2 - Off-street Vehicle Parking Requirements](#).
- 35 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.
- 36 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.
- 37 Where vehicle 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.
- 38 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.
- 39 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 40 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.
- 41 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 42 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

- 43 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
 - (d) availability of on-street car parking, particularly adjacent areas of high demand, such as in proximity to tram stops, train stations and Regional and District Centre Zones
 - (e) any loss of on-street parking arising from the development (e.g. an increase in number of driveway crossovers).
- 44 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.
- 45 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
 - (d) without compromising the safe and convenient parking of a vehicle, incorporate dimensions to accommodate internal storage, where provision of outbuildings in private open space areas is limited.

Vehicle Parking for Mixed Use and Corridor Zones

- 46 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Mar/2 – Off-street Vehicle Parking Requirements](#).
- 47 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.
- 48 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.
- 49 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

- 50 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 (eg 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.
- 51 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided **so as to avoid any loss of amenity.**

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 Development which incorporates areas used for activities such as commercial car parking, loading and unloading, wash down of vehicles, storage of plant or equipment, or storage of waste refuse bins should be suitably paved, bunded to exclude stormwater runoff from external sources, and designed so that water that has made contact with such areas is either:
 - (a) directed to a sediment trap, separator or other appropriate treatment device and then to sewer
 - (b) directed to a wastewater holding tank.
- 5 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 6 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 7 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

- 8 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.
- 9 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.
- 10 Wastewater lagoons should be sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.

Waste Treatment Systems

- 11 Development that produces any effluent should be connected to a suitable waste treatment system.
- 12 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.
- 13 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.
- 14 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.
- 15 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.

- 16 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.
- 17 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.
- 18 Winery waste management systems should be designed to ensure:
 - (a) surface runoff does not occur from the wastewater irrigation area at any time
 - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
 - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
 - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
 - (e) stormwater runoff from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
 - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

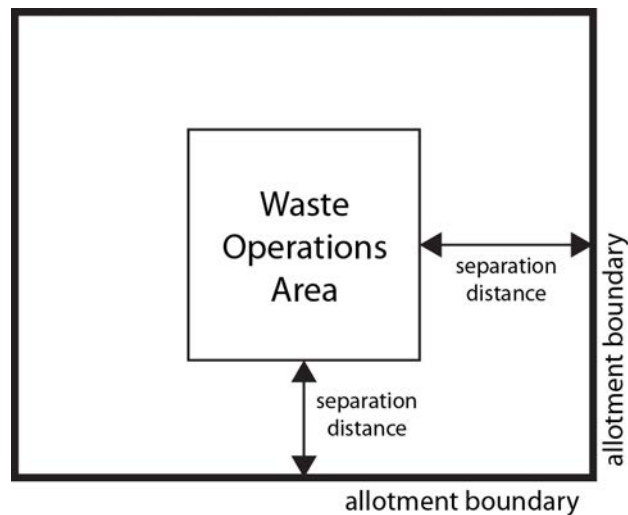
Waste Management Facilities

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 be appropriately separated from sensitive land uses and environmentally-sensitive areas. The separation distance between the waste operations area and sensitive uses should be incorporated within the development site as illustrated in the figure below. The waste operations area includes all closed, operating and future cells.



- 5 Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be located within the separation distance.
- 6 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.
- 7 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.
- 8 Processing facilities and operational areas should be screened from public view.
- 9 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 10 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.
- 11 Suitable access for emergency vehicles should be provided to and within waste management site.
- 12 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.
- 13 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 14 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 15 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.
- 16 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.
- 17 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 mg/L total dissolved salts
 - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts
 - (iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.
- 18 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 19 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 Section 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 unless the development is to occur in stages and it can be demonstrated that any shortfall in affordable housing from any stage of development will be accommodated in another 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 minimum 1.2 metre wide continuous accessible path behind the bus shelter.

Zone Section

Caravan and Tourist Park Zone

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

OBJECTIVES

- 1 A zone primarily for short-term tourist accommodation and associated facilities.
- 2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be single storey and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity block, including shower toilet, laundry and kitchen facilities
 - cabin
 - camping ground
 - caravan park
 - caravan permanently fixed to land
 - recreation area including tennis court, basketball court, playground
 - swimming pool/spa
 - tourist park and other forms of tourist accommodation.
- 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 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 8 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

Car Parking and Access

- 9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

Street and Boundary Setbacks

- 10 Every dwelling, annex or caravan fixed to land should be setback a minimum of:
 - (a) 1 metre from an internal road
 - (b) 6 metres from a public road
 - (c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

- 11 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

Land Division

- 12 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*.

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
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.

Form of Development	Exceptions
Consulting room	
Crematorium	
Dairy	
Dam	
Detached dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of an additional allotment(s) either wholly or partly within the zone	Except where a lease or license agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i>
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation..

Form of Development	Exceptions
Stadium	
Stock sales yard	
Stock slaughter works	
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*.

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

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to land	
Recreation area	
Swimming pool	
Tourist park	

Coastal Conservation Zone

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

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.
- 2 To contribute to the Metropolitan Open Space System (MOSS).
- 3 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coast protection works
 - conservation works
 - interpretive signage and facilities
 - small scale tourism/visitor facilities (excluding accommodation).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.

Form and Character

- 5 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 6 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
 - (b) minimise vehicle access points to the area that is the subject of the development
 - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
 - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 7 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.

Land Division

- 8 Land division should only occur where:
- (a) no additional allotments are created wholly or partly within the zone
 - (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

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	Except in association with conservation works for tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either or both of the: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	

Form of Development	Exceptions
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture
Land division	Except where all of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) it results in allotments of greater than 40 hectares (c) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	
Wrecking yard	

Public Notification

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

Coastal Open Space Zone

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

OBJECTIVES

- 1 Coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.
- 2 Preservation and upgrading of the scenic character of the coastal landscape and foreshore areas fronting urban areas, townships or settlements.
- 3 Development of foreshore areas for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.
- 4 Land subject to inundation or susceptible to erosion kept free of development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are considered appropriate in the zone:
 - coastal protection works
 - conservation works
 - recreation area
 - community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
 - toilet blocks and barbeque facilities
 - public car parking.
- 2 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.
- 3 Development should be for public purposes and use.
- 4 Development that does not require a coastal location should not be located in the zone.

Form and Character

- 5 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 6 Development should be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 7 Community facilities including shelters, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

Land Division

- 9 Land division should not be undertaken except where:
 - (a) it will facilitate an appropriate use within the zone

- (b) no additional allotments are created
- (c) there is no increase in the number of allotments with frontage or direct access to the coast.

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
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where both of the following apply: <ul style="list-style-type: none"> (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Motel	

Form of Development	Exceptions
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	
Wrecking yard	

Public Notification

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

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 of 250 square metres or less, except within the **Darlington Policy Area 6**
 - 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.

Land Division

- 4 Land division should not create additional allotments but facilitate the amalgamation of sites so that better integration with adjoining sites in terms of shared access points, driveways, parking areas and pedestrian connections can be achieved.

Marion Road Policy Area 1

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

OBJECTIVES

- 1 Development having traffic generating characteristics and design so as to not compromise the arterial road function of Marion Road.
- 2 Development that enhances the visual qualities and streetscape of the Marion Road corridor.
- 3 A policy area where development provides an appropriate transition and visual and acoustic buffers between non-residential and residential use in adjoining zones.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The non-residential development in the policy area fulfils a significant local servicing role to the Marion council area and particularly to local residents. The policy area is to be further developed and upgraded by relatively small-scale, low-intensity uses with high design qualities and management measures to enhance the streetscape and to protect residential amenity in adjacent residential zones. The intensity, floor size, scale and height of development therefore needs to provide for an appropriate transition to residential uses. High impact uses, such as the petrol filling station at 646 Marion Road and the fitness centre at Plympton, are not to be expanded but, rather, further development seek to reduce such impacts and improve residential amenity.

The architectural style and finishes of building development are to be imaginative and creative, but are expected to exhibit an overall domestic scale and character.

Off-street car parking areas will be located at grade and be designed and landscaped to present an attractive view from public roads, particularly Marion Road, with servicing and loading areas screened from general public view.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - community uses
 - consulting rooms
 - indoor entertainment facilities
 - motor vehicle related activities
 - office
 - recreation facilities
 - service trade premises.

- 2 The gross leasable floor area of the following forms of development should be limited to that shown in the table below:

Form of development	Maximum gross leasable floor area (square metres)
Bulky goods outlet	300
Community uses	250
Consulting room	250
Office	250
Service trade premises	300
Shop (excluding bulky goods outlet)	150

- 3 Higher traffic volume generating development including take-away food, most shop types and motor fuel outlets should not be established. Further development of existing uses of this kind should not involve an extension in the existing floor area.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Buildings should not exceed 2 storeys or 8 metres in height above natural ground surface level.
- 6 Development adjacent residential zones should incorporate all of the following:
- (a) a minimum 6 metre setback for buildings from the zone boundary
 - (b) visual and acoustic buffer features
 - (c) landscaped areas having a minimum width of 2 metres
 - (d) 2 metre high fencing
 - (e) screened or obscured building openings.
- 7 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1 metre.

South Road Policy Area 2

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

OBJECTIVES

- 1 Development having traffic generating characteristics and design so as to not compromise the arterial road function of South Road.
- 2 Development comprising lower impact uses or activities to provide a transition between development fronting South Road and residential use in adjoining residential zones.
- 3 Development that enhances the appearance of the policy area, particularly the streetscape of the South Road corridor.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development along South Road is highly commercialised and provides an important servicing role to local, neighbourhood and significant district and metropolitan wide population. It contains a major concentration of motor vehicle related uses, service trade premises and bulky goods outlets. Due of the importance of South Road as a major arterial road, new development must be consistent with its arterial road function.

The intensity, floor size, scale and height of development needs to provide for an appropriate transition to residential uses, with medium levels away from residential zoning and low levels in near proximity to residential zones.

The architectural style and finishes of building development will be varied and display high aesthetic qualities to enhance the visual character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - indoor recreation and leisure facilities
 - light industry
 - motor vehicle related activities
 - service industry
 - service trade premises
 - small-scale office
 - storage uses
 - transport related activities
 - wholesale uses.

- 2 The gross leasable floor area of the following forms of development should be limited to that shown in the table below:

Form of development	Maximum gross leasable floor area (square metres)
Consulting room	250
Office - north of Cross Road	450
Office - south of Cross Road	250
Restaurant	300
Shop (excluding restaurant, bulk goods outlet)	150

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings should not exceed 2 storeys or 10 metres in height above natural ground surface level, except where located within 20 metres of a residential zone in which case the building height should not exceed one storey or 6 metres.
- 5 Development adjacent residential zones should incorporate all of the following:
- (a) a minimum 6 metre setback for buildings from the zone boundary
 - (b) visual and acoustic buffer features
 - (c) landscaped areas having a minimum width of 2 metres
 - (d) 2 metre high fencing
 - (e) screened or obscured building openings.
- 6 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1 metre.
- 7 Development at Clovelly Park should be carried out in accordance with [Concept Plan Map Mar/1 - Clovelly Park Centre and Commercial](#).
- 8 Development on sites fronting Janet Street should be orientated either to South Road or Janet Street, but not to York Avenue, with access points being carefully positioned to minimise the potential for traffic movement through the adjoining residential zones.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Edwardstown Activity Centre Fringe

- 9 Development should primarily be for bulky goods outlets which do not compromise the function of the adjoining **Activity Centre**.

Sturt/Marion Road Corner Policy Area 3

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

OBJECTIVES

- 1 A policy area primarily accommodating low traffic generating commercial land uses including offices, consulting rooms and associated retail areas and residential uses associated with non residential uses.
- 2 A high standard of development which promotes innovative building design and landscaping to enhance the character and amenity of the locality.
- 3 Development that minimises adverse effects on adjoining residential areas.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area relates to the land on the corner of Sturt Road and Marion Road which is a key landmark/entrance site for the City of Marion. Development in this policy area will be distinctive and of high architectural and landscape quality to reflect the significance of the location and to improve the amenity of the locality.

The site will be developed for a range of low traffic generating and low key commercial land uses. Residential use may be appropriate in conjunction with the non residential uses. The future use of the land will need to have regard to constraints in regard to traffic access and to take into account future road widening requirements on Sturt Road.

New development and changes in land use will have regard to the use and enjoyment of the residential properties located at the rear of the site. It is envisaged that car parking will be located behind the building frontage and servicing and loading areas are to be screened from public view.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - consulting room
 - office
 - shop in association with consulting room or office
 - residential in association with a non residential use.
- 2 The gross leasable floor area of all shop uses should be limited to 250 square metres.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings should not exceed 2 storeys or 10 metres above natural ground level except where located within 15 metres of a residential zone in which case the building height should not exceed 8 metres and where undercroft parking is proposed, the ground floor level should not exceed 0.8 metres above natural ground level.

- 5 Development adjacent the residential zone should incorporate all of the following:
 - (a) a minimum 6 metre setback for buildings from the zone boundary
 - (b) visual and acoustic buffer features
 - (c) landscaped areas having a minimum width of 2 metres
 - (d) 2 metre high fencing
 - (e) screened or obscured building openings.
- 6 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1 metre.

Darlington Policy Area 6

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

OBJECTIVES

- 1 A policy area providing a range of facilities to meet the shopping and business needs of the surrounding neighbourhood and commercial and light industry activities.
- 2 Development that does not compromise the arterial road function of Main South Road.
- 3 Development that enhances the appearance of the policy area.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development in the area along Main South Road at Darlington is highly commercialised and provides an important local and regional service role. It contains a mixture of commercial, retail and service trade premises located between Main South Road and the Southern Expressway. New development is encouraged to intensify activity while improving the appearance of the policy area to passing traffic.

Retail development should be of a neighbourhood scale and provide a maximum gross leasable floor area of 4500 square metres across the policy area, not including the floor area associated with bulky goods outlets.

Due of the importance of Main South Road as a major arterial road, new development must be consistent with its arterial road function.

The architectural style and finishes of building development will be varied and display high aesthetic qualities to enhance the visual character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - light industry
 - motor vehicle related activities
 - office
 - service industry
 - service trade premises
 - shop, other than a bulky goods outlet, with a gross leasable floor area less than 500 square metres
 - store
 - storage uses
 - transport related activities
 - warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Buildings should not exceed 3 storeys or 12 metres in height above natural ground surface level.

- 4 Development should be undertaken in accordance with the following parameters and requirements:
 - (a) no additional vehicle access points should be created onto Main South Road
 - (b) minimise its impact on the existing traffic network
 - (c) improve the level of integration and visual amenity within the zone
 - (d) non-residential buildings are setback at least 6 metres from the boundary of any zone with more sensitive envisaged uses.
- 5 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1 metre.

Land Division

- 6 Land division should create allotments that:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of 1200 square metres or more, unless intended for a specific purpose consistent with the zone provisions and for which a suitable lesser site area requirement can be demonstrated
 - (c) have a frontage to a public road of at least 20 metres.

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	<p>Except where the advertisement and/or advertising hoarding achieves any one of the following:</p> <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 8 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Buildings greater than 2 storeys or 8 metres in height located within Marion Road Policy Area 1 .	
Buildings greater than 2 storeys or 10 metres in height located within South Road Policy Area 2 .	
Caravan park	
Cemetery	
Consulting room of 250 square metres or more located within Marion Road Policy Area 1 or South Road Policy Area 2 .	
Dwelling	<p>Except where both of the following apply</p> <ul style="list-style-type: none"> (a) it is located within Sturt/Marion Road Corner Policy Area 3 (b) the dwelling is in association with a non-residential use.
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Major public service depot	

Form of Development	Exceptions
Nursing home	
<p>Office where the following applies:</p> <ul style="list-style-type: none"> (a) within Marion Road Policy Area 1 and having a gross leasable area of 250 square metres or more (b) within South Road Policy Area 2, where one of the following (i) or (ii) applies: <ul style="list-style-type: none"> (i) north of Cross Road and having a gross leasable area of 450 square metres or more (ii) south of Cross Road and having a gross leasable area of 250 square metres or more. 	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> (a) a shop or group of shops with a gross leasable area of 250 square metres or less and is not located within Marion Road Policy Area 1 or South Road Policy Area 2 (b) a shop or group of shops with a gross leasable area of 150 square metres or less, within Marion Road Policy Area 1 or South Road Policy Area 2 (c) the shop is a restaurant within South Road Policy Area 2 with a gross leasable area of 300 square metres or less (d) the shop is a bulky goods outlet (e) the shop is located within Darlington Policy Area 6.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Telecommunications facility	<p>Except where the telecommunications facility is 30 metres or less in height.</p>
Waste reception, storage, treatment, or disposal	
Welfare institution	
Winery	
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 non-complying) are designated:

Category 1	Category 2
Motor showroom, used car lot or auction room where it is located outside of the Sturt/Marion Road Corner Policy Area 3	

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 Development that is integrated in function and provides a coordinated base to promote efficient service delivery.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone caters for a range of community land uses and public facilities including public recreation, community centres, sporting areas and passive landscaped spaces that fulfil a need within the community. Land uses and activities within the zone will be of a scale and function that is appropriate within the locality and will not negatively affect adjacent zones through, for example, excess noise or traffic generation.

Development will achieve and maintain a high level of presentation to public roads through incorporation of high quality structures, fencing, landscaping, and the screening of waste, service and storage areas.

Development will enhance the functionality, shared and adaptable use of the sites and utilise crime prevention design techniques, including lighting and building materials that deter and minimise the occurrence of vandalism and anti-social behaviour.

Open spaces within the zone will be well maintained to uphold a high level of amenity and to contribute to a safe and functional zone for community use.

The zone comprises twelve existing and functioning sites, which are owned by the Council and located throughout the Council area. Facilities include two community centres (Glandore Community Centre and Trott Park Neighbourhood Centre) and ten recreation facilities. All of the recreation facilities are located within the **Recreation Policy Area 22**, and are comprised of the Cove Sports and Community Club, Edwardstown Soldiers Memorial Recreation Ground, Glandore Oval, Marion Outdoor Swimming Centre, Marion Sports and Community Club, Marion Sports and Leisure Centre, Mitchell Park Sports and Community Club, Morphetville Park Sporting Club Inc., Capella Drive Reserve, Glade Crescent Reserve.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - child care centre
 - community centre
 - consulting room
 - educational establishment
 - emergency services facility
 - hall
 - health facility
 - library
 - office associated with community service

Marion Council
Zone Section
Community Zone

- place of worship
 - public administration office
 - recreation area
 - recreation centre
 - reserve
 - theatre
 - welfare institution.
- 2 A shop or group of shops, except where located in **Recreation Policy Area 22**, should only be developed where the total gross leasable area is 250 square metres or less.
- 3 Development listed as non-complying is generally inappropriate.
- 4 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.

Form and Character

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

Recreation Policy Area 22

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

OBJECTIVES

- 1 A policy area accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Facilities located within the policy area include Cove Sports and Community Club, Edwardstown Soldiers Memorial Recreation Ground, Glandore Oval, Marion Outdoor Swimming Centre, Marion Sports and Community Club, Marion Sports and Leisure Centre, Mitchell Park Sports and Community Club, Morphettville Park Sporting Club Inc., Capella Drive Reserve and Glade Crescent Reserve.

These facilities vary in the activities provided and scale of built form present on site. Increases in population densities and the changing diversity and needs of the community will require these facilities to be upgraded into more integrated, accessible and high quality multipurpose sports and community hubs. These hubs will include both active and passive recreational activities and be designed to cater for the community's sports and community activity requirements.

Redevelopment should result in improvements to the landscape and recreation value of these facilities and provide greater integration with the surrounding area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - car parking
 - clubroom associated with a sports facility
 - community centre
 - community hall
 - educational establishment
 - entertainment, cultural and exhibition facility
 - indoor and outdoor recreation facility
 - lighting for night use of facilities
 - meeting hall
 - office associated with community or recreation facility
 - playground
 - shop or groups of shops ancillary to recreation development
 - showground
 - sports ground and associated facility
 - special event
 - spectator and administrative facilities ancillary to recreation development
 - swimming pool.

- 2 A shop or group of shops should only be developed where:
 - (a) it is ancillary to recreation and sport development
 - (b) the total gross leasable area is 100 square metres or less.

Form and Character

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

Land Division

- 4 No additional allotments should be created wholly or partly within the policy area.

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
Amusement machine centre	
Crematorium	
Dwelling	Except where associated with and ancillary to community or recreation facilities.
Fuel depot	
Hospital	
Horticulture	
Industry	
Intensive animal keeping	
Land division where located within the Recreation Policy Area 22	Except where no additional allotments are created partly or wholly within the policy area.
Motel	
Major public service depot	
Motor repair station	
Nursing home where located in the Recreation Policy Area	
Office	Except where associated with and ancillary to community or recreation facilities.
Petrol filling station	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where one of the following applies: <ul style="list-style-type: none"> (a) the gross leasable area is 250 square metres or less and where located outside the Recreation Policy Area 22 (b) the gross leasable area is 100 square metres or less and where located within the Recreation Policy Area 22.
Stock sales yard	
Stock slaughter works	

Form of development	Exceptions
Store	Except where ancillary to and in association with an existing or approved land use or activity.
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 non-complying) are designated:

Category 1	Category 2
Store ancillary to and in association with an existing or approved land use or activity	All other development
Office ancillary to and in association with an existing or approved land use or activity	
Public conveniences	
Shelters	

Conservation Zone

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

OBJECTIVES

- 1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.
- 2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes
 - scientific monitoring structures or facilities
 - small-scale facilities associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts.
 - structures for conservation management purposes.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.
- 4 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
 - (a) minimising the extent of earthworks
 - (b) minimising the extent of vehicle access servicing that development
 - (c) minimising the extent of local indigenous vegetation removal
 - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 5 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.

- 6 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
- (a) restricted to those needed for direction, identification and interpretation
 - (b) discrete in design, colour and of a size of no more than 2 square metres.

Land Division

- 7 Land division should not result in an additional number of allotments partly or wholly within the zone.
- 8 Boundary realignments may be undertaken to assist in the management of native vegetation.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

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	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either or both of the: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farm building	
Farming	
Fuel depot	

Form of Development	Exceptions
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where: (a) no additional allotments are created partly or wholly within the zone (b) it results in allotments of greater than 1 hectares.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
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*.

Defence Establishment Zone

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

OBJECTIVES

- 1 A zone primarily accommodating defence facilities in an open character setting.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - defence facilities and installations.
- 2 Development listed as non-complying is generally inappropriate.

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	Except where the advertisement and/or advertising hoarding achieves any one of the following: <ol style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 4.5 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Amusement machine centre	
Caravan park	
Cemetery	
Consulting room	
Crematorium	
Horse keeping	
Industry	

Form of Development	Exceptions
Intensive animal keeping	
Hotel	
Motel	
Motor repair station	
Petrol filling station	
Prescribed mining operations	
Road transport terminal	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
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 non-complying) are designated:

Category 1	Category 2
Construction of, or change in use to a telecommunications facility where its height is 30 metres or less.	

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 or located within **Precinct 2 Community Hallett Cove**.

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 or located within **Precinct 2 Community Hallett Cove**
 - educational establishment
 - emergency services facility
 - entertainment facility
 - health facility
 - hospital
 - hotel
 - indoor games centre
 - library
 - motor repair station
 - office
 - place of worship
 - playing field
 - pre-school
 - residential flat building in conjunction with non-residential development or located within **Precinct 2 Community Hallett Cove**
 - 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 1.5 metres.
- 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 Mar/2 – Off Street Vehicle Parking Requirements](#) or [Table Mar/2A - 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.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 2 Community Hallett Cove

- 12 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Mar/2 Hallett Cove District Centre](#).
- 13 Development should primarily be for a range of cultural, community, educational, religious, administrative and recreational facilities along with medium density residential development up to two storeys in height and aged persons accommodation.

Precinct 3 Retail Core Hallett Cove

- 14 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Mar/2 Hallett Cove District Centre](#).
- 15 Retail development should primarily be consolidated around the existing shopping centre, and supplemented by a range of office and commercial development, including post office, banks, consulting rooms, tavern and service station, around the perimeter of the centre.
- 16 Development should be sited well back from the Zwerner Drive frontage and the setback area being fully landscaped to provide a visual screen from the adjoining residential zone.

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 change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is not located inside any of the following area(s):
 - **Precinct 2 Community Hallett Cove**
- (c) the building is not a State heritage place
- (d) 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
- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) 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)
 - (B) 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
 - (ii) 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
- (f) 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 (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Mar/2A - 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:

- (i) the building is a local heritage place
- (ii) 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
- (iii) 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
Advertisement and/or advertising hoarding	Except where the advertisement and/or advertising hoarding achieves any one of the following: <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 10 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Dwelling	Except where either of the following applies: <ul style="list-style-type: none"> (a) in conjunction with a non-residential development (b) it is located within Precinct 2 Community Hallett Cove.
Fuel depot	
Horticulture	
Industry	
Major public service depot	
Prescribed mining operations	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Transmitting station	Except where transmitting station is 30 metres or less in height.
Waste reception, storage, treatment or disposal	
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 will 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 Hills Face Zone.
- 5 Extensions to existing mines and quarries should only be undertaken within the Hills Face 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:
- (a) be located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
 - (b) be located no closer than 50 metres of a lake, watercourse or wetland.
- 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 run-off) 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 for 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 screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
 - (d) be located well below the ridge line
 - (e) be located within valleys or behind spurs
 - (f) be set well back from public roads, particularly when the allotment is on the high side of the road
 - (g) be sited on excavated rather than a filled site in order to reduce the vertical profile of the building
 - (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) 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:

- farming, but not where it requires or involves any of the following:
 - (a) excavation or filling of land
 - (b) the construction of roads, tracks and thoroughfares
 - (c) the erection, construction or alteration of, or addition to, any building or structure.

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 and/or advertising hoarding	<p>Except where the advertisement and/or advertising hoarding achieves any one of the following, it is:</p> <ol style="list-style-type: none"> (a) attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) freestanding and has a height not exceeding 4.5 metres (c) located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Amusement machine centre	

Form of Development	Exceptions
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	
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	
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	
Motel	
Motor race track	
Motor repair station	

Form of Development	Exceptions
Office	
Petrol filling station	
Place of worship	
Permanent sewerage treatment plant	
Post office	
Pre-school	
Prescribed mining operations	
Primary school	
Major public service depot	
Radio or TV station	
Refuse destructor	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Transmitting station	
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*.

Industry Zone

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

OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - industry
 - transport distribution
 - 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 In areas where a uniform street setback pattern has not been established, buildings should be setback in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
 - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
 - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 5 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 6 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 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:

- (a) are of a size and shape suitable for the intended use
- (b) have an area of 1500 square metres or more, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
- (c) have a frontage to a public road of at least 30 metres.

Industry/Commerce Policy Area 4

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

OBJECTIVES

- 1 A policy area accommodating a range of light and service industry, depots and commercial activities.
- 2 Development having traffic generating characteristics and design so as to not compromise the arterial road function of Marion Road.
- 3 A policy area where development minimises impacts on residential uses in adjoining zones, especially to the west of Marion Road.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is intended that the policy area be consolidated and further developed with a mixture of small to medium-scale industry and commercial uses, preferably integrated within the one site. The environmental performance of new development needs to take account of the amenity of adjoining localities, by incorporating improved emission controls, management measures, building appearance treatments, landscaping and other design measures, to ensure minimal adverse impact.

The intensity, floor size, scale and height of development needs to provide for an appropriate transition to residential uses, with medium levels away from residential zoning and low levels in near proximity to residential zones.

Development is expected to promote attractive frontages and park-like settings to enhance the visual qualities and streetscape of the Marion Road corridor. Building styles may be varied and display high aesthetic qualities to enhance the visual character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - depot
 - light industry
 - service industry
 - small-scale commercial activities
 - warehousing.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development adjacent residential zones should incorporate all of the following:
 - (a) within 20 metres of the zone boundary, buildings not exceeding one storey or 6 metres in height from natural ground level
 - (b) a minimum 6 metre setback for buildings from the zone boundary

- (c) visual and acoustic buffer features
 - (d) landscaped areas having a minimum width of 2 metres
 - (e) 2 metre high fencing
 - (f) screened or obscured building openings.
- 4 Buildings should not exceed 2 storeys or 10 metres in height from natural ground level.
- 5 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1 metre.

Industry/Commerce Edwardstown Policy Area 5

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

OBJECTIVES

- 1 A policy area accommodating industry comprising a range of industrial, business, commercial, warehouse and storage activities.
- 2 Development located and designed to have minimal adverse impact on surrounding uses, especially at the interface with residential zones, and to avoid potential environmental nuisance or harm.
- 3 Development that enhances the visual qualities and amenity, especially that associated with neighbouring residential areas and the streetscapes adjacent arterial road corridors.
- 4 Creation of attractive and visually cohesive entrances to the policy area on visually prominent sites along South Road and Daws Road.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area includes established industrial areas, some of which are in close proximity to housing, and predominantly commercial strip development along South Road. South Road in particular has an intensive commercial character, and is subject to increasingly high traffic volumes. The level of business activity in the policy area contributes to overflow parking, congestion, and traffic within side streets commonly affecting adjoining residential areas. This calls for minimisation of the number of access points onto arterial roads, a restriction on intensive retail uses in the policy area, and discouragement of excessive traffic movements on side roads connecting with residential areas. The use of residential streets to provide access for traffic, particularly heavy vehicles, servicing industrial or commercial development cannot be supported.

There has been considerable conflict, in terms of external impacts of traffic, noise, air pollution and other factors, between industrial activities in the policy area and the use and enjoyment of nearby residential areas, with the latter areas afforded only minimal, if any, buffering in many instances. The policy area's extensive interface with residential areas calls for special attention to the avoidance of future land-use conflicts, and where opportunity exists, improvement of existing adverse environmental conditions. Where existing uses cause, or are liable to cause, adverse impacts on the amenity of localities, it is important that future development does not prolong or accentuate such impacts but, instead, incorporates measures to improve amenity, particularly the amenity of land in a residential zone. Assessment of the potential environmental impacts of a development is a necessary precursor to determination of a suitable location if one exists within the policy area. It is also integral to good environmental design which achieves containment of undesirable impacts.

Some industrial, storage and other activities, due to their anticipated emission impacts, will need to be well removed from residential zone boundaries. Based on their greater recommended separation distances from housing, some will not be suitable anywhere in the policy area.

At the same time, the policy area's economic function and vitality relies on fostering and developing a range of viable and efficient industrial and commercial activities. Fulfilment of this aim depends, in part, on preventing the encroachment on sites suitable for a wider range of industries (by virtue of greater separation from residential areas) by uses (eg certain offices) likely to be incompatible with, or require protection from, the impacts of such industries. Conversely, any commercial, light industrial or other activities likely to be adversely affected by general industries are appropriate at or near the periphery of the policy area (provided they are compatible with the use of adjoining zones).

The policy area is an area catering for a wide range of environmentally-responsible industries and other businesses, and providing employment opportunities that are sustainable in the long term.

Appropriate location and development of new activities and progressive improvement of site conditions will serve to buffer and protect the amenity of surrounding residential areas from adverse effects of industrial and other operations. In order to protect the amenity of land in a residential zone, development needs to be carefully designed and located.

It is also important that streetscapes, particularly along arterial roads and involving landmark sites, form an attractive and impressive entry to the area.

Precinct 4 Industry Interface

This precinct identifies land in close proximity to the residential zone. It does not envisage development that has the potential to detrimentally affect the amenity of land in the residential zones by virtue of its nature, intensity, emissions, discharges, height, scale, design or appearance, or generation of heavy traffic.

This area is more focused towards and suitable for warehouses, offices, storage, consulting rooms, small-scale shops and offices, and low-impact industrial uses, which are compatible with nearby uses.

The precinct is not suitable for development likely to generate excessive traffic in residential streets, particularly during normal sleeping hours, such as road transport oriented activities and depots involving heavy vehicles which are likely to cause significantly increased traffic movement in the locality, thereby impair the amenity of land in a residential zone. Built form and scale in the precinct should respect the neighbouring residential development with buildings generally being of one storey.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - commercial uses
 - industry
 - office
 - storage
 - warehouse.
- 2 Development should be located, designed and accommodate activities of a scale and intensity to minimise undesirable impacts on the environment and the locality.
- 3 Industrial development, service trade premises or a motor repair station should be located only where noise, odour and other air quality emissions satisfy relevant environmental performance standards, especially those set out in Environment Protection Policies.
- 4 Bulky goods outlets should be restricted to sites with a frontage to South Road.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Buildings not located within **Precinct 4 Industry Interface** should:
 - (a) not exceed 2 storeys or 10 metres in height above natural ground surface level, except where located within 20 metres of a residential zone in which case the building height should not exceed one storey or 6 metres. The height of a wall along a side property boundary (unless coinciding with a residential zone boundary) should not exceed 6 metres unless the nearest wall on adjoining land is greater than 6 metres in height and faces the same property boundary.
 - (b) not exceed 50 per cent site coverage

- (c) building facades to public roads or residential zones should incorporate design elements and articulation to add visual interest and avoid large blank walls
 - (d) external walls should be of a design, form, colours and finishes that enhance the appearance of the building. This may be achieved if any metal cladding on the building façade does not exceed 50 per cent of the area of the building façade (inclusive of doors and windows), and is of colorbond or similar pre-coloured sheeting
 - (e) generally not exceed 10 metres except a building height of more than 10 metres may be appropriate on land at the intersections of South Road with Daws Road or Raglan Avenue, to enable the development of landmark buildings on these sites
 - (f) walls of a building may be sited on side and/or rear boundaries, except where coinciding with a residential zone boundary
 - (g) where they face or are in close proximity to residential zones, have external walls:
 - (i) not of metal cladding
 - (ii) not contain openings, doors or fenestration, nor be of a type of construction that would result in transmission of noise across the zone boundary.
- 7 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1 metre or 3 metres where the site abuts a road, a reserve or a residential zone.
- 8 Advertisements and/or advertising hoardings should satisfy all of the following:
- (a) no more than one free-standing advertisement appurtenant to a building (including a multi-tenanted building) or no more than one advertisement attached to or displayed on the side or rear of a building.
 - (b) advertisement area of a freestanding advertisement should not exceed:
 - (i) 4 square metres per face
 - (ii) 6 square metres per face if the free-standing advertisement contains more than one panel
 - (iii) if the site abuts South Road:
 - (A) an advertising area (per face) equivalent to (i) or (ii) above plus an additional 0.25 square metres for every metre of South Road frontage of the subject land (inclusive of the corner cut-off)
 - (B) 12 square metres total advertising area.

PRECINCT SPECIFIC PROVISIONS

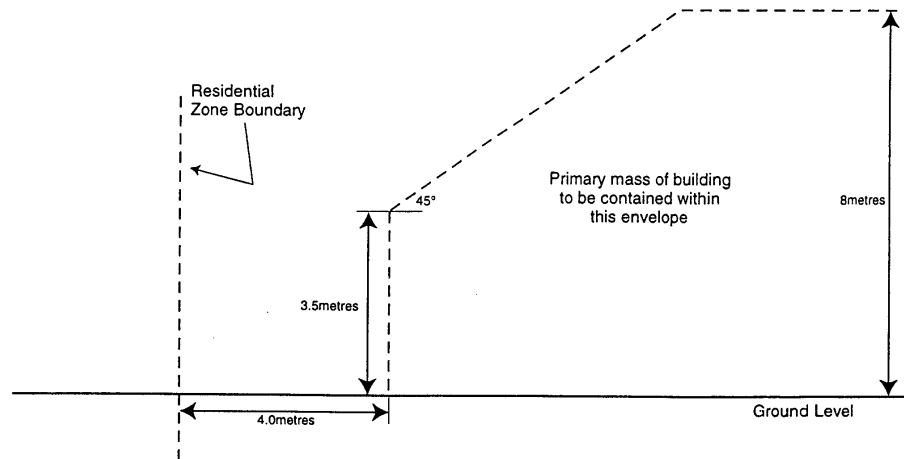
Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precinct.

Precinct 4 Industry Interface

- 9 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 10 The following forms of development are envisaged in the precinct:
- consulting room
 - low-impact industrial use

- office
- storage
- warehouse.

- 11 Buildings should not exceed 8 metres in height from natural ground level.
- 12 Buildings adjacent residential zones should be of a height and scale to protect the residential amenity of neighbouring dwellings and their private open space and be setback from side and rear boundaries so that no part of the building extends beyond the building envelope shown in the figure below:



- 13 Advertisements and/or advertising hoardings should satisfy both of the following:
- (a) be not orientated and/or located so that they face a residential zone
 - (b) not exceed 6 metres in height or the height of a nearby building on the subject land, whichever is the lesser.

Winery Policy Area 8

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

OBJECTIVES

- 1 A policy area accommodating winery development comprising wine processing, storage and sales with associated hospitality and tourist facilities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Potentially intrusive activities can be directed, and processes managed and treated, in such a manner to minimise noise and odour impacts. The winery operations must meet standards applicable at an industrial/residential interface, and the site presentation and management must continue to be responsive and appropriate to its setting on the edge of a living area. In respect to further winery and related development in the policy area, surrounding residential uses need to be protected from unreasonable noise and other impacts by locating, designing and managing such development in a sensitive manner to ensure minimal exposure to potential nuisance.

However, the nature of the wine-making industry, with its intensive crushing and processing, particularly over the grape harvest season, will inevitably lead to impacts. These occur, necessarily, over an extended duration involving goods handling and transport movements on-site, over which little effective noise control can be exerted.

Grape and fruit products used for juicing at the winery are sourced from regions throughout the State. Given the perishable nature of those goods, and the critical timing in their harvesting and processing, bulk juice, grape and fruits must be accepted and processed immediately upon receipt at the winery. Hence, in harvest season, goods delivery and processing can be anticipated at any time from early morning to late evening.

Fixed plant noise sources from the winery operations must, however, be contained to within acceptable limits.

The site appearance will be upgraded with buildings renovated, landscaping areas supplemented, surfacing of heavy vehicle hard-stand areas formalised and upgraded, and storage areas and service yards screened from public view. All goods handling, especially loading and unloading, must be undertaken solely on-site and not lead to disruption of residential amenity or compromise the safety and convenience of traffic movement on adjoining roads.

The [Concept Plan Map Mar/6 - Winery Site Development](#) sets out the overall expectations for the development of the policy area and, in particular, the constraints on heavy vehicle access and movement for using particular routes only and the confinement of future development and land use activity to defined building envelopes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - hospitality and tourist facilities ancillary to the winery
 - storage and sale of wines and other beverages produced on-site
 - winery and promotion of wine making.

- 2 Hospitality facilities should be confined to the original Patritti residence, and the site of the adjoining building envelope shown, and be:
 - (a) limited to the promotion of wine-making and for the education and enjoyment of winery patrons and visitors
 - (b) where these involve shop sales and tea rooms or catering facilities, ancillary only to the visual displays and not occupy a total floor space greater than 150 square metres, exclusive of informal outdoor grassed or seating areas.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be carried out in accordance with the concepts shown on [Concep Plan Map Mar/6 - Winery Site Development.](#)
- 5 New buildings should be in a form which complements the Patritti residence and reflects the predominantly single-storey residential scale that characterises Clacton Road.
- 6 The winery complex should not extend beyond the confines of the building envelope shown and:
 - (a) have a maximum building height not exceeding 2 storeys or 8 metres
 - (b) incorporate wall and roof structures designed to limit the escape of noise and not have any openings on their southern elevation.
- 7 Screen planting areas should have a minimum width of 8 metres.

Infrastructure Policy Area 24

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

OBJECTIVES

- 1 Primarily, a policy area for the provision of infrastructure.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area comprises the land that has developed to accommodate the service and management of public and associated infrastructure that services the Adelaide-Glenelg tramline.

Development should be of a high standard of appearance, and be designed and sited to minimise potential impacts on the amenity of the locality. Development will minimise potential impacts upon and be compatible with the surrounding locality considering access, building location, structure and design. Structures, buildings and unsightly activities will be screened, and buildings, parking and driveway areas softened or enhanced by landscaping.

Future development of the policy area will require consideration of acoustic impacts, with suitable treatments to be provided if the new development/s detrimentally impact on the adjoining areas to a greater amount than the protection offered by the existing treatments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - electricity substation
 - public service depot
 - tramway infrastructure.

Form and Character

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

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	<p>Except where the advertisement and/or advertising hoarding achieves any one of the following:</p> <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 10 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Amusement machine centre	
Buildings greater than two storeys or 10 metres in height located within Industry/Commerce Policy Area 4.	
Caravan park	
Cemetery	
Community centre	
Consulting room	Except where located within Precinct 4 Industry Interface.
Dwelling	<p>Except where it is:</p> <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	<p>Except where it is:</p> <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	

Form of Development	Exceptions
Office	Except where either (a) or (b) are satisfied: (a) the office is located within Industry/Commerce Edwardstown Policy Area 5 (b) within all other areas of the zone, the office is: (i) ancillary to and in association with industrial development (ii) located on the same allotment.
Pre-school	
Prescribed mining operations	
Place of worship	
Road transport terminal located within Winery Policy Area 8.	
Shop or group of shops	Except where it achieves one of the following: (a) it is located outside of the Industry/Commerce Policy Area 4 and the gross leasable area is 250 square metres or less (b) it is located within the Industry/Commerce Policy Area 4 and it achieves one of the following: (i) the gross leasable area is 150 square metres or less (ii) it is a bulky goods outlet (c) it is a bulky goods outlet and is located within the Industry/Commerce Edwardstown Policy Area 5.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard located within Winery Policy Area 8.	

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 non-complying) are designated:

Category 1	Category 2
Bank or office within Industry/Commerce Policy Area 4 or within the Industry/Commerce Edwardstown Policy Area 5	Shop or group of shops where the gross leasable area is 250 square metres or less within Winery Policy Area 8.
Consulting room where located within Precinct 4 Industry Interface.	Winery and facilities associated with the promotion and display of wine within Winery Policy Area 8.

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 above non-residential development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises a number of local centres that are generally surrounded by, or adjacent to, residential development and provide for the daily needs of the local community.

It is envisaged that local centres will provide a focus for the local community and will mature to offer retail opportunities at ground level and residential development positioned above. A high level of accessibility for non-vehicular traffic and facilities like bike storage and public seating encourage people in surrounding areas to walk and cycle to these local centres.

High street style shop frontages positioned close to roads are the desirable urban design for local centres. On-street parking will be available for the convenience of passing traffic, with the balance of any associated car parking spaces positioned behind or to the side of centre buildings to ensure such areas do not become the predominant character element of centre sites.

Local centres are intended to accommodate medium density residential development in the form of mixed use/shop top housing, where non-residential uses are established at ground floor level, so that not all land within the centre zone is taken for residential use. Residential development forms will be limited to dwellings that are located above non-residential development on the same allotment and where in conjunction with that non-residential development.

The built form character will be established through appropriate design, including interesting roof forms, varied building articulation and landscaping. Garaging should not dominate the streetscape.

Development in the zone will be compatible in height, scale and form to the immediate locality and create a high standard of presentation to main roads and contribute to a cohesive residential urban form.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - advertisement
 - community facility
 - consulting room
 - dwelling sited above a non-residential land use
 - office
 - office and dwelling

- shop with a maximum gross leasable floor space in the order 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 non-residential activity within the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located above non-residential uses on the same allotment.
- 6 Residential development should include a diversity of housing types and densities while not detracting from the primary function of the centre.
- 7 Shop development should generally comprise a maximum gross leasable floor area in the order of 450 square metres.
- 8 Buildings should have a maximum height of no more than two storeys or 9 metres above natural ground level.
- 9 Interface issues such as noise and air emissions between residential and non-residential land uses should be addressed by the use of appropriate air quality and sound attenuation techniques.

Vehicle Parking

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

Land Division

- 10 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 change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) 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
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

- (i) all of the following:
 - (A) 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)
 - (B) 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
 - (ii) 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
- (e) 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 (i) or (ii):
- (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Mar/2A - 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:
- (i) the building is a local heritage place
 - (ii) 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
 - (iii) 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
Advertisement and/or advertising hoarding	Except where the advertisement and/or advertising hoarding achieves any one of the following: <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 5 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.

Caravan park

Form of Development	Exceptions
Cemetery	
Crematorium	
Dwelling	Except where the dwelling is in conjunction with a non-residential development and is sited above or behind the non-residential development on the same allotment.
Fuel depot	
Horticulture	
Industry	
Motor repair station	
Petrol filling station	
Public service depot	
Residential flat building	Except where the residential flat building is in conjunction with a non-residential development and is sited above or behind the non-residential development on the same allotment.
Road transport terminal	
Service trade premises	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunication 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*.

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
 - farming
 - landscaping and re-vegetation
 - office in association with recreation and sport facilities
 - outbuildings associated with open space maintenance
 - passive recreation including walking and cycle trails outside of **Precinct 6 Worthing Mine Recreation**
 - playground
 - public toilets block and barbeque facilities
 - recreation areas and facilities located within **Precinct 6 Worthing Mine Recreation**
 - shop in association with recreation and sport facilities
 - sport facilities located within **Precinct 6 Worthing Mine Recreation**
 - structures associated with public facilities such as car parking, picnic/barbeque areas and shelters 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, **not less than 10 metres in width**, should be provided around the perimeter of recreation or sporting facilities **and, in particular, adjacent residential uses and the boundary of the Mineral Extraction Zone.**

PRECINCT SPECIFIC PROVISIONS

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

Precinct 5 Worthing Mine Heritage

6 Development should be related to the conservation and interpretation of the heritage listed structures and workings associated with Worthing Mine site.

Precinct 6 Worthing Mine Recreation

7 Development may be for active recreational purposes and ancillary activities such as clubrooms and vehicle parking.

8 Buildings and structures should generally be of a domestic scale but in any event should be:

- (a) designed to minimise the apparent bulk of the building or structure
- (b) located so as to be as visually unobtrusive as possible from the floor of the Field River valley or from **Precinct 5 Worthing Mine Heritage.**

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	
Advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	

Form of Development	Exceptions
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Major public service depot	
Motel	
Motor repair station	
Nursing home	
Office	Except where directly related to the administration and management of recreation and sport facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 40 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
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*.

Mineral Extraction Zone

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

OBJECTIVES

- 1 A zone comprising land intended for the mining and quarrying of minerals in a sustainable manner.
- 2 Mining operations planned and undertaken in a co-ordinated manner to ensure the maximum recovery of resources.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Mineral deposits are non-renewable resources which are available in finite quantities. The significance of these natural resources, especially within close vicinity to metropolitan Adelaide, requires the protection of reserves from intrusion by other forms of development.

It is desirable that mining operations are undertaken in accordance with the Reynella Quarry Management Plan, to ensure that the mineral extraction is maximised.

Mining activities have the potential to create both noise and dust nuisance generated by site operations and the transportation of raw materials and to detract from the visual amenity of the locality. It is therefore desirable that measures are undertaken to minimise these impact and to ensure an acceptable level of amenity within the locality is maintained. Such measures may include, where applicable, buffer areas incorporating dense landscaping around mining operations and on the boundaries of the zone, re-vegetation of terminal faces, the operation of active faces away from residential areas and the utilisation of internal transport routes by heavy vehicles. Where operations directly abut residential areas, the buffer areas may contain agriculture, passive recreation or similar low-intensity activities.

Appropriate measures also need to be undertaken to ensure that the water quality within the surrounding area is not detrimentally affected. Where appropriate, stormwater and wastewater is to be re-utilised for on-site activities such as truck wash-down, control of dust and landscape irrigation. A silt retention structure which removes sediments from waste water before it leaves the zone will be maintained to ensure minimal impact downstream.

It is desirable that mining operations avoid having a negative impact on the existing groundwater level and quality of groundwater within the locality. On-going management and appropriate ameliorative action is to be undertaken to minimise any impacts.

The nature of extractive mining operations creates conditions conducive to the erosion of land. All measures to prevent soil erosion, including the battering of banks and re-vegetation, will need to be undertaken at the earliest possible opportunity.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - activities ancillary to mineral extraction, including excavation and/or fill associated with rehabilitation works
 - mineral extraction
 - mineral processing.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development, other than development indicated as envisaged in the zone, should not be undertaken unless:
 - (a) no significant mineral deposits are present
 - (b) mineral extraction on adjacent land will not be prejudiced
 - (c) the use is in association with the mining operations
 - (d) the establishment of an appropriate after-use is not impeded.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Areas designated or set aside for stock piles should be of low profile when viewed from public roadways or residential areas.
- 6 Screen planting, using locally indigenous plant species where possible, or mounding should be established along public road frontages and within the mineral extractive area to screen mining operations, buildings and plant from public view.

Land Division

- 7 Land division should not result in an additional number of allotments partly or wholly within the zone.

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:

- prescribed mining operations where either (a) or (b) are achieved:
 - (a) provision being made to the satisfaction of the planning authority, and without derogating from the operation of the *Mines and Works Inspection Act, 1920-1978*, for the prescribed mining operations to be screened by shrubs and trees or other effective means (which is or are not unsightly) from the view of any person on adjacent land or on an adjacent road
 - (b) in the event of the prescribed mining operations on any parts of the site of the operations having been discontinued for a period of not less than 6 months, or continuing only to a trifling extent, and the planning authority being of the opinion that proper rehabilitation of those parts of the site is necessary, the owner(s) or occupier(s) or both carrying out such rehabilitative processes as may be specified by the planning authority by notice in writing:
 - (i) at the owner(s) or occupier(s) costs and expenses in all things
 - (ii) within the time specified by the planning authority
 - (iii) to the satisfaction of the planning authority.

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	Except for an advertisement and/or advertising hoarding not more than 2 square metres in area and where it achieves any one of the following: <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 10 metres (c) it is located on a side or rear wall facing and within 50 metres of an abutting residential zone.
Amusement machine centre	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with mining operations (b) located on the same allotment as the associated mine.
Educational establishment	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the zone.
Motel	
Motor repair station	
Nursing home	

Form of Development	Exceptions
Office	Except where it: <ul style="list-style-type: none"> (a) is ancillary to an in association with the operation of the associated mine (b) is located on the same allotment (c) has a floor area of 150 square metres or less.
Place of worship	
Pre-school	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	
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 non-complying) are designated:

Category 1	Category 2
Prescribed mining operations	

Mixed Use 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 mix of employment generating land uses and medium to high density residential development and short term accommodation in close proximity to a high frequency public transport corridor.
- 2 Retail, commercial, community, civic and residential uses within a mixed use environment that are compatible with surrounding development and do not compromise the amenity of surrounding residential areas.
- 3 Smaller dwellings, including innovative housing designs located close to local services and public transit stations.
- 4 Mixed use development integrated with a high quality public realm that promotes walking, cycling, public transport patronage and positive social interaction.
- 5 A zone that provides a spatial separation, or transitions down, in scale and intensity to adjacent lower density residential zones.
- 6 Creation of a network of pedestrian and cycle routes linking retail, employment and residential activities with each other and public transport nodes and connection to cycling and walking networks outside the zone including the proposed 'Greenway' along the Adelaide - Seaford Railway Line.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The **Mixed Use Zone** is intended to facilitate the redevelopment and expansion of an existing traditional retail centre into a more vibrant, compact and intensely developed mixed use activity centre with a focus on integration and connectivity between land uses and public transport facilities.

While the zone will continue to accommodate the weekly shopping and comparison goods needs of the surrounding community, it is envisaged that development will progressively expand the community and employment role of the zone through the provision of a range of appropriate and compatible commercial, cultural, entertainment, educational, civic and community uses.

The provision of high density housing will contribute to the creation of a vibrant and accessible place during both business hours and after business hours. Vitality and sense of place will be facilitated by the creation of attractive, safe and accessible public spaces that are enclosed by buildings that form a cohesive and continuous built form edge, reinforcing public spaces as key spatial elements within the built fabric.

Coordinated redevelopment of large and amalgamated sites that are developed to their full potential is strongly encouraged. Amalgamation of allotments into larger sites will enable the achievement of optimum uses of land through the development of multi-storey buildings containing a mixture of retail, commercial and community activities at ground and lower levels, with residential apartments generally located above ground level. Other than within Area 2 as shown in [Concept Plan Map Mar/9 – Mixed Use Zone](#), buildings will be provided with base podiums of at least two storeys.

The substantial redevelopment of the zone allows for the creation of a new character to the locality, with bold, high quality and contemporary architectural styles encouraged. The use of iconic built form and scale is appropriate at key road intersections within the zone to emphasise major arrival focal points, accentuate key corners and terminate vistas. Building scale will take account of the lower scale residential areas located to the south of the zone.

Development will make provision for the proposed future North-South Road Corridor.

Development will respond to the need for a high quality pedestrian environment through the retention of human scale at key frontages, and setbacks of higher elements of buildings that prevent uncomfortable micro-climatic conditions at ground level.

Public environments will become integrated with the spaces in the private realm in a manner that creates interconnected streets and paths, with architectural features and outdoor activities that will encourage pedestrian activity. These high quality spaces will incorporate landscaping and public art, together with high quality paving, street furniture and lighting that foster a sense of place and belonging for residents, workers and visitors.

It is expected that any development of Area 2 between Ackland Street and Raglan Street will set aside land to allow for the future road connection between Raglan Avenue and Ackland Street, as shown in [Concept Plan Map Mar/9 – Mixed Use Zone](#). The future connection road will be created, along with the widening and upgrade of Ackland Street, upon the development of the land north of Ackland Street, so as to provide for the principal vehicular connection between Raglan Avenue, west of the rail line and Edward Street / South Road. All roadways within the zone will ensure the ease of pedestrian and bicycle movements throughout the zone and adjacent areas through their location and design.

The eastern portion of Raglan Avenue, as shown in [Concept Plan Map Mar/9 – Mixed Use Zone](#) will be transformed into a pedestrian friendly main street that reinforces a strong pedestrian connection between the northern and southern sides of the street. It is envisaged that land uses fronting the proposed main street will be a focus for after-hours activities in the form of cafes and restaurants as well as other activities that achieve vibrancy in this location.

Development will provide for the potential future provision of a train station and bus stops adjacent the rail line and ensure any future development adjacent this area, as shown on [Concept Plan Map Mar/9 – Mixed Use Zone](#), can be integrated with such a facility. Given the provision of a train station is uncertain at this stage, development needs to also ensure linkages to existing train and bus services are provided until such time that the station location is finalised.

Development will consolidate and coordinate car parking and service vehicle access points in order to reduce conflicts with key pedestrian paths. For retail development, at grade parking areas may be appropriate if located to the side or rear of buildings and broken up with extensive landscaping. Car parking associated with commercial, residential and mixed use development will, where feasible, be integrated below and/or within buildings in order to reduce the amount of car parking areas visible from street and other public areas. It is expected that existing large car park areas will be progressively redeveloped with buildings over time. Multi-storey parking stations are appropriate provided they are sleeved with active uses to street frontages and / or provided with attractive screens to facades that are visible from streets and other public places.

Land adjacent to the zone includes a range of commercial and industrial activities. Residential and other environmentally sensitive development within the zone will need to acknowledge and respond to the function of existing and potential non-residential land uses through solutions that mitigate adverse impacts without affecting the long term viability of those uses.

Precinct 12 Castle Plaza Environmental Assessment Area

Some areas within **Precinct 12 Environmental Assessment Area** have been identified as possibly being affected by contaminating land uses and activities. To minimize risk of harm to human health and the environment it is expected that development involving a change of land use, or land division, for a sensitive use will occur on a precautionary basis. This will include the appropriate level of site contamination investigation and, if necessary, auditing be applied prior to the development proceeding.

Precinct 13 Limited Residential Development

Land within **Precinct 13 Limited Residential Development** has been remediated following historic use as part of the Hills Industries manufacturing site. The site has been assessed by an accredited Auditor under the *Environment Protection Act 1993* with recommendations made for limitations on future residential development. It is expected that no habitable rooms¹ within dwellings will be established at either basement or ground level within the Precinct, in accordance with the recommendations of the auditor. It is important that future development occur in accordance with the requirements set out within the Groundwater Monitoring and Management Plan, Construction Environment Management Plan and Site Management Plan prepared for this location.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - community centre
 - consulting room
 - entertainment venue
 - hotel
 - library
 - office
 - residential flat building
 - row dwelling
 - serviced apartment
 - shop or group of shops (other than bulky goods retailing)
 - student accommodation
 - supported accommodation.
- 2 The following additional forms of development, or combination thereof, are only envisaged within Area 2 of the zone, identified on [Concept Plan Map Mar/9 – Mixed Use Zone](#):
 - discount department store
 - mini-major tenancy
 - supermarket.
- 3 Retail land uses should:
 - (a) provide convenience goods and a range of comparison goods to serve the major weekly shopping needs of residents, workers and visitors of the surrounding district and in the zone
 - (b) be located principally at ground level with activation of public spaces
 - (c) where comprising discount department stores, supermarkets or mini-major tenancies, only be within Area 2 identified in [Concept Plan Map Mar/9 – Mixed Use Zone](#).
- 4 Residential development should only be established outside of Area 1 identified within [Concept Plan Map Mar/9 – Mixed Use Zone](#).
- 5 Land uses that generate high levels of pedestrian activity should be located at ground level to contribute to the enlivening and surveillance of the public realm.

¹ Habitable rooms has the same meaning as defined within the Building Code of Australia, and includes a bedroom, living room, music room, television room, dining room, sewing room, study, play room, family room, home theatre, and sunroom, but does not include a bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor/hallway, lobby / entry foyer, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

- 6 Land uses should be established with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 7 Development listed as non-complying is generally inappropriate.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should be in accordance with relevant [Concept Plan Map Mar/9 – Mixed Use Zone](#).
- 10 Dwellings should achieve a minimum net residential site density of 67 dwellings per hectare.
- 11 Development should be designed to ensure that:
 - (a) the building fronting the street or public space forms the base podium of no less than two storeys and no greater than four storeys with the highest scale of development, being four storeys or greater, in the centre of the site
 - (b) the development enables an adequate level of daylight, sunlight, privacy and suitable wind patterns in relation to surrounding development and pedestrian environments
 - (c) vehicle access is integrated into the design of the development
 - (d) pedestrian access is safe and convenient through buildings and surrounding spaces
- 12 Development along the southern side of Raglan Avenue, west of Brooks Street should be a maximum of four storeys or 16.5 metres in height and set back in the following manner:
 - (a) buildings no greater than 3 metres in height located on the southern boundary
 - (b) buildings greater than 3 metres in height set back from the southern boundary an additional 2 metres for every 1 metre height above 3 metres.

Design and Appearance

- 13 Other than within Area 2, as shown in [Concept Plan Map Mar/9 – Mixed Use Zone](#), buildings should be built to the property boundary of public roads and open spaces in order to:
 - (a) create a continuity of frontage along streets and public spaces
 - (b) provide definition, enclosure and interaction with the public realm
 - (c) promote an active, interesting and vibrant frontage and streetscape
 - (d) contribute to the safety and security of the pedestrian environment.

Environmental

- 14 Public open spaces in the form of landscaped plazas and small parks should be provided in accordance with [Concept Plan Map Mar/9 – Mixed Use Zone](#) and should:
 - (a) incorporate landscaped settings, shelter and recreational activities suitable for residents of dwellings within the zone
 - (b) take advantage of existing mature vegetation including significant trees
 - (c) provide an attractive focal point where residents, workers and visitors can stop, view, socialise and rest

- (d) enable views from nearby streets and other public places to encourage active use by all residents and visitors
- (e) be accessible and usable for all ages and for people with disabilities
- (f) provide an appropriate setting for dwellings at higher densities, particularly taller buildings, whilst encouraging a sense of place for residents and visitors
- (g) incorporate landscaping which includes local indigenous plantings and other treatments to complement surrounding buildings and soften built form
- (h) be designed to facilitate passive surveillance
- (i) incorporate high quality paving treatments, street furniture, lighting and public art to foster a sense of place and belonging
- (j) provide for water sensitive urban design measures.

Dwelling Configuration

- 15 Dwellings should provide a high quality living environment by ensuring the following minimum internal floor areas:

Dwelling configuration	Minimum internal floor area (including internal storage but excluding car parking or open space) requirement (square metres)
Studio (where there is no separate bedroom)	37 square metres
1 bedroom dwelling	50 square metres
2 bedroom dwelling	75 square metres
3 + bedroom dwelling	100 square metres

Adaptability

- 16 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse, including the conversion of ground floor residential to future commercial use (i.e. by including floor to ceiling heights suitable for commercial use).

Movement Systems and Access

- 17 Development should provide for the following road connections and treatments as shown in [Concept Plan Map Mar/9 – Mixed Use Zone](#):
- (a) a new connection road between Raglan Avenue and Ackland Street
 - (b) the development of a pedestrian friendly main street environment of part of Raglan Avenue
 - (c) the widening and upgrading of Ackland Street and its junction with South Road.
- 18 Ackland Street should comprise an attractive, tree lined boulevard with wide footpaths and high quality pedestrian amenity and safety along its length.
- 19 Development should facilitate appropriate vehicular and pedestrian/bicycle movement linkages through the zone as shown in [Concept Plan Map Mar/9 – Mixed Use Zone](#) through generous footpaths along the tree lined streets, the allocation of public open space and shared private and public open spaces.

- 20 Movement networks for vehicular, pedestrian and bicycle traffic within, through and entering/exiting the zone and surrounding areas should:
- (a) connect any areas of open space within the zone
 - (b) provide safe and easy access to public transport routes
 - (c) ensure bicycle and pedestrian pathways are designed and landscaped so as to be easily identifiable, accessible and safe
 - (d) minimise potential conflicts between vehicular traffic, service vehicles and bicycle/pedestrian pathways
 - (e) connect with existing paths and the bicycle network in surrounding locations.

Vehicle and Bicycle Parking

- 21 Vehicle parking should be provided in accordance with the rates set out in [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).
- 22 Secure bicycle parking facilities should be provided at the rate set out in [Table Mar/5 - Off-street Bicycle Parking Requirements for Designated Areas](#).
- 23 Development should provide coordinated car parking between land uses and should be arranged to provide orderly and convenient vehicular movement within and adjacent to the zone.
- 24 Other than in public streets and within Area 2, as shown on [Concept Plan Map Mar/9 – Mixed Use Zone](#), the provision of additional at grade parking should be minimised, and where provided, should be located behind buildings which front public streets.
- 25 Existing hard paved at grade car parks should be progressively redeveloped with buildings containing a mixture of land uses complementary to the retail focus of this location.

Land Division

- 26 Land division should amalgamate allotments and facilitate the provision of a broad range of development options, with allotments capable of accommodating:
- (a) multi-storey buildings comprising a mixture of land uses
 - (b) movement networks, as identified in [Concept Plan Map Mar/9 – Mixed Use Zone](#) that provide for strong connections and safe and convenient access to public facilities, public transport stops and adjacent future development sites.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 12 Castle Plaza Environmental Assessment Area

- 27 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 28 Development should not occur on land where potentially contaminating activities have occurred unless an appropriate site investigation report and, if necessary remediation plan, has been prepared by a suitably qualified site contamination consultant to ensure that the site is suitable or could be made suitable, for its intended use.

Precinct 13 Limited Residential Development

- 29 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 30 Development should not occur within the precinct where it involves a dwelling with habitable rooms located at ground level or in a basement.
- 31 Development involving ground level private or communal open space and landscaping should be completed with a surface layer of at least 500 millimetres depth of clean soil.
- 32 Development should not include the extraction of groundwater from aquifers for any purpose.

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 change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) 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
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) 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)
 - (B) 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
 - (ii) 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
- (e) 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 (i), (ii) or (iii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

- (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (iii) it is located within Area 2, as shown within [Concept Plan Map Mar/9 – Mixed Use Zone](#)
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) to the nearest whole number, except in any one or more of the following circumstances:
 - (i) the building is a local heritage place
 - (ii) 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
 - (iii) 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
Bulky goods outlet	
Dwelling within Precinct 13 Limited Residential Development that includes habitable rooms located at ground level or basement.	
Fuel depot	
Horse keeping	
Horticulture	
Industry	Except a service industry.
Intensive animal keeping	
Prescribed mining operations	
Road transport terminal	
Service trade premises	
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*.

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

Category 1	Category 2
All kinds of development, except where the site of the development is adjacent land to land in another zone.	All kinds of development where the site of the development is adjacent land to land in another zone.

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 **above** non-residential development.
- 4 **Development that contributes to the desired character of the zone.**

DESIRED CHARACTER

This zone will provide a range of services and facilities to cater for the daily and weekly needs of the surrounding population.

The development of neighbourhood centres that will be comprised of the following key elements:

- multi-storey construction
- street level uses that consist primarily of retail, service or office
- zero setback and active frontages to primary streets
- upper floor uses that may include offices but are generally residential
- shared parking and the location of on-site parking behind buildings
- wide footpaths, street furniture and awnings that create a pedestrian-friendly environment
- public / communal spaces for community interaction.

New development will have limited setbacks from arterial or secondary arterial road property boundaries and provide a continuous built-edge to the street with unifying features such as verandas and similar façade treatments. Buildings will incorporate verandas along the street frontage for pedestrian comfort.

Car parking areas will be provided to the rear of buildings with access from the side streets. Densely planted landscape buffers will be provided along the interface of the centre and adjoining zones.

Buildings of two to four storeys in height, comprising consulting rooms, offices, shops and community uses on ground/lower levels, with residential uses above, are envisaged within the zone.

The Marion Hotel site in the Marion/Mitchell Park Neighbourhood Centre could be developed up to 6 storeys in height, but should incorporate transitional built form to respect lower scale residential development to the east. New development will maintain and enhance the mature vegetation on the land.

Buildings on Chambers Street should be developed between 2 to 3 storeys in height to enhance the interface with the Park Holme Shopping Centre to the north.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - child care facility
 - consulting room
 - dwelling sited above a non-residential land use
 - library
 - health centre
 - hotel
 - office
 - petrol filling station
 - place of worship
 - playing field
 - pre-school
 - primary school
 - recreation area
 - residential flat building sited above a non-residential land use
 - restaurant
 - shop
 - supermarket
 - tourist accommodation.
- 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 non-residential activity within the zone.

Form and Character

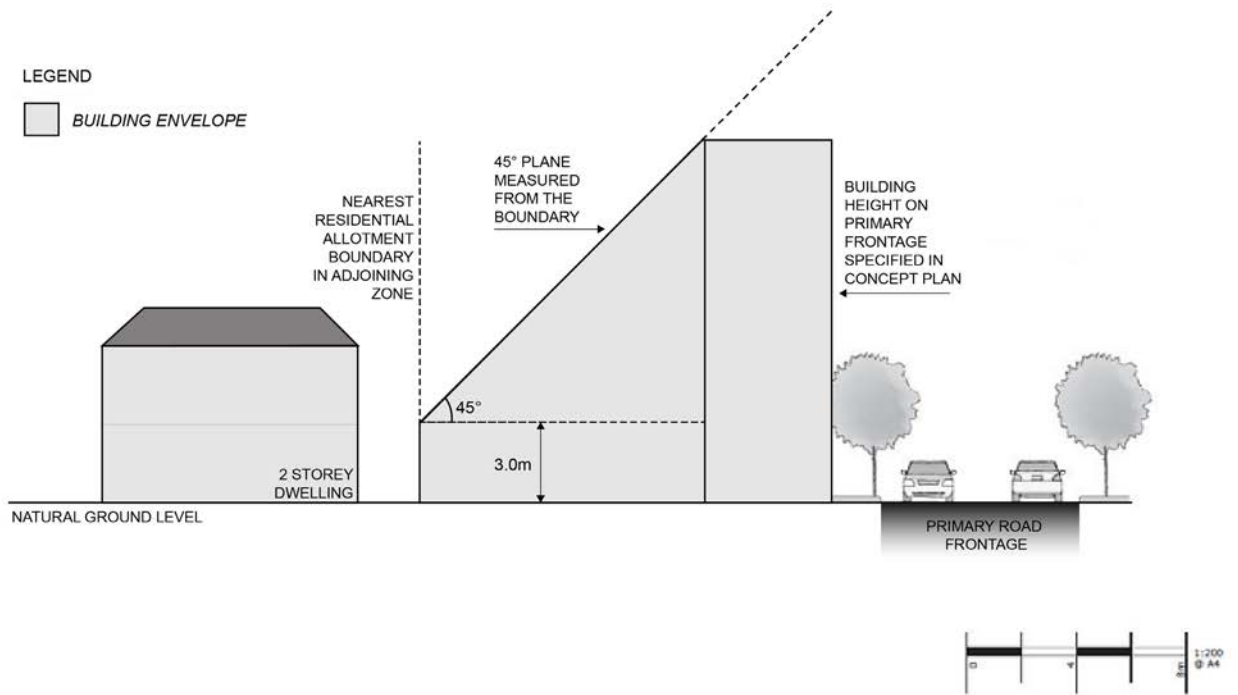
- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located only above non-residential uses on the same allotment.
- 6 The maximum gross leasable retail floor areas in the following centres should generally be in the order of the amounts shown in the table below:

Location of Neighbourhood Centre	Area (square metres)
Marion Road - Ascot Park	2000
Marion Road - Marion/Mitchell Park	2500
Marion Road - Park Holme	7000
Marion Road - South Plympton	1200
South Road - Clovelly Park	2000

- 7 Development of the following respective centres should be carried out in accordance with the concepts shown on:
 - (a) [Concept Plan Map Mar/1 - Clovelly Park Centre and Commercial](#)
 - (b) [Concept Plan Map Mar/3 - Marion/Mitchell Park Neighbourhood Centre](#)
 - (c) [Concept Plan Map Mar/4 - Park Holme Neighbourhood Centre.](#)

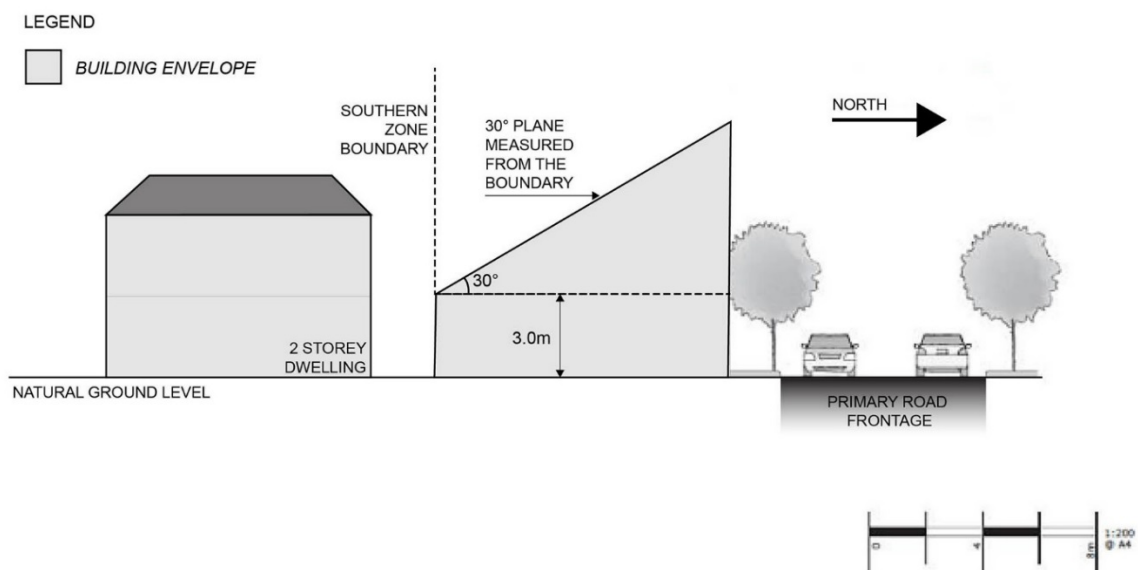
- 8 Buildings should be a minimum of two storeys and maximum of four storeys in height, except where otherwise identified on the relevant Concept Plans.
- 9 To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building 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 Corridor), as illustrated in **Figure 1**:

Figure 1



- 10 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 (**Figure 2**).

Figure 2



- 11 Residential development should include a diversity of housing types and densities while not detracting from the primary function of the centre.
- 12 Interface issues such as noise and air emissions between residential and non-residential land uses should be addressed by the use of appropriate air quality and sound attenuation techniques.

Vehicle Parking

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

Land Division

- 14 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 change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) 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
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) 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)
 - (B) 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
 - (ii) 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
- (e) 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 (i) or (ii):

- (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Mar/2A - 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:
- (i) the building is a local heritage place
 - (ii) 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
 - (iii) 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
Advertisement and/or advertising hoarding	Except where the advertisement and/or advertising hoarding achieves any one of the following: <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is freestanding and has a height not exceeding 8 metres (c) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Dwelling	Except where one of the following apply: <ul style="list-style-type: none"> (a) the dwelling is located on the southern side of Chambers Street in Park Holme Neighbourhood Centre Zone (b) the dwelling is in conjunction with a non-residential development and is sited above the non-residential development on the same allotment.
Fuel depot	
Horticulture	
Industry	
Major public service depot	
Motor repair station	
Prescribed mining operation	

Form of Development	Exceptions
Residential flat building	Except where one of the following apply: (a) the residential flat building is located on the southern side of Chambers Street in Park Holme Neighbourhood Centre Zone (b) the residential flat building is in conjunction with a non-residential development and is sited above the non-residential development on the same allotment.
Road transport terminal	
Special industry	
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	
Wrecking yard	

Public Notification

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

Open Space 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 open space character is preserved to provide a visual contrast to the surrounding urban area.
- 2 Land within the zone developed for a range of passive and active outdoor recreation activities, **community and educational facilities** and open space development, conservation and revegetation, in a parkland setting.

DESIRED CHARACTER

The zone encapsulates a number of Council owned reserves that are located across the Council area. These open spaces provide important structured and unstructured recreational opportunities, as well as community and education facilities for the community of Marion and beyond. It includes a length of the Sturt River which retains its natural form, including floodplain and vegetation.

Development will ensure that the aesthetic qualities and open space character of these reserves are preserved and enhanced through conservation and revegetation. Development will be appropriate to the current and envisaged public function of the spaces and their local setting. Landscaping should ensure that any remnant native vegetation is incorporated into the landscape design and that locally indigenous vegetation is utilised wherever possible.

Warriparinga Wetlands

The Warriparinga Wetlands is an important ecological site consisting of the Sturt River and wetlands that help manage stormwater flows and improve water quality for the area. The surrounding landscape contains native vegetation that provides an important refuge for birds and animals, as well as open spaces and pedestrian and cycle paths.'

The Warriparinga Wetlands is culturally important to the local Kurna people and contains the Living Kurna Cultural Centre and associated activities; items of Aboriginal heritage and Fairford House, a state heritage listed place.

Any further development in the Warriparinga Wetlands area will be cognisant of the important ecological and cultural priorities of the site.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - **community facilities**
 - conservation works, **including wetlands**
 - **education establishment**
 - recreation area
 - **sports grounds and associated facilities**
 - toilet blocks and barbeque facilities.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 4 Buildings, site landscaping (using locally indigenous plant species where possible), paving, car parking and signage should have a co-ordinated appearance and integrated layout.

Land Division

- 5 Land division should not be undertaken except where it will facilitate the use of land appropriate uses within the zone and provided no additional allotments are created.

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	Except where the advertisement and/or advertising hoarding achieves any one of the following: <ul style="list-style-type: none"> (a) it is attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres (b) it is located on a side or rear wall facing and not within 50 metres of an abutting residential zone.
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Restaurant	
Road transport terminal	

Form of Development	Exceptions
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
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*.

Primary Production Zone

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

OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production.
- 2 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 3 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - farming
 - horticulture.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township.
- 4 A shop should be:
 - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) located on the same site as the primary use.
- 5 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
 - (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
 - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.

- 6 A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production
 - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
 - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
 - (d) it does not result in more than one dwelling per allotment.

Form and Character

- 7 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

Land Division

- 8 Land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 4 hectares in area.
- 9 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 4 hectares is not greater than the number that existed prior to the realignment.

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	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Community centre	
Consulting room	
Commercial forestry	

Form of Development	Exceptions
Dwelling	Except for a detached dwelling that: <ul style="list-style-type: none"> (a) is on an allotment of at least 4 hectares (b) will not result in more than one dwelling on the allotment.
Educational establishment	
Fuel depot	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (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 a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	
Industry	Except where ancillary to and in association with primary production.
Indoor recreation centre	
Intensive animal keeping	
Land division	Except where it achieves any of the following: <ul style="list-style-type: none"> (a) all allotments resulting from the division are at least 4 hectares (b) no additional allotments are created, and the number of resulting allotments of less than hectares is not more than the number that existed prior to rationalisation.
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production or tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it achieves all of the following: <ul style="list-style-type: none"> (a) ancillary to and in association with primary production or tourism development (b) the gross leasable area is 40 square metres or less.
Stock sales yard	

Form of Development	Exceptions
Stock slaughter works	
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*.

Racecourse (Morphettville) Zone

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

OBJECTIVES

- 1 A zone focussed on the Morphettville Racecourse and developed with a range of horse industry related activities including horse racing, horse training and exercising, horse keeping, horse breeding, horse sales, veterinary services and other related facilities.
- 2 A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- 3 Buildings and facilities designed to high architectural standards and established within the distinctive and open character of the racecourse and within a landscaped setting, including tree plantings around buildings and car parking areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - clubrooms associated with sports facilities
 - entertainment, cultural and exhibition facilities
 - horse breeding and keeping, horse racing and training, horse sales
 - indoor and outdoor recreation facilities
 - lighting for night use of facilities
 - meeting hall
 - office associated with the administration of horse racing
 - racecourse
 - shops or groups of shops ancillary to horse racing or recreation development
 - showground
 - sports grounds and associated facilities
 - special event
 - spectator and administrative facilities ancillary to horse racing or recreation development
 - vehicle parking
 - veterinary services.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The use of land located west of Morphett Road should be limited solely to horse keeping facilities and car parking associated with the racecourse.
- 4 A shop or group of shops, including a restaurant, should only be developed in this zone where:
 - (a) it is ancillary to horse racing or to recreation and sport development
 - (b) the total gross leasable area is 250 square metres or less.

Form and Character

- 5 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

- 6 Development should ensure that access points serving the racecourse allow for the safe and secure movement of vehicles associated with transport of horses and that areas for the manoeuvring and parking of such vehicles and facilities for the loading and unloading of horses are provided.

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:

- auction room
- exhibition hall
- horse keeping
- horse keeping, horse breeding and the sale of horses
- non-residential club
- office ancillary to the administration of horse racing
- parking of vehicles
- racecourse
- restaurant.

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
Community centre	
Crematorium	
Dwelling	Except a detached dwelling.
Fuel depot	
Hospital	
Hotel	
Industry	Except where it is in the form of a service industry.
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities or the administration of horse racing.
Petrol filling station	
Place of worship	
Primary school	

Form of Development	Exceptions
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Stock sales yard	Except where it involves horse sales associated with the racecourse.
Stock slaughter works	
Store	Except where associated with the functions of the racecourse.
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*.

Regional Activity Zone

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

OBJECTIVES

- 1 A zone that has a focus of land uses that are state wide, national and international attractors supported by a mix of compatible land uses including shops, entertainment, medium and high density residential.
- 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 and healthy neighbourhoods.
- 4 A mixed use zone with a variety and concentration of day-time and night-time activity close to key focal points such as an education or health facility, a fixed transit stop, an activity centre or high quality open space areas.
- 5 Development that minimises environmental health impacts upon human health, local amenity and the environment.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone is part of a larger destination that includes land within the City of Mitcham and takes in a range of education, health, research and employment facilities of regional significance. While these activities will be the focus for development in the zone, other activities will be encouraged to provide a supporting role such as clusters of medium to high density housing and other forms of accommodation, mixed use developments, quality public open spaces and public transport infrastructure.

A limited range of complementary activities such as shops, consulting rooms and entertainment venues will also be encouraged to meet the day to day needs of workers, students, residents and visitors.

Key entry points to the Tonsley precinct will incorporate a 'gateway' design that creates an entrance statement and experience that highlights the unique environment and community of Tonsley.

Development will be of high quality urban design and will contribute to the provision of a coherent public realm by framing streets. Buildings at the interface of the zone will create an appropriate transition of development in terms of design, scale, massing and intensity of land use.

Overlooking, overshadowing and noise impacts will be moderated through good design and noise attenuation techniques, transition of building heights, design and siting of windows and balconies, and use of landscaping. Buildings will also be designed to maximise solar access.

Building entrances will be oriented to the street, large parking areas will be minimised and on-site parking areas will be located behind buildings. Landscaping will unify the public realm and encourage outdoor activities and support ecological biodiversity.

Sharing of facilities, including communal open space, parking areas and access ways, is encouraged.

A high quality public realm will be incorporated with a pedestrian and cycle network that delivers a cohesive, amenable and safe pedestrian environment through landscaping, surface treatments, street furniture, wayfinding and public art and building design. Colonnades, courtyards, awnings and street furniture will be encouraged, together with wide footpaths and street trees to shade the footpath and soften the built form. Consistency in the use of these elements will visually connect different areas within the zone. A hierarchy of open spaces will be provided across the precinct, designed in a manner to enable a variety of experiences and functions, including play and activation, and incorporate stormwater management functions where appropriate. Safe, efficient and pleasant movement and access ways will be provided for public transport, private vehicles, pedestrians and cyclists throughout the Tonsley precinct and particularly to key destinations, as well as to adjacent areas including the adjacent rail station and Flinders University.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the zone. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

The integration of vegetation and water into the design of developments is encouraged to reduce the urban heat island effect, including landscaping (particularly if actively or passively irrigated), living architecture (green roofs and walls), and water bodies or features.

Some parts of the zone are known to be affected by site contamination, including within the former Mitsubishi Motors Australia facility. Further investigations to determine the nature and extent of site contamination and remediation will be considered, as required, to ensure that land is suitable for the intended use. Development will occur on a precautionary basis where a site contamination audit verifies that a site or sites are suitable and safe for the intended use, particularly where it involves sensitive uses like residential development. Environmental assessment of areas intended for less sensitive uses, such as commercial uses, is also essential to ensure the land is suitable for the intended use.

Development within any Environment Protection Authority Evaluation Distances (via EPA document: *'Evaluation Distances For Effective Air Quality And Noise Management'*) will not proceed until adverse impacts of adjacent industrial activities that affect the proposed development have been satisfactorily addressed. Development will also be designed and orientated to mitigate environmental impacts where possible.

The zone will include Regional Activity Core Area (Tonsley), Core Area (Laffer's Triangle), a Transition Area, and Commercial Area (Tonsley) as identified on [Concept Plan Map Mar/7 - Laffer's Triangle](#) and [Concept Plan Map Mar/8 - Tonsley](#).

Core Area (Laffer's Triangle)

The form, scale and mix of development will be at its greatest intensity in the Core Area. Land uses will primarily be education, health, office and research facilities, but will include, formal outdoor recreation areas, medium to high density residential, consulting rooms and a mix of secondary land uses including shops, tourist accommodation, and entertainment facilities. Secondary uses will cater for the day to day needs of local residents, workers and students. Features and activities that attract people and add vitality to the area, such as display windows, retail shopfronts and outdoor dining areas are desirable at street level.

Land adjacent to the Warriparinga Wetlands will predominantly cater for medium to high density residential uses, shops with outdoor dining areas, and tourist accommodation to maximise the outlook over this important regional open space, but may include other low impact uses such as offices and consulting rooms. Development will be separated from the Warriparinga Wetlands with a shared access path to enable the public to enjoy the interface with the open space.

Core Area (Tonsley)

The form, scale and mix of development will be at its greatest intensity in the Core Area. Land uses in the Core Area (Tonsley) will be focused on education, research, commerce, service industry and light industry, combined with clusters of residential uses (where compatible) in an innovative, alternative and intense urban form concentrated within MAB Circuit and reinforcing the reuse of the former Main Assembly Building (MAB) area.

A core retail area and higher density housing will be focused around the western end of Tonsley Boulevard and adjacent the rail corridor to create an active, vibrant focus for community activity. Residential development will be located and designed in a manner that does not prejudice the ongoing operations of commercial or industrial activities.

Some areas within the Core Area (Tonsley) were previously used for industrial purposes (motor vehicle manufacturing). As such, development in the Core Area is expected to occur on a precautionary basis where a site contamination audit will be required to verify that a site or sites are suitable for the intended use, particularly for sensitive uses like residential development.

Commercial Area (Tonsley)

The Commercial Area (Tonsley) will be developed as a mixed use area with a focus on commercial, light industry and service trade premises that provide, and capitalise on, frontage to Main South Road. Road access between Selgar Avenue and the broader Commercial Area will be provided to improve accessibility and connectivity,

Buildings fronting Tonsley Boulevard will be designed to frame the street to create an attractive entranceway from South Road. This will be achieved through buildings designed with minimal setbacks and that incorporate verandas and awnings. Whilst commercial, and industrial uses will be the focus for this area, residential mixed use development is also appropriate fronting Tonsley Boulevard, subject to compatibility with commercial and light industrial uses.

Transition Area

Land uses in the Transition Area will be predominantly medium to high density residential, together with open space recreation areas, but may include other low impact uses such as offices and consulting rooms. The density and intensity of development will be less than that of the adjacent Core Areas but will be greater than neighbouring residential zones.

Residential development will primarily be in the form of row dwellings and residential flat buildings. Student accommodation, serviced apartments and diverse housing forms that cater for students, professionals and families which are adaptable, are encouraged in the Transition Area.

Higher density residential development in medium to high rise buildings will be located along the rail corridor and adjacent the 'Core' Area with lower density and low to medium rise forms transitioning towards existing lower density residential areas to the north.

The general design and layout of buildings and activities, in combination with open space areas, are expected to foster a sense of identity and create vehicle, pedestrian and cycle connections to and between major activity hubs, transport facilities, and local destinations (eg shops, schools, local parks) within and beyond the zone's boundaries. The Tonsley rail line extension, public transport facilities and upgrades to road infrastructure and pedestrian/cycle paths across the Main South Road and Sturt Road corridors, will be used to guide development and encourage a pedestrian oriented environment.

Residential development in proximity to the Commercial Area (Tonsley) will be cognisant of and compatible with nearby commercial activities and built in a manner that enables nearby commercial activities to continue operations without prejudice. An open space area consisting of landscaping and / or fencing as a visual and acoustic barrier will be provided to the eastern boundary of the Transition Area, where adjacent the Commercial Area, to provide a buffer between sensitive and commercial land uses to mitigate potential impacts.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged as primary land uses in the zone:
 - affordable housing, excluding the Commercial Area
 - aged persons accommodation, excluding the Commercial Area
 - conference facility, excluding the Transition Area
 - community centre
 - consulting room
 - educational establishment
 - entertainment venue
 - mixed use building, excluding the Commercial Area
 - multiple dwelling, excluding the Commercial Area
 - office
 - parking facility, excluding the Transition Area
 - place of worship
 - recreation area
 - residential flat building, excluding the Commercial Area
 - service industry – excluding the Transition Area
 - shop or group of shops (excluding a bulky goods outlet), excluding the Transition Area and Commercial Area
 - student accommodation, excluding the Commercial Area
 - supported accommodation, excluding the Commercial Area
 - special events
 - tourist accommodation, excluding the Commercial Area.
- 2 The following additional types of development, or combination thereof, are envisaged as primary land uses in the certain areas with the Zone:
 - (a) **Core Area (Laffer's Triangle)** – hospital, indoor recreation centre, parking facility and semi-detached dwelling (where adjacent the Open Space Zone)
 - (b) **Core Area (Tonsley)** – light industry, parking facility and service trade premises
 - (c) **Transition Area** – group dwelling and row dwelling
 - (d) **Commercial Area** – indoor recreation centre, light industry, service industry, service trade premises, warehouse.
- 3 Secondary land uses are supported where they are of a local or neighbourhood scale with a design, intensity and sensitivity that is compatible with and which does not inhibit the development or operations of envisaged primary land uses, and may include:
 - (a) **Transition Area** – shop or group of shops (excluding a bulky goods outlet), and tourist accommodation
 - (b) **Commercial Area** – affordable housing, aged persons accommodation, entertainment venue, mixed use building, multiple dwelling, residential flat building, shop or group of shops, student accommodation, supported accommodation and tourist accommodation.
- 4 Development listed as non-complying is generally inappropriate.
- 5 Development should be undertaken in accordance with the Core, Commercial (Tonsley) and Transition Areas as identified on [Concept Plan Map Mar/7 - Laffer's Triangle](#) and [Concept Plan Map Mar/8 - Tonsley](#).

- 6 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.
- 7 Transition Areas should be developed to provide a transition between an intense core of development and neighbouring lower intensity development in both land use intensity and built form bulk and scale.
- 8 Sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within or adjacent to the zone is not impeded.
- 9 Sensitive development, including residential development at the interface with non-residential development should seek to mitigate impacts of noise and air emissions, including odour, from adjoining non-residential development through built form, design and orientation.
- 10 Non-residential development at the interface with sensitive development, including residential development, should seek to minimise impacts of visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street car parking.

Form and Character

- 11 Development should be consistent with the desired character for the zone.
- 12 Development should transition from medium and high-rise along Tonsley Boulevard and within the area bound by MAB Circuit, to medium to low-rise where the development site abuts the zone boundary.
- 13 Residential development should achieve a residential density in accordance with the following:

Designated area	Minimum net residential density
Core Area	80 dwellings per hectare
Transition Area	50 dwellings per hectare

- 14 New development should not have direct vehicular access to Main South Road.

Building Envelopes

Building Height

- 15 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment; rooftop garden or entertainment and associated structures) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height
Core Area (Laffer's Triangle)		
Land adjacent zone boundary:	2 storeys	4 storeys and up to 16.5 metres
Any area not designated by the above:	3 storeys	10 storeys and up to 40.5 metres
Core Area (Tonsley)		
Land bound by MAB Circuit:	3 storeys	15 storeys and up to 60.5 metres
Land adjacent Residential Zone boundaries:	2 storeys	4 storeys and up to 16.5 metres
Any area not designated by the above:	3 storeys	10 storeys and up to 40.5 metres

Designated area	Minimum building height	Maximum building height
Transition Area		
Land adjacent zone boundary:	2 storeys	4 storeys and up to 16.5 metres
Any area not designated by the above:	2 storeys	6 storeys and up to 24.5 metres
Commercial Area (Tonsley)		
Land adjacent Tonsley Boulevard:	3 storeys	10 storeys and up to 40.5 metres
Land adjacent zone boundary (except where fronting Main South Road or the Industry Zone):	2 storeys	4 storeys and up to 16.5 metres
Any area not designated by the above:	3 storeys	6 storeys and up to 24.5 metre

- 16 Development should generally not exceed the heights specified for the zone, unless it meets all of the following criteria:
- (a) the site area is greater than 1500 square metres and has side or rear vehicle access
 - (b) the design provides an orderly transition up to an existing taller building or prescribed maximum building height in an adjoining area
 - (c) the building demonstrates design excellence (6 star greenstar), is mixed use and incorporates key sustainability initiatives including green roofs and green walls.

Building Setbacks

- 17 Except where the Metropolitan Adelaide Road Widening Plan applies, buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Setback parameter	Value
Primary road frontage	No minimum except where it also abuts the Southern Expressway or Main South Road: 10 metres. Maximum setback: 2 metres, except where it abuts the Southern Expressway or Main South Road.
Secondary road frontage	No minimum, except where it also abuts the Southern Expressway or Main South Road: 10 metres.
Side or rear boundary	No minimum, except where: <ul style="list-style-type: none"> (a) it is also the zone boundary: 4 metres (b) it is also abutting the Southern Expressway or Main South Road: 10 metres.

Private Open Space

18 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 meters)	Minimum dimension (metres)	Minimum area provided at rear or side of dwelling, directly accessible from a habitable room (square metres)
150 to 250	15, of which 5 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2	10
≤150	10, of which 5 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2	8

19 Student accommodation should provide private open space in accordance with the following table:

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 form a habitable room (square metres)
2 square metres per bedroom per dwelling	1	1

20 Private open space for student accommodation may be substituted by communal open space at ground level where it meets all of the following criteria:

- (a) a variety of use opportunities, including both individual and shared areas
- (b) access to direct light and natural ventilation
- (c) at least 50 per cent of the communal open space is visually screened from public areas of the development
- (d) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance
- (e) it contains landscaping and facilities that are functional, attractive and encourage recreational use
- (f) provided cumulatively at the rate of 2 square metres per bedroom per dwelling.

Design and Appearance

- 21 Buildings should be orientated towards public open space and defined pedestrian and cycle routes as illustrated on [Concept Plan Map Mar/7 - Laffer's Triangle](#) and [Concept Plan Map Mar/8 - Tonsley](#).
- 22 In Core and Commercial Areas, the ground and first floor of buildings of 4 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.

- 23 Where vehicle parking is to be provided at ground level or above, it should be designed to:
- (a) minimise the extent of parking that is visible from public areas to that which is required for emergency service vehicles, temporary event parking and set down (drop off) functions
 - (b) not detract from the provision of active street frontages
 - (c) complement the surrounding built form in terms of height, massing and scale
 - (d) incorporate façade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings and screen vehicle parking from view from public areas and other buildings
 - (e) be comprehensively integrated with high quality landscaping that includes large trees.
- 24 Multi-level car parks should locate vehicle access points away from the primary street frontage wherever possible and should not be located:
- (a) on frontages to Main South Road
 - (b) where they materially conflict with existing or projected pedestrian movement and / or activity
 - (c) where they would cause undue disruption to traffic flow.
- 25 Boundary walls and 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.

Off Street Parking

- 26 Vehicle parking should be provided in accordance with the rates set out in [Table Mar/2 – Off Street Vehicle Parking Requirements](#) or [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).
- 27 Bicycle parking should be provided in accordance with the rates set out in [Table Mar/5 - Off-street Bicycle Parking Requirements for Designated Areas](#).

Land Division

- 28 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 are designated as complying subject to the conditions contained in [Table Mar/2A - Off-street Vehicle Parking Requirements](#):

- (a) change in the use of land from residential to office less than 250 square metres on the ground or first floor of a building
- (b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

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 floor area is less than 500 square metres.
Fuel depot	
General industry	
Public service depot	Alterations or additions to an existing public service depot.
Road transport terminal	
Store	Where associated with a service industry or light industry within the Core Area (Tonsley) or Commercial Area (Tonsley) of the Regional Activity Zone as identified on Concept Plan Map Mar/8 - Tonsley .
Special Industry	
Transport depot	Where it is a public transport interchange
Warehouse	Where either of the following apply: <ul style="list-style-type: none"> (a) it is within the Commercial Area (Tonsley) of the the Regional Activity Zone (b) where associated with a light industry, service industry or service trade premises within the Core Area of the Regional Activity Zone.
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 within the Core Area or Transition Area of the Regional Activity Zone	
All forms of development that are ancillary and in association with residential development	
Community centre	
Conference facility	
Consulting room	
Dwelling within the Core Area or Transition Area of the Regional Activity Zone	
Dependent accommodation within the within the Core Area or Transition Area of the Regional Activity Zone	
Educational establishment	

Category 1	Category 2
Entertainment venue within the Core Area (Tonsley) and Commercial Area (Tonsley)	
Hospital within the Core Area (Laffer's Triangle) of the Regional Activity Zone	
Light industry within the Regional Activity Commercial Area or Core Area (Tonsley) as identified on Concept Plan Map Mar/8 - Tonsley .	
Mixed use building within the Core Area or Transition Area of the Regional Activity Zone	
Office	
Place of worship	
Public infrastructure	
Residential flat building within the Core Area or Transition Area of the Regional Activity Zone	
Service trade premises within the Core Area (Tonsley) of the Regional Activity Zone or Commercial Area as identified on Concept Plan Map Mar/8 - Tonsley .	
Shop or group of shops (except bulky goods outlet)	
Student accommodation within the Core Area or Transition Area of the Regional Activity Zone	
Supported accommodation within the Core Area or Transition Area of the Regional Activity Zone	
Special events	
Tourist accommodation within the Core Area or Transition Area of the Regional Activity Zone	
Warehouse within the Commercial Area of the Regional Activity Zone	

Regional Centre Zone

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

OBJECTIVES

- 1 A centre representing the primary focus for business and commercial services for the region, outside the central business district of Adelaide, providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.
- 2 A centre providing a focus for public transport interchanges and networks.
- 3 Development of a visually and functionally cohesive and integrated regional centre.
- 4 A centre accommodating high density residential development in conjunction with non-residential development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Economic Development and Land Use

The State Government's Planning Strategy for Metropolitan Adelaide envisages the Marion Regional Centre as the major regional centre serving the inner southern suburbs of metropolitan Adelaide.

To meet this objective, the existing regional centre must expand and diversify the activities within it to provide a central focus for a range of facilities that can be conveniently accessed by the surrounding population. It is necessary therefore to encourage and provide for a range of additional activities including health, community, recreation and entertainment, offices and a wider range of retail activities, and to extend usage of the regional centre beyond normal working hours. Some of these will be new facilities to the area, others will be relocated from elsewhere within the region. The future diversity and mixture of activities will transform the regional centre to become the community focus and heart of Marion and the inner southern metropolitan region.

To accommodate new facilities, the existing regional centre must be allowed to intensify within the already developed areas and expand to incorporate new areas. The designated area for expansion of the regional centre is to the north of the existing major shopping centre encompassing all of the land within the triangle bounded by Morphett, Diagonal and Sturt Roads.

Within this area it is envisaged major expansion of the existing shopping complex will occur, complemented by a mix of bulky good outlets, smaller and lower order retail establishments, offices, community and leisure facilities. To ensure opportunities are available for a range of commercial and non-commercial developments, expansion of core retail facilities, is to be allowed within and generally limited to **Precinct 10 Retail Core Marion**.

The remainder of the triangle is to be primarily developed for a mix of secondary and non-core retail uses and a range of community, entertainment and recreation uses that will complement, but not unnecessarily duplicate the core retail facilities to the south. Higher order retail establishments such as large supermarkets, discount department stores and department stores are therefore not favoured outside of **Precinct 10 Retail Core Marion**. Further opportunity for community and other related development is provided in **Precinct 9 Northern Fringe Marion**.

Built Form and Appearance

Further development within the triangle north of Sturt Road is expected through the redevelopment and/or expansion of the existing shopping centre complex (Westfield), or as separate developments not directly linked to the main shopping centre. It is desirable that new buildings and spaces within the regional centre develop a human scale and outwardly orientated character in areas of high pedestrian activity and focus (such as at entrances to buildings and malls, and along highly visible facades (such as those directly facing roads or pedestrian thoroughfares). This can be achieved through the sensitive design (attractive frontages with articulated facades) and location of facilities at pedestrian focal points in any expansion and redevelopment of the main shopping complex, and elsewhere through the development of smaller and more intimate scale buildings (although some large buildings will be appropriate at key locations), and smaller, less expansive car parking areas at ground level.

Buildings will generally be sited and designed to front and address the streets or vehicle/pedestrian network to be established in the zone to create a more traditional urban streetscape rather than the more suburban shopping centre character of large isolated buildings setback from main roads and surrounded by car parking. In particular, the built form of corner buildings and associated development at the intersections of Sturt, Diagonal and Morphett Roads, and adjacent the major access points from these roads to the centre, will create an attractive entry statement that provides an appropriate introduction and gateway to the regional centre.

It envisaged that buildings will be sufficiently setback from road boundaries to accommodate substantial landscape buffers which will soften the appearance of the buildings, particularly form residential development directly opposite the centre on Sturt, Diagonal and Morphett Roads.

A future variety of public and private, open and enclosed spaces provided throughout the centre will provide increased amenity and enhance the form and appearance of the centre. Pedestrian and/or shared pedestrian, bicycle and vehicular paths should be landscaped and become dominant elements in the built-form of the regional centre and provide the primary functional and visual linkage between developments and pedestrian spaces.

At least one major public open space should be developed as a feature within the regional centre to be available for use by the public at all times.

Development south of Sturt Road in **Precinct 8 Community Services Marion** should continue to develop a distinctive civic and community built-form that incorporates formal car parking areas, public open space and pedestrian linkages, all within a pleasantly landscaped setting.

Development along the boundaries of the zone which are opposite or adjoining residential areas should provide a transition in bulk, scale and appearance from that within the centre of the zone, in recognition of the scale, character and amenity of the residential development.

Amenity

The regional centre should develop as a user friendly, people orientated centre with a high emphasis on providing a comprehensive and convenient pedestrian circulation and access network providing linkages between individual development. Visitor facilities and amenities should be provided, particularly along the pedestrian network in the form of paved footpaths with separation from vehicular areas, covered walkways to provide shade and shelter, outdoor eating and meeting spaces, seating, public toilets, litter bins and where appropriate child minding facilities. These facilities should be provided through a combination of private and public works designed to compliment each other and to meet the objectives for the zone.

Landscaping of development will also be important in providing a comfortable, pleasant and attractive centre and existing vegetation should be retained and protected wherever possible and incorporated into new landscaped spaces.

All service areas and car parking should be screened from the surrounding roads by appropriate landscaping.

The centre should incorporate features of artwork as an integral element of buildings and public spaces.

Environment

The regional centre should develop as a user friendly and environmentally friendly people orientated centre. New building and spaces within the centre, and landscaping, should incorporate features compatible with biodiversity, water management criteria, and optimisation of energy use.

Access and Movement

The regional centre should develop an integrated, safe and convenient movement system for vehicles, pedestrians and cyclists with as little reliance as possible on the use of the surrounding arterial roads for intra-centre movement of vehicles.

This should be achieved through the co-ordination and integration of access and parking areas for individual developments to contribute to and gradually build up an integrated circulation system.

Main vehicle access points from the surrounding arterial roads should be limited, and main entrance points may become signalised in the future.

The existing bus interchange, located immediately adjacent to the shopping centre, provides an essential facility and service by enabling public transport users convenient access to the shopping centre without having to cross major traffic flows or walk through large car parking areas. In the future, as substantial development occurs in **Precinct 9 Northern Fringe Marion** and **Precinct 11 Retail Support Marion**, the interchange should move further north towards the centre of the zone to one of the two locations shown on [Concept Plan Map Mar/5 - Marion Regional Centre](#) as the main public transport destination. Either potential location would be immediately adjacent and directly accessible to the existing shopping centre and thereby provide the greatest convenience in the longer term to the largest number of centre users, and to others who are likely to access public transport such as users of the cinemas, entertainment facilities, library and educational facilities.

Development should provide, and the design of buildings and open spaces should promote, pedestrian linkages that form an integrated network for safe and convenient movement within and between the policy areas in the zone, and in particular to form links between the civic centre, the main shopping complex, the major public open space and towards the Oaklands Railway Station.

The council will promote and encourage access and facilities for cyclists to and within the regional centre in accordance with the City of Marion Local Area Bike Plan.

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
- community health centre
- consulting room
- department store
- dwelling in conjunction with non-residential development
- educational establishment
- emergency services facility
- entertainment facility
- hospital
- hotel
- indoor games centre
- library
- motel
- motor repair station

- office
 - place of worship
 - playing field
 - pre-school
 - residential flat building in conjunction with non-residential development
 - restaurant
 - shop
 - supermarket
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 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 not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.
- 6 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 region.
- 7 Dwellings should only be located at upper levels of buildings and in conjunction with an envisaged non-residential use located at ground level.
- 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.
- 10 Development outside of **Precinct 10 Retail Core Marion** should comprise new regional centre facilities that complement but do not duplicate that precinct's function as the focus for major retailing activities.
- 11 Development should be carried out in accordance with [Concept Plan Map Mar/5 - Marion Regional Centre](#).
- 12 The major public open space shown conceptually on [Concept Plan Map Mar/5 - Marion Regional Centre](#) should be developed to a high standard of design and amenity to create a major focus within the regional centre and designed to accommodate:
 - (a) a mixture of outdoor leisure, community and entertainment activities
 - (b) formal and informal spaces
 - (c) paved areas in the nature of a square or piazza
 - (d) variety of landscape/planting treatments with a cohesive thematic tree planting and edge treatment
 - (e) pedestrian shelters and structures such as gazebos, rotundas, pavilions, pergolas and colonnades
 - (f) clearly defined safe and attractive pedestrian paths providing access to its facilities and adjacent development and connections between adjacent and surrounding development.

- 13 Within **Precinct 10 Retail Core Marion**, the height and setback of buildings should satisfy the following parameters:

Road	Height of building (metres)	Minimum setback from road boundary (metres)
Diagonal Road	up to 11	20
Diagonal Road	over 11	30
Morphett Road	up to 8	8
Morphett Road	between 8 and 11	20
Sturt Road	up to 11	Nil provided the building addresses Sturt Road and are designed to present an attractive frontage
Sturt Road	over 11	8

- 14 Outside of **Precinct 10 Retail Core Marion**, the height and setback of buildings should achieve a transition from the largest and tallest buildings located well within the zone boundaries and satisfy the following parameters:

Road	Maximum building height (metres)	Setback from road boundary (metres)
Diagonal, Morphett and Sturt Roads	N/a	No building should be located within 8 metres of the road boundary
Diagonal, Morphett and Sturt Roads	8	8 to 20
Diagonal, Morphett and Sturt Roads	11	20 to 30
Diagonal, Morphett and Sturt Roads	23	more than 30

Vehicle Parking

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

Land Division

- 16 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.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 8 Community Services Marion

- 17 The following forms of development are envisaged in the precinct:

- civic centre
- community administration facilities
- public health facilities
- welfare services.

- 18 Consulting rooms and offices should only be developed ancillary to and in association with the provision of civic and community services.
- 19 Development should not have vehicular access from Lindsay Street.
- 20 Development should be sympathetic to and not detrimentally impact upon adjacent and nearby residential properties with respect to:
 - (a) over shadowing
 - (b) loss of privacy
 - (c) undue noise.

Precinct 9 Northern Fringe Marion

- 21 The following forms of development are envisaged in the precinct:
 - cafes
 - community and human services facilities
 - concession stalls and open air markets developed along main pedestrian and/or vehicle linkages
 - consulting rooms
 - library
 - licensed premises
 - offices
 - public halls
 - recreation and entertainment activities
 - restaurants
 - small-scale specialty shops.

Precinct 10 Retail Core Marion

- 22 The precinct should contain an extensive range and diversity of regional centre facilities related to its function as the core retail area for the region.
- 23 Major expansion of the existing shopping centre complex should occur primarily in a northerly direction to facilitate integration of the existing complex in respect to function, access, car parking, built-form and landscaping with other development (existing or proposed) in **Precinct 9 Northern Fringe Marion** and **Precinct 11 Retail Support Marion** to the north.

Precinct 11 Retail Support Marion

- 24 The following forms of development are envisaged in the precinct:
 - bulky goods outlet
 - concession stalls and open air markets developed along main pedestrian and/or vehicle linkages
 - offices
 - recreation and entertainment activities
 - restaurants
 - small-scale specialty shops
 - taverns.
- 25 Concession stalls and open air markets should only occur on weekends and public holidays.

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 change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is not located inside any of the following area(s):
 - **Precinct 8 Community Services Marion**
- (c) the building is not a State heritage place
- (d) 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
- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) 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)
 - (B) 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
 - (ii) 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
- (f) 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 (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mar/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Mar/2A - 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:

- (i) the building is a local heritage place
- (ii) 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
- (iii) 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
Caravan park	
Dwelling	Except where in conjunction with a non-residential development.
Horticulture	
Fuel depot	
Industry	Except where it is in the form of a service industry.
Major public service depot	
Road transport terminal	
Service trade premises	
Stock sales yard	
Stock slaughter works	
Store	
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 An attractive 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 and community transport routes and public open spaces.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - outbuilding in association with a dwelling
 - domestic structure
 - dwelling including a residential flat building
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - consulting rooms
 - health and welfare services
 - offices
 - open space
 - primary and secondary schools
 - recreation areas
 - shops
 - 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, **offices** and consulting rooms should be of a nature and scale that:
 - (a) **primarily** serves the needs of 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 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage where no established streetscape exists	8 metres from arterial roads shown on <i>Overlay Map – Transport and any road within Hills Policy Area 11</i> . 5 metres in all other circumstances.
Minimum setback from primary road frontage where an established streetscape exists	5 metres within Medium Density Policy Area 12 and Regeneration Policy Area 16 except where located on an arterial road. 8 metres from arterial roads shown on <i>Overlay Map – Transport and any road within Hills Policy Area 11</i> .
Minimum setback from secondary road frontage	2 metres within Marion Plains Policy Area 8 , Lonsdale Policy Area 9 , Medium Density Policy Area 12 , Northern Policy Area 13 , Regeneration Policy Area 16 , Foothills and Seaside Policy Area 23 and Worthing Mine Policy Area 20 and Southern Policy Area 18 . 3 metres in all other circumstances.
Minimum setback from side boundaries	Where the wall height is not greater than 3 metres: (a) 2 metres within Hills Policy Area 11 (b) 0.9 metres in all other circumstances. Where the wall height is between 3 metres and 6 metres: (a) 3 metres if adjacent southern boundary (b) 2 metres in all other circumstances. Where the wall height is greater than 6 metres: (a) if not adjacent the southern boundary, 2 metres plus an additional setback equal to the increase in wall height above 6 metres (b) if adjacent the southern boundary, 3 metres plus an additional setback equal to the increase in wall height above 6 metres.
Maximum length and height when wall is located on side boundary	Not applicable in Hills Policy Area 11 , that part of Residential Character Policy Area 17 within the suburb of Marion, and Watercourse Policy Area 19 , as walls on boundaries are generally not appropriate in these policy areas. In all other policy areas of the Residential Zone – (a) where the wall does not adjoin communal open space or a public reserve – 8 metres in length and 3 metres in height (b) where wall adjoins communal open space or a public reserve – 50 per cent of the length of the boundary and 4 metres in height.

Parameter	Value
Minimum setback from rear boundary	<p>(a) 6 metres for single storey parts of the dwelling (where no wall height exceeds 3 metres)</p> <p>(b) 8 metres for all other parts of the dwelling with a wall height greater than 3 metres</p> <p>subject to the following variations:</p> <p>(i) within Hills Policy Area 11 – (a) is 8 metres</p> <p>(ii) within Marion Plains Policy Area 8, Medium Density Policy Area 12, Northern Policy Area 13, Racecourse Policy Area 15, Regeneration Policy Area 16, Foothills and Seaside Policy Area 23, Southern Policy Area 18 for sites with an average site gradient less than 1-in-8 and Worthing Mine Policy Area 20 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary</p> <p>(iii) within Medium Density Policy Area 12 and Regeneration Policy Area 16 - (b) is 6 metres.</p> <p>(iv) within Lonsdale Policy Area 9 for sites with an average gradient less than 1-in-8 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary.</p>
Maximum building height (from natural ground level)	<p>Within:</p> <p>(a) Lonsdale Policy Area 9, 2 storeys or not more than 9 metres</p> <p>(b) Medium Density Policy Area 12:</p> <p>(i) 2 storeys of not more than 9 metres</p> <p>(ii) 2 storeys with an ability to provide a 3 storey addition within the roof space of not more than 10 metres</p> <p>(c) Regeneration Policy Area 16, 3 storeys of not more than 12 metres</p> <p>(d) Residential Character Policy Area 17:</p> <p>(i) within the suburb of Marion, 2 storeys of not more than 9 metres</p> <p>(ii) in all other areas, one storey with an ability to provide a 2 storey addition within the roof space subject to Principles of Development Control within the policy area of not more than 7 metres</p> <p>(e) all other policy areas, 2 storeys of not more than 9 metres.</p>

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

Site area of dwelling	Minimum area of private open space	Provisions
Less than 175 square metres	20 per cent of the site area or 35 square metres, whichever is the greater	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and they have a minimum dimension of 2 metres.</p> <p>One part of the space should be directly accessible from a living room, have an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p> <p>The remainder of the space should have a minimum dimension of 2.5 metres.</p>

Site area of dwelling	Minimum area of private open space	Provisions
175 square metres or greater	20 per cent of site area	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and they have a minimum dimension of 2 metres.</p> <p>One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</p> <p>The remainder of the space should have a minimum dimension of 2.5 metres.</p>

- 8 Dwellings used for supported accommodation should have average site areas and site gradients not less than that shown in the following table:

Location	Average site area	Maximum site gradient
Lonsdale Policy Area 9, Foothills and Seaside Policy Area 23 and Worthing Mine Policy Area 20	250 square metres	1-in-20
Marion Plains Policy Area 8, Medium Density Policy Area 12, Northern Policy Area 13, Oaklands Park Policy Area 14, Regeneration Policy Area 16 and Southern Policy Area 18	200 square metres	n/a
All other areas	As set by the relevant policy area for dwellings generally	

Site Coverage

- 9 Site coverage should not exceed the amount specified by the relevant policy area unless it is demonstrated that doing so:
- would not be contrary to the relevant setback and private open space provisions
 - would not adversely affect the amenity of adjoining properties
 - would not conflict with other relevant criteria of this Development Plan.

Affordable Housing

- 10 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 11 Affordable housing should be distributed throughout the zone and/or policy areas to avoid over-concentration of similar types of housing in a particular area.

Marion Plains Policy Area 8

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

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development near industrial or commercial areas located and designed to minimise potential adverse impacts from non-residential activities.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development densities that support the viability of community services and infrastructure.
- 5 Development that reflects good residential design principles.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses established residential areas in the central and northern parts of the City of Marion (north of Seacombe Road).

The character of streetscapes varies throughout the policy area depending on the era of the original housing, but the prevailing character is derived from single-storey detached dwellings, with a range of other dwelling types scattered throughout.

The desired character is an attractive residential environment containing low density dwellings, but at a higher density compared to that typical of the original dwelling stock in the area.

The overall character of the built form will gradually improve, while the range of dwelling types will increase to meet a variety of accommodation needs.

Development should seek to promote cohesive streetscapes by incorporating designs that are sympathetic to the existing streetscape character, including complementary design features such as pitched roofs, eaves, front verandahs/porches and building materials.

Buildings of up to two storeys are appropriate, provided that the additional height and bulk does not adversely impact upon the amenity of adjacent land and the locality.

Buildings that present plain box-like built forms and limited detailing are generally inappropriate.

Where a new building is built adjacent original dwelling stock, a lesser setback from the primary road frontage is anticipated, provided that the new building is designed to complement the existing streetscape character with regard to building design, articulation, roof form, materials and landscaping.

Development will be interspersed with landscaping, particularly between the main road frontage and the building line, to enhance the appearance of buildings from the street, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

Amalgamation of properties is desirable where it will facilitate appropriately designed low-to-medium density development.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - dwelling
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Residential development in a battle-axe configuration should not be developed unless all of the following can be satisfied:
 - (a) a “handle” of at least 4.6 metres width is provided that gives access to the rear of the site, comprising a driveway of 3.0 metres minimum width and landscaping strips of 0.8 metres minimum width along both sides of the driveway
 - (b) all dwellings are sited to ensure that they are at least partially visible from the street frontage
 - (c) fencing along the battle-axe driveway between the primary road frontage and the main face of the dwelling closest to the street is avoided or minimised in height and constructed of a suitable material to maintain an open landscaped character
 - (d) dwellings are set back an appropriate distance from the battle-axe driveway.
- 4 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	350	10	12	20
Semi-detached	350	10	12	20
Group	350	20	20	45
Residential flat building	350	20	20	45
Row	300	9	12	20

- 5 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.
- 6 Residential development located on land within 60 metres of **South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4 and Industry/Commerce Edwardstown Policy Area 5** should incorporate appropriate noise attenuation and air quality measures. Noise sensitive rooms and private open spaces should be located away from potential noise sources.

Marion Council
Zone Section
Residential Zone
Marion Plains Policy Area 8

- 7 Residential development on land abutting **South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4 and Industry/Commerce Edwardstown Policy Area 5** should provide for a continuous solid wall or fence of at least 2 metres in height along the abutting boundary.
- 8 Bedroom windows that face the boundary of **South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4 and Industry/Commerce Edwardstown Policy Area 5** should be setback at least 3 metres from this boundary.
- 9 Interface issues such as noise and air emissions between residential and non-residential land uses should be addressed by the use of appropriate air quality and sound attenuation techniques.

Lonsdale Policy Area 9

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

OBJECTIVES

- 1 A policy area primarily comprising low scale, low density housing.
- 2 Development which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses land at Lonsdale that formerly provided a landscape buffer between the operations of the (now closed) Port Stanvac Oil Refinery in the Onkaparinga Council area to existing residential areas in Hallett Cove.

This Policy Area will develop as an attractive residential community that includes a mix of housing types and densities, contiguous with the established residential area to the north at Hallett Cove. Development will comprise a mix of predominantly low density, single and two storey formats exhibiting a variety of architectural styles with large, open front gardens and access to public open spaces and the coast. Higher density dwellings are encouraged adjacent areas of public open space, considering the gradient of the land.

Development will be designed to integrate with the topography of the area and protect natural features, including the coast, with limited cut and fill and associated retaining walls. Footing design will consider any impacts from the batter slope which extends down to the existing coastal pathway in the coastal reserve to the west of the policy area.

The built form, siting, architectural and landscape design of individual sites will make a positive contribution to the streetscape and character of the locality. Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation. Buildings on sloping land will be considerate of the protection of privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

Public open space will be designed and developed to support the needs of future residents, highlight natural features and link to the adjacent coastal reserve.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the policy area where practical. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways linking to the adjacent coastal reserve.

Potential noise and other impacts from activities within the wider Lonsdale area will be mitigated through development of a suitable acoustic barrier along the Sigma Road boundary of the policy area, to a minimum height of 4 metres above natural ground level. The barrier will be constructed of solid material comprising earth mounding, masonry or sheet steel fencing, or a combination of these materials. Landscaping and plantings will be provided to improve amenity of this feature and contribute to noise mitigation. Upper storey windows of residences, except those facing north, will also incorporate measures to attenuate potential noise from adjacent industrial and employment activities. Upper storey windows within 75 metres of the southern boundary of the policy area, where adjoining an Industry Zone, except those facing north, will also incorporate measures to attenuate potential noise from adjacent industrial and employment activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling including a residential flat building
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible 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 the building and any site works.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
 - (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 Residential development in a battle-axe configuration should not be developed unless all of the following can be satisfied:

- (a) a “handle” of at least 4.6 metres width is provided that gives access to the rear of the site, comprising a driveway of 3.0 metres minimum width and landscaping strips of 0.8 metres minimum width along both sides of the driveway
 - (b) all dwellings are sited to ensure that they are at least partially visible from the street frontage
 - (c) fencing along the battle-axe driveway between the primary road frontage and the main face of the dwelling closest to the street is avoided or minimised in height and constructed of a suitable material to maintain an open landscaped character
 - (d) dwellings are set back an appropriate distance from the battle-axe driveway.
- 10 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Average Site Gradient	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached Semi-detached	Less than 1-in-8	300	9	12	20
	More than 1-in-8	400	12	12	20
Row	Less than 1-in-8	200	7	12	20
	More than 1-in-8	350	10	12	20
Group Residential flat building	Less than 1-in-8	300	15	20	45
	More than 1-in-8	400	20	20	45

- 11 Dwellings should be designed to have a maximum site coverage of 60 per cent of the allotment area.

Cement Hill Policy Area 10

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

OBJECTIVES

- 1 A policy area primarily comprising detached dwellings at low densities on individual allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 2 Dwellings should be designed within the following parameters:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	420	15	20

- 3 Dwellings should be designed to have maximum site coverage of 40 per cent of the allotment area.

Hills Policy Area 11

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

OBJECTIVES

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

DESIRED CHARACTER

The policy area encompasses parts of the escarpment which forms an east-west band through the centre of the council area, including elevated land visible from the Adelaide Plains in the suburbs of Seacliff Park, Seaview Downs, Seacombe Heights and Darlington. The policy area also contains undulating to steep land along the coast from Marino to Hallett Cove. Many dwelling sites have good views of the Adelaide Plains or the coast.

The desired character is a high quality residential environment containing site appropriate houses set in attractively landscaped, relatively large gardens. This desired character is derived from the existing prevailing character where it is based on low-density detached dwellings of a variety of architectural styles on relatively large, sloping allotments. The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important features are the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including Hills Face and coastal land. This landscape character warrants protection from inappropriate development and earthworks.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Buildings and associated earthworks will be designed to minimise alteration of the natural or existing landform. Appropriate designs will continue to include split-level buildings to reduce visual bulk and reduce the need to cut and fill sloping sites.

Buildings, particularly on a site in a highly visible and prominent location or adjoining an area of open space or other natural character, will be finished with colours and materials complementing the surrounding environment. Highly reflective and very bright materials and colours that detract from the prevailing residential or natural character are inappropriate.

It is important when designing new buildings and extensions (and associated finished levels and decks) on sloping sites to pay considerable attention to, and reduce the potential impact on, the privacy and amenity of existing development.

Buildings and subdivision of land will reflect the existing pattern and scale of nearby development, except in areas where land has been subdivided into smaller allotments than now desired in this policy area, any new land division and development will be at a lower density and intensity than existing. In addition, larger-than-minimum allotments may be preferable due to the natural topography.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Land formerly zoned for industry at the eastern end of Graham Road and Grace Road, Darlington should only be developed for dwellings or other sensitive uses if it can be demonstrated that the sites are suitable for the intended use.
- 4 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.
- 5 Wherever possible, existing vegetation should be used to screen buildings and excavation or filling from view.
- 6 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 the building and any site works.
- 7 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
 - (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 8 Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.4.

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

Dwelling Type	Site Gradient	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	less than 1-in-10	700	18	20
	between 1-in-10 and 1-in-5	900	20	20
	more than 1-in-5	1100	20	20
Group	less than 1-in-10	700	24	45
	between 1-in-10 and 1-in-5	900	26	45
	more than 1-in-5	1100	26	45

Medium Density Policy Area 12

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 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 reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses areas especially suitable for a wide range of low and medium-density housing, such as detached, semi-detached, row and group dwellings, residential flat buildings, supported accommodation and student and other special purpose housing. Medium density development is especially suited to areas in proximity to centres and public transport, and to areas where such development already occurs (as in the area redeveloped by the former South Australian Housing Trust in Mitchell Park).

The desired character is an attractive residential environment containing low to medium density dwellings of a variety of architectural styles at a higher density and generally a lesser setback from the primary road frontage compared to that typical of the original dwelling stock in the area. Development should seek to promote cohesive streetscapes whilst allowing for a variety in housing forms and styles, such as buildings of up to two storeys, subject to the impact of the additional height and bulk not adversely impacting upon the amenity of existing neighbouring development. Buildings with two storeys plus attic are appropriate where located centrally within a large site.

Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.

Amalgamation of properties is desirable where it will facilitate appropriately designed medium-density development. Through the gradual redevelopment of properties (particularly those containing lower valued improvements), a wider range of dwelling types will be provided to meet a variety of accommodation needs.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Where access to parking areas servicing dwellings is via laneways, common driveways and the like, space should be provided for attractive landscaping and tree planting in order to present an attractive appearance from adjoining roads and to protect the amenity of adjacent dwellings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - dwelling including a residential flat building
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Medium density development should be in the form of 2 storey buildings with an ability to provide a 3rd storey addition within the roof space.
- 4 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 5 In the case of more than one dwelling on one site, access to parking and garaging areas from public streets should be via a minimum number of common driveways.
- 6 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	300	10	12	20
Semi-detached	270	9	12	20
Group	250	18	18	45
Residential flat building	250	18	18	45
Row	210	7	12	20

- 7 Dwellings should be designed to have a site coverage and floor area ratio within the following parameters:

Site area	Additional Circumstance	Maximum Site Coverage	Maximum Floor Area Ratio
Greater than 325 square metres	building up to 2 storeys	40 per cent	0.6
	2 storey building with a 3 rd storey within the roof space	40 per cent	0.8
Between 250 and 325 square metres		130 square metres	0.6
Less than 250 square metres		100 square metres	0.7

Northern Policy Area 13

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

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development near industrial or commercial areas located and designed to minimise potential adverse impacts from non-residential activities.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development densities that support the viability of community services and infrastructure.
- 5 Development that reflects good residential design principles.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses established residential areas in the central and northern parts of the City of Marion (north of Seacombe Road).

The character of streetscapes varies throughout the policy area depending on the era of the original housing, but the prevailing character is derived from single-storey detached dwellings, with a range of other dwelling types scattered throughout.

The desired character is an attractive residential environment containing low to medium density dwellings of a variety of architectural styles at a higher density and generally a lesser setback from the primary road frontage compared to that typical of the original dwelling stock in the area. The overall character of the built form will gradually improve, while the range of dwelling types will increase to meet a variety of accommodation needs.

Development should seek to promote cohesive streetscapes whilst allowing for a variety in housing forms and styles, such as buildings of up to two storeys, provided that the impact of the additional height and bulk does not adversely impact upon the amenity of adjacent land and the locality.

Amalgamation of properties is desirable where it will facilitate appropriately designed medium-density development. Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - dwelling including a residential flat building
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	375	12	12	20
Semi-detached	320	9	12	20
Group	300	20	20	45
Residential flat building	300	20	20	45
Row	250	7	12	20

- 4 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.
- 5 Residential development located on land within 60 metres of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4** and **Industry/Commerce Edwardstown Policy Area 5** should incorporate appropriate noise attenuation measures noise sensitive rooms and private open spaces should be located away from potential noise sources.
- 6 Residential development on land abutting of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4** and **Industry/Commerce Edwardstown Policy Area 5** should provide for a continuous solid wall or fence of at least 2 metres in height along the abutting boundary.
- 7 Bedroom windows that face the boundary of of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4** and **Industry/Commerce Edwardstown Policy Area 5** should be setback at least 3 metres from this boundary.

Oaklands Park Policy Area 14

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

OBJECTIVES

- 1 A policy area primarily comprising a range of dwelling types including medium density housing.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- conservation works, including wetlands
- dwelling including a residential flat building
- supported accommodation.

Form and Character

- 2 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Additional Circumstances	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached		420	15	20
Semi-detached		350	9 12 – where fronting Oaklands Road	20
Group		450	20	45
Residential flat building	one storey - up to 3 dwellings	325	18	45
	one storey – 4 or more dwellings	280	18	45
	two storey – up to 3 dwellings	280	18	45
	two storey – 4 or more dwellings	240	18	45
Row		325	7.5 12 – where fronting Oaklands Road	20

- 3 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area.

Racecourse Policy Area 15

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

OBJECTIVES

- 1 A policy area primarily accommodating detached dwellings at low densities in association with a range of horse related activities.
- 2 Horse related activities developed to minimise adverse environmental impacts, especially on stormwater runoff and adjoining residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling in association with horse related activities
 - horse agistment and training
 - horse stables.
- 2 A detached dwelling developed in association with horse activities should provide usable private outdoor space and separate car parking facilities exclusively for the occupants of the dwelling.

Form and Character

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

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	560	15	20

- 4 Dwellings and associated horse related activities should be designed to have a maximum site coverage of 60 per cent of the allotment area.
- 5 Development should facilitate the safe and secure movement of horses to and from the Morphetville Racecourse.

Land Division

- 6 The amalgamation of land parcels should occur to provide larger sites for the development of horse related activities that would facilitate the integration and sharing of access and car parking and the creation of a cohesive and orderly horse related activities area.

Regeneration Policy Area 16

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

OBJECTIVES

- 1 Integrated re-development of poor quality housing stock and underutilised land.
- 2 Improved quality of living environments.
- 3 Improved quality of housing.
- 4 Increased mix in the range of dwellings, including a minimum of 15 per cent affordable housing available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 5 Improved environmental outcomes.
- 6 Increased dwelling densities and population.
- 7 More efficient use of land.
- 8 Improved community services and infrastructure.
- 9 Higher dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 10 A smooth transition in the character and scale of development between this and adjoining residential policy areas.
- 11 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This area has been identified for regeneration because many of the dwellings and other infrastructure within the area are nearing the end of their economic life. Within the context of the Council area and the surrounding region this policy area represents a key opportunity to achieve strategic goals such as improved living conditions, environmental outcomes, and community services and infrastructure, as well as provide economically viable housing choices for the changing demographics of our population and make more efficient use of land and infrastructure within the Metropolitan area.

New development will occur at densities greater than the current density of housing to increase the number of dwellings and the number of residents within the policy area and justify the improvement of infrastructure and other services.

This policy area encompasses areas of recent redevelopment and areas that are suitable for comprehensive redevelopment where the density of new development will substantially exceed that of existing low density housing. Much of the existing development in the area comprises older public housing, primarily detached or semi-detached dwellings of varying age and construction materials.

The desired character of the policy area is one of a high quality and distinctive living environment at a higher density and generally a lesser setback from the primary road frontage compared to that typical of the original dwelling stock in the area. It will be characterised by residential development at low-medium and medium densities, with a variety of architectural styles and a wide range of dwelling types to meet a variety of accommodation needs.

Development should seek to promote cohesive streetscapes whilst allowing for a variety in housing forms and styles. Buildings of up to two storeys in height are appropriate, with three storey buildings also being appropriate provided the impact of their additional height and bulk does not adversely impact on existing neighbouring development and amenity.

Amalgamation of properties is desirable where it will facilitate appropriately designed medium-density development. For larger development sites, a comprehensive scheme for the development of a range of dwelling types is desirable.

Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Where access to parking areas servicing dwellings is via laneways, common driveways and the like, space should be provided for attractive landscaping and tree planting in order to present an attractive appearance from adjoining roads and to protect the amenity of adjacent dwellings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- dwelling including a residential flat building
- student housing
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Additional Circumstance	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other road (metres)	Arterial Road (metres)	
Detached		250	9	12	20
Semi-detached		220	8	12	20
Group	One storey	250	18	18	45
	2 or more storeys	200	18	18	45
Residential flat building	One storey	250	18	18	45
	2 storey	200	18	18	45
	3 storey	150	18	18	45
Row		170	7	12	20

- 4 Dwellings should be designed to have a site coverage and floor area ratio within the following parameters:

Site Area (square metres)	Additional Circumstance	Maximum Site Coverage	Maximum Floor Area Ratio
> 325	building up to 2 storeys	40 per cent	0.6
	3 storey building	40 per cent	0.8
250 - 325		130 square metres	0.6
200 - 249		100 square metres	0.7
< 200		80 square metres	0.7

Land Division

- 5 Allotments should be amalgamated to facilitate co-ordinated and efficient development.

Residential Character Policy Area 17

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

OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Development which reflects the traditional character elements of the locality, particularly as presented to the streetscape.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development that reflects good residential design principles.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Marion

In that part of the policy area located in the suburb of Marion, the established character is primarily low density detached dwellings on large allotments. This form of development will continue through the replacement of detached dwellings with the same. In this area the maintenance and enhancement of the generous and vegetated garden character is most important.

Buildings should be well setback from all property boundaries, and existing vegetation should be protected and enhanced wherever possible. Front and side garden landscaping is particularly important and should complement and reinforce street tree planting to help enhance the leafy, garden suburb character and the visual separation between houses.

Buildings of up to two storeys in height are appropriate, provided that landscaping is available or proposed to soften the visual impact of the second storey.

Fences forward of the building line will be low and constructed of stone, masonry or timber and in a style that complements those in the locality.

Edwardstown, Glandore, Glengowrie and Plympton Park

New development in those parts of the policy area located in the suburbs of Edwardstown, Glandore, Glengowrie and Plympton Park will reinforce the attractive established character of predominantly single-storey, detached houses. New development will largely comprise the replacement of less attractive or unsound dwellings with new detached dwellings, and in more limited situations, new semi-detached dwellings. In the suburbs of Glengowrie and Glandore, new semi-detached dwellings are appropriate where they reflect examples of original maisonette dwellings.

Replacement dwellings will be appropriately designed contemporary interpretations of the pre-1950s buildings remaining in the area in the locality of the development site. Buildings will be sited so as to complement the siting of adjoining buildings and in such a way that the landscape character is retained and enhanced. Dwellings will incorporate elements typical of homes in the area, including articulated roof forms comprising combinations of gable, Dutch-gable and hips, chimneys, projecting front verandas / porches / porticos, timber-framed windows and external walls constructed of a mixture of brick, painted brick, stone, and rendered masonry. Garages and carports will be discreetly located well behind the main face of the associated dwelling or to the rear of the dwelling, with design and materials to complement the dwelling.

Where semi-detached dwellings are envisaged, such dwellings should present to the street as a single building under one roof form, and incorporate character features to complement other pre-1950s dwellings in the locality (i.e. hip/gable roof form with eaves overhang, large front verandahs, discreet garages located to the outer sides / rear of dwellings, traditional materials).

Alterations and additions to dwellings will occur without significantly altering the dwelling's appearance from the street unless it involves the removal of unsympathetic additions/alterations to the front facade or will improve the appearance of a building as viewed from a street frontage. Alterations and additions will reinforce and complement the existing scale, elevation treatments, and use of materials of the associated dwelling, particularly with respect to the design of roof form, the use of front verandas and porticos, building materials, colours, proportions of windows, the use of window shading devices and elevation detailing.

Alterations and additions in the form of adding a second storey will only occur where the addition is within the roof space of the dwelling and the external appearance of the dwelling as viewed from surrounding streets takes the form of a single storey plus attic form. Similarly, new two storey dwellings will take the form of a single storey plus attic in order to reinforce the attractive, low-scale character of the policy area.

Fences on or near the street frontage will be low and of a construction and style that complements those existing in the locality.

The density of development and siting of all buildings will not erode the landscape character of the site or locality, which is derived from mature vegetation in front and rear yards, alongside boundaries or within the public road reserve.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

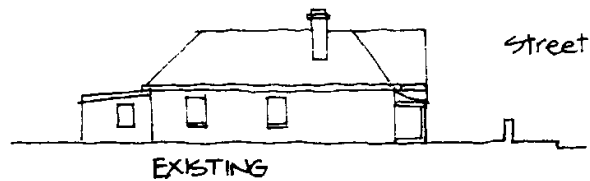
- detached dwelling
- semi-detached dwelling within the suburbs of Glandore and Glengowrie.

Form and Character

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

3 Except where located in the suburb of Marion, development should be limited to one storey unless a dwelling faces a public road (i.e. is not sited on a battle-axe allotment or at the rear of a development site) and 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) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.
- 4 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.
- 5 Where a new dwelling is constructed alongside or within a group of pre 1950 residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 6 Where envisaged, semi-detached dwellings should:
- (a) be designed to present as a single dwelling when viewed from the primary street frontage by incorporating:
 - (i) a single common roof form
 - (ii) asymmetric design

- (b) be designed in a style which complements pre-1950 residential buildings in the locality, as sought by the Desired Character
 - (c) incorporate single-width carports/garages located adjacent the external side boundaries, sited discreetly behind the main face of the dwelling.
- 7 Development which is highly visible in the streetscape or from surrounding properties should not incorporate large expanses of glass and/or walling, or use monochromatic colour schemes.
- 8 Development fronting the primary street should incorporate a roof pitch consistent with that of development in the locality.
- 9 Alterations to a dwelling constructed prior to 1950 should not significantly alter the key components of the dwelling fronting the street (roof pitch, verandahs or window proportions).
- 10 In the suburbs of Edwardstown, Plympton Park and Marion a dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	420	15	20

- 11 In the suburbs of Glengowrie and Glandore, a dwelling should have a minimum site area, a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	420	15	15	20
Semi-detached	350	9	12	20

- 12 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.5.

Land Division

- 13 Land division should create allotments with an area of greater than 420 square metres, minimum depth of 20 metres and a minimum frontage width of 15 metres, other than where the land division is combined with an application for dwellings or relates to an approval for dwellings on the site.
- 14 Land division should not result in the creation of battle-axe or similar allotments.

Southern Policy Area 18

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

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the generally established residential areas in the suburbs of Sheidow Park (north), Trott Park and O'Halloran Hill. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1970s which incorporate generous front and rear setbacks.

The desired character of the policy area is an attractive residential area comprising predominantly single-storey, low density dwellings exhibiting a variety of architectural styles. Future development of vacant land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity.

New buildings will minimise alteration of the natural or existing landform. The built form, architectural and landscape design of individual sites should make a positive contribution to the streetscape.

Buildings should not exceed two storeys in height and sloping sites should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - dwelling including a residential flat building
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.

- 4 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Additional Circumstance	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached		420	14	14	20
Semi-detached		350	12	12	20
Group		300	20	20	45
Residential flat building	One storey	300	20	20	45
	2 storeys	250	20	20	45
Row		280	8	12	20

- 5 Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.5.

Watercourse Policy Area 19

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

OBJECTIVES

- 1 A policy area primarily comprising detached dwellings at low densities.
- 2 Protection of the aesthetic value and drainage function of the watercourse (Field River and its tributaries).
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The desired character of the policy area is an attractive residential environment containing detached dwellings on large allotments, pleasant streetscapes, landscaping and open space, all having regard to local topography and the enhancement of natural features, views and vistas.

Development should be located so that it does not interfere with the drainage function of the watercourse nor its aquatic ecosystems and is sited above the predicted 1-in-100-year average return interval flood event.

A stormwater strategy is required to address the methods of stormwater disposal, (including issues of quality and quantity of run-off, and the protection of aquatic ecosystems within the watercourse) where the division of broadacre land is proposed.

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.

Land Division

- 3 Land division should create allotments with an area of at least 1 hectare.

Worthing Mine Policy Area 20

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

OBJECTIVES

- 1 A policy area primarily comprising a range of dwelling types with medium density housing in close proximity to the **District Centre Zone** at Hallett Cove.
- 2 Preservation of the natural environment and watercourse features of the policy area.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development that reflects good residential design principles.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area encompasses gently to steeply sloping land near the southern boundary of the Council area overlooking the valleys of the Field River and its tributaries (part of the Metropolitan Open Space System). Residential development is of recent origin taking place predominantly from the mid 1990's onward.

The desired character of the policy area is an attractive residential environment containing predominantly detached dwellings of a variety of architectural styles, and reflecting the varied topography and natural features within or adjoining the policy area.

Dwelling densities and allotment sizes will be varied to reflect the natural topography. Towards the coast and on steeper sites, dwellings will be commonly split-level or two-storey. In Hallett Cove especially, dwelling sites in elevated locations have good views of the coast. Buildings will be designed to minimise alteration of the natural or existing landform. To reduce the need to cut and fill sloping sites, designs should include split levels and small narrow footprints that are aligned perpendicular to the slope of the land.

New buildings will maintain the existing pattern and scale of existing buildings. The built form, architectural and landscape design of individual sites should make a positive contribution to the streetscape.

Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

The relatively flat land in close proximity to Hallett Cove District Centre is suited to medium-density accommodation for older persons. A more intense form of development than prevalent elsewhere in the policy area is appropriate in this location to take advantage of the better access to District Centre facilities.

Special attention to the design and location of development is required at interfaces with the Metropolitan **Open Space System Zone** in order to protect the significant natural and cultural features and the open space character of that zone. In addition, the design of development adjacent Lonsdale Road will need to have regard to the high volume and speed of traffic on that road. It is important that development in these locations avoids creating or contributing to any undesirable environmental or traffic impacts, or hazards.

Land division will provide:

- (a) a range of allotment sizes suitable for different kinds of dwellings
- (b) safe and convenient vehicle (including public transport) and pedestrian linkages

- (c) adequate buffers to the coast and watercourses
- (d) accessible and useable public open space which can be efficiently maintained.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - medium density housing and supported accommodation within 200 metres of the **District Centre Zone** at Hallett Cove
 - row dwelling
 - semi-detached dwelling.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should ensure adequate emergency vehicle, service maintenance, fire prevention and pedestrian access to the adjacent **Metropolitan Open Space System Zone**.
- 4 To minimise adverse impact on the amenity of residential land from the noise of traffic using Lonsdale Road, development should provide either or both of the following:
 - (a) a 1.2 metre high mound separating the development from Lonsdale Road together with a continuous, solid fence at least 1.8 metres in height sited on the apex of the mound
 - (b) other suitable noise attenuation measures.
- 5 A dwelling should have a minimum site area and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Site Gradient	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached, Row or Semi-detached	less than 1-in-20	300	10	20
	between 1-in-20 and up to 1-in-10	330	11	20
	between 1-in-10 and up to 1-in-8	450	15	20
	more than 1-in-8	540	18	20

- 6 Dwellings should be designed to have a maximum site coverage of 50 per cent of the allotment area and a maximum floor area ratio of 0.7.

Land Division

- 7 When land adjoining the **Metropolitan Open Space System Zone** is divided, a road or roads should be created along at least half the length of the policy area's boundary with the **Metropolitan Open Space System Zone** to act as a buffer between residential development and open or rural land, with pedestrian access created along the remainder of the boundary.

Coastal Policy Area 21

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

OBJECTIVES

- 1 A policy area primarily comprising detached dwellings at low densities.
- 2 Residential development which is sensitive to the particular topography of the area and which has minimal visual and environmental impacts.
- 3 Residential development that mitigates the impacts of natural hazards such as sea level rise and flooding from the Field River through sensitive siting and design.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The desired character is a high quality residential environment containing site appropriate houses set in attractively landscaped, relatively large gardens. This desired character is also derived from the existing prevailing character where it is based on low-density detached dwellings of a variety of architectural styles on relatively large, sloping allotments. The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasized in recognition that the policy area should contribute to a scenic coastal landscape.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Land in the coastal policy area may be subject to coastal flooding and erosion and this risk will increase with sea level rise due to climate change. Protection strategies addressing the flooding and erosion risk are required. New development should be built to specific site and floor levels to minimise these risks.

Buildings and subdivision of land will reflect the existing pattern and scale of nearby development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development including roads and parking areas should be protected from sea flooding by ensuring all of the following apply:
 - (a) site levels are at least 4 metres Australian Height Datum
 - (b) building floor levels are at least 4.25 metres Australian Height Datum

- (c) there are practical measures which can be undertaken on-site to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100.
- 4 Development should avoid or mitigate the potential impacts of sea level rise and flooding adjacent the mouth of the Field River through intelligent siting and design based on sound coastal management practices.
- 5 Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.4.
- 6 A dwelling should have a minimum site area and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Minimum Site Area other than for affordable housing (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	700	18	30
Group	700	24	45

Foothills and Seaside Policy Area 23

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

OBJECTIVES

- 1 A policy area primarily comprising low scale, low density housing.
- 2 Development which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the residential area at Hallett Cove. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s, which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views and occasionally on elevated sites with views of the Adelaide metropolitan area.

The desired character of the policy area is an attractive residential area comprising predominantly low density dwellings exhibiting a variety of architectural styles. Future development of land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity when compared to the existing housing stock. In particular, higher densities are anticipated to occur in close proximity to centres, public transport routes and public open spaces and on land with minimal gradient.

Natural features within the policy area warrant protection from inappropriate development and earthworks, and include the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including the Hills Face Zone and coastal land.

Future development will be designed to be considerate of the topography of the area, with limited cut and fill and associated retaining walls. Split-level housing is encouraged on sites with a steep land gradient to minimise the need for earthworks and to reduce impact of development upon the landscape and adjoining land. In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks.

The built form, siting, architectural and landscape design of individual sites should make a positive contribution to the streetscape and character of the locality.

Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Buildings should not exceed two storeys in height and sites of steeper terrain should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

Amalgamation of land is desirable to provide opportunities for more efficient and appropriately designed medium density development, particularly in close proximity to Hallett Cove District Centre.

Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling including a residential flat building
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible 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 the building and any site works.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:

- (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 Residential development in a battle-axe configuration should not be developed unless all of the following can be satisfied:
- (a) a "handle" of at least 4.6 metres width is provided that gives access to the rear of the site, comprising a driveway of 3.0 metres minimum width and landscaping strips of 0.8 metres minimum width along both sides of the driveway
 - (b) all dwellings are sited to ensure that they are at least partially visible from the street frontage
 - (c) fencing along the battle-axe driveway between the primary road frontage and the main face of the dwelling closest to the street is avoided or minimised in height and constructed of a suitable material to maintain an open landscaped character
 - (d) dwellings are set back an appropriate distance from the battle-axe driveway.
- 10 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) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Average Site Gradient	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached Semi-detached	Less than 1-in-8	350	10	12	20
	More than 1-in-8	400	12	12	20
Row	Less than 1-in-8	300	9	12	20
	More than 1-in-8	350	10	12	20
Group Residential flat building	Less than 1-in-8	300	20	20	45
	More than 1-in-8	400	20	20	45

- 11 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

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	<p>Except where an advertisement and/or advertising hoarding satisfies all of the following:</p> <ul style="list-style-type: none"> (a) the message contained thereon relates entirely to a lawful use of land (b) the advertisement is erected on the same allotment as the use it seeks to advertise (c) it does not exceed the following dimensions: <ul style="list-style-type: none"> (i) a display area or panel size of 4 square metres (2 square metres if double-sided) (ii) a maximum height of 4 metres if freestanding (d) there will not be more than one advertisement on the allotment; (e) no part of it will be located above the eaves of any building on that allotment.
Amusement machine centre	
Caravan park	
Cemetery	
Consulting room	Except where the gross leasable floor area is less than 150 square metres.
Crematorium	
Dairy	
Farming	
Fuel depot	
Funeral parlour	
Group dwelling where located within Racecourse Policy Area 15, Residential Character Policy Area 17 or Watercourse Policy Area 19	
Gymnasium	
Horse keeping	Except where located within Racecourse Policy Area 15 .
Horticulture	
Hospital	
Hotel	

Form of Development	Exceptions
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division resulting in the creation of battle-axe or similar allotments where located within the Residential Character Policy Area 17	
Mortuary	
Motor repair station	
Multiple dwelling where located within Coastal Policy Area 21, Racecourse Policy Area 15, Residential Character Policy Area 17, Watercourse Policy Area 19 or Hills Policy Area 11	
Office	Except where the gross leasable floor area is less than 150 square metres.
Petrol filling station	
Public service depot	
Residential flat building where located within Coastal Policy Area 21, Racecourse Policy Area 15, Residential Character Policy Area 17, Watercourse Policy Area 19 or Hills Policy Area 11	
Restaurant	
Road transport terminal	
Row dwelling where located within Coastal Policy Area 21, Racecourse Policy Area 15, Residential Character Policy Area 17, Watercourse Policy Area 19 or Hills Policy Area 11	
Semi-detached dwelling where located within Coastal Policy Area 21, Racecourse Policy Area 15, Watercourse Policy Area 19, Residential Character Policy Area 17 (within the suburb of Marion) or Hills Policy Area 11	
Service trade premises	
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) the gross leasable area is less than 150 square metres; and (b) located outside of Racecourse Policy Area 15.
Stadium	
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
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.

Further, the following forms of development (except where the development is non-complying) are **assigned**:

Category 1	Category 2
<p>Recreation area</p> <p>Retaining wall/s and/or earthworks which, in the opinion of the relevant authority, are of a minor nature only and will not unreasonably impact on owners or occupiers of adjacent land.</p>	<p>A residential building of 2 or more storeys on a battle-axe site.</p> <p>Demolition of a Local Heritage Place or State Heritage Place.</p> <p>Wall (excluding retaining wall) for residential development which exceeds a length of 8 metres and/or exceeds a height of 3 metres when measured from natural ground level where abutting a side or rear boundary (other than a common wall of semi-detached dwellings, row dwellings or residential flat buildings).</p> <p>Retaining wall/s and/or earthworks, other than where assigned Category 1.</p> <p>Horse keeping and associated facilities where located within Racecourse Policy Area 15 where the subject property is adjacent a property in a different residential policy area.</p>

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 a range of medium and high 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 activity close to a key focal point such as a fixed transit stop, activity centre or high quality open space.
- 5 To identify and remediate contaminated land appropriate for its intended use.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will be developed predominantly for medium to high density housing and accommodation with integrated mixed use activities at an appropriate scale.

Residential development will be primarily in the form of residential flat buildings, row dwellings, semi-detached dwellings, serviced apartments and other forms of accommodation that meet the needs of students and aged persons. The location of high density housing and other forms of targeted accommodation will take into account its proximity to education and employment facilities, and public transit services.

The form, scale and mix of development will be at its greatest intensity in 'Core Areas' as shown on [Concept Plan Map Mar/7 - Laffer's Triangle](#). Non-residential activities in 'Core Areas' may include shops, community services, offices, consulting rooms, cafes and restaurants that provide for day-to-day needs of residents and workers and reduce the need for multiple trips. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are encouraged.

Outside of 'Core Areas', smaller scale non-residential uses will be encouraged at street level, with residential units and / or other forms of accommodation located on upper floors.

The height of buildings will transition down from 'Core Areas'. Buildings on land adjacent to a residential zone accommodating low rise development will create an appropriate transition of development scale, massing and land use intensity.

Development in the zone will create an appropriate interface between residential development in the zone and established incompatible uses outside the zone such as industrial activities. Additional scope in the use of land at the interface of such areas will be provided to encourage a pattern of development that achieves a suitable level of amenity for residents and will enhance residential areas located further away from the interface.

Buildings will contribute to the provision of a coherent public realm by framing the street space and adjoining private and public open space. To promote pedestrian oriented development, building entrances will be oriented to the street and on-site parking areas will be located beneath or behind buildings.

Amalgamation of adjacent allotments or sharing of facilities including communal open space, parking areas and access ways is encouraged.

Streets will be highly connected to surrounding areas (acknowledging the physical constraints imposed by the Sturt River and Warriparinga Wetlands at Laffer's Triangle) and 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, public transport stops and local parks.

Development in the zone will achieve high quality urban design in both the public and private realm through building design, 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. Streets will incorporate traffic calming measures.

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.

Residential buildings will sit within a landscaped public realm environment that provides high quality amenity for residents. A range of setbacks will be provided to achieve physical and/or visual activation to the streetscape, and provide sufficient space between individual buildings for landscaping, car parking areas, building entries, pedestrian entries and movement networks, and create a pleasant, short range visual outlook.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the Zone at the neighbourhood, street, site and building level. Stormwater management will address potential water quality impacts from site contamination and other factors while improving the aesthetic and functional value of open spaces, including public access ways and greenways.

Laffer's Triangle

Laffer's Triangle will be developed as a predominantly medium to high density residential area with land uses adjacent to the Warriparinga Wetlands designed and sited to maximise the outlook over the wetlands and open spaces. Land uses in this locality will include aged care accommodation.

Non-residential land uses are encouraged along the Marion Road frontage and will be designed to integrate with residential development within the area.

The number of access points to Marion Road will be limited, with access to individual sites achieved through service roads, internal driveways and shared parking areas.

Alawoona Avenue

Through a combination of multi-storey buildings and active ground floor frontages, the redevelopment of land on either side of Alawoona Avenue should establish it as a 'gateway' to the Tonsley Precinct.

Buildings containing retail / commercial uses will have zero or minimal setbacks to Alawoona Avenue, with sufficient space provided for outdoor dining and/or display purposes. Residential uses at ground level will assist in activating the street frontage through the placement of foyers, windows, entries and the like.

Marion Regional Centre

The area surrounding Marion Regional Centre will be developed with mid-rise medium-to-high density residential development, with non-residential uses at street level to encourage active street frontages and a pedestrian-friendly environment.

The Zone also encompasses land surrounding "Oaklands Crossing". In this area, mid-rise high-density mixed use development is anticipated, with shops and cafes at street level framing the rail station. Where buildings will not adversely impact on nearby sensitive land uses, building heights may be increased to enhance population density around the rail station. Large land holdings in the area will be developed in an integrated manner, including the provision of appropriate open space, streetscaping and enhanced pedestrian and cycle links to the Regional Centre's facilities.

Railway Corridors

Residential properties facing the rail corridors should be developed with low-to-medium rise residential development. New medium density housing should be oriented to the corridor to maximise activity and passive surveillance. Buildings will incorporate transitional built form toward adjoining lower density residential development in the Residential Zone to minimise amenity impacts such as overlooking, overshadowing and visual bulk and scale.

Small scale offices/shops which serve the local community may be appropriate at ground level, however land uses along the rail corridors will be predominantly residential.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - advertisement
 - affordable housing
 - aged persons accommodation
 - all forms of development that are ancillary to and in association with residential development
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - office
 - pre-school
 - recreation area
 - residential flat building
 - shop or group of shops, other than larger scale bulky goods outlets that exceed a maximum gross leasable floor area in the order of 250 square metres
 - stormwater detention/retention basin
 - student accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be undertaken in accordance with [Concept Plan Map Mar/7 - Laffer's Triangle](#) (where applicable) and in all cases primarily take the form of:
 - (a) in non-Core Areas (Laffer's Triangle) and Mitchell Park - residential flat buildings, row dwellings, detached and semi-detached dwellings and including aged care and student accommodation
 - (b) in all other areas - residential flat buildings, row dwellings, non-residential buildings and mixed use buildings comprising two or more land uses with non-residential land uses on the ground floor.
- 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 Except Core Areas where a higher intensity of development may be appropriate, non-residential development should:
 - (a) have a local focus to their scale of activity and intended market catchment
 - (b) encourage walking to local shopping, community services and other activities
 - (c) not detrimentally impact on the amenity of nearby residents.
- 6 Shops or groups of shops, offices and consulting rooms should have the following maximum gross leasable areas.

Designated area	Office (square metres)	Shop or group of shops (square metres)	Consulting Room (square metres)
Core Area (Laffer's Triangle)	500	2000 (consisting of 1500 square metres for a supermarket and 500 square metres for specialty shops)	500
Non-Core Area (Laffer's Triangle) and Mitchell Park	100	100	100
Any area not designated by the above	150	150	150

Form and Character

- 7 Development should be consistent with the desired character for the zone.
- 8 Residential development, should achieve a residential density in accordance with the following:

Designated area	Desired minimum net residential density
Core Area	70 dwellings per hectare
Any area not designated by the above	50 dwellings per hectare

- 9 New dwellings adjacent arterial roads should be provided with appropriate adverse air quality mitigation and sound attenuation techniques such as insulation, double-glazed windows/doors and balcony screening, to protect residents from amenity impacts arising from nearby traffic.

Building Envelopes

Building Height

- 10 Except where airport building height restrictions prevail, or where the Interface Height Provisions prescribe a lesser height, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

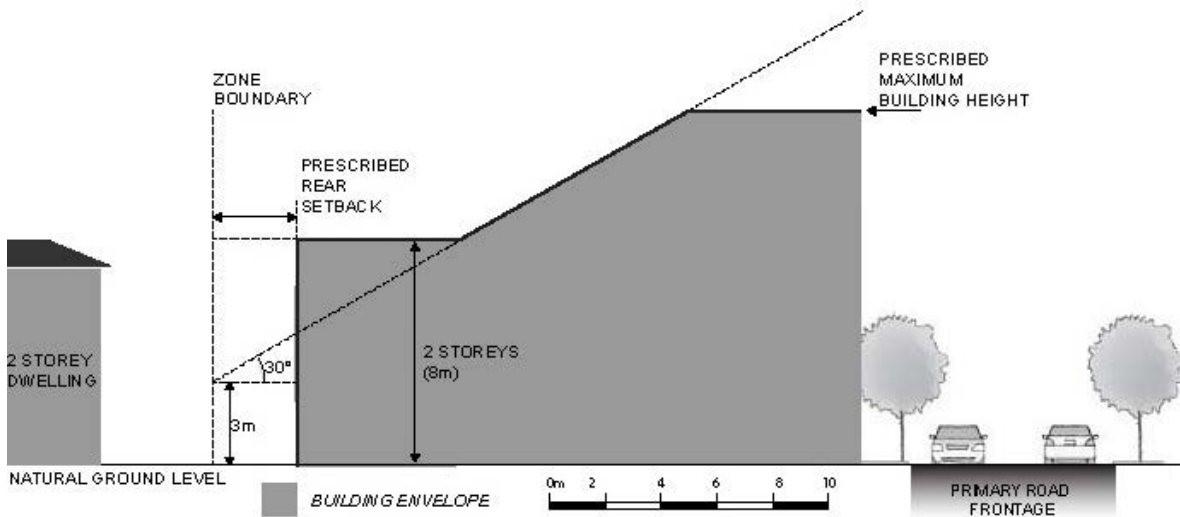
Designated area	Minimum building height	Maximum building height where the site area is less than 2000 square metres	Maximum building height where the site area exceeds 2000 square metres
West of Marion Road	2 storeys	3 storeys and up to 12.5 metres	4 storeys and up to 16.5 metres

- 11 At Laffer's Triangle and Mitchell Park, except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment; rooftop garden or entertainment and associated structures) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height
Core Area	2 storeys	6 storeys and up to 24.5 metres
Other Area	1 storey	4 storeys and up to 16.5 metres
Area adjacent a lower density residential zone boundary	1 storey	3 storeys and up to 12.5 metres

Interface Height Provisions

12 To minimise building massing at the interface with residential development located in a residential zone, components of buildings over two storeys in height should be constructed within a building envelope provided by a 30 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, as illustrated in **Figure 1**:



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)
Laffer's Triangle and Mitchell Park	No minimum except where it also abuts the Southern Expressway or Main South Road, in which case there is a minimum 10 metre setback, or where contrary to another provision in the zone.
Any area not designated by the above	3 metres

Setbacks from Side Boundaries

14 Unless contrary to another provision in the zone, 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)
Laffer's Triangle and Mitchell Park	No minimum except where it also abuts the Southern Expressway or Main South Road, in which case there is a minimum 10 metre setback, or where contrary to another provision in the zone.
Any area not designated by the above	No minimum for single storey walls, plus 0.9 metres for each additional storey, plus an additional 1 metre if adjacent a southern side boundary

Setbacks from the Rear Boundary

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

Designated area	Minimum setback from rear boundary (metres)
Laffer's Triangle and Mitchell Park	10 metres where it abuts the Southern Expressway or Main South Road 4 metres where the rear allotment boundary abuts a residential allotment within a residential zone No minimum in all other circumstances
Any area not designated by the above	Single storey building component: 2 metres Two storey building component: 4 metres Three + storey building component: as per Interface Height Provisions

Other Setbacks

- 16 Unless contrary to another provision in the zone, buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Setback parameter	Value (metres)
Minimum setback from secondary road frontage	No minimum in Laffer's Triangle and Mitchell Park except where it also abuts the Southern Expressway or Main South Road, in which case there is a minimum 10 metre setback OR 0.9 metres in all other areas
Minimum setback from a rear lane access way	No minimum where the access way is 6.5 metres 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

Design and Appearance

- 17 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in [Concept Plan Map Mar/7 - Laffer's Triangle](#).
- 18 In Core Areas the ground floor of buildings of 4 or more storeys should be built to dimensions (including a target minimum ceiling height of 3.5 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.
- 19 Development facing streets, public reserves or public spaces should be designed to provide attractive, high quality and pedestrian friendly frontage(s) by:
- (a) in mixed use developments incorporating habitable rooms of dwellings, active uses such as shops, prominent entry areas (ie lobby with communal space), accessible bike parking rooms, for multi storey buildings, well landscaped areas that incorporate deep root plant zone space, areas of communal public realm incorporating public art or the like
 - (b) designing building façades that are well articulated by creating contrasts between solid elements (such as walls) and voids (for example windows, doors and balcony openings) and use of different materials and finishes
 - (c) positioning services, plant and mechanical equipment (such as substations, transformers, pumphouses and hydrant boosters, car park ventilation) in discreet locations, screened and or well integrated with the façade

- (d) ensuring ground, semi-basement and above ground parking do not detract from the streetscape
 - (e) minimising the number and width of driveways and entrances to car parking areas to reduce the visual dominance of vehicle access points and negative impacts on pedestrian linkages.
- 20 Boundary walls and 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.

Private Open Space

21 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 form a habitable room (square metres)
≥250	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2.5	24
<250	15, of which 5 may comprise roof patios and the like, provided they have a minimum dimension of 2 metres	2	10

22 Student accommodation should provide private open space in accordance with the following table:

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 form a habitable room (square metres)
2 square metres per bedroom per dwelling	1	1

- 23 Private open space for student accommodation may be substituted by communal open space at ground level where it meets all of the following criteria:
- (a) a variety of use opportunities, including both individual and shared areas;
 - (b) access to direct light and natural ventilation
 - (c) at least 50 per cent of the communal open space is visually screened from public areas of the development
 - (d) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance
 - (e) it contains landscaping and facilities that are functional, attractive and encourage recreational use.
 - (f) provided cumulatively at the rate of 2 square metres per bedroom per dwelling.

Off Street Parking

- 24 Vehicle parking should be provided in accordance with [Table Mar/2 – Off Street Vehicle Parking Requirements](#) or [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).
- 23 Bicycle parking should be provided in accordance with the rates set out in [Table Mar/5 - Off-street Bicycle Parking Requirements for Designated Areas](#).

Land Division

- 26 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.
- 27 Allotments should be amalgamated to facilitate co-ordinated and efficient development.

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
Fuel depot	
Industry	
Petrol filling station	
Public service depot	
Road transport terminal	
Service trade premises	
Special Industry	
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
Affordable housing	Any development listed as Category 1 and located directly adjacent to a residential zone that exceeds the Building Envelope and Interface Height Provisions.
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Office	
Pre-school	
Residential flat building	
Shop or group of shops, excluding a bulky goods outlet or retail showroom	
Stormwater detention/retention basin	

Suburban Neighbourhood Zone

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

OBJECTIVES

- 1 A predominantly medium density residential area that comprises a range of dwelling types, together with a neighbourhood activity centre that is located within a walkable distance of residents.
- 2 Provision of medium density residential development adjacent to an activity centre, public transport stops and public open space.
- 3 A neighbourhood activity centre that provides a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.
- 4 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will be developed predominantly as a medium density residential area focused around a neighbourhood scale activity centre. The layout of the area will support integration of activities, an active public realm and provide convenient pedestrian, cycling and vehicular access to public open space, shops, a range of community services and adjacent education facilities.

Development across the zone will take advantage of scenic views of the Adelaide coastline and cityscape in the arrangement of streets, open spaces and the orientation of buildings. Buildings of up to six storeys are envisaged.

Public open space will provide a high level of amenity for local residents and will be primarily designed for local use. Existing tall trees will be retained, where possible, and all new species planted to provide canopy cover, cooling, habitat and improved air quality and stormwater management. Reserves will support a network of pedestrian and cycling linkages throughout to the zone, encouraging access to nearby recreation and sporting facilities, public transport nodes and the activity centre. Some reserves will also provide a joint stormwater management function.

Stormwater, both from the upstream catchment and generated within the zone, will be carefully managed to ensure that flows do not exceed the capacity of the downstream system. A variety of Water Sensitive Urban Design mechanisms will be integrated throughout the zone at the neighbourhood, street and site level. Where practical, harvested stormwater will be used for irrigation to improve the aesthetic and functional value of open spaces.

Sensitive development will be sited and designed so as to not affect the ongoing operation of the Linwood quarry to the south of the zone. Air quality issues will be mitigated by a vegetated landscape buffer within the zone to ensure both an appropriate living environment for residents and protection of the quarry activities.

Due to former industrial uses within the zone, development is expected to occur on a precautionary basis where a site contamination audit verifies that a site is suitable for its intended uses, particularly where it involves a sensitive use such as residential development.

A variety of dwelling types and densities, and a range of allotment sizes, will be provided across the zone, catering for different household sizes, life cycle stages and housing preferences. The average net residential site density will be in the order of 35 to 70 dwelling units per hectare across the zone, with pockets of development that may be lesser or greater than this target. Buildings of up to 6 storeys in height are envisaged in some parts of the zone.

In the residential area, setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include balconies, windows and doors that overlook the street to promote community interaction and safer streets.

The residential area public realm will include unique and interesting themes achieved through landscaping, appropriate species of trees, surface treatments, street furniture, building design and other elements. Garaging and associated entry points will not dominate the appearance of a building from a local street (including a laneway). Street patterns and walkways will be designed to minimise the need for local vehicle trips, promote low vehicle speeds and maximise shared street opportunities in local streets. These networks, and the canopy cover, will encourage walking and cycling to local facilities and public transport services.

The neighbourhood activity centre will incorporate a mixture of services, providing for the daily and weekly shopping, business and community needs of the surrounding community. It will contain in the order of 6000 square metres floor area for retail activities and in the order of 2000 square metres floor area for other non-residential land uses. It will comprise generally multi-storey, mixed use buildings where the street level uses are primarily non-residential. Upper floor uses will primarily comprise residential development with some complementary non-residential uses such as offices and consulting rooms.

The built form within the activity centre will have a strong contemporary urban character, with active building frontages orientated towards Scholefield Road, adjacent open space to the west and other public areas. A variety of materials, colours and façade articulation will be used to provide interest and amenity. Active ground floor frontages will be provided, with clear connection of the building with public areas and spaces. Features and activities that attract people are encouraged, such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

The activity centre public realm will include landscaping comprising established upper canopy species of trees, consistent with the scale and height of buildings, to provide shade canopy cover as well as softening the building form. It will also feature a public plaza with a strong connection to the Scholefield Road frontage. A pedestrian friendly environment will be provided through such means as wide footpaths, colonnades, courtyards, verandahs and awnings and street furniture.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or any combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - dwelling
 - domestic outbuilding
 - educational establishment
 - pre -school
 - primary school
 - residential flat building
 - supported accommodation.

- 2 The following additional forms of development, or combination thereof, are also envisaged within the designated neighbourhood activity centre identified on [Concept Plan Map Mar/11 - Seacliff Park](#).

- community centre
 - consulting room
 - indoor recreation centre
 - office
 - place of worship
 - pre-school
 - restaurant (excluding those incorporating a drive-through facility)
 - shop (excluding a bulky goods outlet or a retail showroom or a shop associated with a premise that sells and/or trades petrol).
- 3 Development should be in accordance with [Concept Plan Map Mar/11 - Seacliff Park](#).
- 4 Non-residential development should be located within the designated neighbourhood activity centre.
- 5 Development listed as non-complying is generally inappropriate.

Form and Character

- 6 Development should be consistent with the desired character for the zone.
- 7 Development may be up to 6 storeys in height.
- 8 Unless separated by a public road or reserve (open space), the visual massing and height of buildings in the zone should be progressively reduced to a maximum of 3 storeys at the interface with low rise (1 to 2 storey) residential development.
- 9 Garage top apartments should:
- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
 - (b) front a street or laneway that provides rear access for vehicles associated with the main dwelling and garage top apartment
 - (c) complement the existing dwelling or mixed use building.
- 10 Development should be sited and designed to:
- (a) not affect the ongoing operation of the adjacent quarry
 - (b) ameliorate noise, vibration and air quality impacts from the adjacent quarry
 - (c) ensure there is no direct line of sight to mining operations associated with the adjacent quarry.
- 11 Where required, an acoustic barrier should be constructed within the zone adjacent the boundary with Ocean Boulevard to mitigate noise and vibration issues associated with traffic using the road.
- 12 A landscape buffer of an appropriate width should be constructed adjacent the boundary of the site with Ocean Boulevard (where required) and the boundary to the south, to mitigate air quality issues associated with the road and nearby quarry activities.

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 13 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan

- (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height above reference level, where reference level means where the natural ground level is readily apparent or known, that level, otherwise the pre-existing ground level ignoring any preparatory works done prior to the assessment of the development.

- 14 Dwellings and residential flat buildings developed to both side boundaries should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

Setbacks from the Side Boundary

- 15 Walls of dwellings and residential flat buildings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from reference level, where reference level means where the natural ground level is readily apparent or known, that level, otherwise the pre-existing ground level ignoring any preparatory works done prior to the assessment of the development)	Minimum setback from side boundaries (metres)
For any portion of the wall less than or equal to 7 metres	0.9
For any portion of the wall greater than 7 metres	1.5

Front Setbacks

- 16 Dwellings and residential flat buildings (excluding verandahs, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From a secondary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From a secondary road frontage of all other roads	1.5

Setbacks from Rear Boundaries

- 17 The walls of dwellings and residential flat buildings should be set back from rear boundaries, except where the rear boundary adjoins a laneway, in accordance with the following parameters:
- ground floor minimum setback of 2.5 metres
 - second storey minimum setback of 4 metres
 - third storey or more minimum setback of 4 metres plus any increase in wall height over 6 metres.
- 18 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:
- be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height

- (b) constructed in accordance with an approved building envelope plan.

Development Fronting a Laneway

19 Laneways should:

- (a) be of adequate dimensions to enable safe and efficient movements for pedestrians, cars and service vehicles (including for waste collection)
- (b) have a minimum road reserve width of 8 metres
- (c) be through routes of a straight configuration
- (d) not be longer than 140 metres without a mid-link lane.

20 Development fronting a laneway should enable safe and easy access into/from the laneway and be setback a sufficient distance to:

- (a) avoid the need for people to step directly onto the road reserve when leaving a dwelling
- (b) avoid the need for doors/gates to protrude into the laneway when open
- (c) adequately cater for the turning path of a typical motor vehicle accessing the site.

21 Built development facing a laneway should be setback from the boundary of the laneway:

- (a) a minimum of 0.5 metres for the ground floor of a dwelling and may be on the boundary for upper levels
- (b) a minimum of 0.5 metres and a maximum of 1.0 metre for a garage or carport.

22 Dwellings and residential flat buildings facing a laneway should provide visible front door access, with a clearly identified house number, letter box and access to metered services.

Private Open Space

23 Dwellings and residential flat buildings should include private open space that conforms to the requirements below:

Minimum area of private open space (particularly dwellings with ground level living rooms)

Site area	Private open space (POS)		
	Total	Directly accessible from a living room	Off-ground
175 square metres or greater	20 per cent of site area	10 per cent of the site area with a minimum dimension of 5 metres by 5 metres	10 square metres
Less than 175 square metres	35 square metres	16 square metres with a minimum dimension of 4 metres by 4 metres	8 square metres

Dwellings with ground level habitable rooms should have at least the total amount of private open space specified above. Off-ground areas such as balconies, roof patios, decks or the like may comprise part of the open space if each is at least the size specified.

One part of the private open space should:

- be directly accessible from a living room of the dwelling and no less than the size specified

- have a minimum dimension as specified above
- have a gradient no steeper than 1-in-10.

All other private open space should have a dimension of at least 2.5 metres at ground level and 2 metres off-ground level.

Minimum area of private open space (dwellings located wholly above ground level or without ground level habitable rooms)

Dwelling type	Private open space
Studio (no separate bedroom)	6 square metres
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	11 square metres plus 4 square metres for each bedroom after the first two

Dwellings without ground level habitable rooms should have at least the amount of private open space specified above. All private open space should have a dimension of at least 2 metres, and be directly accessible from a living room of the dwelling.

Site Area

- 24 A dwelling should have a **site area** (and in the case of group dwellings and residential flat buildings, an average site area per dwelling), a frontage to a public road and a **site depth** of not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)	Minimum site depth (metres)
Detached dwelling (except where constructed boundary to boundary)	270	7	20
Semi-detached dwelling	220	6	20
Row dwelling and detached dwelling constructed boundary to boundary	220	5	20
Group dwelling / residential flat building (1 and 2 storey)	200	15	45

Minimum Dwelling Areas for Residential Flat Buildings

- 25 Residential flat buildings should contain dwellings with internal floor areas of not less than the following:
- studio (where there is no separate bedroom): 35 square metres
 - 1 bedroom dwelling/apartment: 50 square metres
 - 2 bedroom dwelling/apartment: 65 square metres
 - 3+ bedroom dwelling/apartment: 80 square metres plus an additional 15 square metres for every additional bedroom over 3 bedrooms.

“Internal floor areas” includes internal storage areas but does not include balconies or car parking as part of the calculation.

Affordable Housing

26 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Neighbourhood Activity Centre

27 The designated neighbourhood activity centre should:

- (a) maximise its role as a neighbourhood focus by including shops, a range of community facilities and residential development
- (b) comprise buildings of a human scale, addressing the street and other areas accessible to the public
- (c) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
- (d) orientate development towards and near to public spaces and street frontages
- (e) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
- (f) include shelter for pedestrians along public streets and internal access ways
- (g) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
- (h) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
- (i) ensure buildings address the street frontage and open spaces with service areas generally accessed via rear lanes or internal to the centre and not visible from public streets or residential development.

28 A range of setbacks should be used within the activity centre to:

- (a) support active frontages
- (b) accommodate activities within the wider public realm (i.e. the streets, open spaces and other areas accessible to the public).

29 Development with larger floor areas and typically large frontages (e.g. such as a supermarket) within the activity centre should be designed to present a small frontage to the public area, which is integrated with the smaller scale frontages of other development by such means as 'wrapping or capping' the larger shop frontage with smaller shops fronting the external environment.

30 Upper floors of multi-storey mixed use buildings should primarily comprise of residential development, with some complementary non-residential uses such as offices or consulting rooms.

Stormwater Management and Water Quality

31 Development should include stormwater management systems designed to achieve the following stormwater runoff outcomes:

- (a) Protection from the 1 in 100 year average recurrence interval flows generated by the upstream catchment. This should include a safe overland flow path and could include a suitably sized pipe system for these floodwaters through or around the zone, discharging to a suitably sized detention basin which discharges at a rate no greater than 0.1m³/sec.
 - (b) Stormwater runoff generated by development from rainfall events having up to a 1 in 5 year average recurrence interval should be retained/reused within the zone and discharged at a rate no greater than 0.03m³/sec to the downstream drainage system, in lieu of soil infiltration into underlying contaminated soil. However, use of on-site Water Sensitive Design treatments should be maximised.
 - (c) The peak 1 in 100 year average recurrence interval flow discharged from the zone should be reduced to the existing 5 year average recurrence interval peak flow of 0.66m³/sec.
- 32 The amenity of the proposed development should be protected from polluted upstream catchment stormwater discharged through the zone.
- 33 Development should include stormwater management systems designed to achieve the following catchment runoff quality outcomes compared to an equivalent urban catchment with no water quality management:
- (a) Suspended solids - 80% reduction in average annual pollutant load
 - (b) Total phosphorous - 60% reduction in average annual pollutant load
 - (c) Total nitrogen - 45% reduction in average annual pollutant load
 - (d) Litter/gross pollutants– 90% reduction in average annual pollutant load
 - (e) Oil and Grease – no visible oils for flows up to the 3 month ARI Peak Flow
 - (f) Flow-run off rates that do not exceed the rate of discharge from the site that existed during pre-development.

Bicycle Parking

- 34 Bicycle parking should be provided at the rate set out in [Table Mar/5 – Bicycle Parking Requirements for Designated Areas](#).

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

The following forms of development and any development which includes one or more or a combination of the following forms of development (in any fashion, including as an integrated component), are non-complying:

Form of development	Exceptions
Adult products and services premise	
Amusement machine centre	

Form of development	Exceptions
<p>Advertisement and/or advertising hoarding where one or more of the following applies:</p> <p>Neighbourhood activity centre area of the zone:</p> <ul style="list-style-type: none"> (a) it moves, flashes or rotates (b) it projects above the roof line when roof mounted (c) when attached to a building, has any part projecting above the walls, fascia or parapet (d) it displays third party content relating to services, messages or products that are not directly related to the primary activity on the site on which the advertisement is being displayed (e) has a height greater than 8 metres above reference level (f) it exceeds a display area or panel size of 12 square metres in area (6 square metres if double sided) <p>Residential area of the zone:</p> <ul style="list-style-type: none"> (a) it is illuminated (internally, externally or indirectly) (b) it moves, flashes or rotates (c) when freestanding, exceeds 4 metres above reference level at any point (d) when attached to a building, has any part protruding above the highest level of that building (e) when on a non-residential site it exceeds a display area or panel size of 4 square metres in area (2 square metres if double sided) (f) when on a residential site it exceeds a display area or panel size of 0.4 square metres in area (0.2 square metres if double sided) (g) it displays third party content relating to services, messages or products that are not directly related to the primary activity on the site on which the advertisement is being displayed 	<p>Except in regard to subclause (d), advertisements that display third party content where integrated with a bus shelter or public telephone booth located on a primary arterial road</p> <p>Except in regard to subclause (g), advertisements that display third party content where integrated with a bus shelter</p>
Bulky goods outlet or retail showroom	
Car wash facility	
Fuel depot	
Hospital	
Industry	
Motor repair station	
Petrol filling station	
Premise that incorporates a facility for the fuelling of vehicles	

Form of development	Exceptions
Public service depot	
Restaurant incorporating a drive-through facility	
Road transport terminal	
Service trade premise	
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*.

Further, the following forms of development (except where the development is classified as 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	
Dwelling	
Nursing home	
Office that is ancillary and in association with a dwelling	
Residential flat building	
Retirement village	
Supported accommodation	
Within the neighbourhood activity centre:	
(a) community centre	
(b) consulting room	
(c) indoor recreation centre	
(d) office	
(e) place of worship	
(f) pre-school	
(g) shop	

Urban Core 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 mix of employment generating land uses and medium to high density residential development in close proximity to a high frequency public transport corridor.
- 2 Development within a mixed use environment that is compatible with surrounding development and which does not unreasonably compromise the amenity of the zone or any adjoining residential zone.
- 3 Smaller dwellings, including innovative housing designs, located close to local services and public transport stops.
- 4 Mixed use development integrated with a high quality public realm that promotes walking, cycling, public transport patronage and positive social interaction.
- 5 A zone that provides a spatial separation, or transitions down, in scale and intensity to adjacent lower density residential zones and areas.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone supports housing at medium and high densities and a range of dwelling types which are conveniently located in proximity to high frequency public transport services, recreation, commercial, shop, office and other mixed use activities. Development within this zone will result in significant employment generating activity closely aligned to nearby public transport infrastructure and services.

Medium and high density housing, primarily in the form of row dwellings, residential flat buildings and mixed use buildings, will be developed in the zone. Overall, the zone is intended to achieve an average net residential site density of 200 dwellings per hectare. Development in proximity to Industrial Zones will consist of non-residential land uses to limit environmental impacts.

The zone will focus around a central Core Area where development intensities and heights will be at their greatest and transition down to a scale and intensity that is compatible with neighbouring developments.

Overlooking, overshadowing and noise impacts will be moderated through good design, setbacks and noise attenuation techniques. Impacts on adjoining zones will also be addressed through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and use of landscaping. Buildings will also be designed to maximise solar access within the development site.

Development in the zone will achieve high quality, contemporary urban design, reflective of its role as a premier development and an event destination. The visual massing and height of buildings will be progressively reduced towards the interface with lower density residential development and will reflect the desired character of the locality while incorporating contemporary designs. Urban design will reflect the 'grid' format of the surrounding residential areas. Buildings will contribute to the provision of a coherent public realm by articulating buildings with setbacks, canopies, modelled façades and balconies that make use of light and shade, and by providing architectural detail. Development adjacent existing public roads, tramways, civic and open spaces should be orientated to face those accessways. Development should be designed to take advantage of key views to the Adelaide Hills and coastal areas, open spaces, the Morphettville Racecourse, as well as existing roadways, tramline and bikeways to optimise safety of the vicinity and amenity for residents.

Development in proximity to the tramline will be designed to avoid any detrimental impacts on the efficiency of tram operations, cyclists on the Mike Turtur Bikeway and / or the safety of pedestrians. Tram corridors, and the Bikeway, will be separated from pedestrian areas through grade-separation and / or other appropriate means.

The site will continue to play host to major events, separate to or in conjunction with the adjacent racecourse. All development will be located and designed to be cognisant of and mitigate the impacts of crowd management, parking and accessibility, and ensure community safety. Development in proximity to horse keeping, racing or handling areas will be additionally designed to protect inhabitants from the negative impacts of associated noise, odour and waste. In addition, sensitive development in proximity to the equine activities, major events infrastructure and tram infrastructure (including the tram barns) will be located and designed in a manner that will enable existing and envisaged land uses to operate without prejudice. This may include the incorporation of open space, fencing and / or landscaping to reduce the impacts of activities that result in noise, air quality or waste management.

A significant emphasis will be placed on the provision of landscaping, including mature trees, to soften built form, provide pedestrian shade, urban biodiversity, and streetscape amenity. The streetscape will be further improved with the provision of landscaping, public art and street furniture to assist in establishing a sense of place within the zone for the enjoyment and benefit of users.

Wide footpaths and cycling routes with extensive landscaping will be provided throughout the zone and integrate with existing bikeways and walkways in the vicinity, including the Mike Turtur Bikeway. A hierarchy of public open space throughout the zone, including small pocket parks and formal plazas will enable a variety of experiences and functions, including play and activation and incorporate stormwater management functions where appropriate. Buildings will be designed to encourage the development of active land uses at street level along key thoroughfares as well as ensuring that open space areas have access to sunlight throughout the year.

Access will be provided from secondary road frontages and rear access ways and mitigate impacts on nearby Anzac Highway. Controlled pedestrian crossings points will be focussed and consolidated at key locations. On-site parking areas, including a park'n'ride facility, will be consolidated, shared and, where possible, not visible from the street or public spaces.

Three access points will be provided to / from Park Terrace and align with the intersections of Wattle Terrace, Milton Avenue and Tennyson Avenue to allow dispersal of traffic through the local road network.

Morphettville Racecourse will be developed to showcase water sensitive urban design as part of its master planned development. Where practical, stormwater disposal from the zone or individual development sites within the zone will be managed to June 2017 levels, and incorporate water sensitive urban design systems at the site and building level, including the harvest, treatment, storage and reuse of stormwater. Harvested stormwater will improve the aesthetic and functional value of open spaces and public access ways.

Core Area

The Core Area will provide the greatest intensity of land use and activity in the zone with a mix of residential, commercial and employment generating activities integrated with adjacent public transit stops. The Core Area will be focused around a central plaza area that includes a tram stop and will be framed by active building frontages, public art, community facilities, open space and landscaping. Open and amenable pedestrian and cycle access will be provided throughout the Core Area and linking to surrounding destinations, including bus stops surrounding roadways.

The Core Area will continue to accommodate activities associated with Morphettville Racecourse, particularly for race meetings. Within the Core Area, development associated with horse racing activities, including the spectator stadiums, an equine promenade area, mounting yards, race day stables, parade rings, race day administration, bars and betting facilities, will be incorporated in a manner that is cognisant of the role of the site as the premier facility for horse racing in the state.

Building height will be limited to a maximum of 12 storeys in the centre of the Core Area. Development, particularly adjacent to a fixed transit stop, will be mixed both vertically and horizontally, with non-residential uses encouraged on the ground floor to create visual interest and invite personal interaction on street frontages. The exterior storage or display of goods will not compromise pedestrian movement.

Neighbourhood scale retail activity is envisaged within the Core Areas of the zone, containing in the order of 5500 square metres of retail floor space in addition to other business and community facilities.

Student and aged accommodation, serviced apartments and affordable housing are also strongly encouraged in the Core Area to assist in delivering an overall mix of residential activity in this area.

Transition Area

The Transition Area will provide a buffer between the Core Area and adjacent residential areas with development taking the form of high quality medium density housing where the range of housing will provide for a diverse community. Buildings in the Transition Area will front the public streetscape, have a maximum height of 4 storeys and respond to the context, scale and intensity of existing development in the vicinity.

There will be some provision for mixed use activities of a local scale that does not negatively impact on the predominant residential character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - emergency services
 - licensed premises
 - nursing home
 - office
 - pre-school
 - recreation area
 - residential flat building
 - retirement village
 - shop or group of shops
 - supported accommodation.

- 2 The following additional types of development, or combination thereof, are envisaged within the Core Area of the zone, identified on [Concept Plan Map Mar/10 – Morphettville Racecourse](#):
 - conference facilities
 - clubrooms
 - entertainment venue
 - hall
 - hotel
 - indoor recreation centre
 - place of worship
 - restaurant
 - spectator stand
 - horse racing activities and facilities ancillary to horse racing activities including promenade area, mounting yards, race day stables and parade rings
 - special events
 - tourist accommodation.

- 3 Development listed as non-complying is generally inappropriate.

- 4 Core Areas, Transition Areas and other identified features should be developed in accordance with the relevant [Concept Plan Map Mar/10 – Morphettville Racecourse](#).

- 5 Core Areas should be developed to include a range of land uses that are high pedestrian generators, directly promote public transport use and provide opportunities for multi-purpose trips.
- 6 Core Areas should incorporate integrated public open spaces, sport and recreation facilities, and community areas that act as social hubs for communal activity.
- 7 Except in Core Areas where a higher intensity of development is envisaged, non-residential development should comprise uses that:
 - (a) are of local or neighbourhood scale
 - (b) encourage walking to local shopping, community services and other activities
 - (c) do not detrimentally impact on the amenity of nearby residents.
- 8 Shop or groups of shops should have the following gross leasable areas in the order of:

Designated area	Shop or group of shops (square metres)
Core Area	5500
Transition Area	500
Areas not designated as one of the above	1000

Form and Character

- 9 Development should be consistent with the desired character for the zone.
- 10 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with the following, except where shown on [Concept Plan Map Mar/10 – Morphettville Racecourse](#):

Designated area	Minimum net residential site density
Core Area	200 dwellings per hectare net
Transition Area	70 dwellings per hectare net
Areas not designated as one of the above	150 dwellings per hectare net

- 11 In Transition Areas, development should deliver a built form that provides the transition between an intense core of development and neighbouring lower intensity development.

Design and Appearance

- 12 In Core Areas:
 - (a) the ground and first floors of buildings 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 shops, 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 to promote active street frontages and maximise passive surveillance.

- 13 Except in Core Areas, 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).
- 14 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in [Concept Plan Map Mar/10 – Morphettville Racecourse](#).
- 15 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.
- 16 Buildings should predominantly provide vehicle access via a side street or rear lane access way.
- 17 Side streets and rear lane access ways should be designed to:
- (a) provide space between buildings that reduces building mass and creates a more interesting public realm
 - (b) achieve active frontages at a lower intensity than the primary street frontage.

Building Envelope

Building Height

- 18 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	Maximum building height
Core Area	4 storeys	12 storeys and up to 48.5 metres
Transition Area	2 storey	4 storeys and up to 16.5 metres
Any area not designated by the above	2 storeys	6 storeys and up to 24.5 metres

Setbacks from the Primary Road Frontage

- 19 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
Core Area	No minimum
Transition Area	2 metres
Any area not designated by the above	2 metres

Setbacks from side boundaries

- 20 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
Core Area	No minimum
Transition Area	0.9 metres
Any area not designated by the above	0.9 metres

Other Setbacks

- 21 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 access way	No minimum where the access way is 6.5 metres 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	6 metres where the subject land directly abuts an allotment of a different zone 3 metres in all other cases, except where development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

Land Division

- 22 A traditional street grid pattern should be reinforced in any comprehensive development of areas for mixed use activity to maintain clear sightlines and ensure maximum connectivity.
- 23 Wherever practicable, land division and site amalgamation should:
- create allotments that vary in size and are suitable for a variety of residential and commercial uses
 - improve the level of integration associated with the design and layout of buildings, vehicle parking areas, access points and landscaping, including retention of existing trees.

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
Fuel depot	
General industry	
Public service depot	
Road transport terminal	
Service trade premises	
Special industry	
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 of (except where the development is classified as 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	
All forms of development that are ancillary and in association with racecourse activities within the Core Area, identified on identified on Concept Plan Map Mar/10 – Morphettville Racecourse	
Consulting room	
Dwelling	
Educational establishment	
Emergency services	
Hotel where located within the Core Area	
Indoor recreation facility	
Nursing home	
Office	
Pre-school	
Primary school	
Residential flat buildings	
Retirement village	
Shop or group of shops where located:	

Category 1

Category 2

- (a) within the Core Area of less than 5500 square metres
- (b) within the Transition Area of less than 500 square metres
- (c) outside of the Designated Areas with a gross leasable area of 1000 square metres or less.

Supported accommodation

Tourist accommodation

Urban Renewal Neighbourhood Zone

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

OBJECTIVES

- 1 Housing that no longer meets community preferences replaced with new diverse housing options, as housing density increases.
- 2 Employment and community services improve access to jobs, goods and services without compromising residential amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use and Intensity

- 1 Development comprises one or more of the following land uses:
 - ancillary accommodation
 - community facility
 - consulting room
 - dwelling
 - educational establishment
 - office
 - pre-school
 - recreation area
 - residential flat building
 - retirement facility
 - shop
 - supported accommodation.
- 2 Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents, with larger-scale shops, offices and consulting rooms established on higher order roads or adjacent existing commercial and retail precincts.
- 3 A shop, consulting room or office (or any combination thereof):
 - (a) comprises a change in the use of an existing building that is lawfully used as a shop, office or consulting room (or any combination thereof)
 - (b) does not exceed 200 square metres gross leasable floor area (individually or combined, in a single building) where located on a site with a primary frontage to an arterial or collector road, or adjoining a zone with the words 'Main Street' or 'Activity Centre' in its name; or
 - (c) in all other cases, does not exceed 100 square metres gross leasable floor area (individually or combined, in a single building).
- 4 Non-residential development provides a range of services to the local community primarily in the form of:
 - (a) commercial uses including small scale offices, shops and consulting rooms
 - (b) community services such as educational establishments, community centres, places of worship, pre-schools, child care and other health and welfare services

- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing; or
- (d) open space and recreation facilities.

Site Dimensions and Land Division

- 5 Allotments/sites created for residential purposes accommodate a diverse range of medium density housing.
- 6 High density housing located on sites of a suitable size and dimension to achieve a high standard of amenity for occupants and neighbours.

Building Height

- 7 Buildings generally 2 to 3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.

Primary Street Setback

- 8 Buildings are set back from primary street boundaries to establish a desirable urban streetscape character and integrate development with public open space.

Secondary Street Setback

- 9 Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public streets and reinforce a streetscape character.

Boundary Walls

- 10 Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

Side Boundary Setback

- 11 Buildings are set back from side boundaries to provide:
 - (a) separation between buildings to minimise visual impact; and
 - (b) access to natural light and ventilation for neighbours.

Rear Boundary Setback

- 12 Buildings are set back from rear boundaries to provide:
 - (a) separation between dwellings to minimise visual impact;
 - (b) access to natural light and ventilation for neighbours;
 - (c) open space recreational opportunities; and
 - (d) space for landscaping and vegetation.

Master Planned Renewal Policy Area 25

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

OBJECTIVES

- 1 A revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use and Intensity

- 1 In addition to the land uses identified in the Urban Renewal Neighbourhood Zone, development comprises one or more of the following land uses:
 - display home.
- 2 Non-residential uses are of a scale to support the anticipated future growth of the surrounding neighbourhood.
- 3 The density of residential development increases closer to open space, public transport, centres and community facilities.
- 4 Community facilities such as schools, community centres, recreation centres and public open space are co-located with complementary uses to reinforce their role as a focal point for community.
- 5 Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.

Co-ordinated and Orderly Development

- 6 Where land ownership is fragmented, land division and infrastructure occur in a coordinated manner and orderly sequence.
- 7 Development and infrastructure are staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services.

Site Dimensions, Land Division and Building Envelope Plans

- 8 Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.
- 9 Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.
- 10 Land division that includes building envelope plans for the purposes of assessing built form outcomes identifies the following in relation to residential allotments:
 - (a) setbacks from boundaries which provide a cohesive streetscape pattern and appropriate interface with adjoining land; and
 - (b) private open space sized and located to meet the needs of occupants; and
 - (c) vehicle access points located to provide safe and convenient access, facilitate on-street parking and enable street tree planting; and

- (d) existing trees and vegetation to be retained.
- 11 Sites for residential purposes are consistent with an authorised plan of division or Concept Plan.
- 12 Where a dwelling forms part of a master planned land division providing a minimum 15 per cent affordable housing, discounts may be applied in accordance with the following:
 - (a) In relation to car parking:
 - (i) 1 car park per dwelling.
 - (b) In relation to private open space:
 - (i) For dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or
 - (ii) For dwellings above ground level, 8 square metres with a minimum dimension of 2 metres.
- 13 A building envelope plan forming part of a master planned land division and which provides a minimum 15 per cent affordable housing achieves the following:
 - (a) setbacks from boundaries which provide a cohesive streetscape pattern and appropriate interface with adjoining land; and
 - (b) private open space sized and located to meet the needs of occupants; and
 - (c) vehicle access points located to provide safe and convenient access, facilitate on-street parking and enable street tree planting; and
 - (d) building heights of 2 to 3 levels; and
 - (e) the protection of existing trees worthy of retention.

Open space

- 14 The size and distribution of open space encourages recreation and healthy lifestyles.
- 15 Division of land on sites greater than 15 hectares results in 80 per cent of allotments created for residential purposes located within a 400 metres walk of open space that has a minimum area of 1.5 hectares.
- 16 The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features (including watercourses and constructed wetlands), irrigated recreation spaces, sporting infrastructure or public art.

Building Height

- 17 Building height (excluding garages, carports and outbuildings) not exceeding:
 - (a) the maximum height nominated on an authorised building envelope plan for the subject site/allotment; or
 - (b) 4 building levels and 15 metres where the site:
 - (i) is at least 1200 square metres; and
 - (ii) has a frontage of at least 35 metres; or
 - (c) 3 building levels and 12 metres in all other circumstances.

Primary Street Setback

- 18 Buildings setback from the primary street frontage at least:
- (a) 8 metres or more along the frontage of an arterial road; or
 - (b) 1.5 metres or more where the allotment is located adjoining a public reserve greater than 2000 square metres (including where the site would adjoin if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment; or
 - (c) 3 metres or more along all other road frontages; or
 - (d) consistent with an authorised building envelope plan for the subject site/allotment.

Secondary Street Setback

- 19 Buildings setback from the secondary street frontage at least the lesser of the following:
- (a) 900 millimetres; or
 - (b) if a dwelling on any adjoining allotment is closer to the secondary street than 900 millimetres, the distance of that dwelling from the boundary with the secondary street; or
 - (c) consistent with an authorised building envelope plan for the subject site/allotment.

Boundary Walls

- 20 Dwelling walls on side boundaries either:
- (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
 - (b) are consistent with an authorised building envelope plan for the subject site/allotment; or
 - (c) do not exceed:
 - (i) 3 metres in height; and
 - (ii) 11.5 metres in length; and
 - (iii) with respect to all boundary walls on the same boundary, 45 per cent of the total length of the boundary.
- 21 Dwellings in a semi-detached, row or terrace arrangement are set back at least 900 millimetres from side boundaries shared with allotments outside the development site.

Side Boundary Setback

- 22 Buildings not sited on side boundaries set back from the side boundary:
- (a) 0.9 metres for a wall height less than 3 metres; and
 - (b) 0.9 metres plus 1/3 of the wall height above 3 metres; or
 - (c) consistent with an authorised building envelope plan for the subject site/allotment.

Rear Boundary Setback

- 23 Buildings set back from the rear boundaries as follows:
- (a) consistent with an authorised building envelope plan for the subject site/allotment; or

- (b) 5 metres or more where the subject land directly abuts an allotment of a different zone; or
- (c) 0 metres where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land; or
- (d) 3 metres for the first building level or 0 metres where the rear boundary adjoins a laneway; and
- (e) 5 metres for any second building level or 0 metres where the rear boundary adjoins a laneway; and
- (f) 5 metres plus any increase in wall height over 7 metres for buildings three building levels and above.

Private Open Space

- 24 Private open space provided consistent with an authorised building envelope plan for the subject site/allotment, or in accordance with the following:

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24 square metres located behind the building line Minimum directly accessible from a living room: 16 square metres with a minimum dimension 3 metres
Dwelling in a residential flat building which incorporates above ground dwellings	Dwellings at ground level	15 square metres / minimum dimension 3 metres
	Dwellings above ground level	
	Studio	4 square metres / minimum dimension 1.8 metres
	One bedroom dwelling	8 square metres / minimum dimension 2.1 metres
	Two bedroom dwelling	11 square metres / minimum dimension 2.4 metres
	Three + bedroom dwelling	15 square metres / minimum dimension 2.6 metres

Advertising and display homes

- 25 Advertising is limited to:
- (a) temporary displays to promote the sale of land and buildings within the zone; and
 - (b) one display per road frontage; and
 - (c) an advertising display area no greater than 6 metres x 3 metres.
- 26 Display homes provide sufficient car parking at a rate of:
- (a) 5.5 car parks per display home for up to five display homes; and
 - (b) 2.5 additional car parks per additional display home.

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 complying criteria / conditions as outlined in the table below:

Form of Development	Complying Criteria / Conditions
Detached dwelling Semi-detached dwelling Row dwelling	<ol style="list-style-type: none"> 1 Principles of Development Control 11, 17, 18, 19, 20, 21, 22, 23 and 24 of the Master Planned Renewal Policy Area 25 are satisfied. 2 Dwellings provide on-site car parking spaces at a rate no less than: <ol style="list-style-type: none"> (a) 1 or 2 bedroom dwelling: 1 space per dwelling (b) 3 or more bedroom dwelling: 2 spaces per dwelling. 3 Each dwelling with a frontage to a public street: <ol style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4 metres (b) has an aggregate window area of at least 2 square metres facing the primary street. 4 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. 5 A living room incorporates a window with an external outlook towards the street frontage or private open space. 6 Garages and carports facing a street: <ol style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5 metres from the boundary of the primary street (c) have a garage door / opening not exceeding 7 metres in width (d) have a garage door / opening width not exceeding 50 per cent of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 7 Upper level windows facing side or rear boundaries shared with an allotment intended or used for residential purposes: <ol style="list-style-type: none"> (a) are permanently obscured to a height of 1.5 metres above finished floor level that is fixed or not capable of being opened more than 200 millimetres; or (b) have sill heights greater than or equal to 1.5 metres above finished floor level; and / or (c) incorporate screening with a maximum of 25 per cent of openings, permanently fixed no more than 0.5 metres from the window surface and sited adjacent to any part of the window less than 1.5 metres above the finished floor level. 8 All sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25 per cent transparency/openings fixed to a minimum height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the balcony. 9 The proposed development satisfies one of the following: <ol style="list-style-type: none"> (a) a Stormwater Management Plan has been endorsed by the relevant Council for the land and the proposed dwelling has been designed in accordance with that Stormwater Management Plan; or (b) residential development: <ol style="list-style-type: none"> (i) includes rainwater tank storage: <ol style="list-style-type: none"> (A) connected to at least 80 per cent of the roof area

Form of Development	Complying Criteria / Conditions
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- (B) connected to all toilets and either the laundry cold water outlets or hot water service
- (C) with a minimum total capacity in accordance with Table 1
- (D) where detention is required, includes a 20-25 millimetres diameter slow release orifice at the bottom of the detention component of the tank
- (ii) incorporates dwelling roof area comprising at least 80 per cent of the site's impervious area.

Table 1: Rainwater Tank

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

- 10 Residential parking spaces enclosed by fencing, walls, posts or other structures have the following internal dimensions (separate from any waste storage area):
 - (a) single width parking spaces:
 - (i) a minimum length of 5.4 metres per space
 - (ii) a minimum width of 3.0 metres
 - (iii) a minimum garage door width of 2.4 metres.
 - (b) double parking spaces (side by side):
 - (i) a minimum length of 5.4 metres
 - (ii) a minimum width of 5.5 metres
 - (iii) minimum garage door width of 2.4 metres per space.
- 11 Uncovered car parking spaces have:
 - (a) a minimum length of 5.4 metres
 - (b) a minimum width of 2.4 metres
 - (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres.
- 12 Driveways and access points:
 - (a) for sites with a frontage to a public road of 10 metres or less, have a maximum width of 3.2 metres measured at the property boundary and are the only access point provided on the site; or
 - (b) for sites with a frontage to a public road greater than 10 metres:
 - (i) have a maximum width of 5 metres measured at the property boundary and are the only access point provided on the site; or
 - (ii) have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.
- 13 Vehicle access to car parking spaces:
 - (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - (b) where newly proposed, is setback:
 - (i) 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner
 - (ii) 2 metres or more from the base of the trunk of a street tree

Form of Development	Complying Criteria / Conditions
	<ul style="list-style-type: none"> unless consent is provided from the tree owner (iii) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
	<p>14 Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport will not be steeper than 1:4 on average (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.
	<p>15 Where dwellings abut both side boundaries, a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2 square metres with a minimum dimension of 0.9 metres (separate from any designated car parking spaces or private open space) (b) a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800 millimetres between the waste bin storage area and the street.
	<p>16 The dwelling satisfies one of the following:</p> <ul style="list-style-type: none"> (a) does not incorporate a change of use of land (b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land (c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under <i>Part 10A of the Environment Protection Act 1993</i> to the effect: <ul style="list-style-type: none"> (i) that site contamination does not exist (or no longer exists) at the land; or (ii) that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or (d) the allotment was the subject of consent granted under the <i>Development Act 1993</i> or the <i>Planning Development and Infrastructure Act 2016</i> on or after 1 September 2009 in relation the division of the land.
	<p>17 One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>; or (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.
	<p>18 The dwelling does not involve either:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1 metre (b) filling exceeding a vertical height of 1 metre; or (c) a total combined excavation and filling vertical height of 2 metres or more.
Detached, semi-detached or row dwelling where the authorised plan of division nominates a minimum 15 percent of allotments for the purposes of affordable housing	<p>1 A building envelope plan has been approved in relation to the relevant site/allotment.</p> <p>2 No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan.</p> <p>3 The dwelling provides 1 on-site car park, with the following dimensions:</p> <ul style="list-style-type: none"> (a) where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions: <ul style="list-style-type: none"> (i) single parking spaces: <ul style="list-style-type: none"> (A) a minimum length of 5.4 metres

Form of Development	Complying Criteria / Conditions
	<ul style="list-style-type: none"> (B) a minimum width of 3.0 metres (C) a minimum garage door width of 2.4 metres
	<ul style="list-style-type: none"> (ii) double parking spaces (side by side) <ul style="list-style-type: none"> (A) a minimum length of 5.4 metres (B) a minimum width of 5.5 metres (C) a minimum garage door width of 2.4 metres (iii) where uncovered, spaces have: <ul style="list-style-type: none"> (A) a minimum length of 5.4 metres (B) a minimum width of 2.4 metres (C) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres.
4	<p>The dwelling provides private open space at a rate no less than:</p> <ul style="list-style-type: none"> (a) or dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or (b) for dwellings above ground, 8 square metres with a minimum dimension of 2 metres.
5	<p>The dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed:</p> <ul style="list-style-type: none"> (a) a maximum building height of 3 building levels or 12 metres (b) a wall height of 10 metres (except where a gable end).
6	<p>Where the dwelling has a frontage to a public street, it:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room (b) has an aggregate window area of at least 2 square metres facing the primary street.
7	<p>The dwelling provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5 metres above finished floor level and are fixed or not capable of being opened more than 200 millimetres; or (b) have sill heights greater than or equal to 1.5 metres above finished floor level; and/or (c) incorporate screening to a height of 1.5 metres above finished floor level.
8	<p>All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the boundary.</p>
9	<p>The dwelling provides vehicle access to car parking spaces that is located consistent with that shown on the relevant building envelope plan, or is located:</p> <ul style="list-style-type: none"> (a) 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner (b) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner (c) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing (d) so that access is not obtained from, and is located at least 25 metres from the tangent of, any road subject to the Key Outback and Rural Routes Overlay, Urban Transport Routes Overlay or Major Urban Transport Routes Overlay.
10	<p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is no

Form of Development	Complying Criteria / Conditions
	<p>steeper than 1:4 on average; or</p> <p>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary.</p> <p>11 The development does not involve:</p> <p>(a) excavation exceeding a vertical height of 1metre</p> <p>(b) filling exceeding a vertical height of 1metre; or</p> <p>(c) a total combined excavation and filling vertical height of 2 metres or more</p> <p>12 The development satisfies one of the following:</p> <p>(a) a declaration is provided on or behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>; or</p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p> <p>13 The development is connected, or will be connected, to:</p> <p>(a) a reticulated water scheme or mains water supply with capacity to meet the requirements of the development; or</p> <p>(b) an approved common waste water disposal service with the capacity to meet the requirements of the development.</p>

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
Shop or group of shops	Except where the gross leasable area is 1000 square metres or less.

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 non-complying) are designated:

Category 1	Category 2
All development within the Urban Renewal Neighbourhood Zone , except where listed as Category 2	<p>Non-residential development which does not satisfy PDC 3 of the Urban Renewal Neighbourhood Zone</p> <p>Development with a building height that exceeds PDC 17 of the Master Planned Renewal Policy Area 25</p>

Table Section

Table Mar/2 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Number of Required Car Parking Spaces
Accommodation	
Aged care retirement home	1 per unit
Display home	Assess on needs basis
Dwelling	
Detached Semi-detached Row Group Residential flat building	2 per dwelling containing up to 3 bedrooms (or rooms capable of being used as bedrooms), 1 of which is to be covered. 3 per dwelling containing 4 or more bedrooms (or rooms capable of being used as bedrooms), 1 of which is to be covered. Plus, in the case of 3 or more group and residential flat buildings, 1 visitor space per 3 dwellings.
Detached Semi-detached Row in the Suburban Neighbourhood Zone	1 per 1 bedroom dwelling 2 per 2 or more bedroom dwelling
Group Residential flat building in the Suburban Neighbourhood Zone	1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3 or more bedroom dwelling plus 0.25 visitor spaces per dwelling
Guesthouse or hostel	1 per 3 beds
Multiple dwelling	0.7 per bedroom
Nursing home	1 per 4 beds
Serviced apartment	1 per room plus 1 per employee
Tourist accommodation in the form of a bed and breakfast establishment	1 per guest room plus 1 per employee
Commercial	
Auction depot	1 per 100 square metres plus 2 spaces
Bank	5 per 100 square metres
Bulky goods outlet	4 per 100 square metres
Call centre	Assess on needs basis
Motor repair station	2 per 100 square metres or 4 per service bay (whichever provides the greater number of spaces).
Motor showroom	2 per 100 square metres
Office	4 per 100 square metres

Marion Council
Table Section
Table Mar/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Petrol filling station	6 per service bay plus 5 per 100 square metres retail floor area
Post office	7 per 100 square metres
Service trade premise	4 per 100 square metres
Shop	5 per 100 square metres (where located within a centre, including in the Suburban Neighbourhood Zone) 7 per 100 square metres (where not located within a centre).
Used car lot or vehicle sales yard	2 per 100 square metres of total site area
Video store	6 per 100 square metres
Community and Civic	
Child care centre	1 per 4 children
Civic administration office	4 per 100 square metres
Community centre	10 per 100 square metres
Educational institution	
Pre-school, primary school and secondary school	1 per full time employee plus 1 space for wheelchair users plus an additional 10 per cent of the total for visitors.
Pre-school in the Suburban Neighbourhood Zone	1 per employee plus 0.25 per child as drop off/pick up bays plus 1 space for wheelchair access
Tertiary institution	0.6 per full time student plus 0.2 per part time student.
Library	4 per 100 square metres
Meeting hall	1 per 5 seats
Place of worship	1 per 3 seats
Industry	
Industry (exclusive of office component)	
up to 200 square metres total floor area	2 per 100 square metres
plus between 200 and 2000 square metres total floor area	additional 1.33 per 100 square metres
plus greater than 2000 square metres total floor area	additional 0.67 per 100 square metres
Labour intensive industry (inclusive of office component)	0.75 per employee
Office component	3.3 per 100 square metres
Medical	
Consulting room	10 per 100 square metres
Consulting room in the Suburban Neighbourhood Zone	4 for the first consulting room plus 1 per each additional consulting room

Form of Development	Number of Required Car Parking Spaces
Hospital	2.5 per bed
Medical centre or day surgery	10 per 100 square metres
Recreation	
Amusement machine centre	7 per 100 square metres
Bowling club	10 per bowling green
Cinema complex	1 per 3 seats
Concert hall or theatre	1 per 3 seats
Conference facility	Assess on needs basis
Entertainment multiplex	Assess on needs basis
Exhibition hall	Assess on needs basis
Hotel or tavern	
Public bar	1 per 2 square metres
lounge or beer garden	1 per 6 square metres
Dining room	1 per 3 seats
Gaming room	1 per 2 machines
Accommodation	Assess on needs basis
Indoor recreation centre or gymnasium	Assess on needs basis
Night club or late night venue	Assess on needs basis
Restaurant	1 per 3 seats or 1 per 15 square metres (whichever provides the greater number of spaces).
Restaurant in the form of a fast food/ family restaurant	
Without dine-in and drive through facilities only	12 per 100 square metres
With dine-in facilities only but no drive through	1 per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces).
With dine-in and drive through facilities	1 per 3 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces). (A car queuing area for a maximum of 12 cars is also required, to be assessed on a needs basis; there should also be at least 4 car spaces back from the ordering point.)
Restaurant (other than as listed above) in the Suburban Neighbourhood Zone	1 per 2 seats able to be provided
Squash or tennis court	4 per court (Additional spaces may be required if spectator seating is proposed.)
TAB facility	8 per 100 square metres

Marion Council
 Table Section
 Table Mar/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Other	
Funeral parlour	4 per 100 square metres plus 1 per 4 seats where a chapel is also involved
Interchange/transport station	Assess on needs basis
Radio and TV studio	5 per 100 square metres
All other non-residential uses in the Suburban Neighbourhood Zone	4 per 100 square metres

Table Mar/2A - 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 tables below.

Designated Areas

- 2 The following are Designated Areas:

Designated Area	Conditions
Mixed Use Zone	None
Regional Activity Zone	
Residential Zone – Lonsdale Policy Area 9	
Suburban Activity Node Zone	
Urban Core Zone	
District Centre Zone	Any part of the development site is located in accordance with at least one of the following:
Local Centre Zone	
Neighbourhood Centre Zone	
Regional Centre Zone	
	(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.

⁽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 7.30 am and 6.30 pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10.00 pm.

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 light industry and 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
Core Area as shown on Concept Plan Map Mar/7 – Laffer's Triangle and Concept Plan Map Mar/8 – Tonsley Park of the Regional Activity Zone and the 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
Urban Core Zone	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 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
Neighbourhood Centre Zone, Regional Activity Zone, Suburban Activity Node Zone and Urban Core 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 Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas

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
Core Area as shown on Concept Plan Map Mar/7 – Laffer’s Triangle and Concept Plan Map Mar/8 – Tonsley Park of the Regional Activity Zone and the Suburban Activity Node 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
Transition Area/Any other area not designated on Concept Plan Map Mar/7 – Laffer’s Triangle and Concept Plan Map Mar/8 – Tonsley Park of the Regional Activity Zone and the Suburban Activity Node Zone	0.5 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.5 per 2 bedroom dwelling 2 per 3 + bedroom dwelling	0.25 per dwelling
Mixed Use Zone	1 per studio (no separate bedroom) 1 per 1 bedroom dwelling 1.25 per 2 bedroom dwelling 1.5 per 3+ bedroom dwelling	0.25 per dwelling
Urban Core Zone	1 per studio or 1 bedroom dwelling, except within 200 metres of a transit stop where the car parking rate should be 0.75 car parking spaces 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
Regional Activity Zone, Residential Zone - Lonsdale Policy Area 9, Suburban Activity Node Zone, Urban Core Zone	1 or 2 bedrooms	1
	3 + bedrooms	2

Table 5: Student accommodation

Location of development	Number of bedrooms, or rooms capable of being used as a bedroom	Number of required visitor parking spaces
Regional Activity Zone, Suburban Activity Node Zone	0.25 per bedroom per dwelling	0.03 per bedroom per dwelling

Table Mar/3 - 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	Heritage NR
1 Castle Street EDWARDSTOWN	St Anthony's Church and School; Red brick 1929 building facing Castle Street including side porch and rear lean-to. Exclusions: infill structure behind west boundary parapet wall, fencing.	A211	F9330	CT 5897/583	a	26052
Messines Avenue EDWARDSTOWN	War Memorial; Avenue of trees located either side of Messines Avenue.				a e	26053
1/ 57 Raglan Avenue EDWARDSTOWN	Dwelling; Exclusions: later additions, carports, outbuildings.	U1	S12259	CT 5107/136	a b	4349
926-928 South Road EDWARDSTOWN	Maid of Auckland Hotel; Exclusions: later additions, freestanding buildings.	A284	F10796	CT 6028/35	a c f	4351
3 Wright Street EDWARDSTOWN	Former shop and attached dwelling; Exclusions: later additions and shopfront alterations.	A18	D3553	CT 5604/282	a b	26055
3 Maud Street GLANDORE	Dwelling; Exclusions: later additions, garage/ outbuilding.	A28	F7397	CT 5219/284	a d	26057
5 Maud Street GLANDORE	Dwelling; Exclusions: later additions, garage/ outbuilding.	A29	F7397	CT 5658/603	a d	26058
5 Mersey Street GLANDORE	Dwelling; Exclusions: later additions, outbuildings, fencing.	A78	F7587	CT 5481/965	a d	26059
7 Mersey Street GLANDORE	Dwelling; Exclusions: later additions, outbuildings.	A79	F7587	CT 5336/919	a d	26060
50 Pleasant Avenue GLANDORE	Dwelling; Exclusions: later additions, fencing.	A101	F9523	CT 5547/513	a	26061
49 - 51 Vennachar Drive HALLETT COVE	Dwelling; Exclusions: later additions, outbuildings, swimming pool.	A34	D22359	CT 5883/558	a e	4362
17 - 19 Bundarra Drive MARINO	Dwelling; Including bluestone terrace steps and garden wing walls. Exclusions: Later additions to rear under verandah, later pergola and patio area, later garage fronting Bundarra Drive.	A204 A205	D2194 D2194	CT 5286/880 CT 5286/880	d	26063

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
25 Coolinga Road MARINO	Dwelling; Exclusions: later additions, later enclosure of verandah under main roof, garage, outbuildings.	A54	F148392	CT 5477/266	a d	26064
Marino Conservation Park MARINO	Tower of Lighthouse; Exclusions: all later communications equipment, huts, compound fencing.	S1529	H105500	CT 6125/133	a f	26062
6 Finniss Street MARION	Former Marion Inn; Exclusions: later additions.	A13	F104983	CT 5153/935	a c f	4334
17 Finniss Street MARION	St Ann's Catholic Church; Exclusions: later additions.	A33	F147367	CT 5358/186	a c f	4335
34 Finniss Street MARION	Dwelling (former Police Station); Exclusions: later additions, outbuildings.	A29	F147363	CT 5414/684	a c e	4336
38 Finniss Street MARION	Dwelling; Exclusions: later additions, carport, freestanding brick garage, fencing, later aluminium windows.	A12	F101877	CT 5116/551	a d	26068
51 Finniss Street MARION	Dwelling; Exclusions: later alterations, outbuildings.	A31	D31061	CT 5131/780	a e	4337
28 George Street MARION	Dwelling; Exclusions: later alterations, outbuildings.	A103	D23866	CT 5429/260	a b e	4339
45 George Street MARION	Dwelling (Annie Doolan's Cottage); Exclusions: later additions, picket fence.	A32	F147366	CT 5358/170	a e	4338
Market Street Intersection of Market and Nixon Street MARION	Light Square; Location of the Square as the original centre of the village of Marion				a c e f	4374
5 Market Street MARION	Dwelling (Rose Cottage); Exclusions: later additions, carports, fencing.	U1 U2	S6075 S6075	CT 5011/187 CT 5011/188	a d	26070
38 Nixon Street MARION	Dwelling (Laurel Cottage and City of Marion's first Post Office); Exclusions: later additions.	A7	F12757	CT 5238/702	a b c e	4347
6 Norfolk Road MARION	Dwelling (former farmhouse); Exclusions: later rear (to east) additions, enclosed verandah walling, poolhouse and pool, fencing.	A4	D5554	CT 5138/558	a d	26071
31 - 39 Norfolk Road MARION	War Memorial	A5	D38832	CT 5220/315	a e	4348

Marion Council
Table Section
Table Mar/3 - 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	Heritage NR
55 Oliphant Avenue MARION	Remnant Almond Grove; Remaining almond trees generally at the south western and south eastern end of the reserve.	Q1 & Q2	F40315	CT 5750/282	a e	26072
240 Sturt Road MARION	Dwelling; Exclusions: later additions, outbuildings.	A2	F147236	CT 5477/260	a e	4352
284-286 Sturt Road MARION	School building (former Sturt School); Exclusions: later additions, school related facilities.	A300	F34283	CT 5182/5	a c f	4355
288 Sturt Road MARION	School (former District Hall); Exclusions: later additions, school related facilities.	A1	F125809	CT 5223/663	a b c d f	4356
290 Sturt Road MARION	Dwelling (former Marion Council Chambers); Exclusions: later additions, outbuildings.	A314	D34679	CT 5106/706	a c d e f	4357
8 - 10 Township Road MARION	Dwellings (former Workmen's Cottages); Exclusions: later additions and carparking area.	A1	F147335	CT 5763/932	a e	4359
16 Township Road MARION	Dwelling; Exclusions: later additions and outbuildings.	A3	D38832	CT 5220/313	a e	4360
23 Township Road MARION	Dwelling; Exclusions: later additions, outbuildings and fencing.	A15	D6848	CT 5663/876	a e	4361
4 Gordon Terrace MORPHETTVILLE	Cobham Hall - Supported Care Facility (former dwelling); Exclusions: later additions, outbuildings and carparking areas.	A87	F10804	CT 5597/865	a d e	4340
8 Boyle Street OAKLANDS PARK	Dwelling (Wyndham); Exclusions: later additions, outbuildings and fencing.	A240	D4668	CT 5209/477	a e	4331
8 Ella Crescent OHALLORAN HILL	Dwelling; Exclusions: later additions, outbuildings and fencing.	A40 A56	D10193 D10193	CT 5179/890 CT 5179/890	a e	4333
Section 127 Main South Road OHALLORAN HILL	Pea Farm; dwelling and barn (both ruins).	Q22	D88148	CR 6088/98	a e	4342
1708 - 1710 Main South Road OHALLORAN HILL	Christ Church and Christ Church Cemetery, O'Halloran Vault, Moore Vault, Chittleborough grave, Samuel Myles grave, Moreau grave, Tapket grave site, Reynell Vault; Exclusions: later additions, outbuildings and carparking.	A73	F148109	CT 5775/21	a e	4343

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Majors Road OHALLORAN HILL	Dwelling (Weblyn); Exclusions: later additions and outbuildings.	A1	F6718	CT 6110/936	a e f	4344
222R Hendrie Street Adjacent Oaklands Road PARK HOLME	Vineyard; All extant rows of the remaining grape vines.	A120	D32977	CT 5102/220	a e f	26080
16 Tora Court PARK HOLME	Dwelling (Ayrwood) - Bleak House #2; Exclusions: later additions, outbuildings, fencing.	A406	F11323	CT 5150/498	a c d e	4358
5 - 6 Wattle Street PLYMPTON PARK	Dwelling; Exclusions: later additions, outbuilding, fencing.	U6	S5658	CT 5018/589	a d	26083
44a & 44b Ramsay Avenue SEACOMBE GARDENS	Dwelling (former farmhouse); Including verandah. Exclusions: later additions, alterations and fencing.	A2	F147036	CT 5817/985	a d	26084
198 Seacombe Road SEAVIEW DOWNS	Dwelling (Thiselton); Exclusions: later additions, outbuildings, swimming pool and fencing.	A89	F148727	CT 5531/694	a e	4350
574 - 578 Cross Road SOUTH PLYMPTON	Vermont Uniting Church; Church building. Exclusions: adjacent hall, rear buildings.	A207	F8596	CT 5787/304	a d	26088
Robert Street Corner of Robert Street and Raglan Avenue SOUTH PLYMPTON	Gates of Remembrance; Location and form of the original gates.	A1	F11102	CT 5859/178	a f	4373
1 Waterhouse Road SOUTH PLYMPTON	Dwelling; Exclusions: later additions, fencing.	A14	F8869	CT 5080/260	a	26093
5 Hawkesbury Avenue STURT	Dwelling and Stable; Exclusions: later additions outbuildings and fencing.	A56	F147190	CT 5876/866	a	4341
257 Sturt Road STURT	Dwelling; Exclusions: later additions, outbuildings and fencing.	A101	D45948	CT 5391/988	a e	4353
269 Sturt Road STURT	Shop and Dwelling; Exclusions: later additions, outbuildings and shop front alterations.	A25	F4084	CT 5301/482	a b e	4354
14 Travers Street STURT	Dwelling; Exclusions: later additions, fencing.	A1	D34808	CT 5086/664	a	26094
376 Morphett Road WARRADALE	Dwelling; Exclusions: later additions, outbuildings and fencing.	A2	F11479	CT 5493/427	a	4346

Marion Council
Table Section
Table Mar/3 - 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	Heritage NR
175 Oaklands Road WARRADALE	Marion Community House (former dwelling); Including view of front of dwelling from Oaklands Rd (retaining open space between front façade and Oaklands Rd/Morphett Rd. Exclusions: Additions to south, internal fabric, outbuildings, stand of trees adjacent boundary to Morphett Rd and Oaklands Rd.	A10	F6407	CT 5502/565	a d e	26096
11 to 13 Walkley Avenue WARRADALE	Dwelling (Ballara); Exclusions: later additions, outbuildings and fencing.	A1	F121383	CT 5215/175	a e	4363

Table Mar/4 - 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
1 Selgar Avenue CLOVELLY PARK	Dwelling ('Wattiparinga') and Vineyard	A63	F148099	CT 5792/788		14101
95-107 Sturt Road DOVER GARDENS	Original Cottage & Stone Outbuilding	A1 A2	D75307 D75307	CT 5995/779 CT 5995/780		14402
25A Naldera Street GLANDORE	Glandore Community Centre (former Glandore Boys Home, later Windana Remand Home)	S623	H105100	CT 5394/253	a g	12597
7/194 Morphett Road GLENGOWRIE	Dwelling (former Hamilton's Winery)	A5	D14619	CT 5144/387		12665
Clifftop Crescent HALLETT COVE	Hallett Cove Conservation Park, Sandison Reserve and environs Geological Site	S1577 A17 S1550 A1 A2 A20, 21	H105500 F148355 S105500 D2387 D2387 F28675	CR 5428/687 CT 5546/805 CR 5772/819 CR 5361/119 CR 5361/120 CR 5772/819		14033
Lonsdale Highway HALLETT COVE	Worthing (Hallett) Mine Site (including Mine, Chimney & Pump House) - A curtilage is specified in the assessment report	Q510	D49854	CT 5677/179		10545
9 Township Road MARION	Marion Uniting (former Wesleyan Methodist) Church	A201	D64242	CT 5917/49		12776
79 Morphett Road MORPHETTVILLE	Old (1913) Grandstand, Morphettville Racecourse	A1101	D58693	CT 5890/750	b d f	14396
3A Dwyer Avenue, OAKLANDS PARK	Shri Ganesha Temple	A150	D53033	CT 5704/110	f	26361
1708 Main South Road O'HALLORAN HILL	Christ Church Anglican Church	A73	F148109	CT 5775/21	a	14403
Main South Road O'HALLORAN HILL	Hallett Bridge [Stone Arch]	S509		N/A		14404
2 Majors Road O'HALLORAN HILL	Former 'Lizard Lodge' Coachhouse, Smokehouse, Underground Tank and Cellar and Former Army Remount Depot Ammunition Magazines, former Glenthorne CSIRO Field Station	A11	D45728	CT 5377/7	g	16899

Marion Council
 Table Section
 Table Mar/4 - 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
Sturt Triangle STURT	Warriparinga, including Fairford House (sometime Laffer Residence), Coach House (former winery) and Grounds	A152	D39568	CT 5781/119		13258

Note: this table was last updated on 19 March 2010 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.

Table Mar/5 - Bicycle Parking Requirements for Designated Areas

Interpretation

- 1 The bicycle 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 bicycle parking spaces than the amount determined using the bicycle parking rates tables below.

Designated Areas

- 2 The following are Designated Areas:

Designated area	Conditions
Mixed Use Zone	None
Regional Activity Zone	
Suburban Activity Node Zone	
Suburban Neighbourhood Zone	

- 3 In 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.
- 4 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
Student accommodation	1 for every 8 bedrooms per dwelling	1 for every 20 bedrooms per dwelling
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.

- 5 In residential and mixed use developments, the provision of bicycle parking may be reduced in number where the following end-of journey facilities are provided:
 - (a) changing facilities and secure lockers for residents, staff and visitors
 - (b) signage indicating the location of bicycle facilities
 - (c) provision of a dedicated bike parking area that is safe, secure and attractive.

Mapping Section

Map Reference Tables
Spatial Extent Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Index Map Reference

[Council Index Map](#)

Zone Maps

Zone Name	Zone Map Numbers
Caravan and Tourist Park	Mar/8
Commercial	Mar/2, Mar/3, Mar/5, Mar/6, Mar/8, Mar/11, Mar/16, Mar/18
Community	Mar/3, Mar/5, Mar/6, Mar/7, Mar/8, Mar/12, Mar/13, Mar/14, Mar/15, Mar/16
Conservation	Mar/12, Mar/15
Coastal Conservation	Mar/9, Mar/12, Mar/15
Coastal Open Space	Mar/15
District Centre	Mar/3, Mar/6, Mar/16
Defence Establishment	Mar/5
Hills Face	Mar/10, Mar/11, Mar/12, Mar/13, Mar/14
Industry	Mar/3, Mar/6, Mar/7, Mar/8, Mar/11, Mar/18
Local Centre	Mar/2, Mar/3, Mar/4, Mar/5, Mar/6, Mar/7, Mar/8, Mar/12, Mar/13, Mar/18
Metropolitan Open Space System	Mar/15, Mar/16, Mar/17
Mineral Extraction	Mar/10, Mar/13, Mar/16, Mar/17
Neighbourhood Centre	Mar/3, Mar/5, Mar/6, Mar/7, Mar/8, Mar/10, Mar/11, Mar/13, Mar/17
Open Space	Mar/2, Mar/5, Mar/6, Mar/7, Mar/8, Mar/16
Primary Production	Mar/14, Mar/16, Mar/17
Racecourse (Morphettville)	Mar/2
Regional Activity	Mar/8
Regional Centre	Mar/7
Residential	Mar/2, Mar/3, Mar/4, Mar/5, Mar/6, Mar/7, Mar/8, Mar/9, Mar/10, Mar/11, Mar/12, Mar/13, Mar/14, Mar/15, Mar/16, Mar/17, Mar/18, Mar/19
Suburban Activity Node	Mar/5, Mar/7, Mar/8
Suburban Neighbourhood	Mar/10
Urban Core	Mar/2, Mar/5
Urban Renewal Neighbourhood	Mar/5

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Marion Road Policy Area 1	Mar/3,Mar/6
South Road Policy Area 2	Mar/3, Mar/6, Mar/8, Mar/18
Sturt/Marion Road Corner Policy Area 3	Mar/8
Industry/Commerce Policy Area 4	Mar/8
Industry/Commerce Edwardstown Policy Area 5	Mar/3, Mar/6, Mar/18
Darlington Policy Area 6	Mar/8, Mar/11
Winery Policy Area 7	Mar/7
Marion Plains Policy Area 8	Mar/2, Mar/3, Mar/4, Mar/5, Mar/6, Mar/7, Mar/8, Mar/10, Mar/11, Mar/18
Lonsdale Policy Area 9	Mar/15, Mar/19
Cement Hill Policy Area 10	Mar/10
Hills Policy Area 11	Mar/9, Mar/10, Mar/11, Mar/12, Mar/13
Medium Density Policy Area 12	Mar/2, Mar/3, Mar/5, Mar/6, Mar/7, Mar/8
Northern Policy Area 13	Mar/3, Mar/6
Oaklands Park Policy Area 14	Mar/5
Racecourse Policy Area 15	Mar/2, Mar/5
Regeneration Policy Area 16	Mar/2, Mar/3, Mar/5, Mar/6, Mar/7, Mar/8, 18
Residential Character Policy Area 17	Mar/2, Mar/3, Mar/5, Mar/6
Southern Policy Area 18	Mar/13, Mar/14, Mar/16, Mar/17
Watercourse Policy Area 19	Mar/16
Worthing Mine Policy Area 20	Mar/15, Mar/16, Mar/17
Coastal Policy Area 21	Mar/15
Recreation Policy Area 22	Mar/3, Mar/5, Mar/6, Mar/7, Mar/8, Mar/12, Mar/15, Mar/16
Foothills and Seaside Policy Area 23	Mar/12, Mar/13, Mar/15, Mar/16
Infrastructure Policy Area 24	Mar/2
Master Planned Renewal Policy Area 25	Mar/5

Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Edwardstown District Centre Fringe	Mar/6
Precinct 2 Community Hallett Cove	Mar/16
Precinct 3 Retail Core Hallett Cove	Mar/16
Precinct 4 Industry Interface	Mar/3, Mar/6

Precinct Name	Precinct Map Numbers
Precinct 5 Worthing Mine Heritage	Mar/16
Precinct 6 Worthing Mine Recreation	Mar/16
Precinct 8 Community Services Marion	Mar/7
Precinct 9 Northern Fringe Marion	Mar/7
Precinct 10 Retail Core Marion	Mar/7
Precinct 11 Retail Support Marion	Mar/7
Precinct 12 Castle Plaza Environmental Assessment Area	Mar/3, Mar/6, Mar/18
Precinct 13 Limited Residential Development	Mar/3, Mar/18

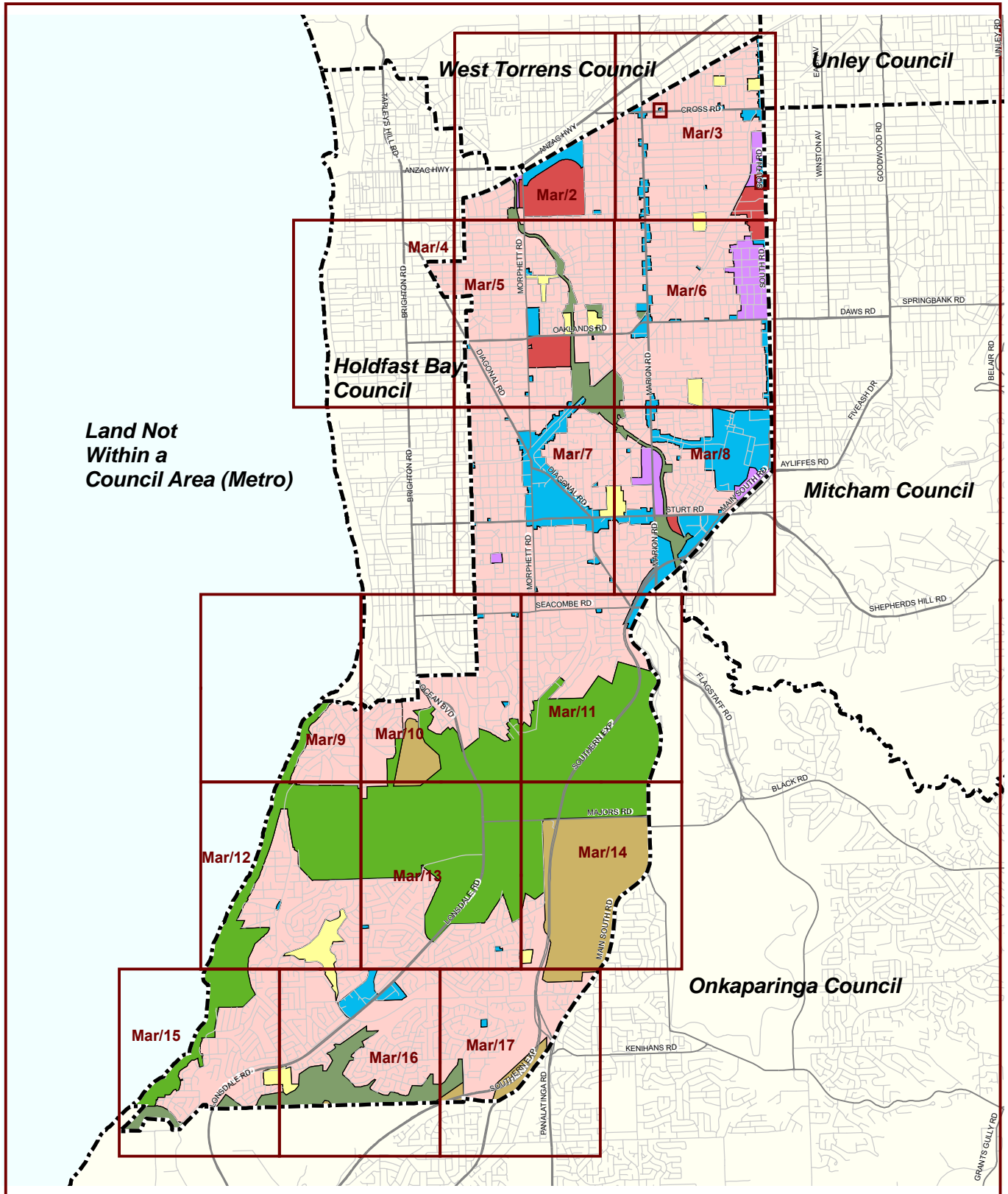
Overlay Maps

Issue	Overly Map Numbers
Location	Mar/1, Mar/2, Mar/3, Mar/4, Mar/5, Mar/6, Mar/7, Mar/8, Mar/9, Mar/10, Mar/11, Mar/12, Mar/13, Mar/14, Mar/15, Mar/16, Mar/17, Mar/18
Transport	Mar/1, Mar/2, Mar/3, Mar/4, Mar/5, Mar/6, Mar/7, Mar/8, Mar/9, Mar/10, Mar/11, Mar/12, Mar/13, Mar/14, Mar/15, Mar/16, Mar/17
Heritage	Mar/1, Mar/2, Mar/3, Mar/5, Mar/6, Mar/7, Mar/8, Mar/9, Mar/10, Mar/11, Mar/12, Mar/13, Mar/14, Mar/16, Mar/17
Development Constraints	Mar/1, Mar/2, Mar/3, Mar/4, Mar/5, Mar/6, Mar/7, Mar/8, Mar/9, Mar/10, Mar/11, Mar/12, Mar/13, Mar/14, Mar/15, Mar/16, Mar/17
Affordable Housing	Mar/2, Mar/5, Mar/7, Mar/8, Mar/10, Mar/15
Noise and Air Emissions	Mar/2, Mar/5, Mar/7, Mar/8, Mar/10, Mar/15
Strategic Transport Routes	Mar/6, Mar/8

Concept Plan Maps

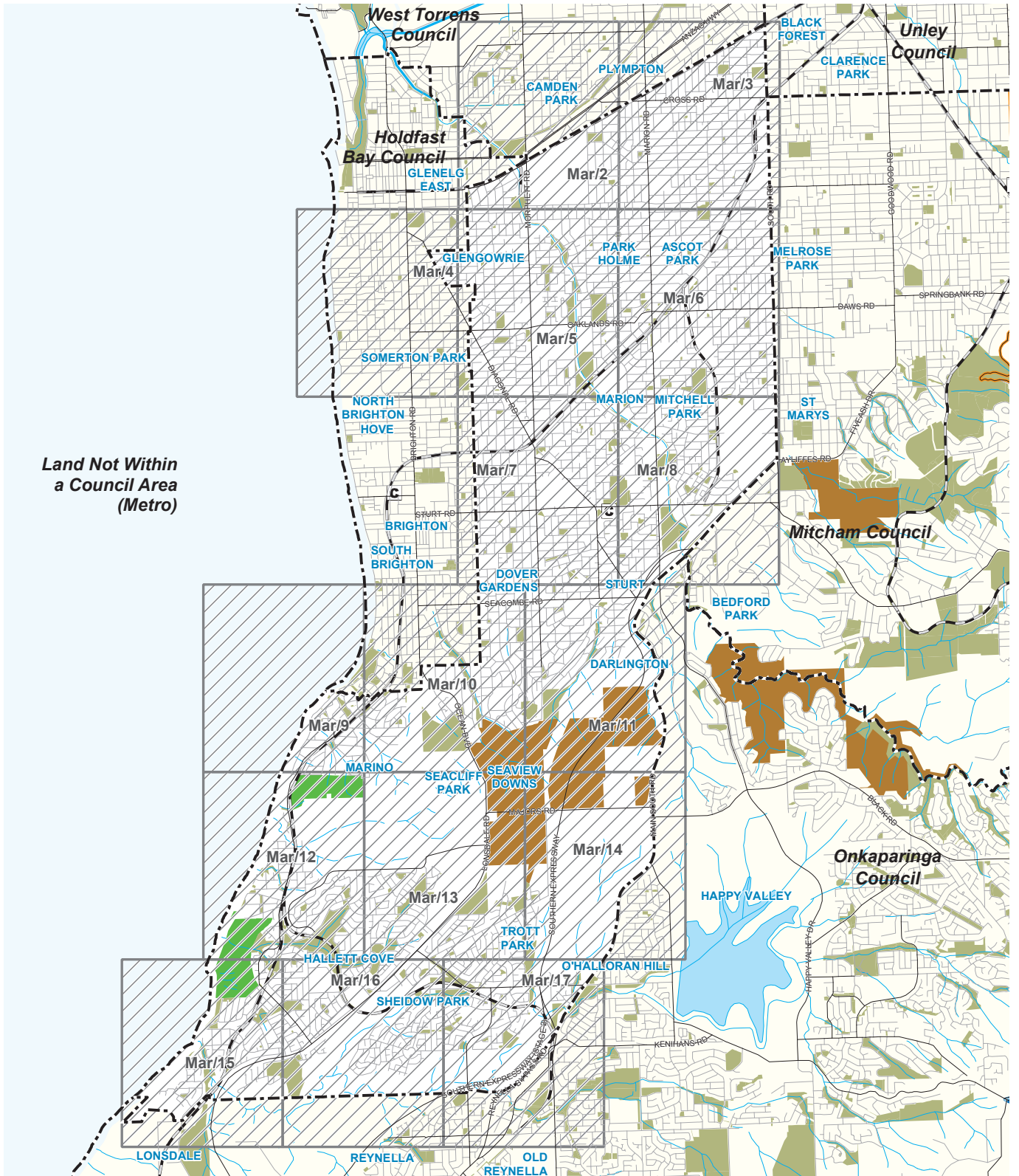
Concept Plan Title	Concept Plan Map Numbers
Centre and Commercial (Clovelly Park)	Mar/1
District Centre (Hallett Cove)	Mar/2
Neighbourhood Centre (Marion/Mitchell Park)	Mar/3
Neighbourhood Centre (Park Holme)	Mar/4
Regional Centre (Marion)	Mar/5
Winery Site Development (Dover Gardens)	Mar/6
Laffer's Triangle	Mar/7
Tonsley	Mar/8
Mixed Use Zone	Mar/9
Morphettville Racecourse	Mar/10
Seacliff Park	Mar/11

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 Mar/1 to Map Mar/18 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

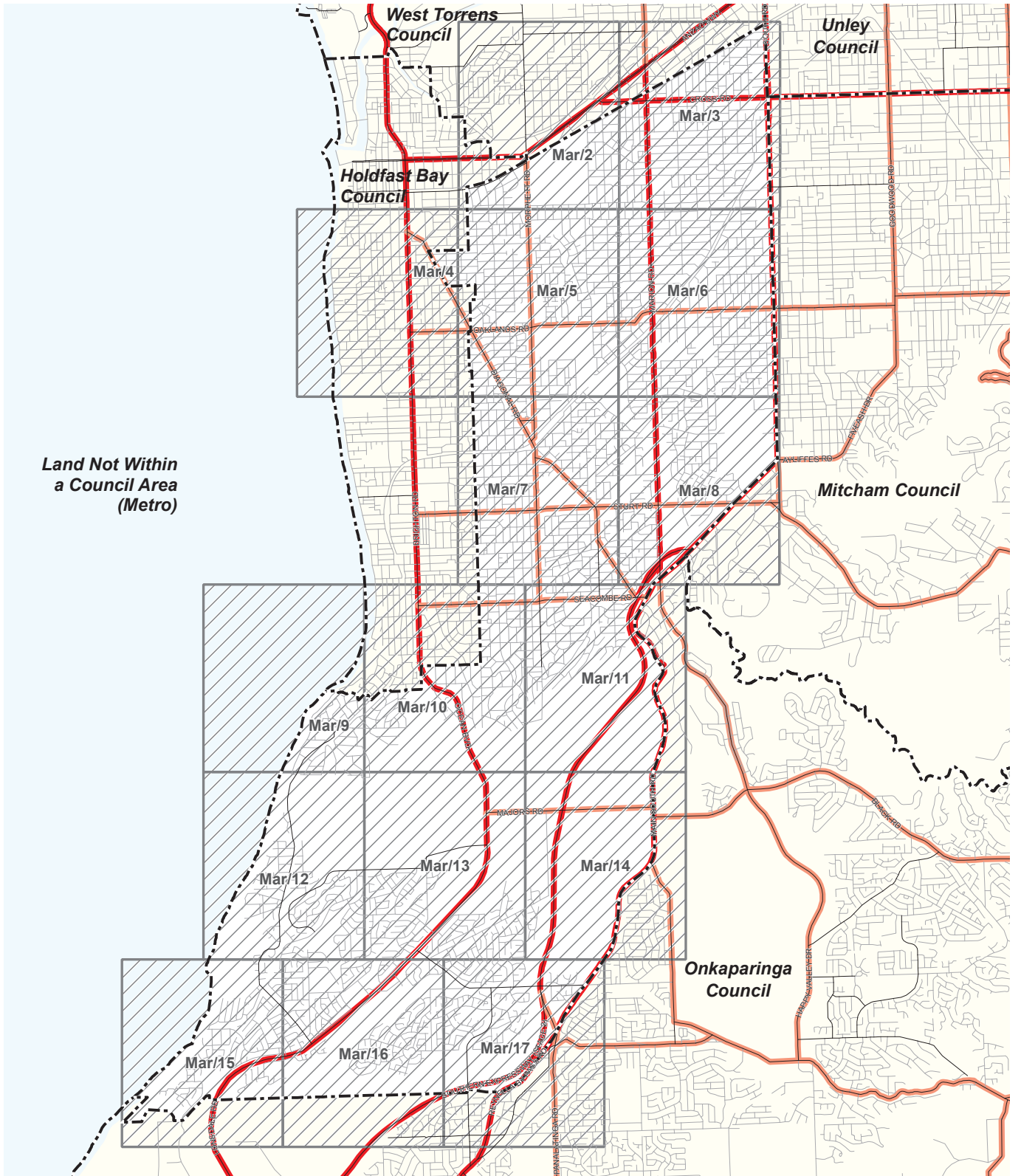


Land Not Within
a Council Area
(Metro)

- 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 Mar/1



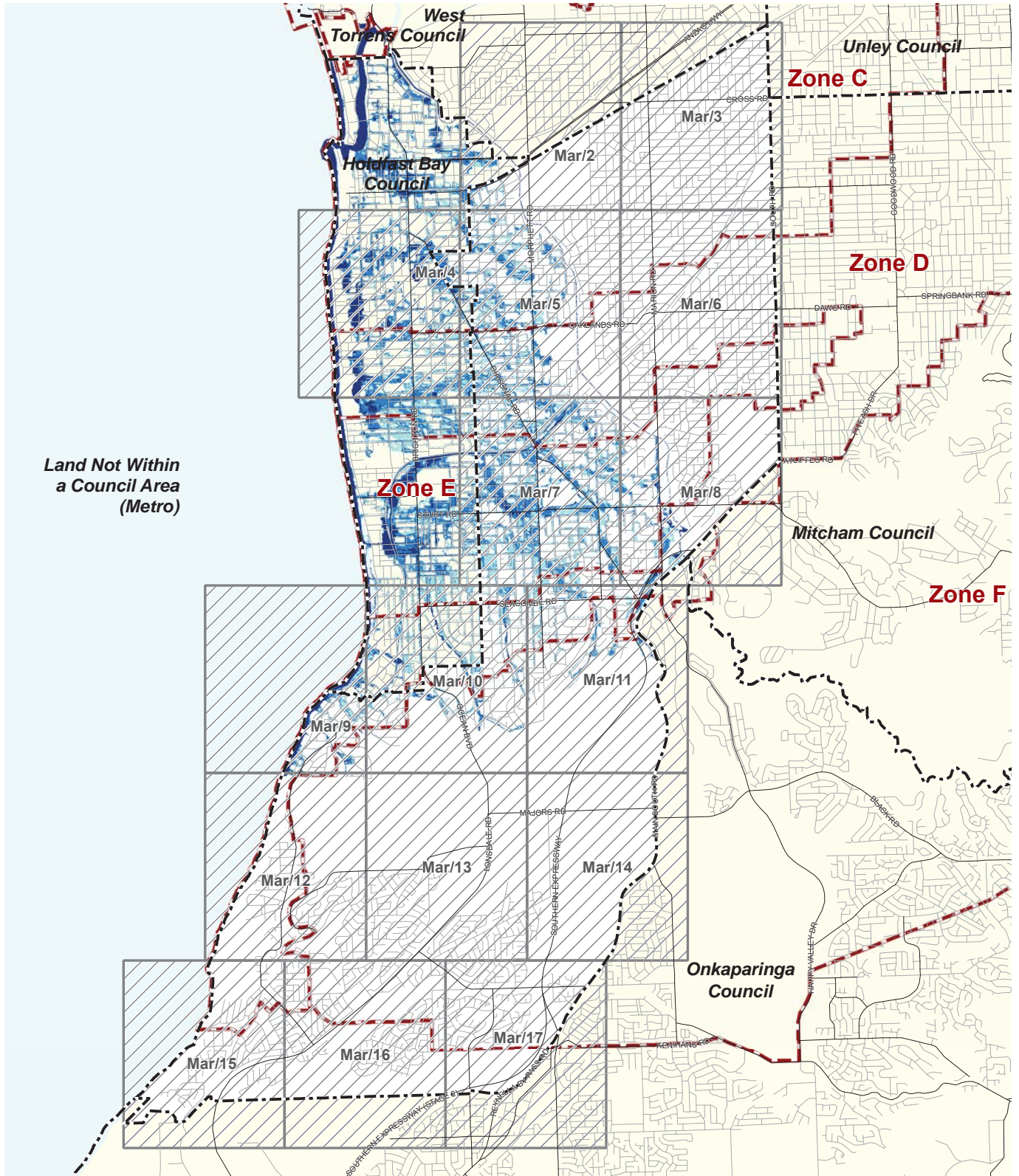
Land Not Within
a Council Area
(Metro)



Overlay Map Mar/1

TRANSPORT

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



Land Not Within
a Council Area
(Metro)

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

0

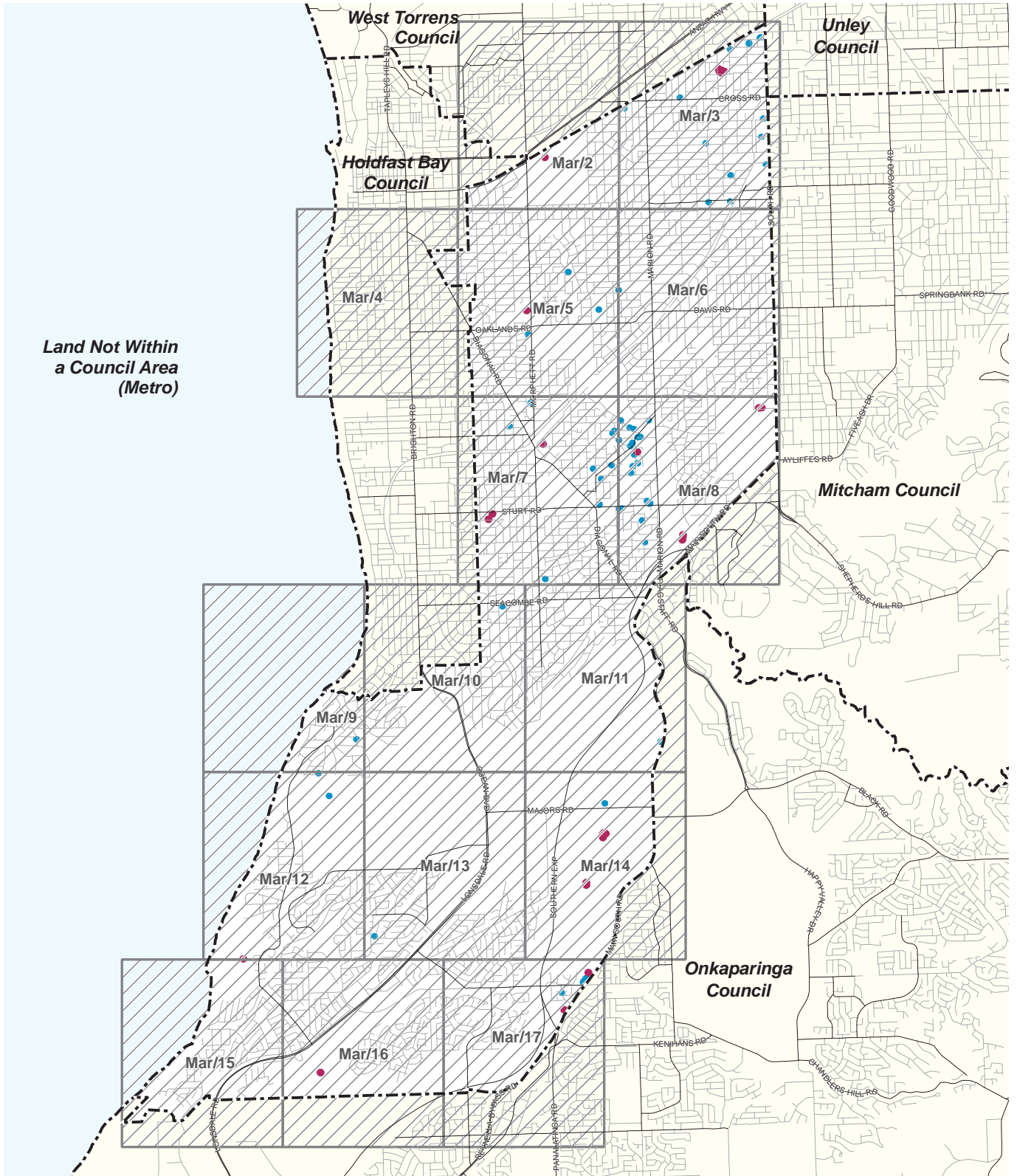


100yr ARI Flood Inundation

- Low Risk - less than 0.025m
- Medium Risk - 0.025m - 0.2m
- High Risk - greater than 0.2m
- Airport Building Heights
- Development Plan Boundary

Overlay Map Mar/1

DEVELOPMENT CONSTRAINTS



Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.

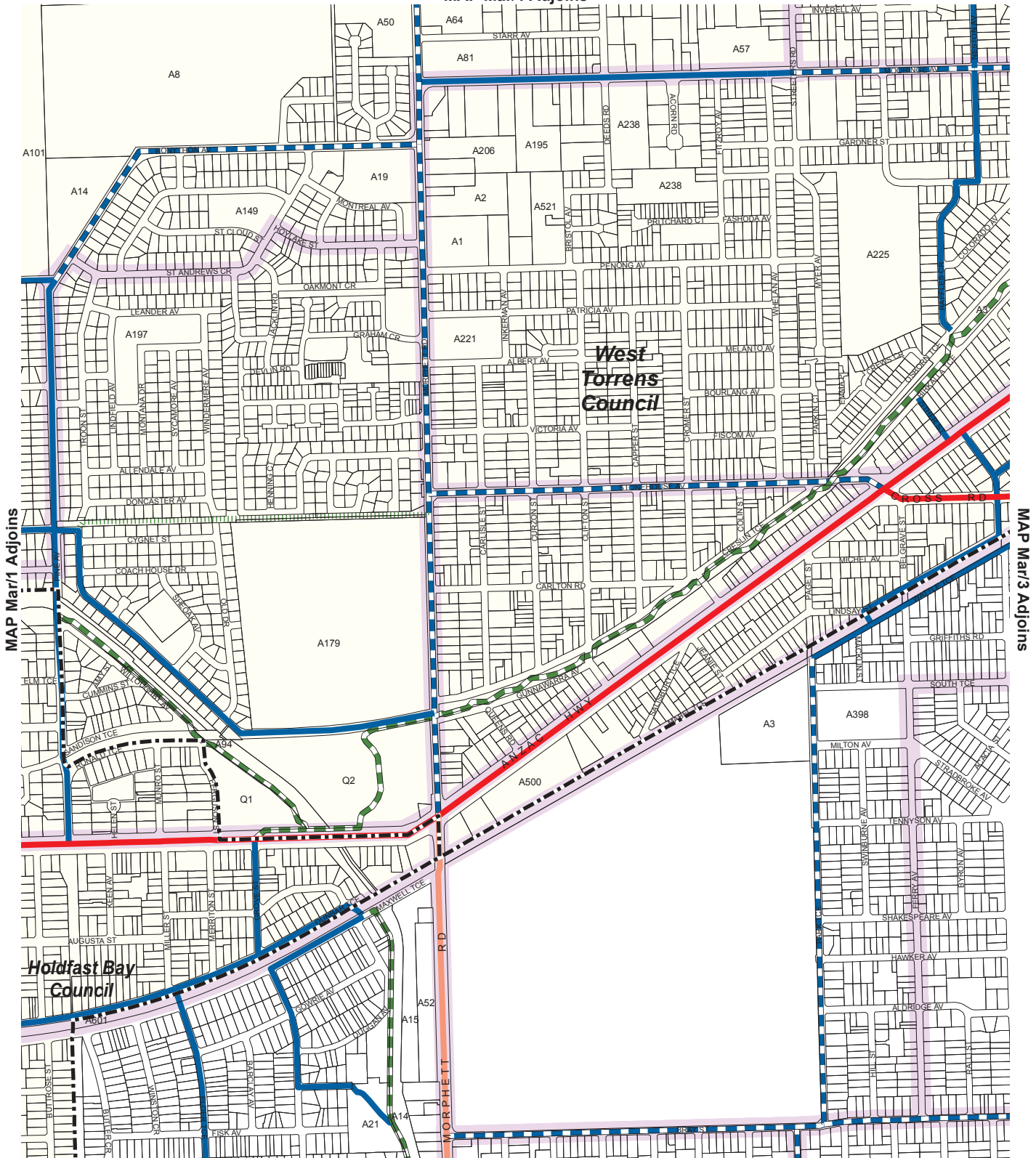


Overlay Map Mar/1

HERITAGE

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

MAP Mar/1 Adjoins



MAP Mar/5 Adjoins

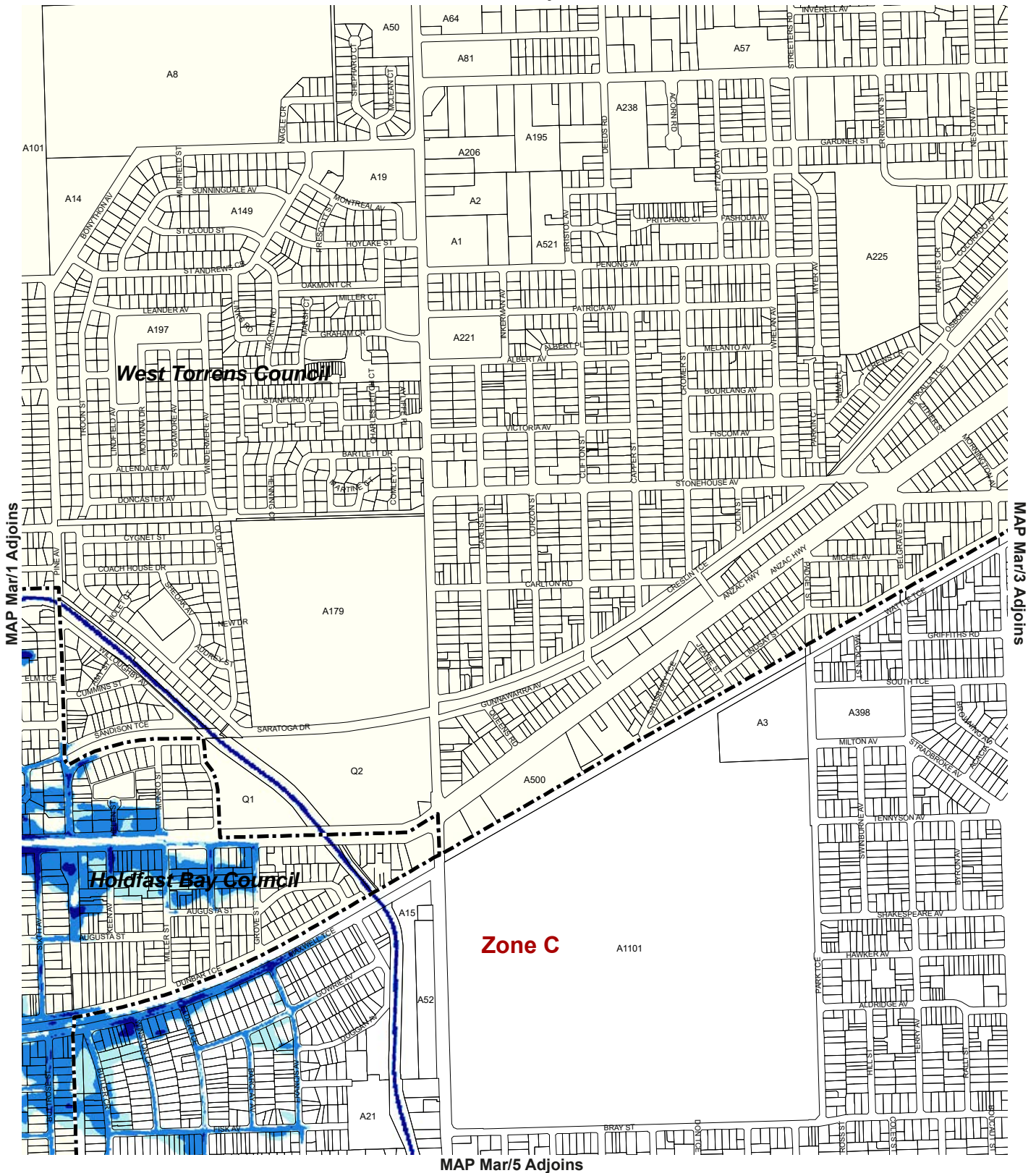


- Primary Arterial Roads
- Secondary Arterial Roads
- - - Bikedirect Network
- - - Secondary Road - Bike Lane
- Secondary Road
- - - Off Road Sealed Path
- · · Off Road Track
- Public Transport
- Development Plan Boundary

Overlay Map Mar/2

TRANSPORT

MAP Mar/1 Adjoins



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

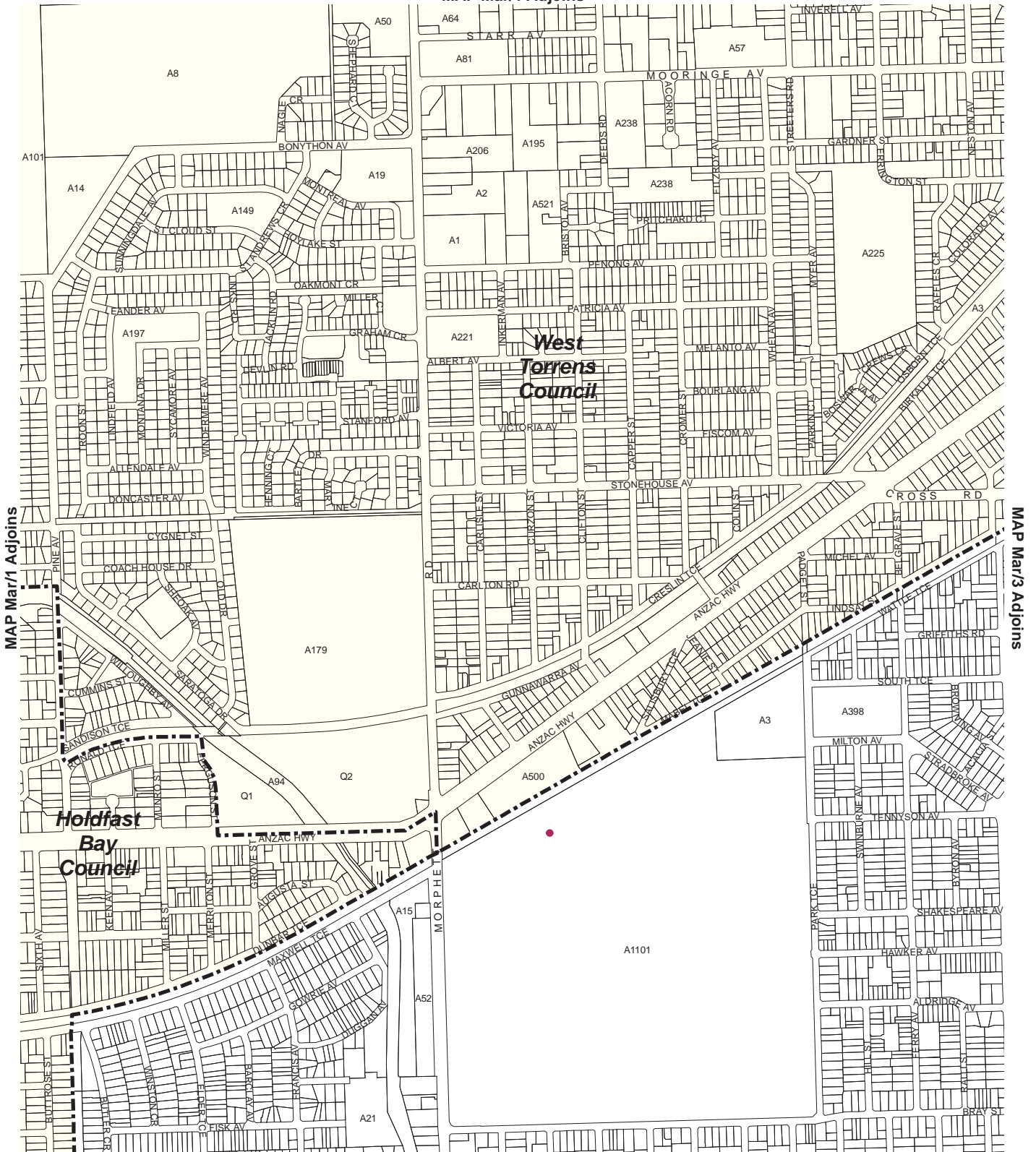


- 100yr ARI Flood Inundation**
- Low Risk - less than 0.025m
 - Medium Risk - 0.025m - 0.2m
 - High Risk - greater than 0.2m
 - Airport Building Heights
 - Development Plan Boundary

Overlay Map Mar/2

DEVELOPMENT CONSTRAINTS

MAP Mar/1 Adjoints



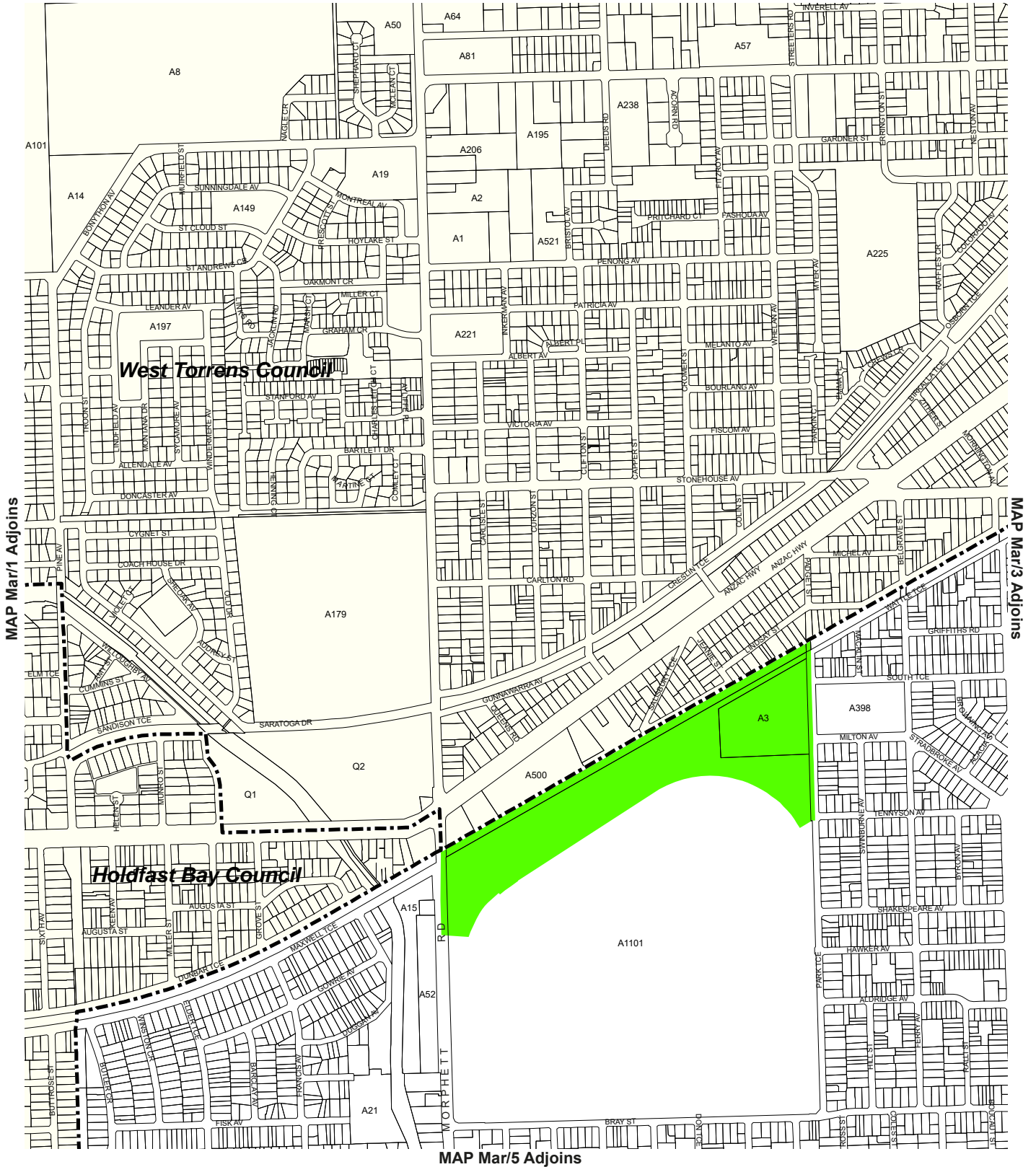
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Mar/2 HERITAGE

- State heritage place
- Development Plan Boundary

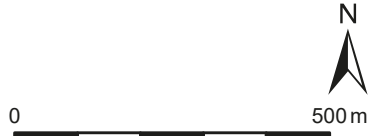
MAP Mar/1 Adjoins



West Torrens Council

Holdfast Bay Council

MAP Mar/5 Adjoins

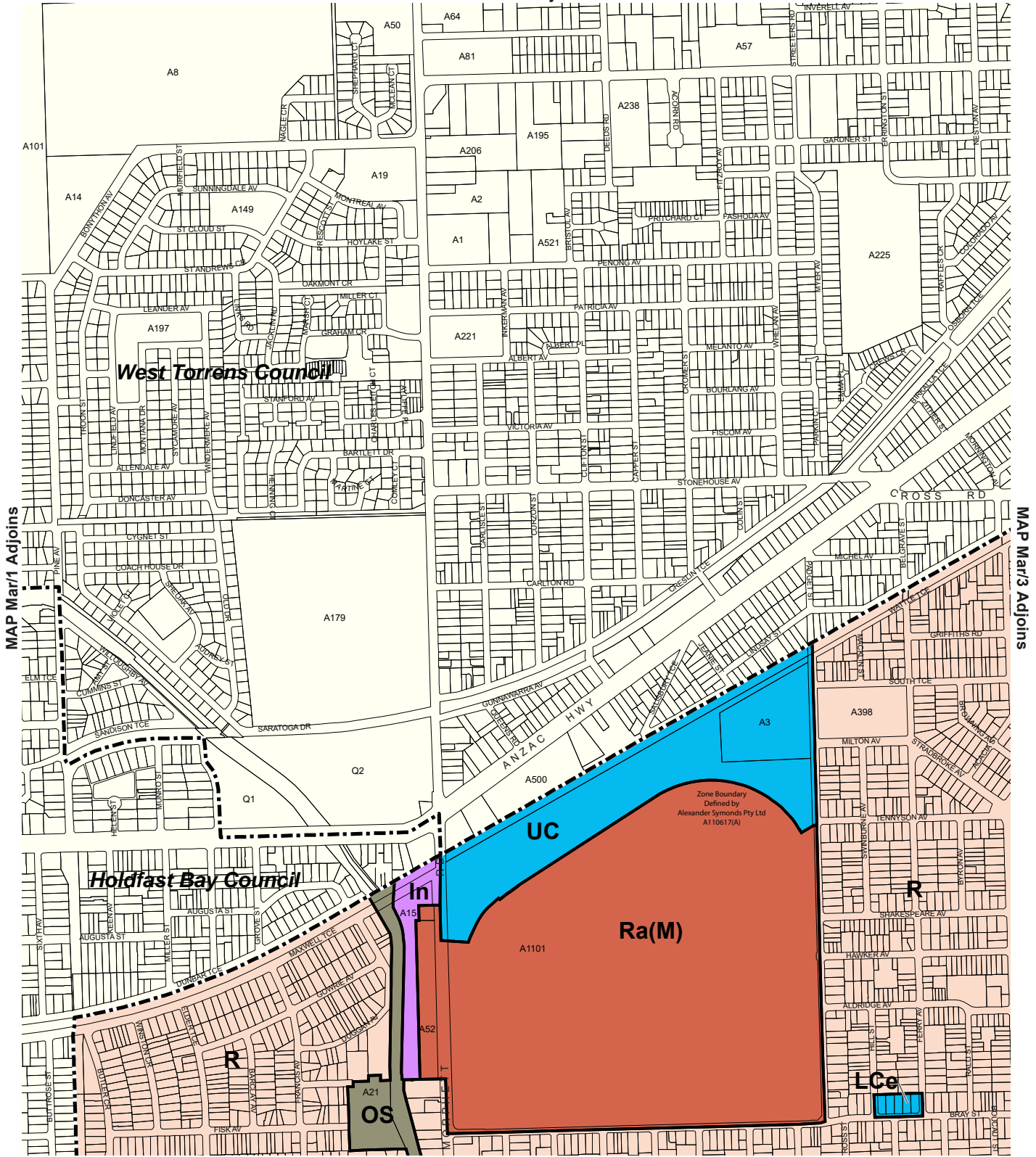


Overlay Map Mar/2

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mar/1 Adjoins



MAP Mar/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

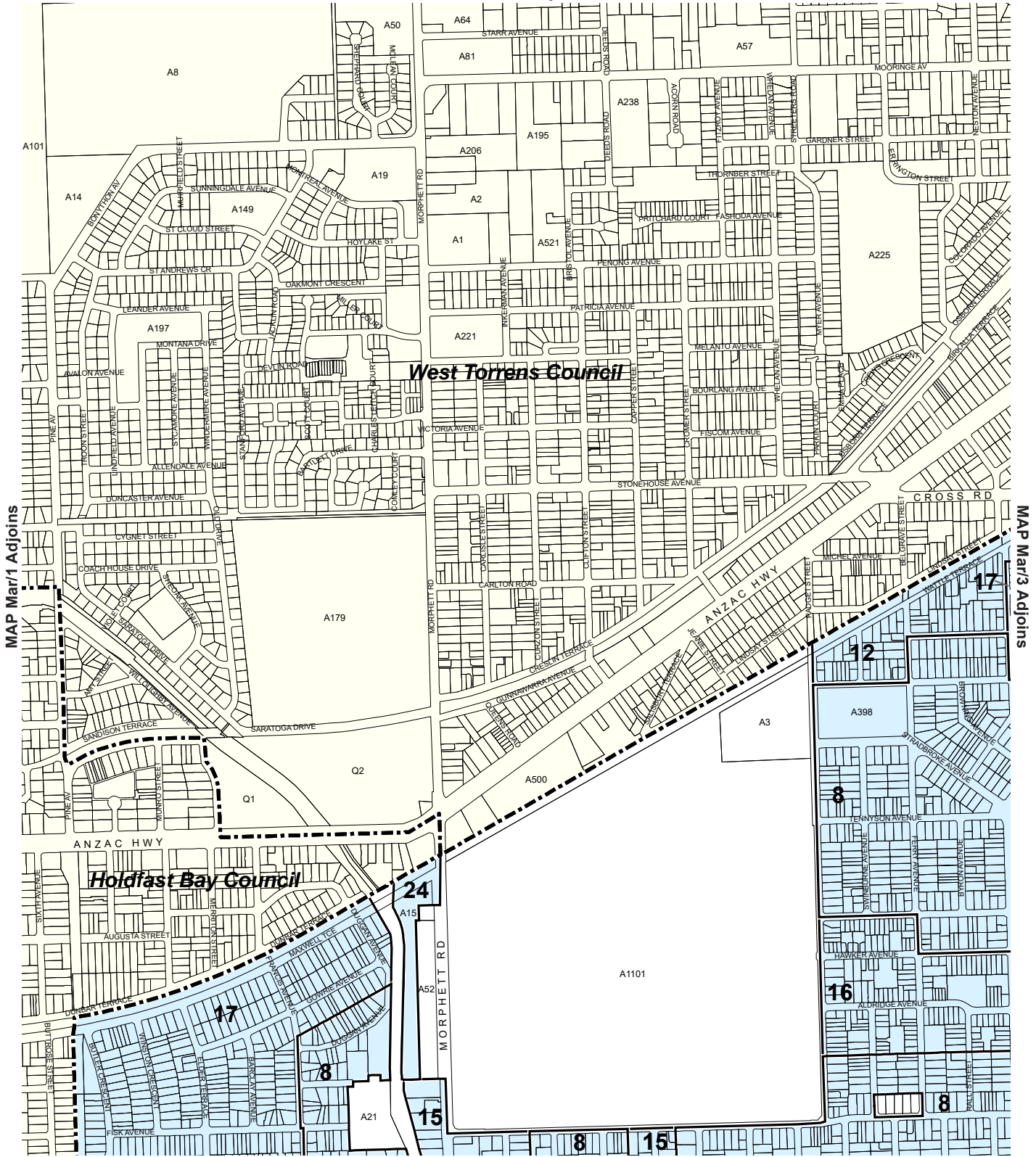


Zones

- In Industry
- LCe Local Centre
- OS Open Space
- Ra(M) Racecourse (Morphettville)
- R Residential
- UC Urban Core
- Zone Boundary
- Development Plan Boundary

Zone Map Mar/2

MAP Mar/1 Adjoins



MAP Mar/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

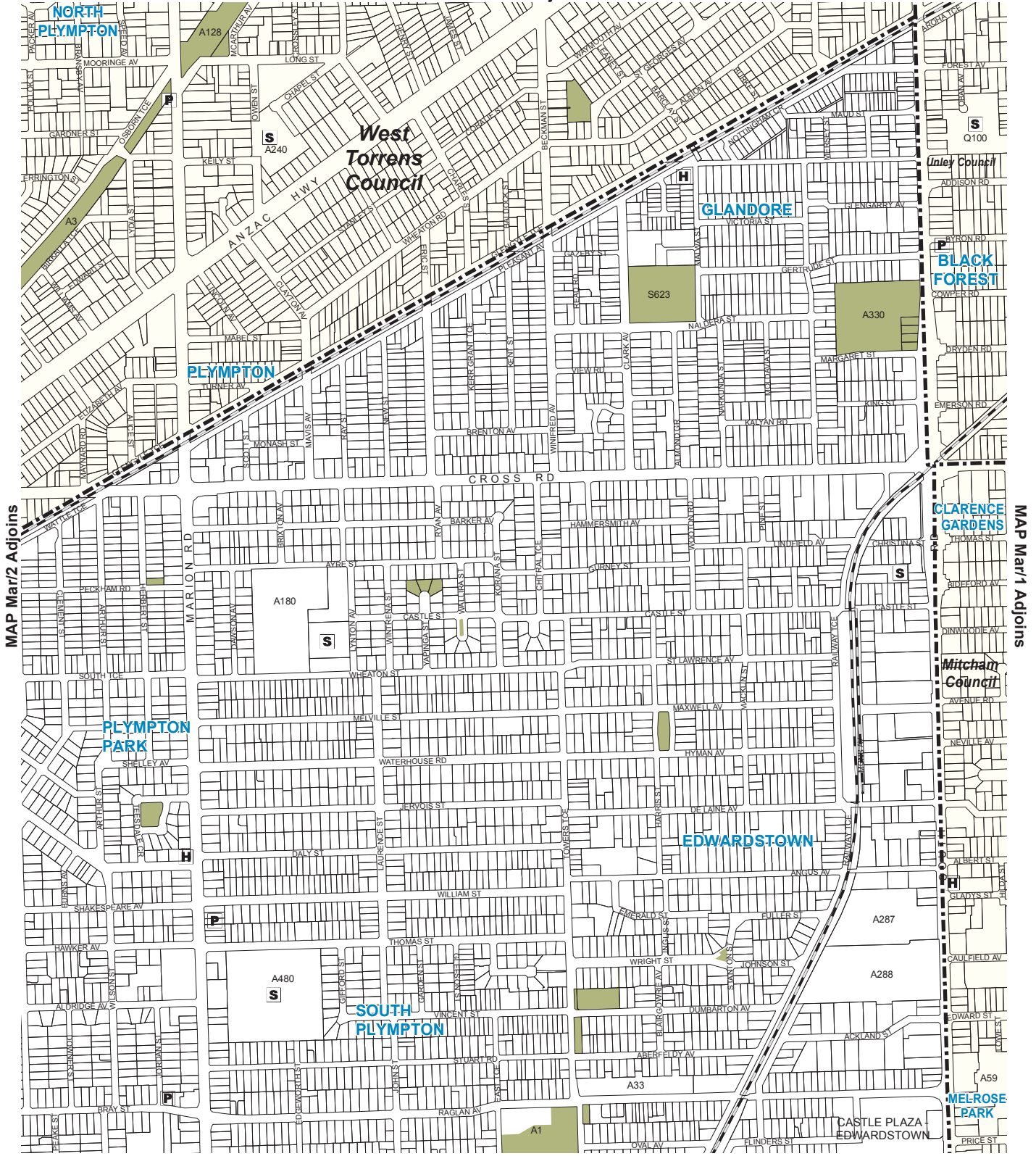
- 8 Marion Plains
- 12 Medium Density
- 15 Racecourse
- 16 Regeneration
- 17 Residential Character
- 24 Infrastructure



Policy Area Map Mar/2

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/1 Adjoins



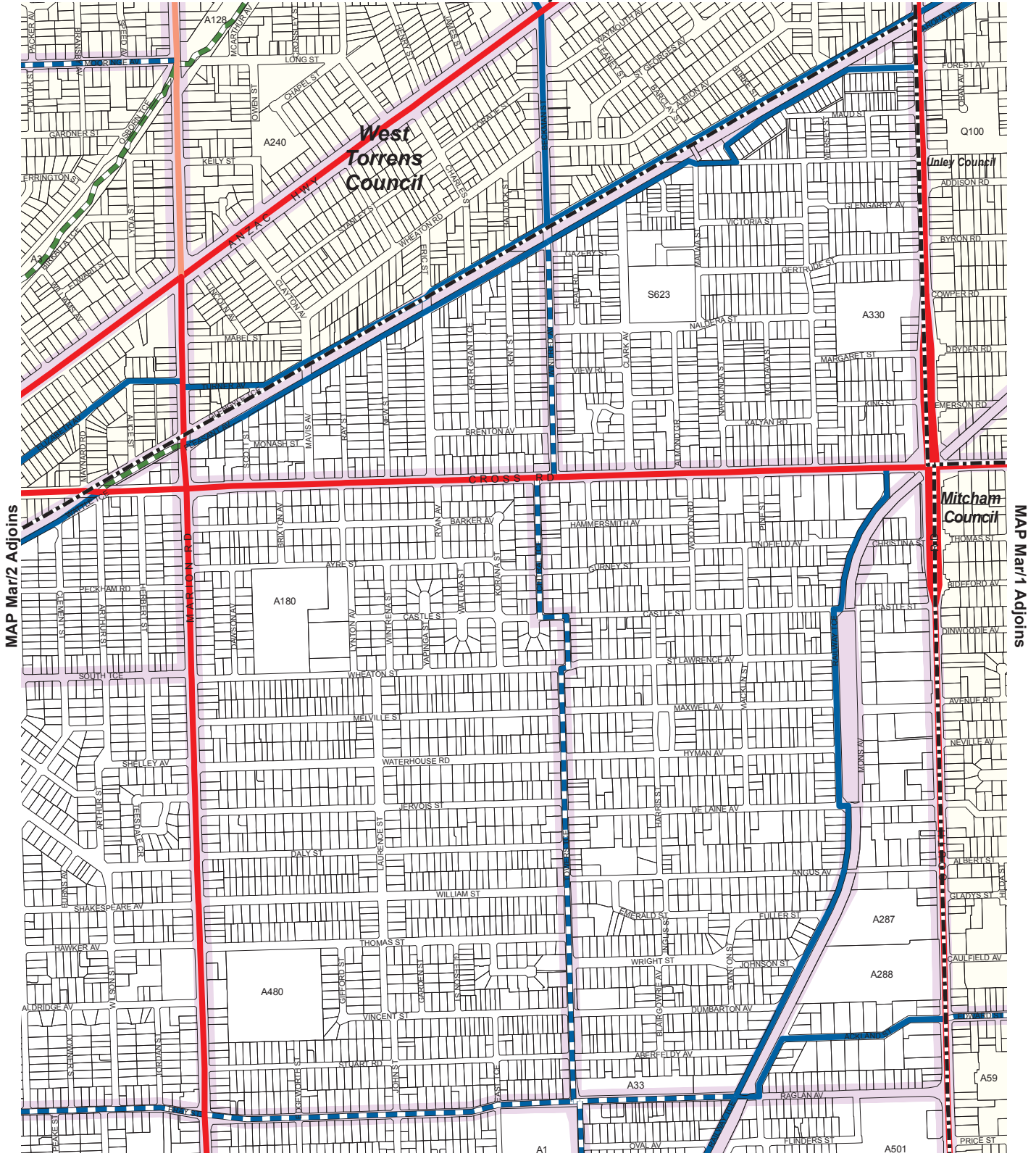
MAP Mar/6 Adjoins



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

Location Map Mar/3

MAP Mar/1 Adjoins



MAP Mar/6 Adjoins

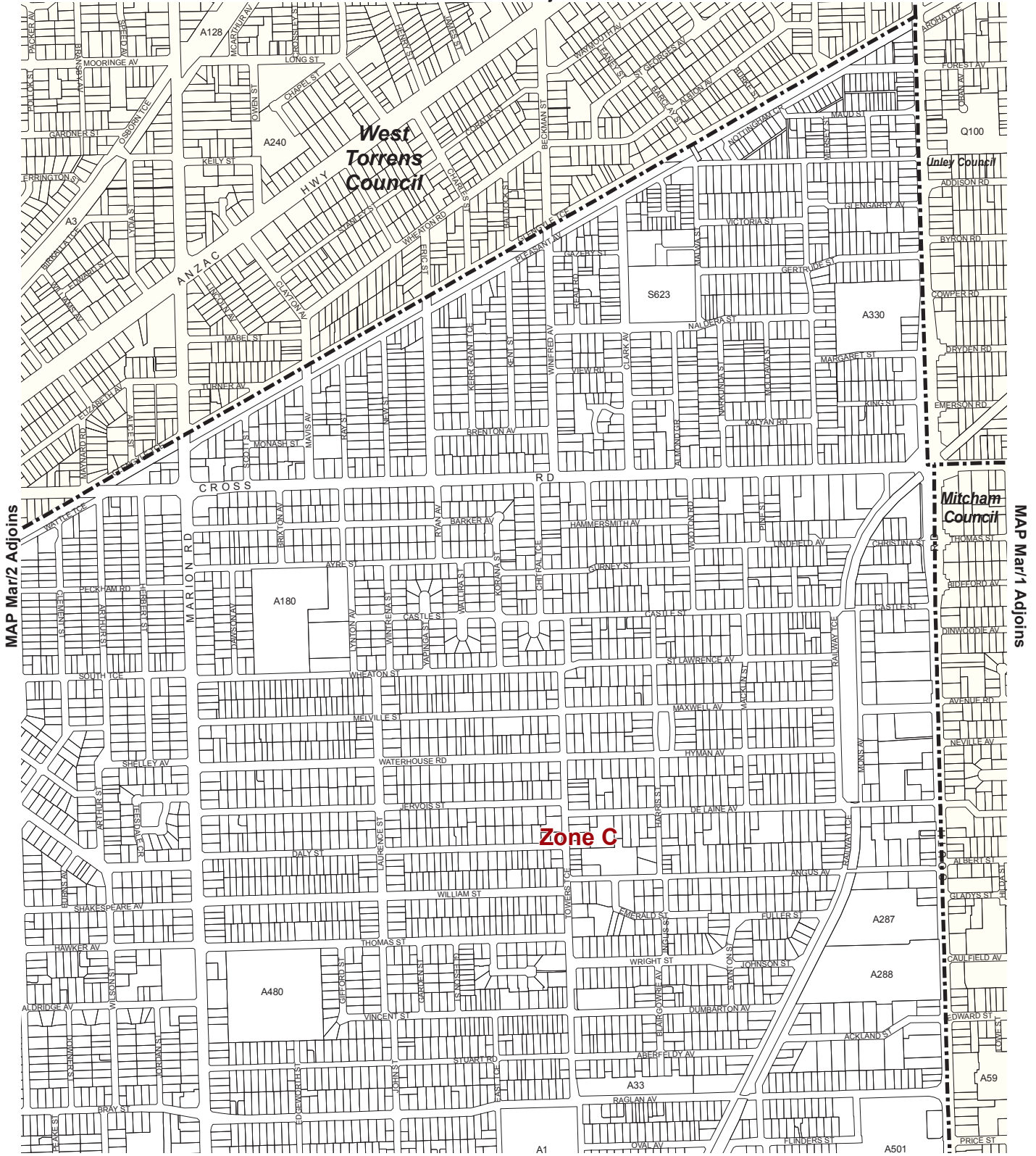


- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network**
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Public Transport
- Development Plan Boundary

Overlay Map Mar/3

TRANSPORT

MAP Mar/1 Adjoins



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



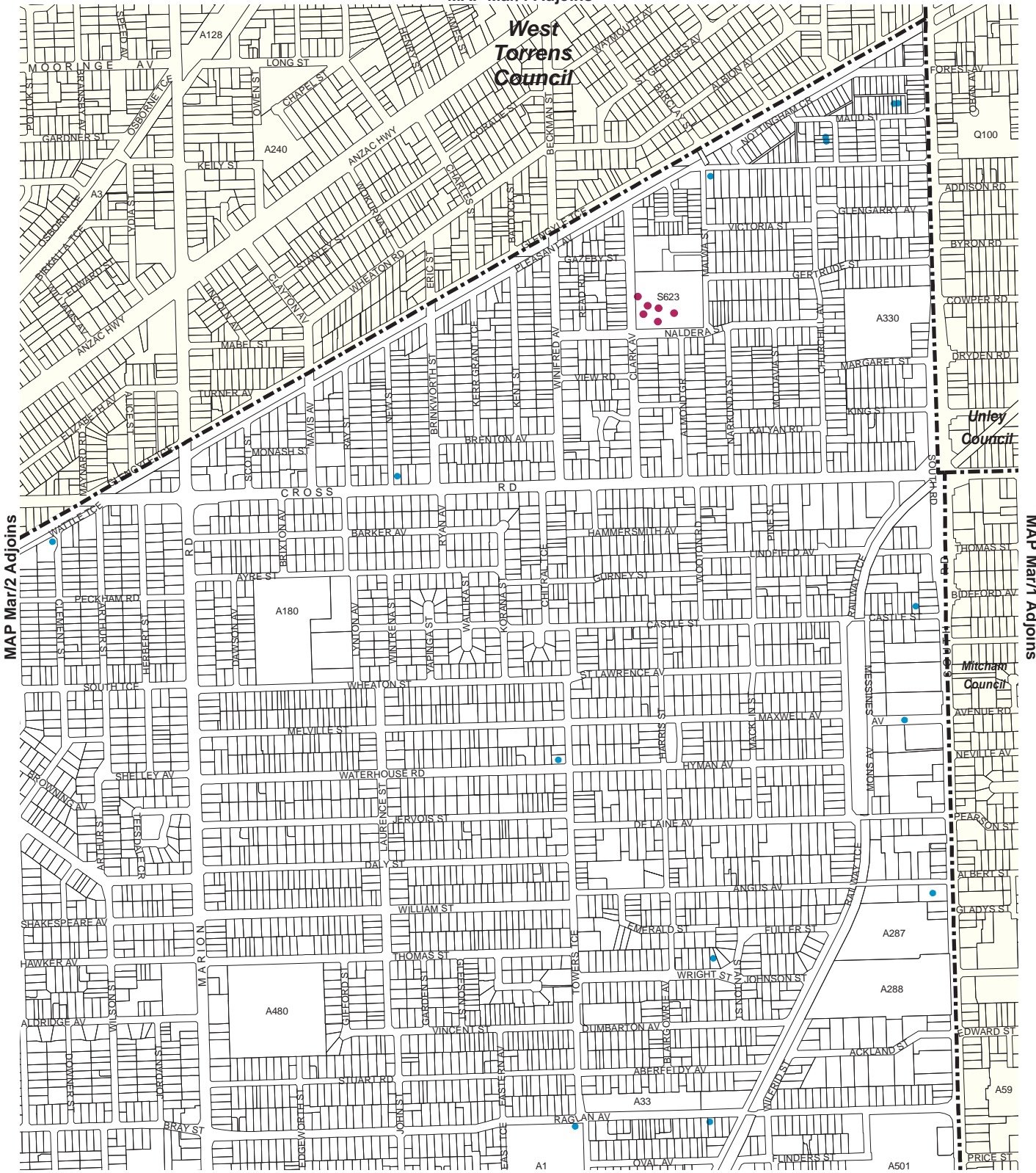
Overlay Map Mar/3

DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Development Plan Boundary

MAP Mar/1 Adjoins

West
Torrens
Council



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



Overlay Map Mar/3 HERITAGE

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

MAP Mar/1 Adjoins

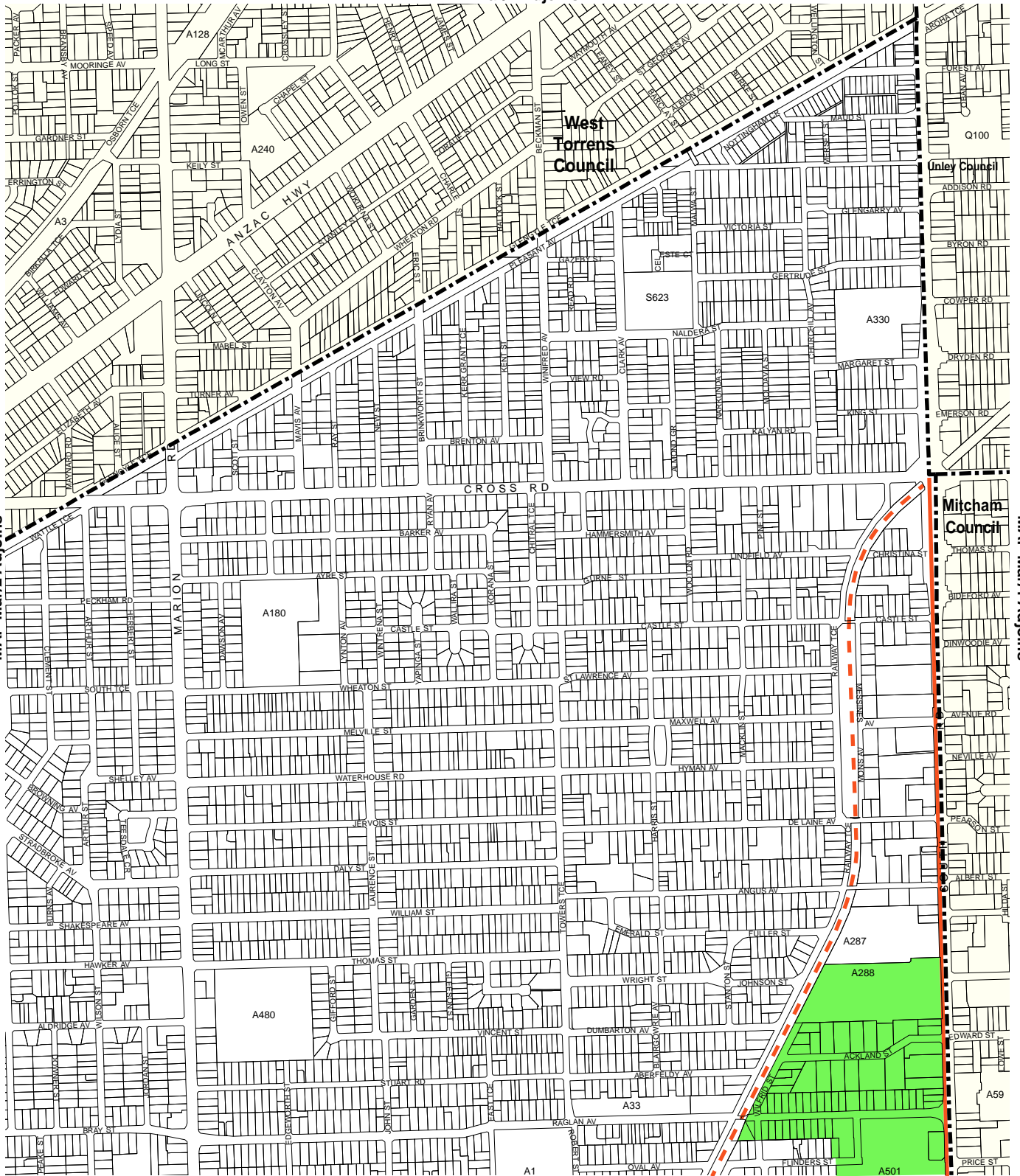
West
Torrens
Council

Unley Council

Mitcham
Council

MAP Mar/1 Adjoins

MAP Mar/2 Adjoins



MAP Mar/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

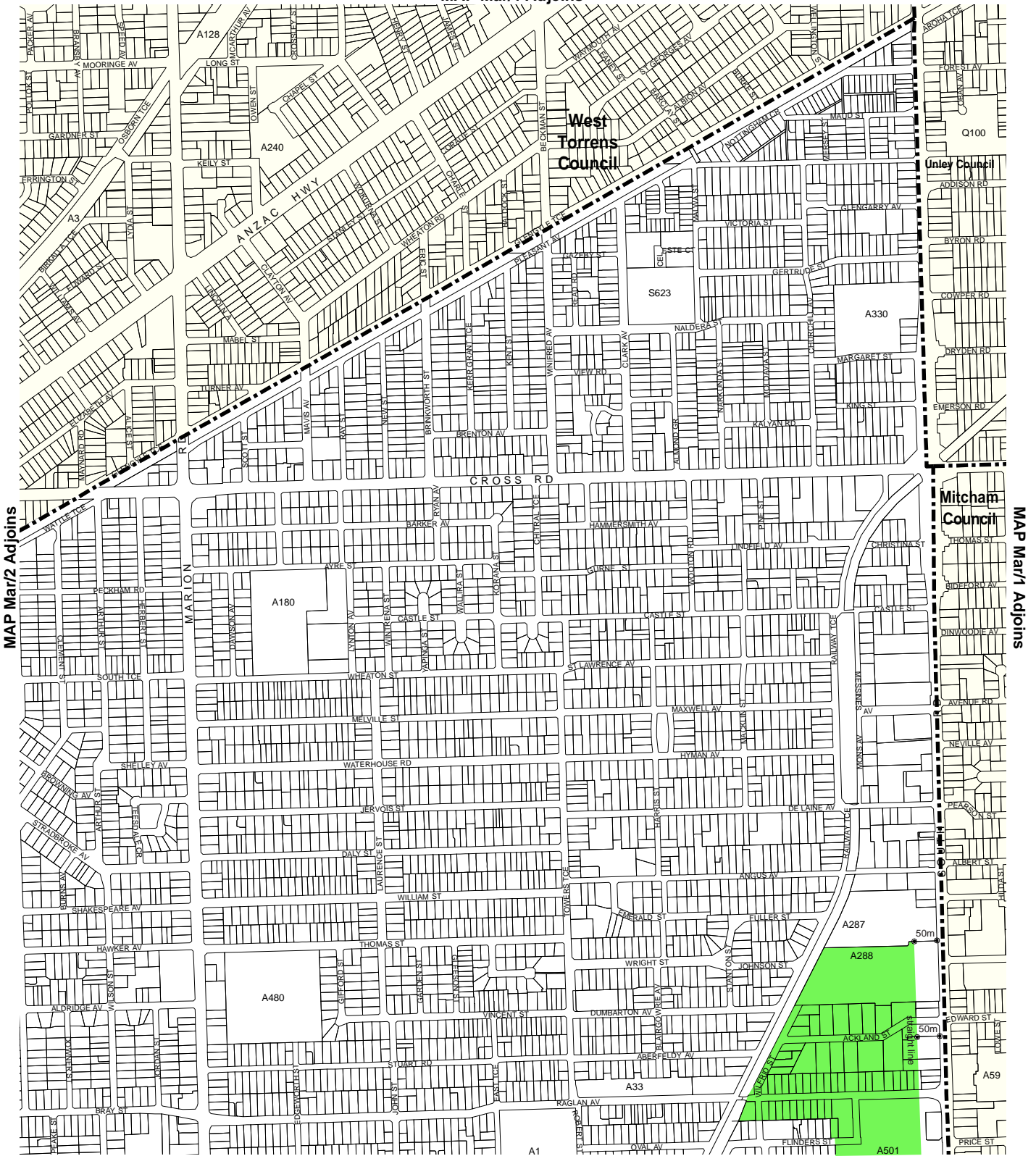


- Type A Road
- - - - Train Line
- Noise and Air Emissions Designated Area
- Development Plan Boundary

Overlay Map Mar/3

NOISE AND AIR EMISSIONS

MAP Mar/1 Adjoins



MAP Mar/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

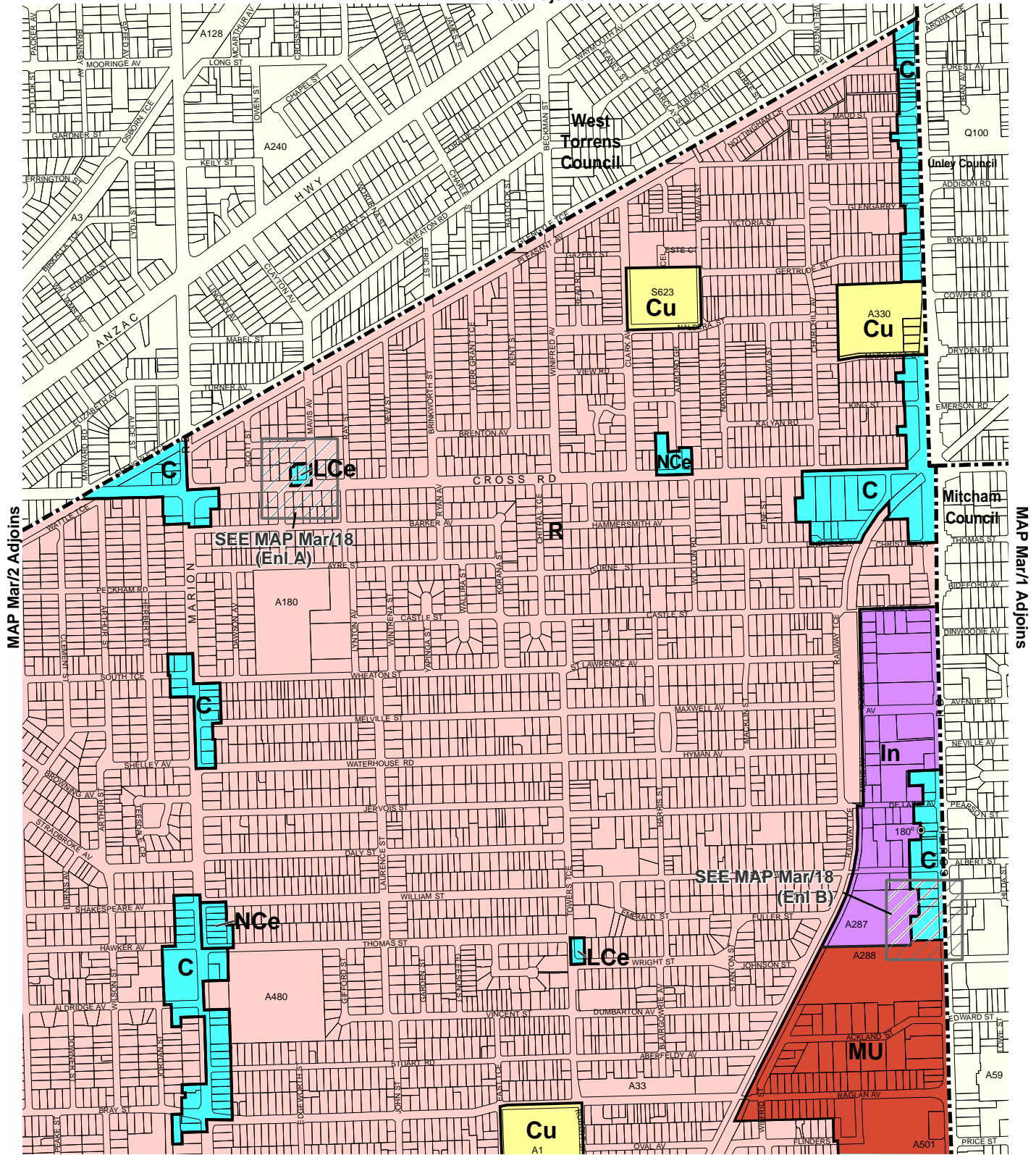


Overlay Map Mar/3

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mar/1 Adjoins



MAP Mar/6 Adjoins

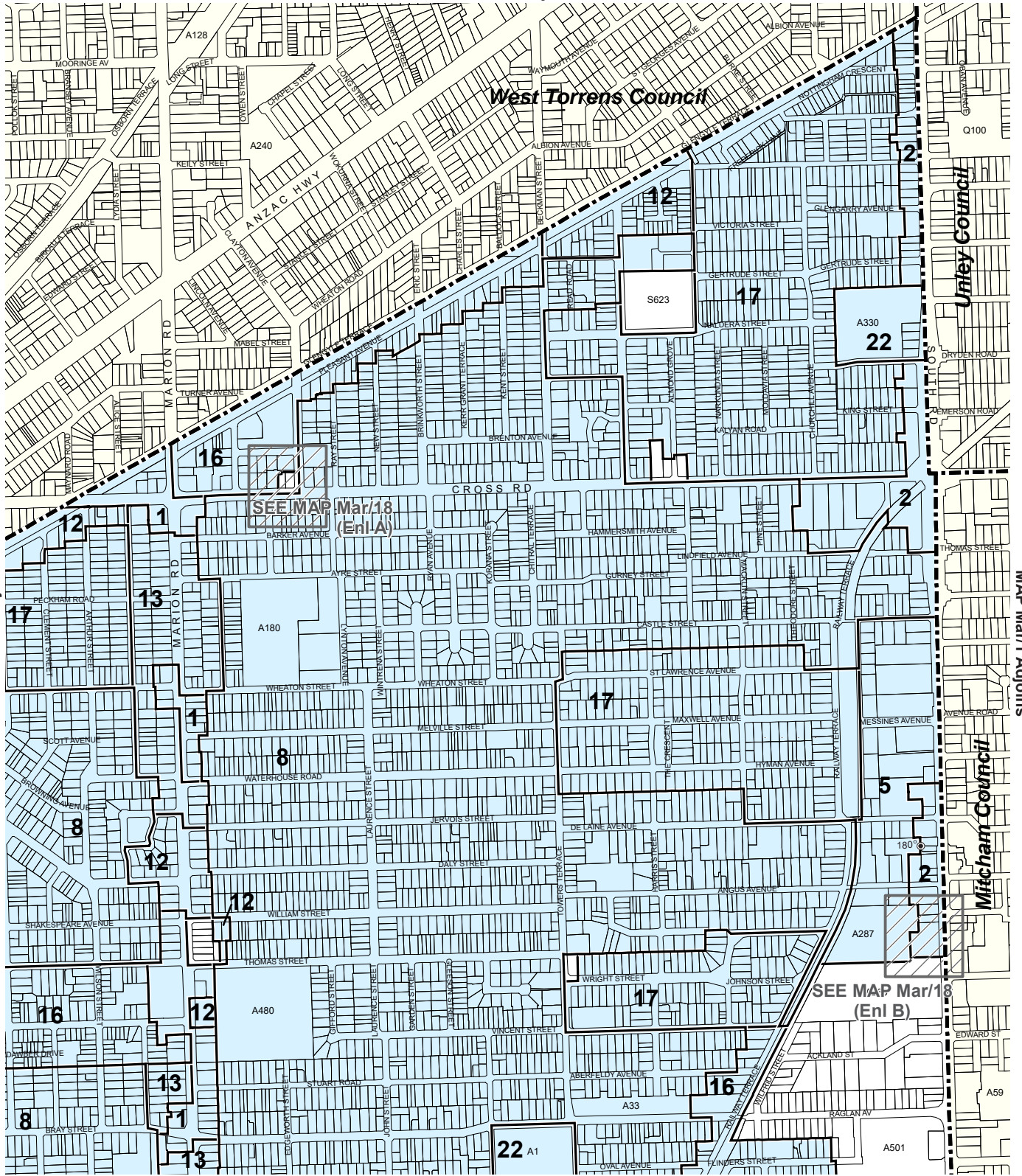
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
 - Community
 - Industry
 - Local Centre
 - Neighbourhood Centre
 - Residential
 - Mixed Use
 - Zone Boundary
 - Development Plan Boundary



Zone Map Mar/3

MAP Mar/1 Adjoins



MAP Mar/6 Adjoins

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area

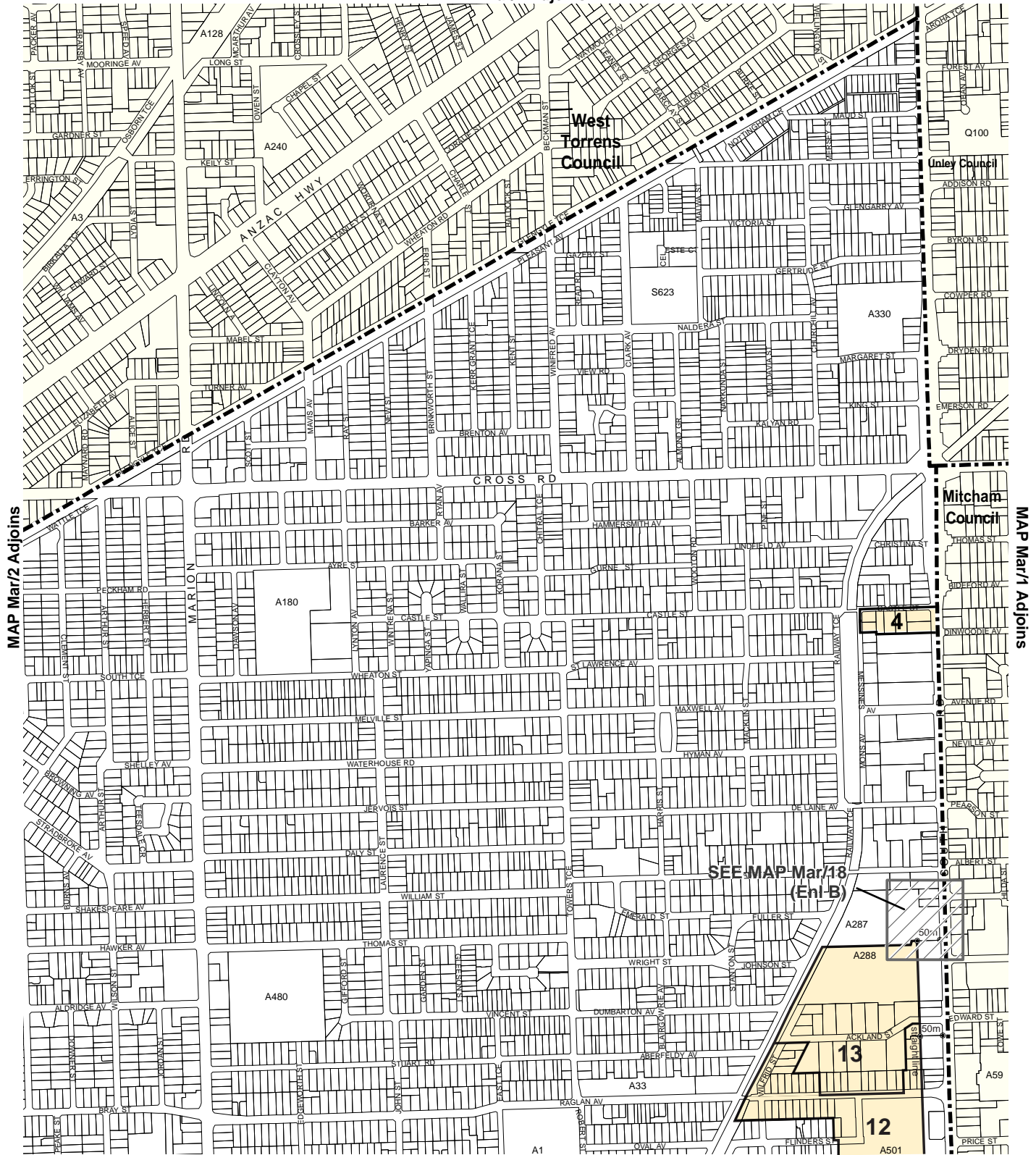
- 1 Marion Road
- 2 South Road
- 5 Industry/Commerce Edwardstown
- 8 Marion Plains
- 12 Medium Density
- 13 Northern
- 16 Regeneration
- 17 Residential Character
- 22 Recreation



- Policy Area Boundary
- Development Plan Boundary

Policy Area Map Mar/3

MAP Mar/1 Adjoints



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

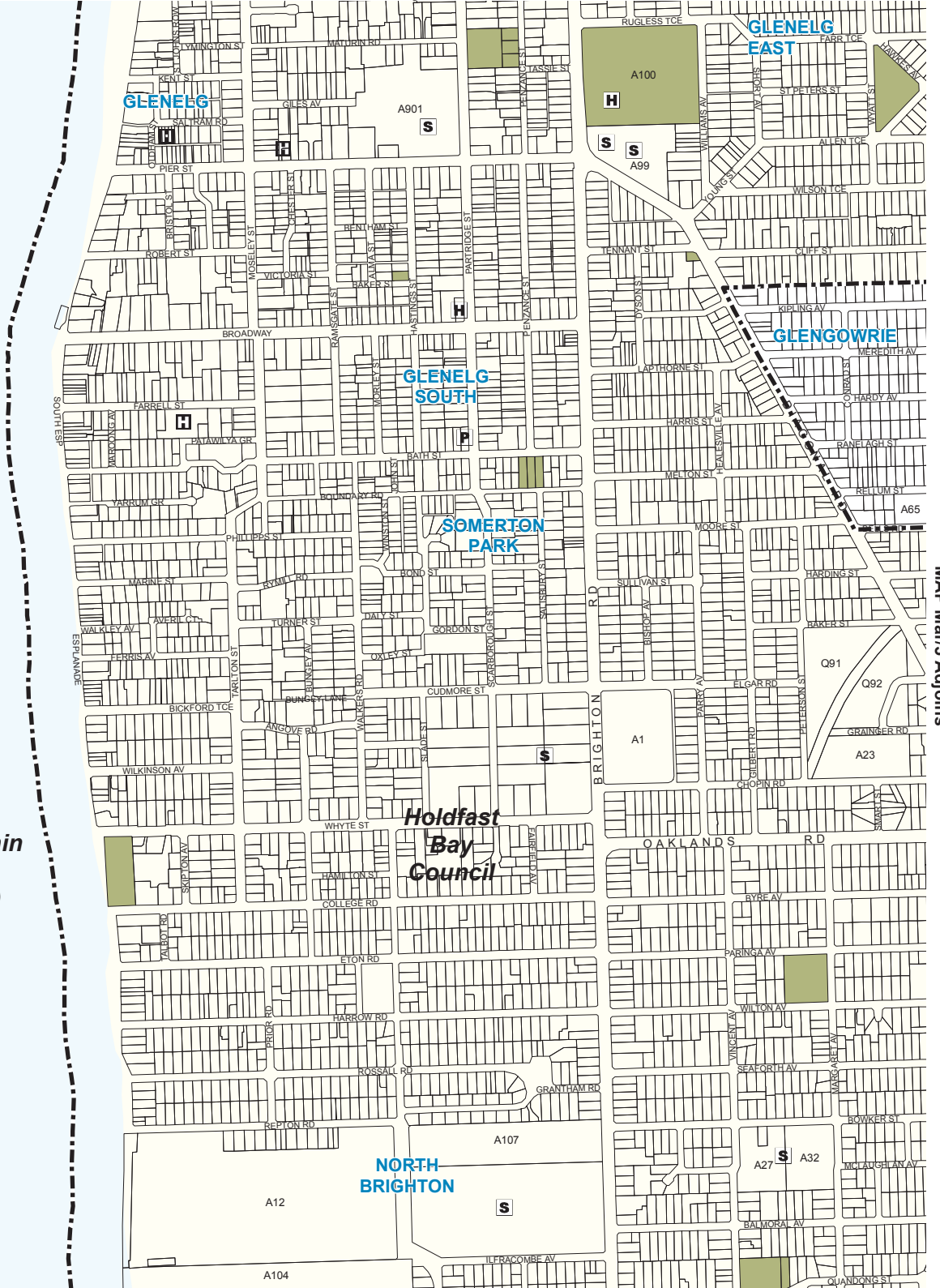
- Precinct**
- 4 Industry Interface
 - 12 Castle Plaza Environmental Assessment Area
 - 13 Limited Residential Development



Precinct Map Mar/3

- Precinct Boundary
- Development Plan Boundary

MAP Mar/1 Adjoins



MAP Mar/1 Adjoins

MAP Mar/5 Adjoins

Land Not Within a Council Area (Metro)

MAP Mar/1 Adjoins



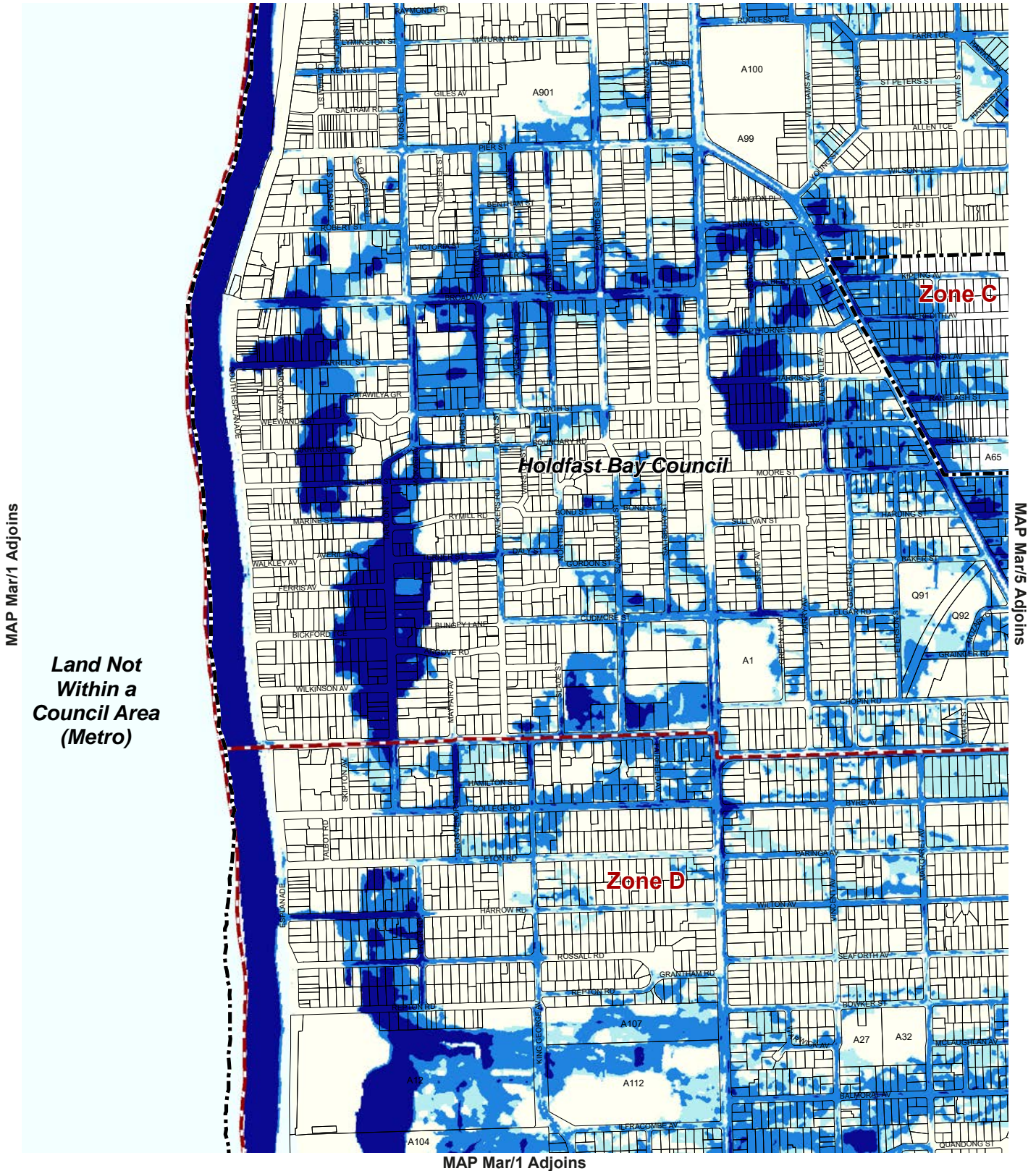
0 500 m

- S** School
- P** Post Office
- H** Other Health Services
- H** Hospital
- Local Reserves

Development Plan Boundary

Location Map Mar/4

MAP Mar/1 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

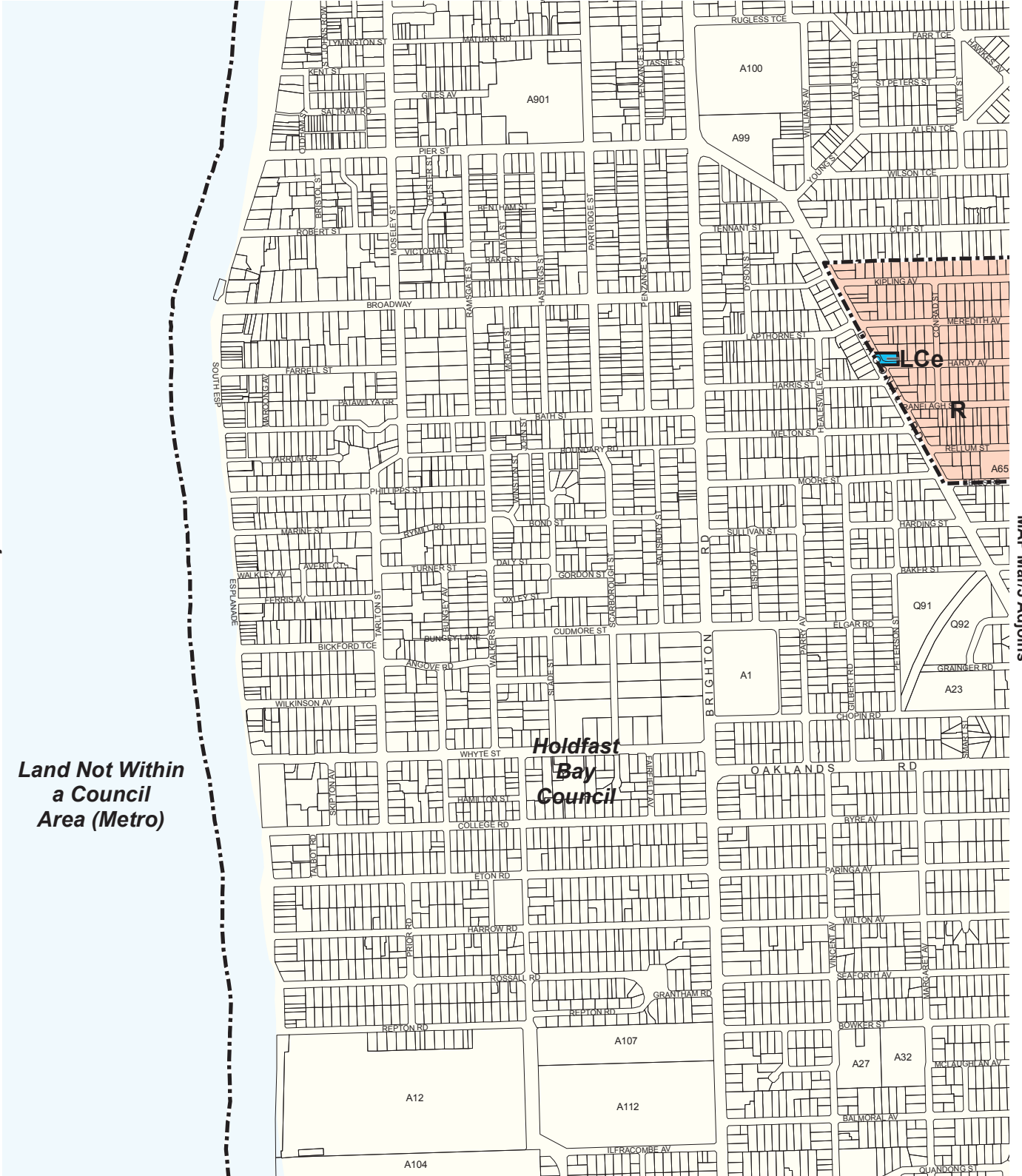


100yr ARI Flood Inundation

- Low Risk - less than 0.025m
- Medium Risk - 0.025m - 0.2m
- High Risk - greater than 0.2m
- Airport Building Heights
- Development Plan Boundary

Overlay Map Mar/4 DEVELOPMENT CONSTRAINTS

MAP Mar/1 Adjoins



MAP Mar/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- Local Centre
 - Residential
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mar/4

MAP Mar/1 Adjoints

MAP Mar/1 Adjoints

MAP Mar/5 Adjoints

Land Not Within
a Council
Area (Metro)

Holdfast Bay Council

MAP Mar/1 Adjoints

Lamberts Conformal Conic Projection, GDA94

Policy Area
8 Marion Plains

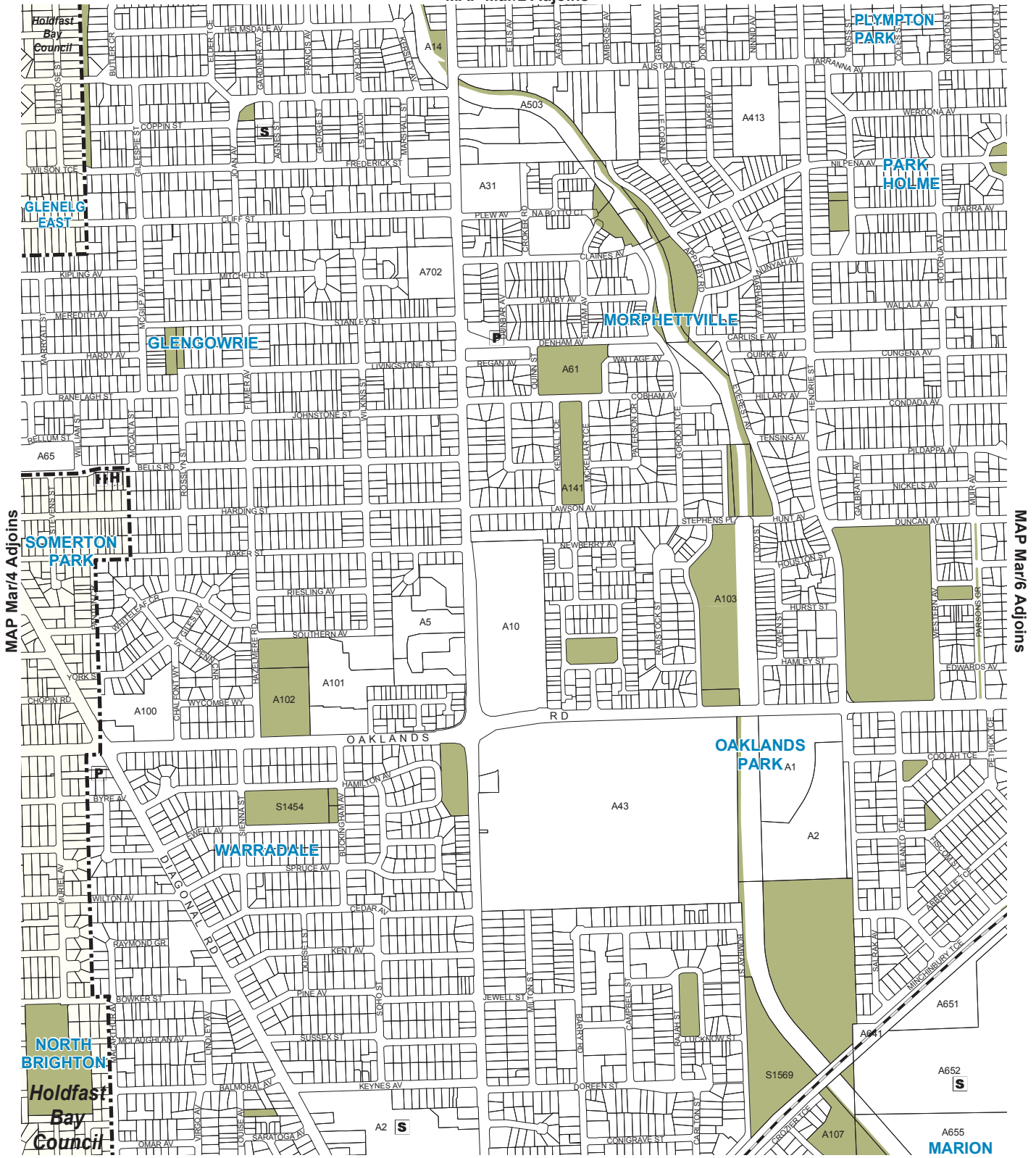


0 500 m

Policy Area Map Mar/4

- Policy Area Boundary
- Development Plan Boundary

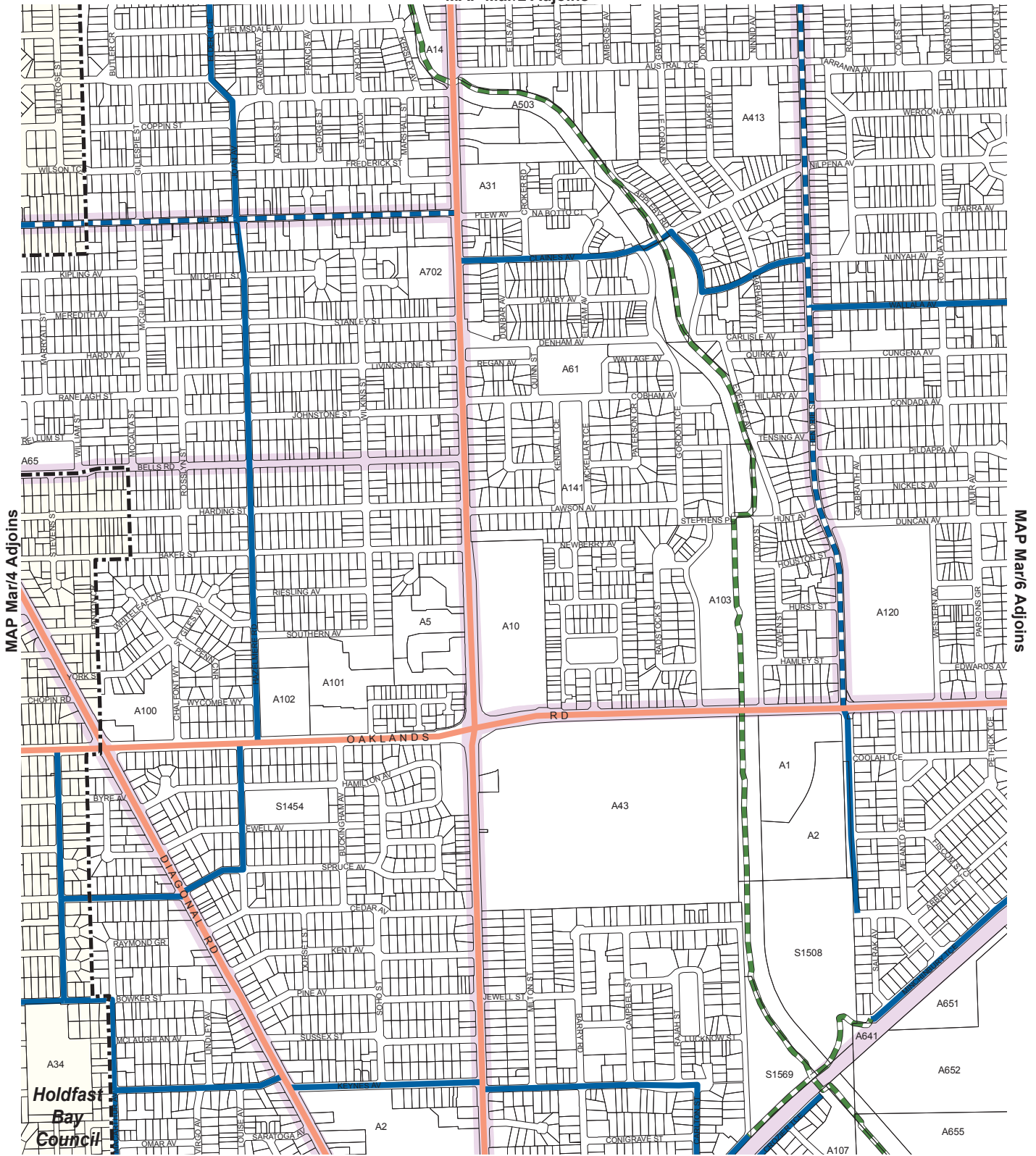
MAP Mar/2 Adjoins



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

Location Map Mar/5

MAP Mar/2 Adjoins



MAP Mar/4 Adjoins

MAP Mar/6 Adjoins

MAP Mar/7 Adjoins

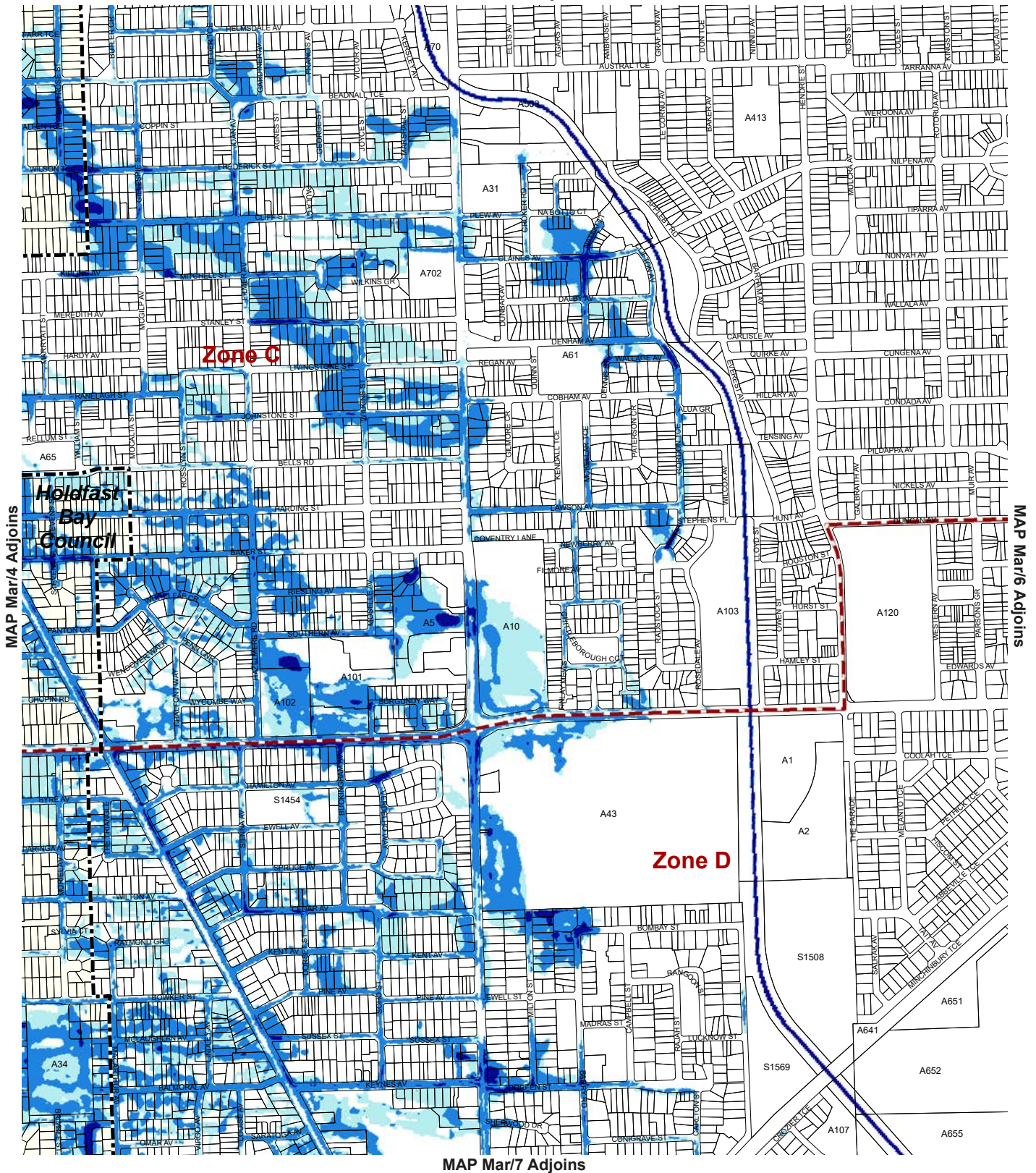


- Secondary Arterial Roads
- Bikedirect Network
- Secondary Road - Bike Lane
- Secondary Road
- - - Off Road Sealed Path
- Public Transport
- Development Plan Boundary

Overlay Map Mar/5

TRANSPORT

MAP Mar/2 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

100yr ARI Flood Inundation

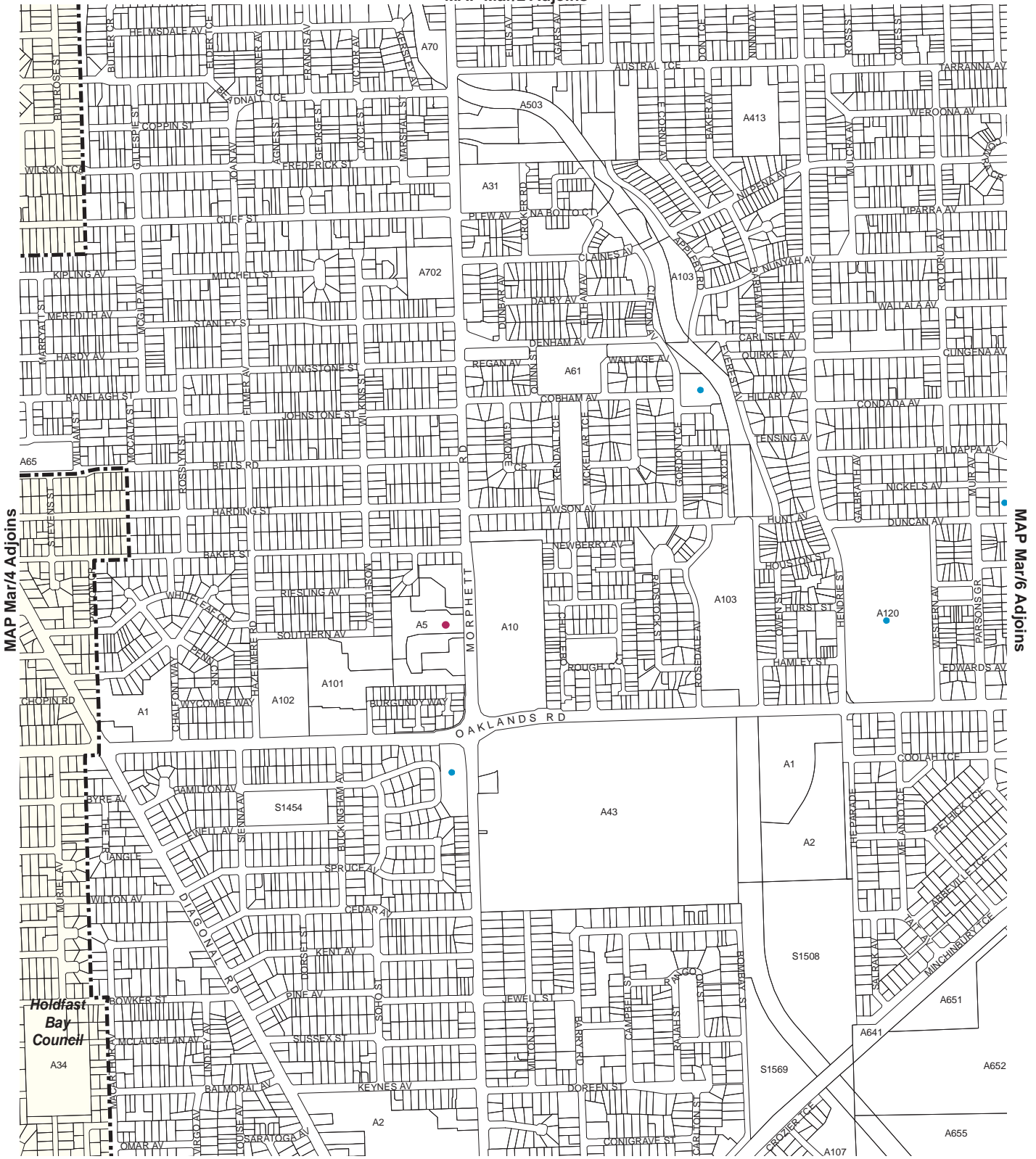
- Low Risk - less than 0.025m
- Medium Risk - 0.025m - 0.2m
- High Risk - greater than 0.2m
- Airport Building Heights
- Development Plan Boundary



Overlay Map Mar/5

DEVELOPMENT CONSTRAINTS

MAP Mar/2 Adjoins



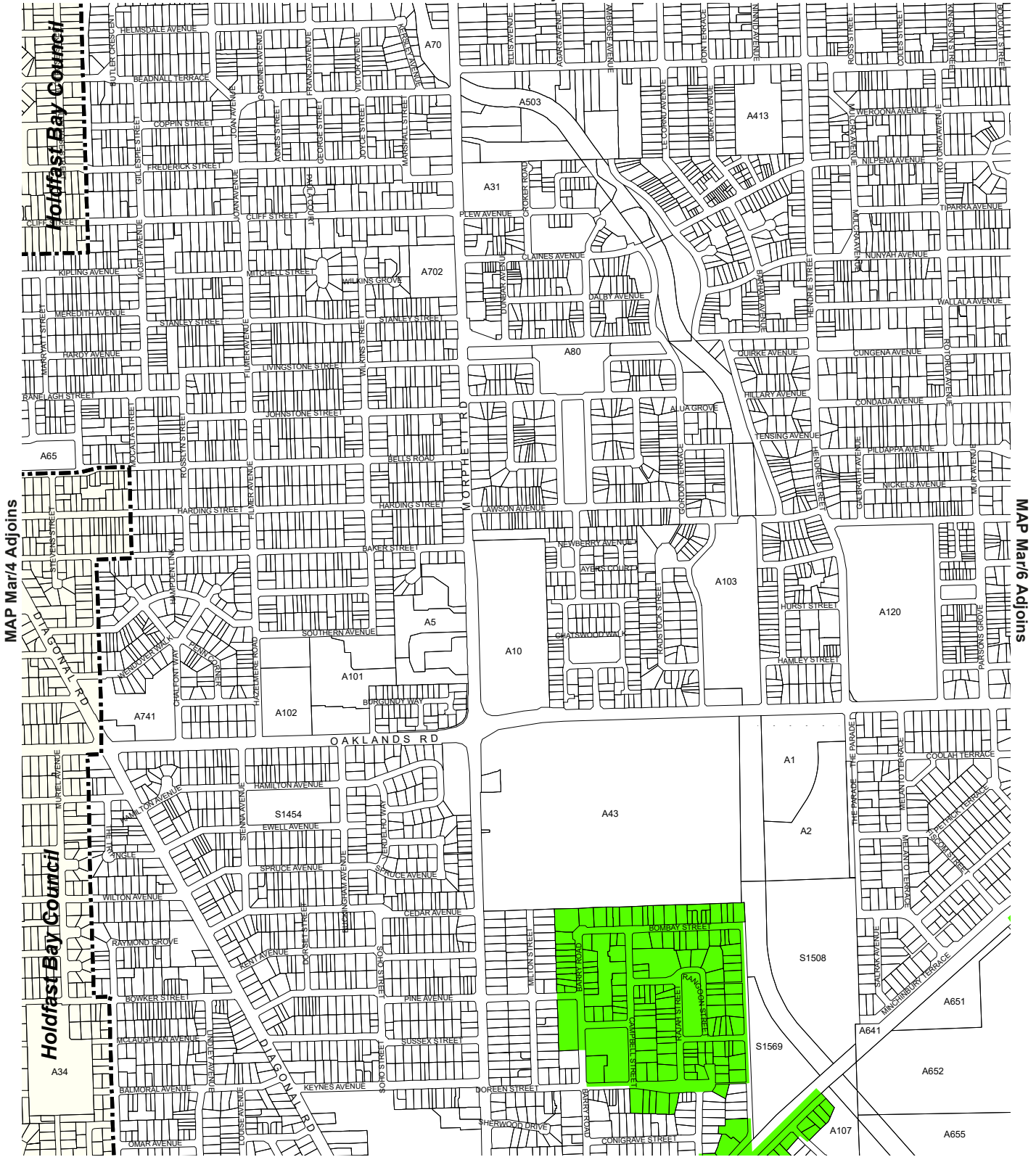
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Mar/5 HERITAGE

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

MAP Mar/2 Adjoins



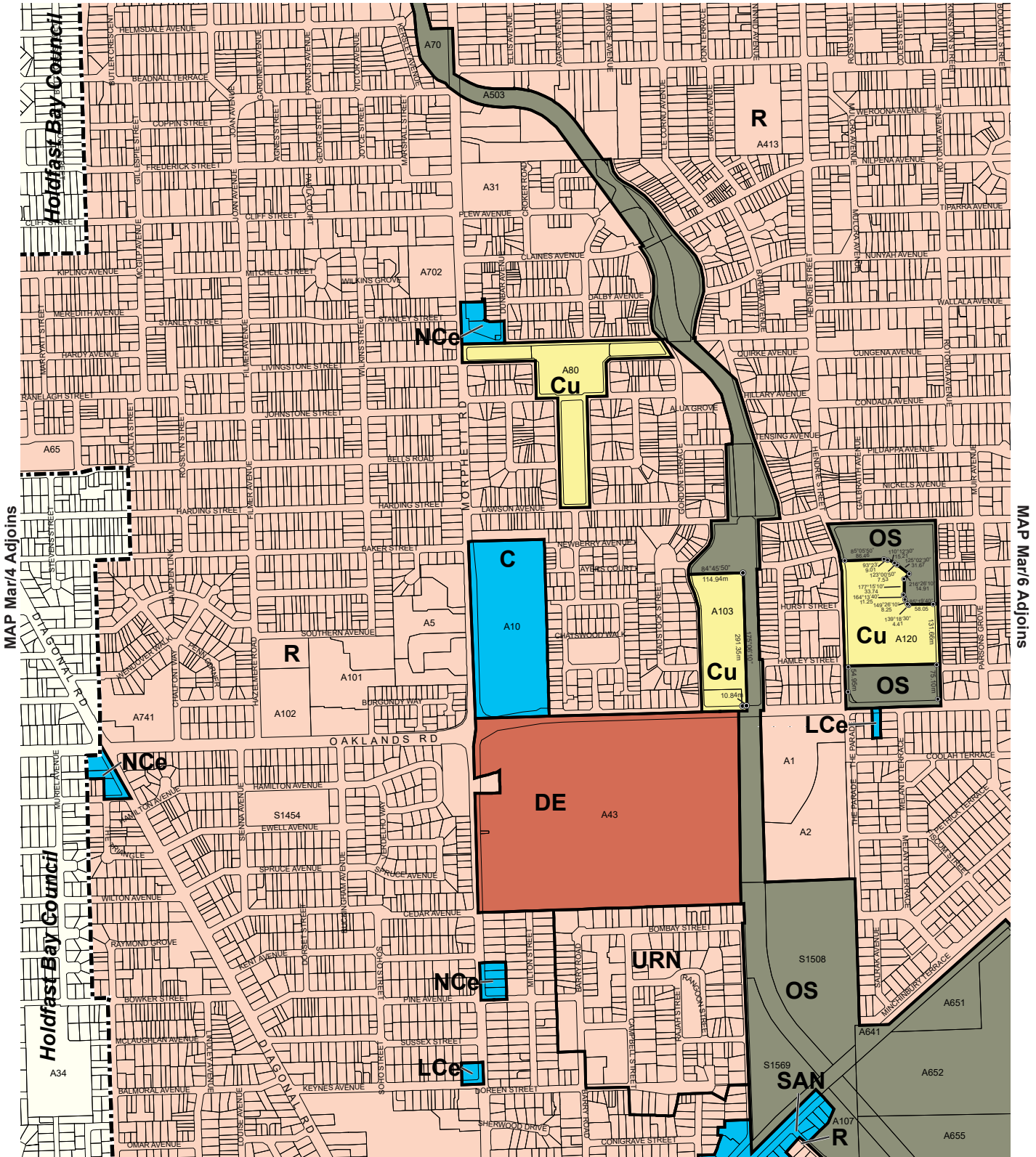
MAP Mar/7 Adjoins



Overlay Map Mar/5 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mar/2 Adjoins



MAP Mar/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

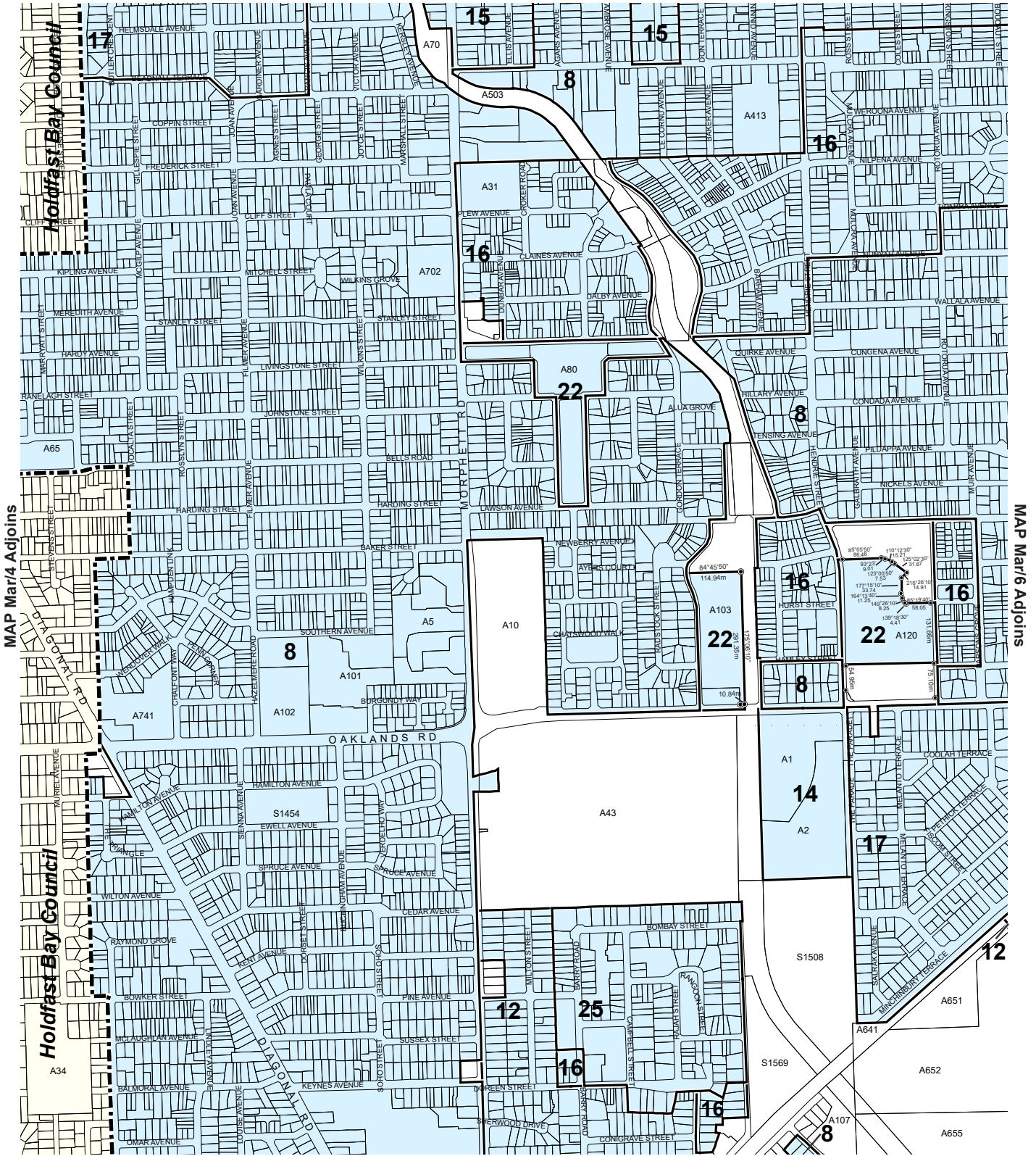
Zones

- C Commercial
- Cu Community
- DE Defence Establishment
- LCe Local Centre
- NCe Neighbourhood Centre
- OS Open Space
- R Residential
- SAN Suburban Activity Node
- URN Urban Renewal Neighbourhood
- Zone Boundary
- Development Plan Boundary



Zone Map Mar/5

MAP Mar/2 Adjoins



MAP Mar/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

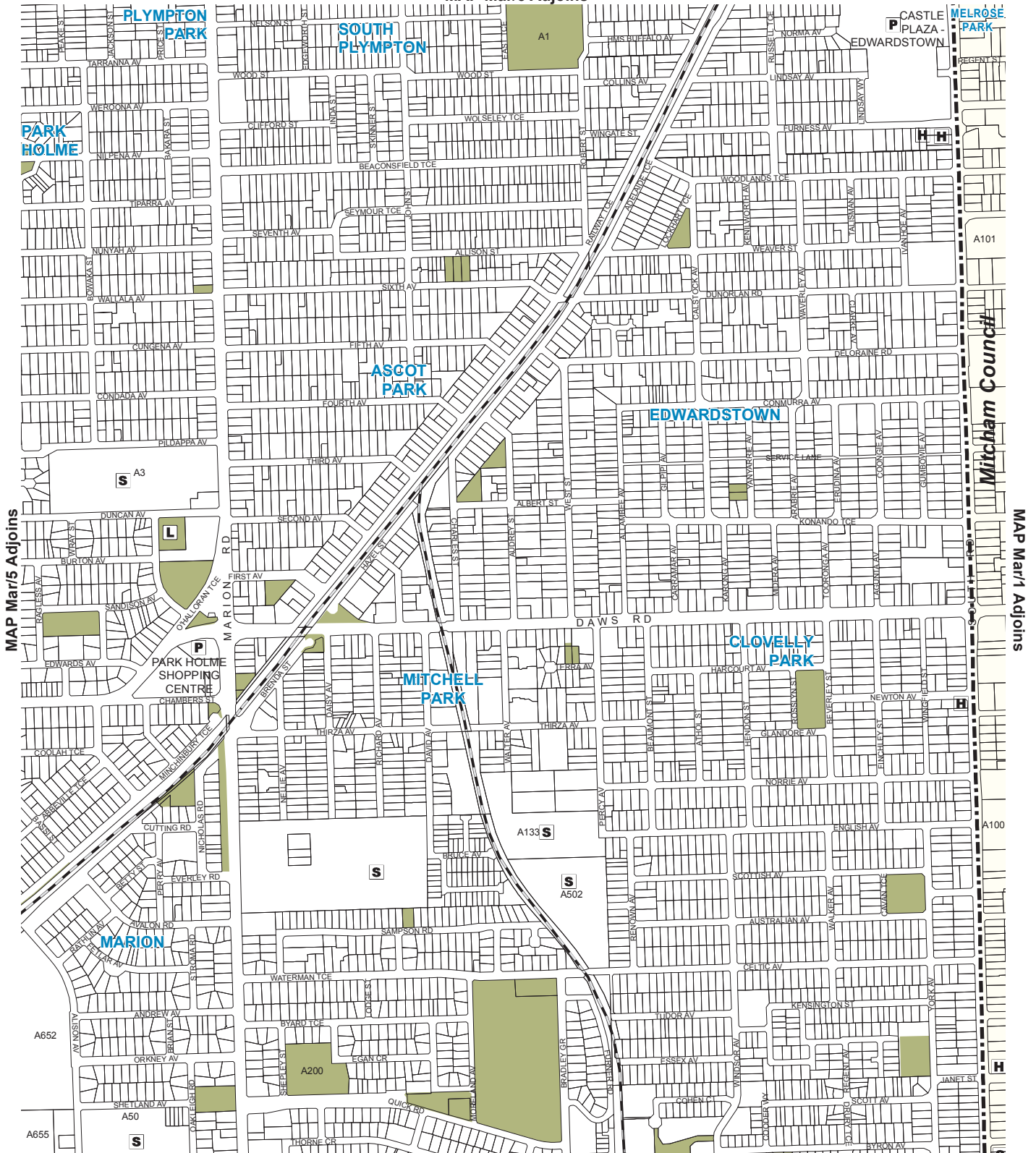
Policy Area

- 8 Marion Plains
- 12 Medium Density
- 14 Oaklands Park
- 15 Racecourse
- 16 Regeneration
- 17 Residential Character
- 22 Recreation
- 25 Master Planned Renewal

- Policy Area Boundary
- Development Plan Boundary

Policy Area Map Mar/5

MAP Mar/3 Adjoins



MAP Mar/8 Adjoins

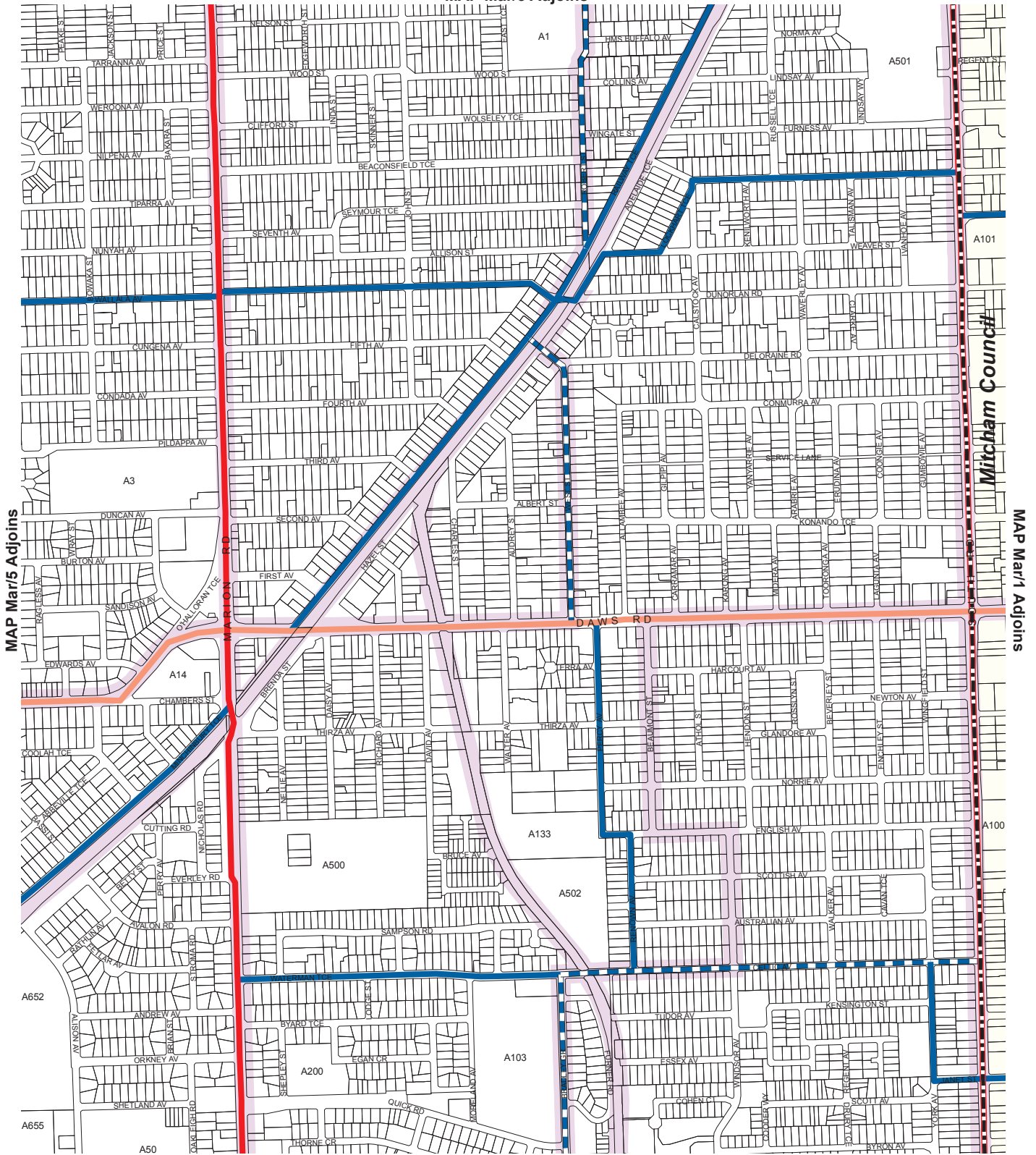


0 500 m

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

Location Map Mar/6

MAP Mar/3 Adjoins



MAP Mar/8 Adjoins

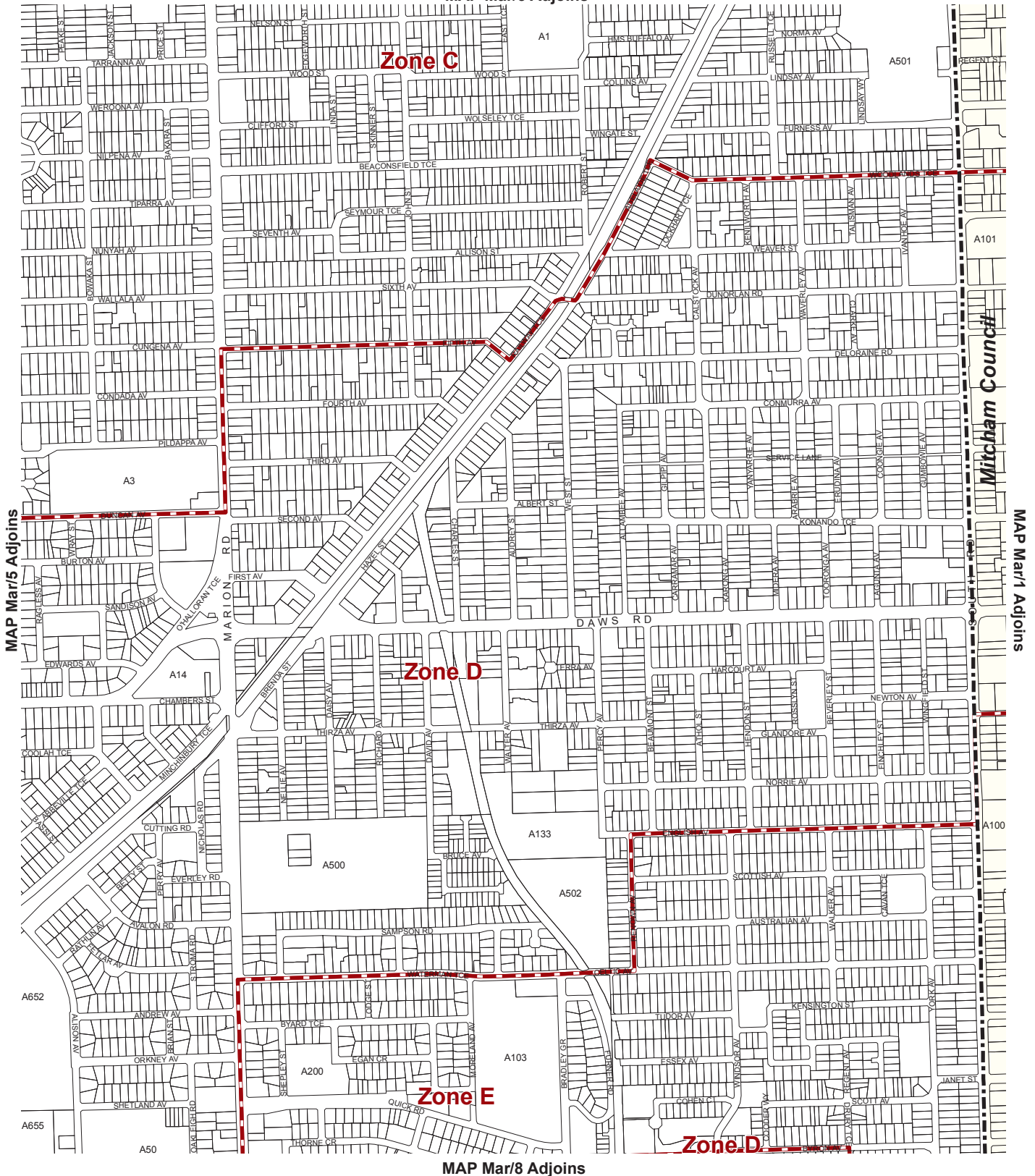


- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network
- Secondary Road - Bike Lane
- Secondary Road
- Public Transport
- Development Plan Boundary

Overlay Map Mar/6

TRANSPORT

MAP Mar/3 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
 - Zone E** All Structures Exceeding 100 metres above existing ground level

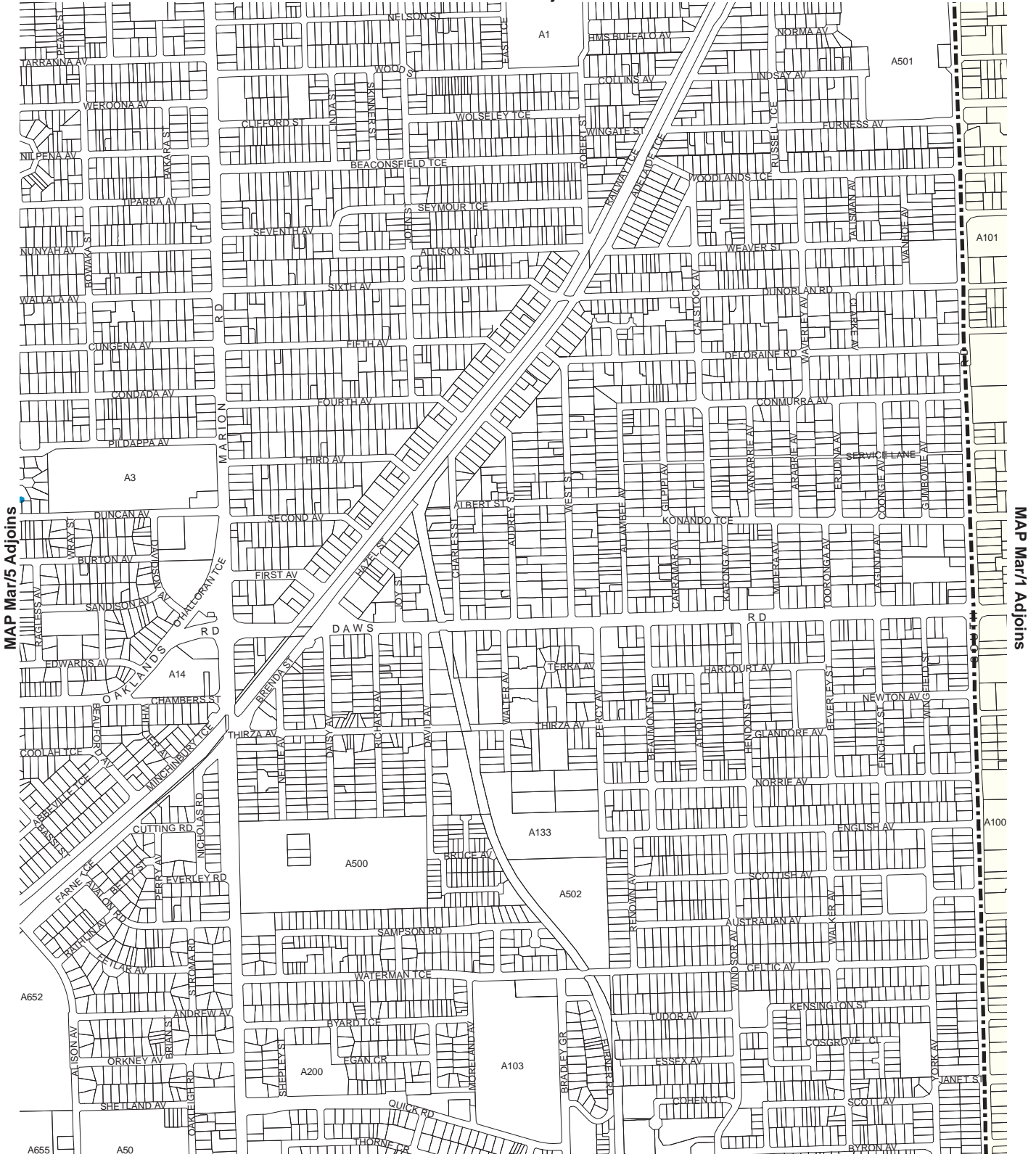


Overlay Map Mar/6

DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Development Plan Boundary

MAP Mar/3 Adjoins



MAP Mar/5 Adjoins

MAP Mar/1 Adjoins

MAP Mar/8 Adjoins

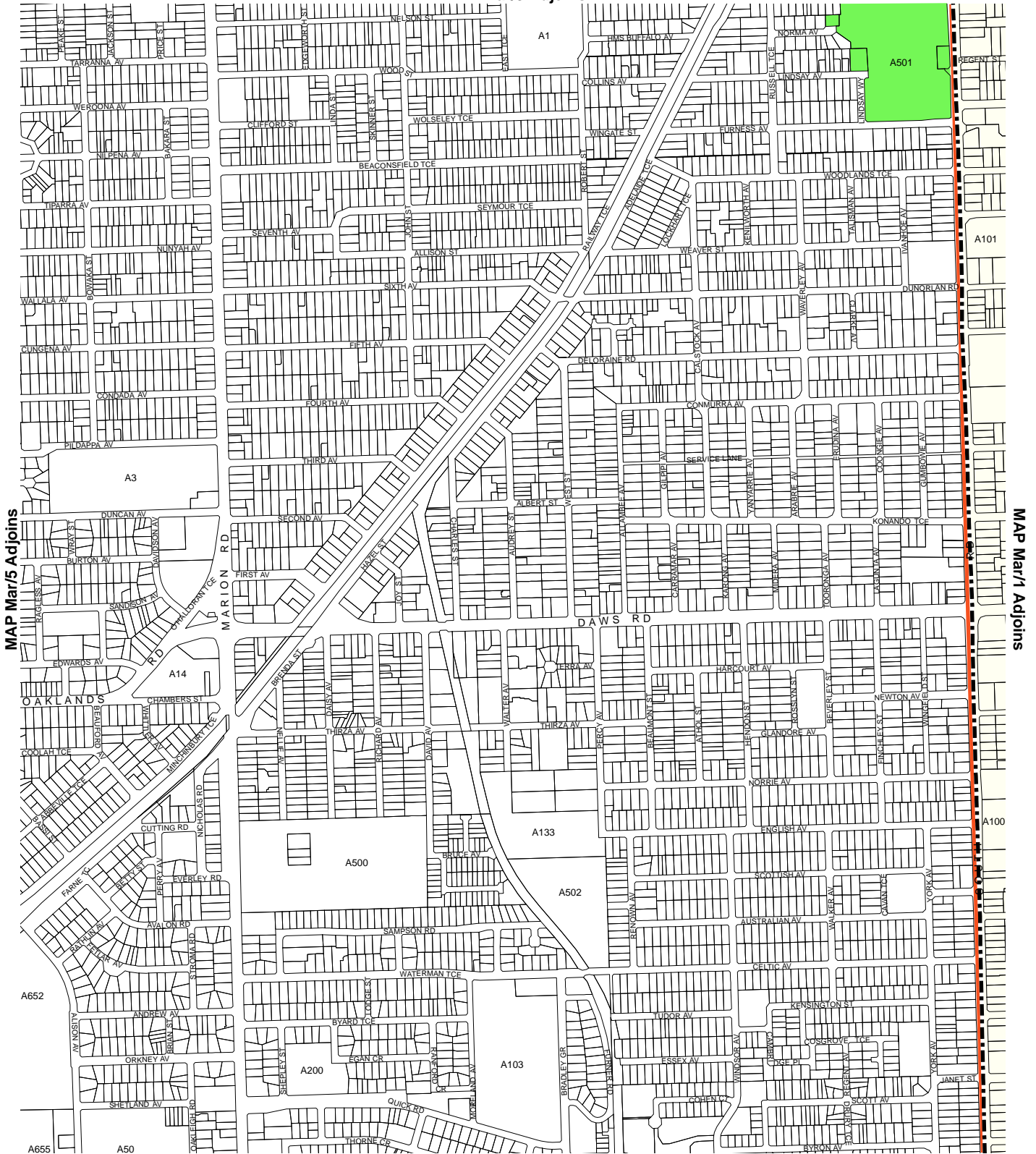
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Mar/6 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Mar/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

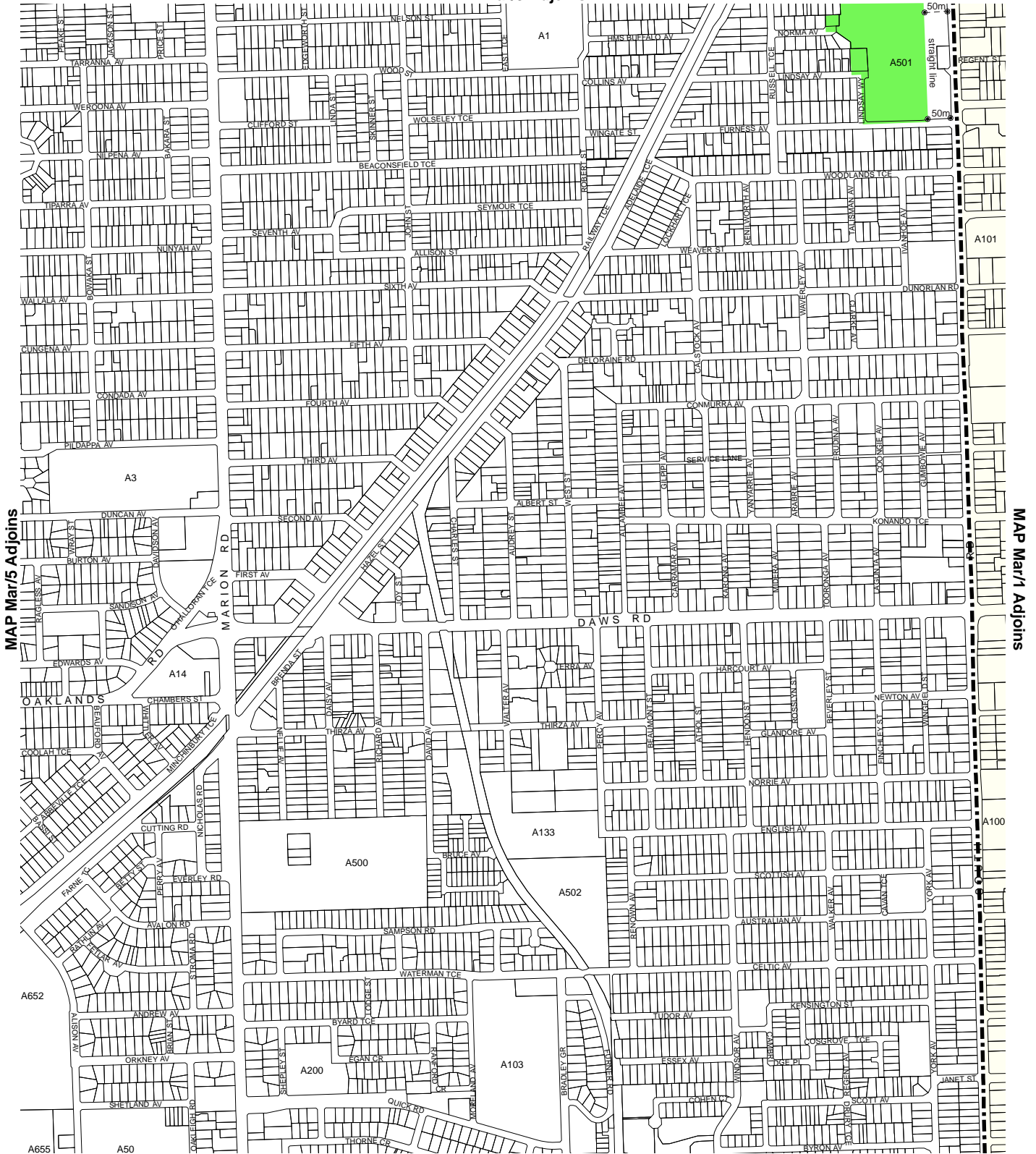


0 500m

Overlay Map Mar/6 NOISE AND AIR EMISSIONS

- Type A Road
- Noise and Air Emissions Designated Area
- Development Plan Boundary

MAP Mar/3 Adjoins



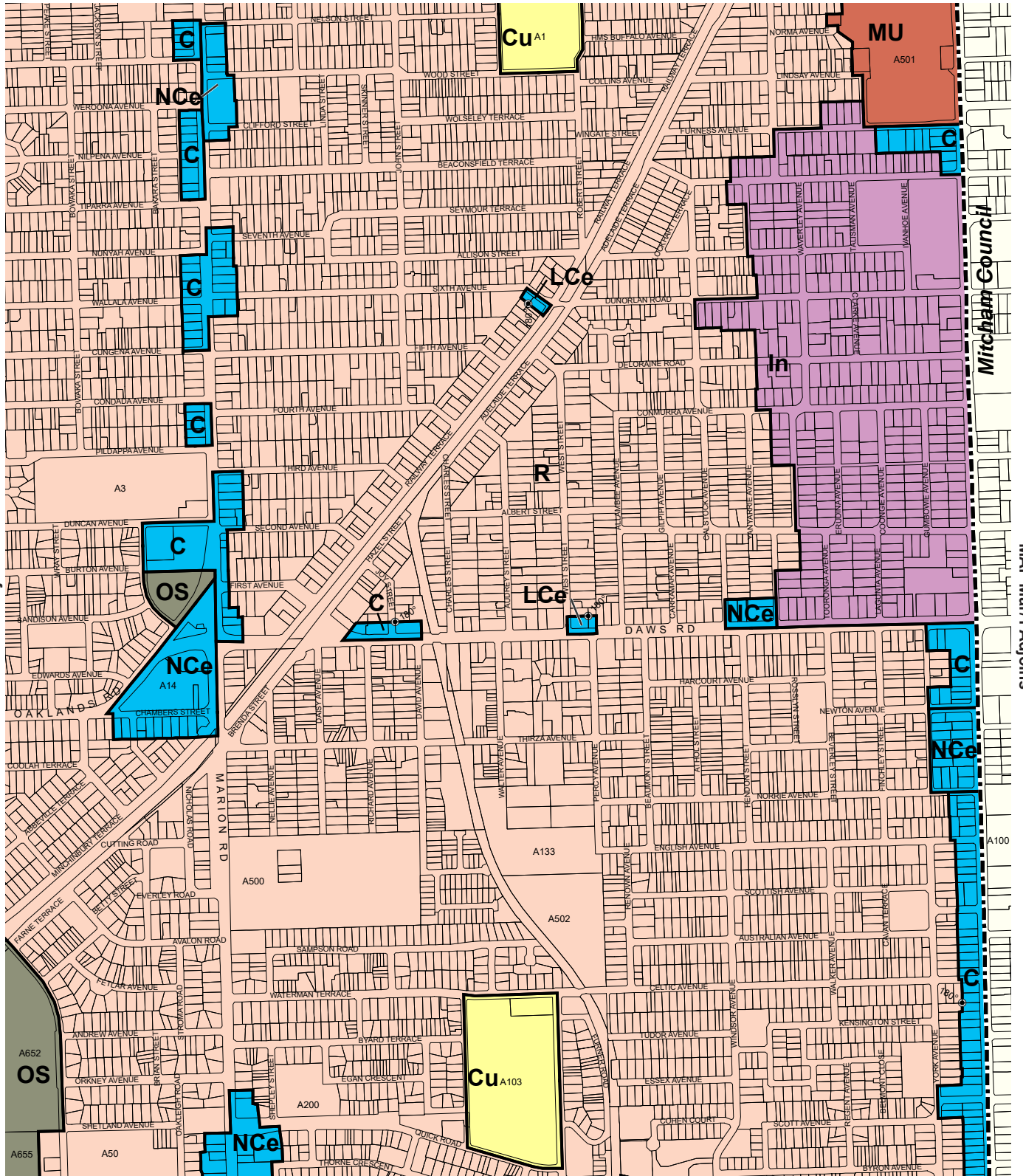
Lamberts Conformal Conic Projection, GDA94



Overlay Map Mar/6 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mar/3 Adjoints



Lamberts Conformal Conic Projection, GDA94

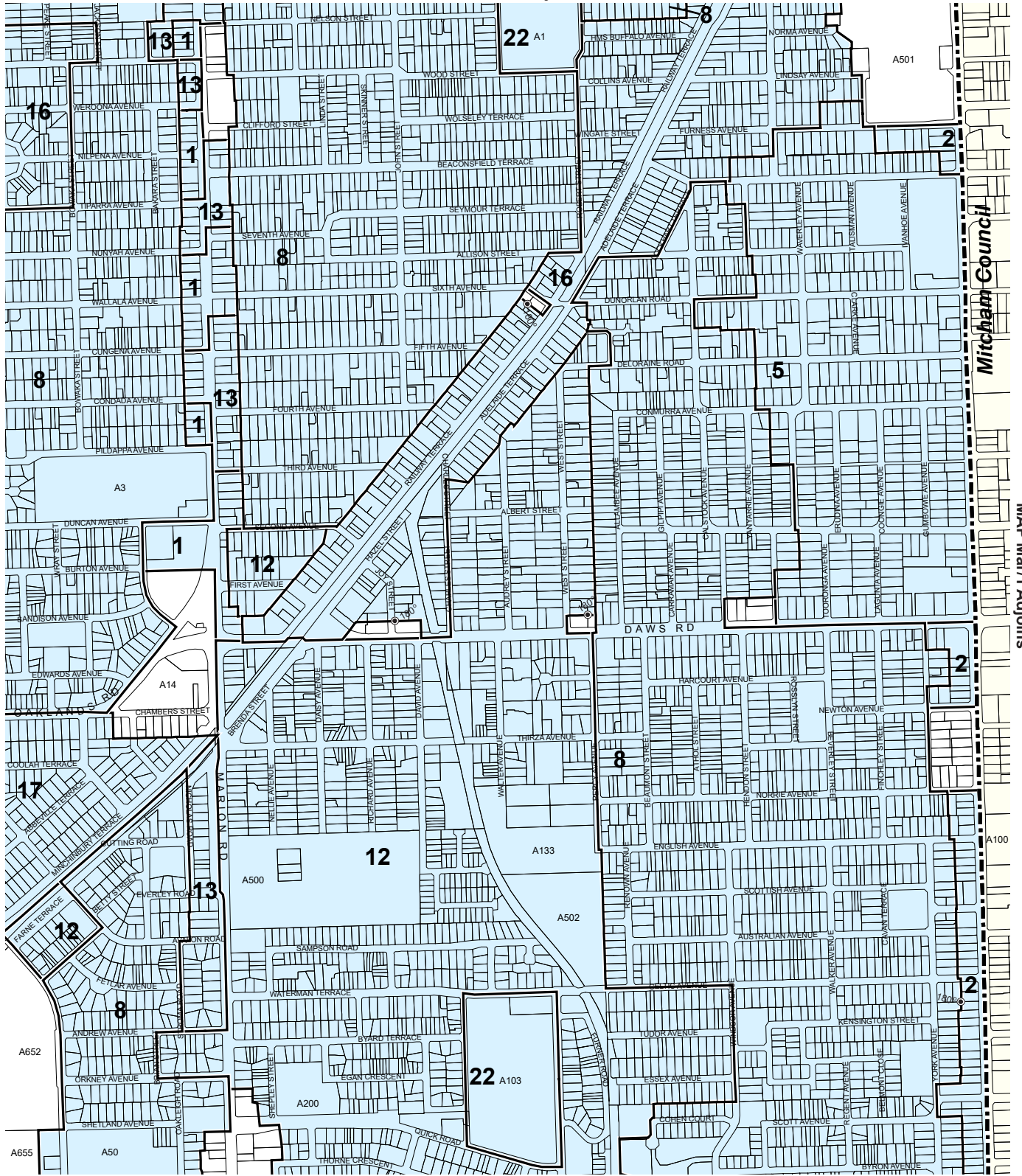
MAP Mar/8 Adjoints

- Zones**
- Commercial
 - Community
 - Industry
 - Local Centre
 - Mixed Use
 - Neighbourhood Centre
 - Open Space
 - Residential
 - Zone Boundary
 - Development Plan Boundary



Zone Map Mar/6

MAP Mar/3 Adjoins



MAP Mar/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

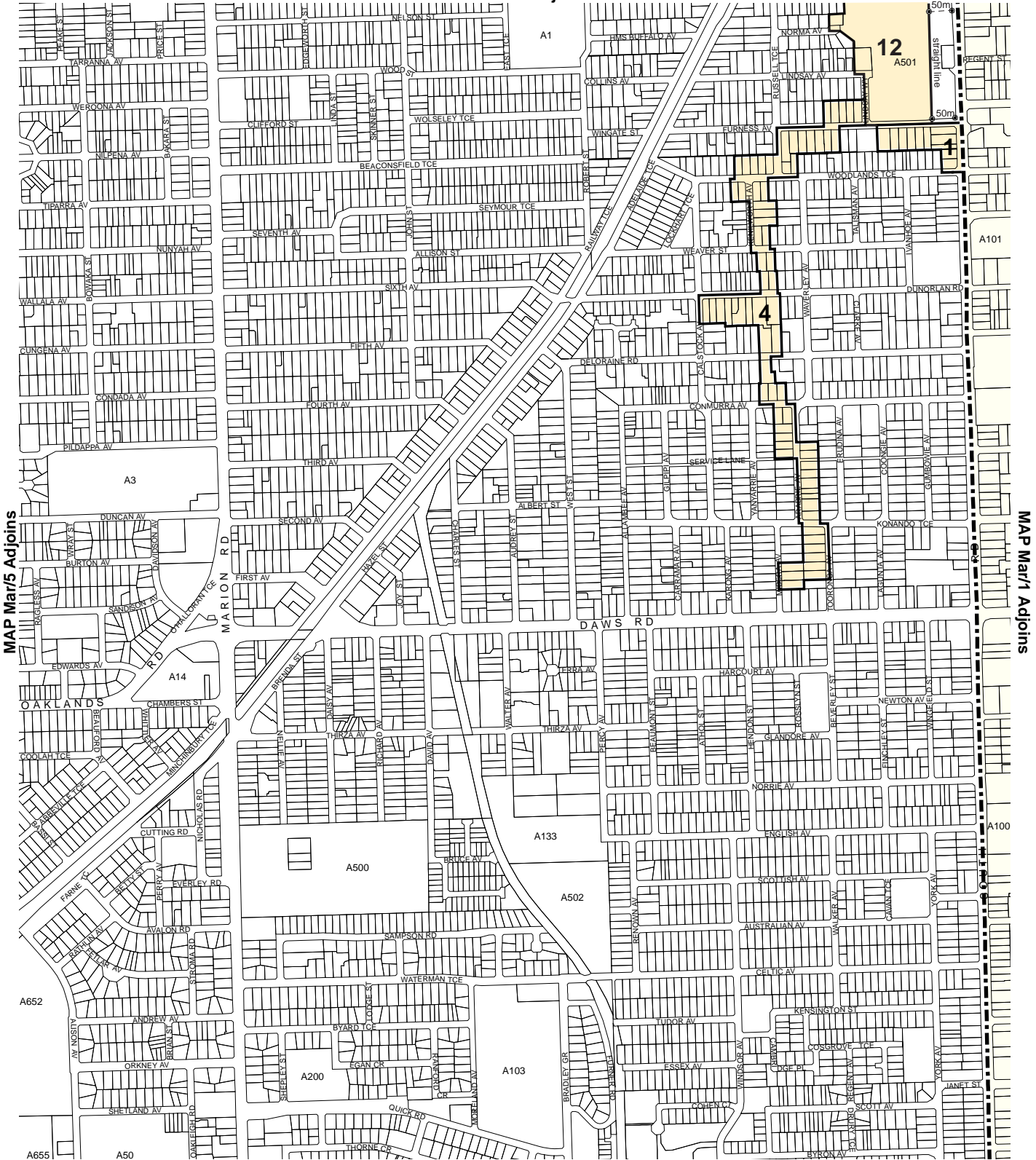
- Policy Area**
- 1 Marion Road
 - 2 South Road
 - 5 Industry/Commerce Edwardstown
 - 8 Marion Plains
 - 12 Medium Density
 - 13 Northern
 - 16 Regeneration
 - 17 Residential Character
 - 22 Recreation



Policy Area Map Mar/6

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

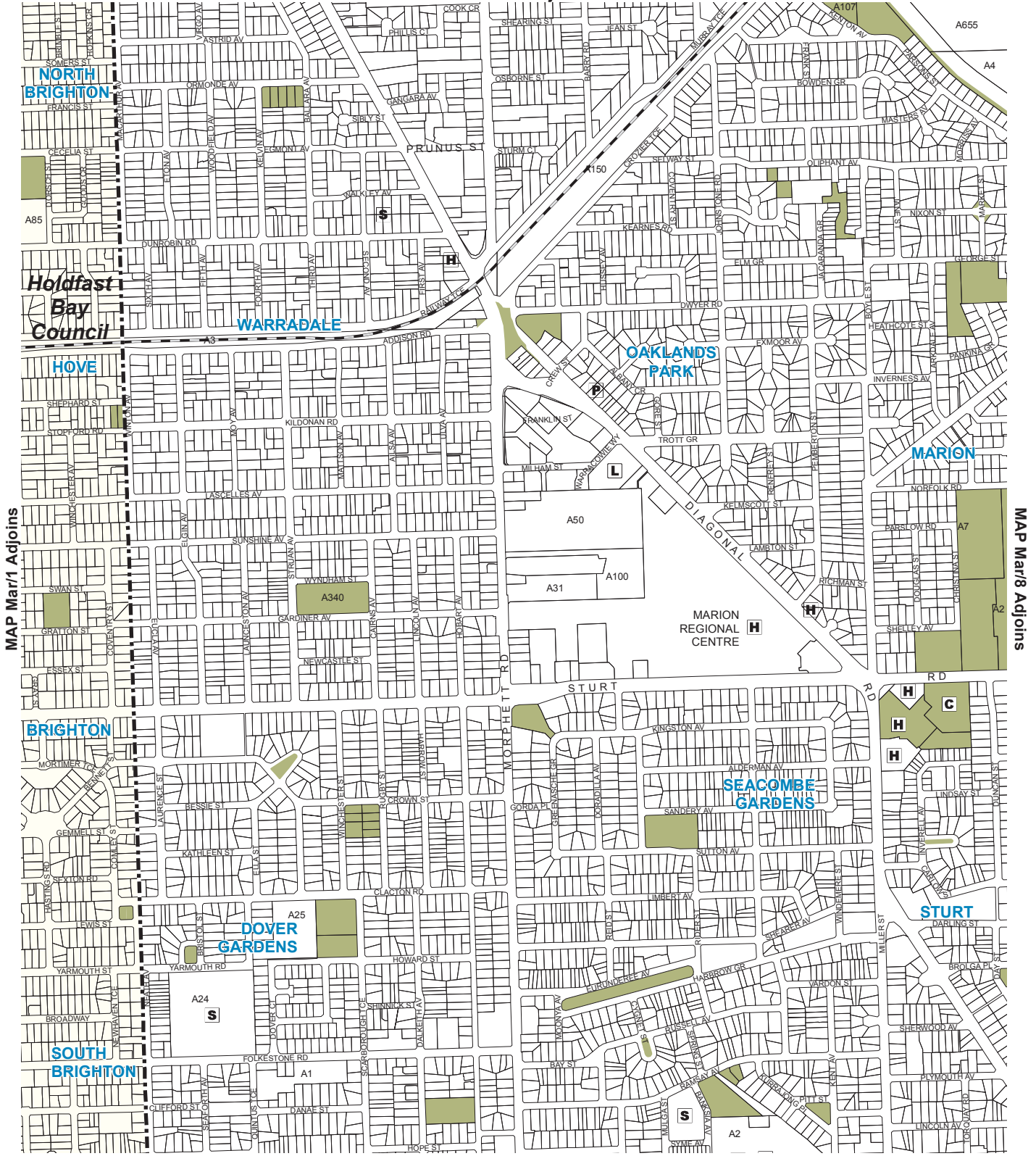
- 1 Edwardstown Activity Centre Fringe
- 4 Industry Interface
- 12 Castle Plaza Environmental Assessment Area



Precinct Map Mar/6

- Precinct Boundary
- Development Plan Boundary

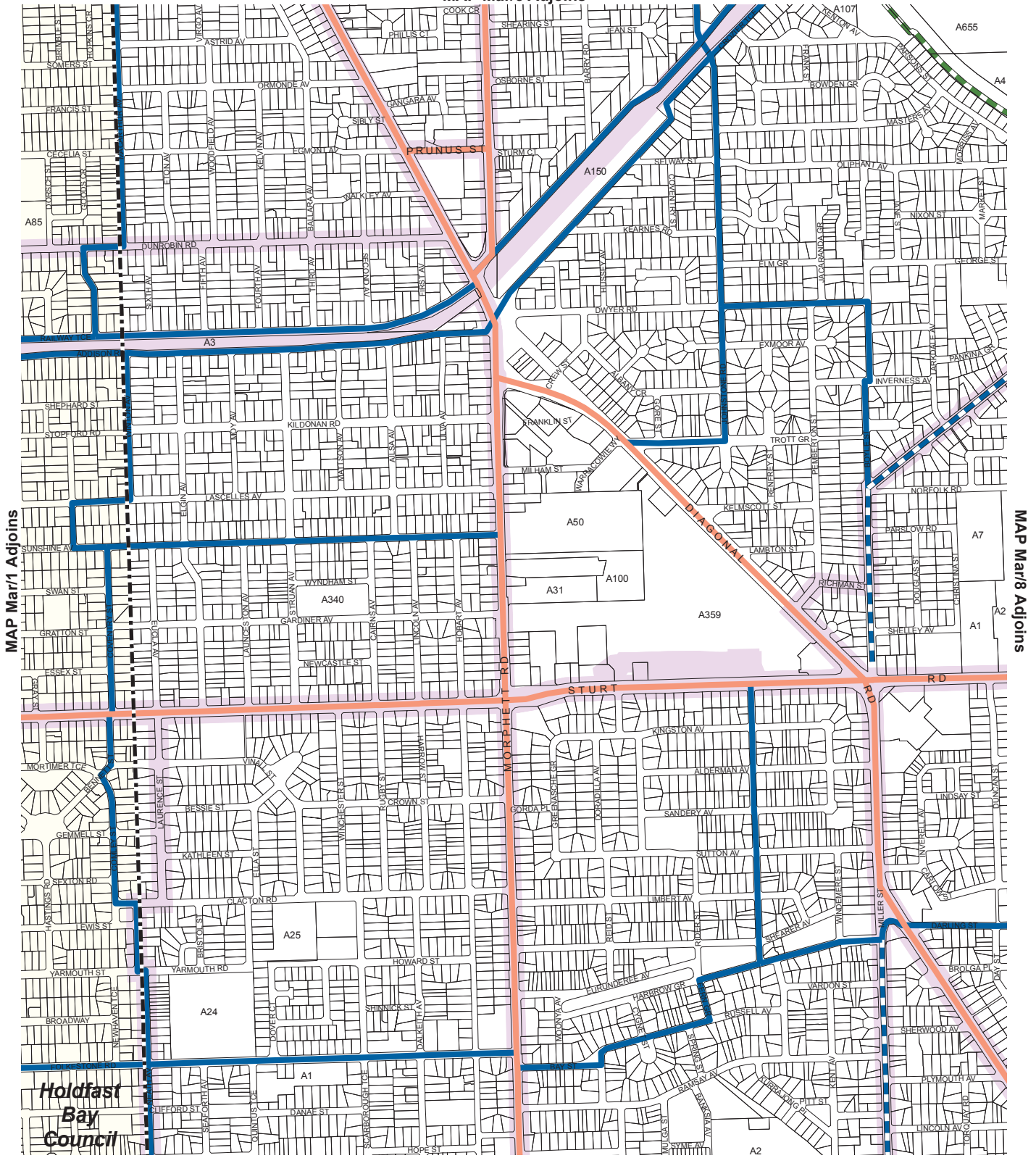
MAP Mar/5 Adjoins



- S** School
- L** Public Library
- C** Council Office
- P** Post Office
- H** Other Health Services
- Railways
- Local Reserves
- Development Plan Boundary

Location Map Mar/7

MAP Mar/5 Adjoins



MAP Mar/1 Adjoins

MAP Mar/8 Adjoins

Holdfast Bay Council

MAP Mar/10 Adjoins

MAP Mar/11 Adjoins

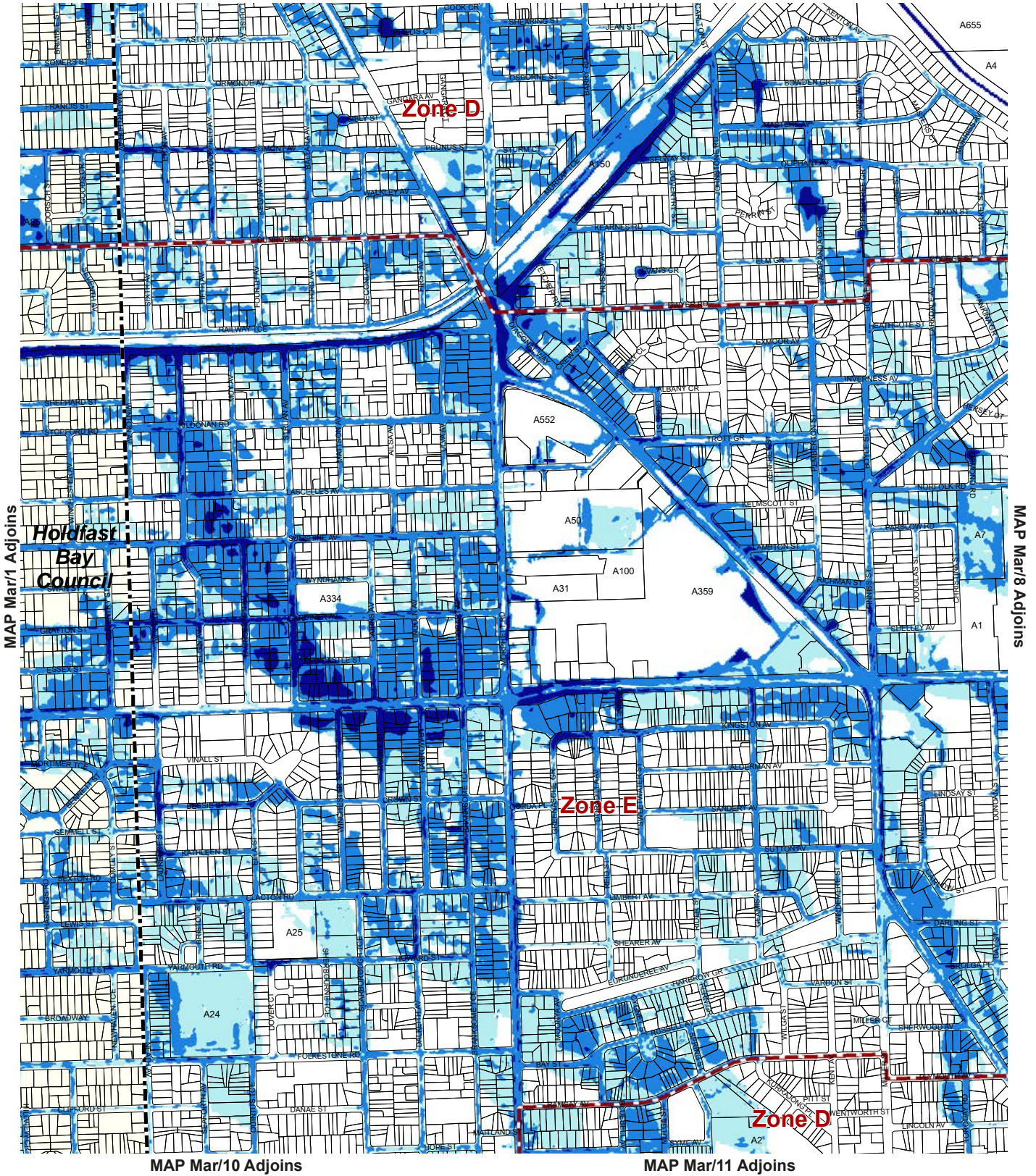


- Secondary Arterial Roads
- Bikedirect Network
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Public Transport
- - - - Development Plan Boundary

Overlay Map Mar/7

TRANSPORT

MAP Mar/5 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

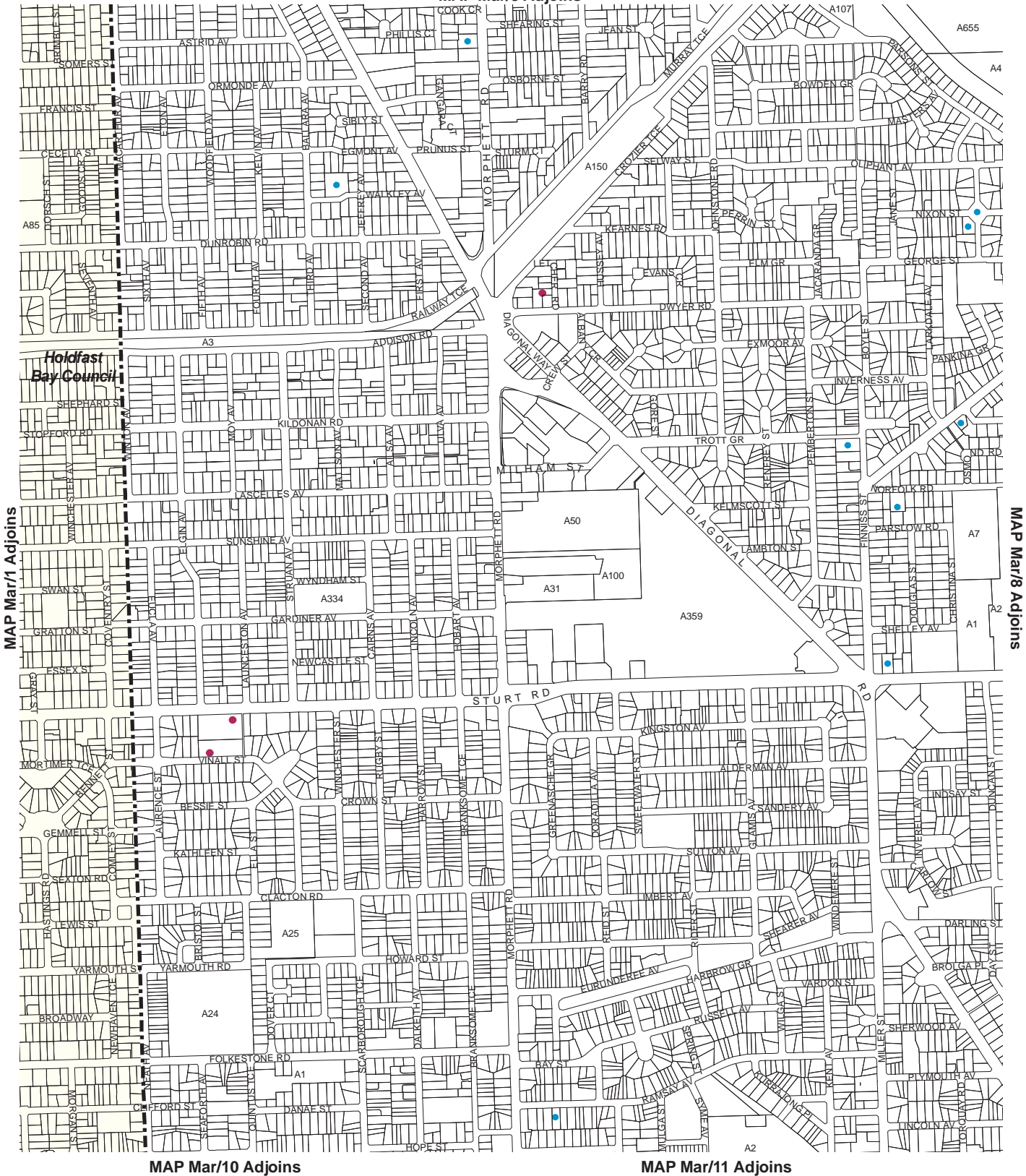


- 100yr ARI Flood Inundation**
- Low Risk - less than 0.025m
 - Medium Risk - 0.025m - 0.2m
 - High Risk - greater than 0.2m
 - Airport Building Heights
 - Development Plan Boundary

Overlay Map Mar/7

DEVELOPMENT CONSTRAINTS

MAP Mar/5 Adjoins



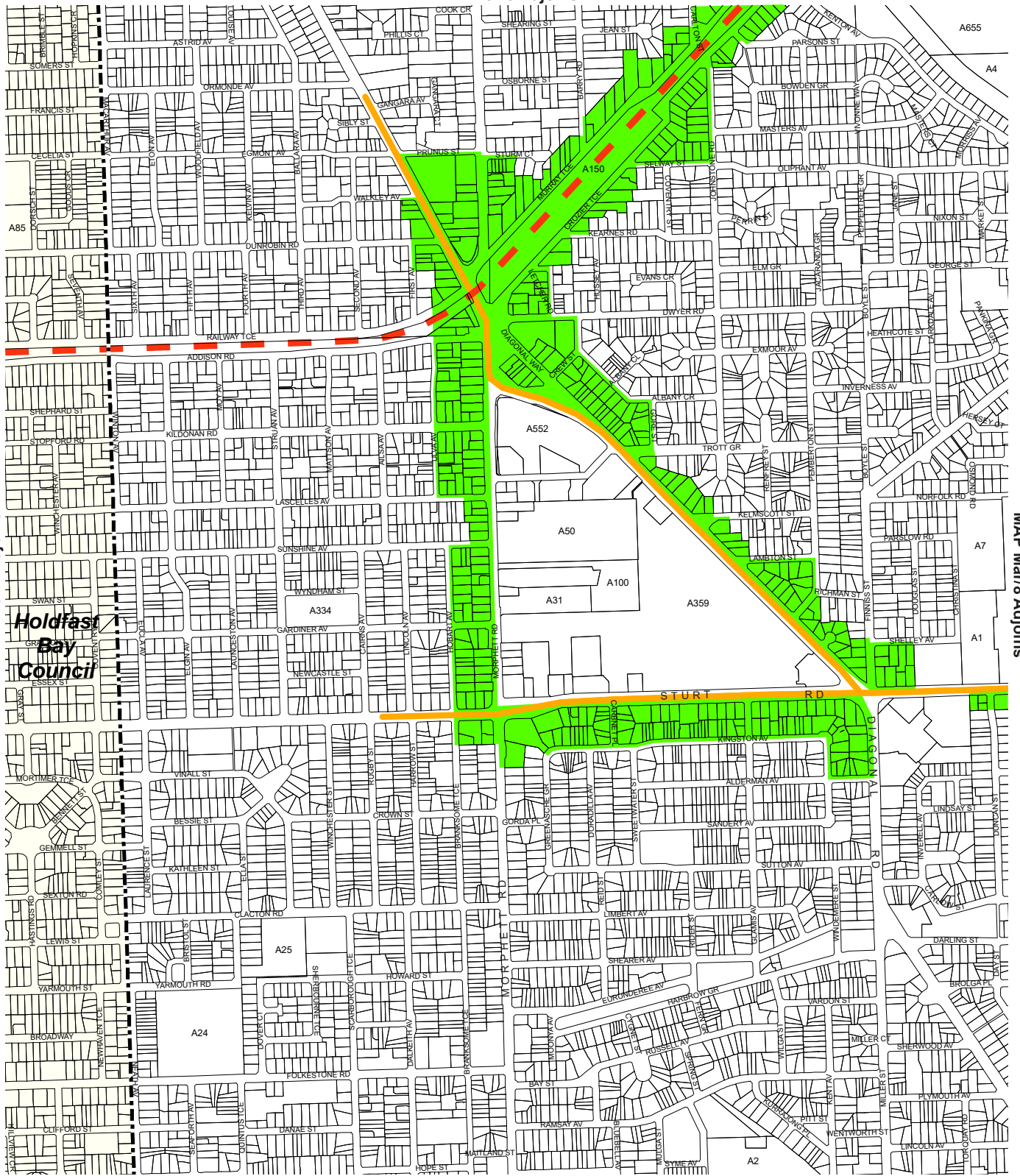
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Mar/7 HERITAGE

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

MAP Mar/5 Adjoins



MAP Mar/1 Adjoins

MAP Mar/8 Adjoins

**Holdfast
Bay
Council**

MAP Mar/10 Adjoins

MAP Mar/11 Adjoins

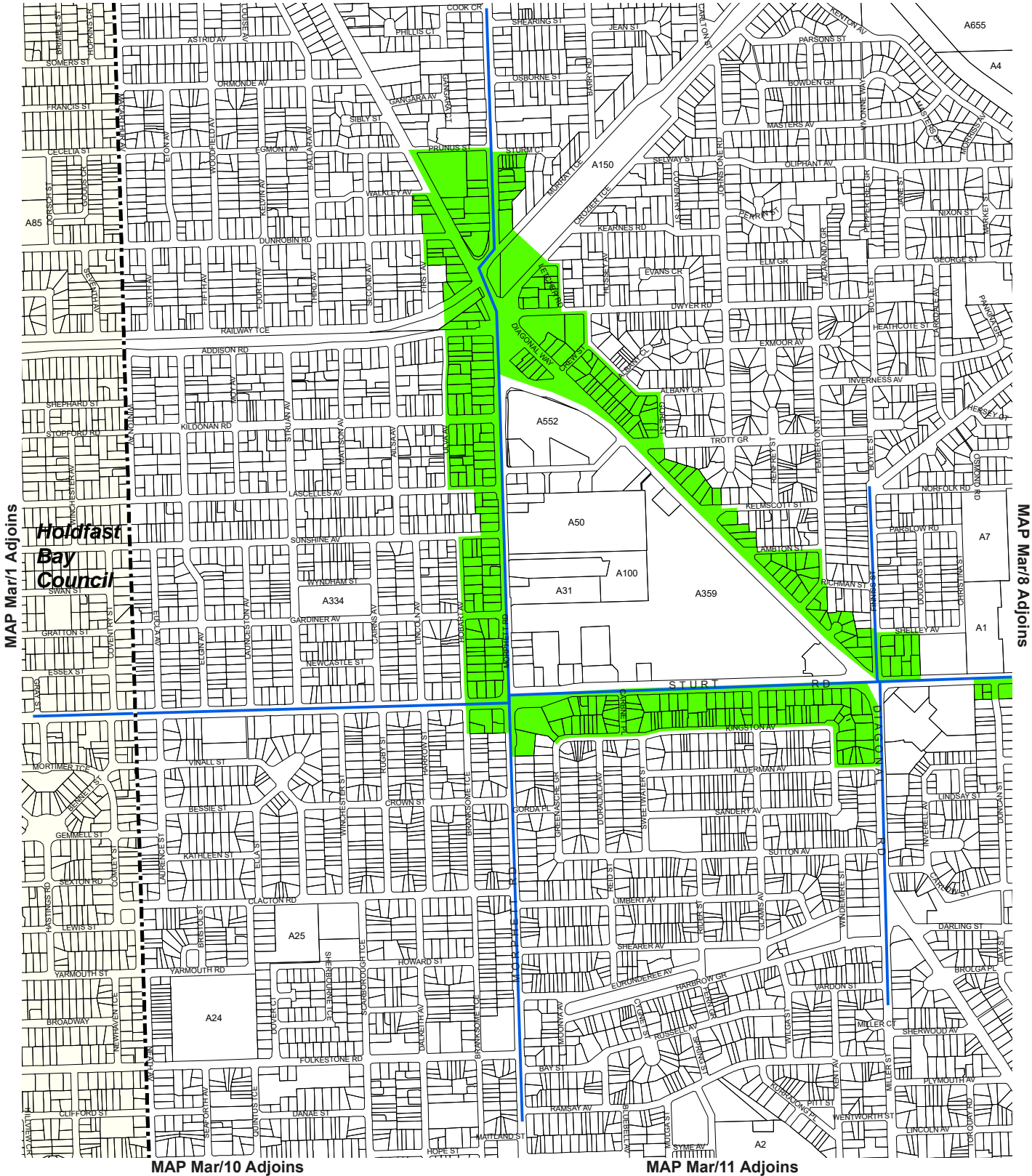


0 500m

Overlay Map Mar/7 NOISE AND AIR EMISSIONS

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

MAP Mar/5 Adjoins



MAP Mar/1 Adjoins

Holdfast Bay Council

MAP Mar/8 Adjoins

MAP Mar/10 Adjoins

MAP Mar/11 Adjoins

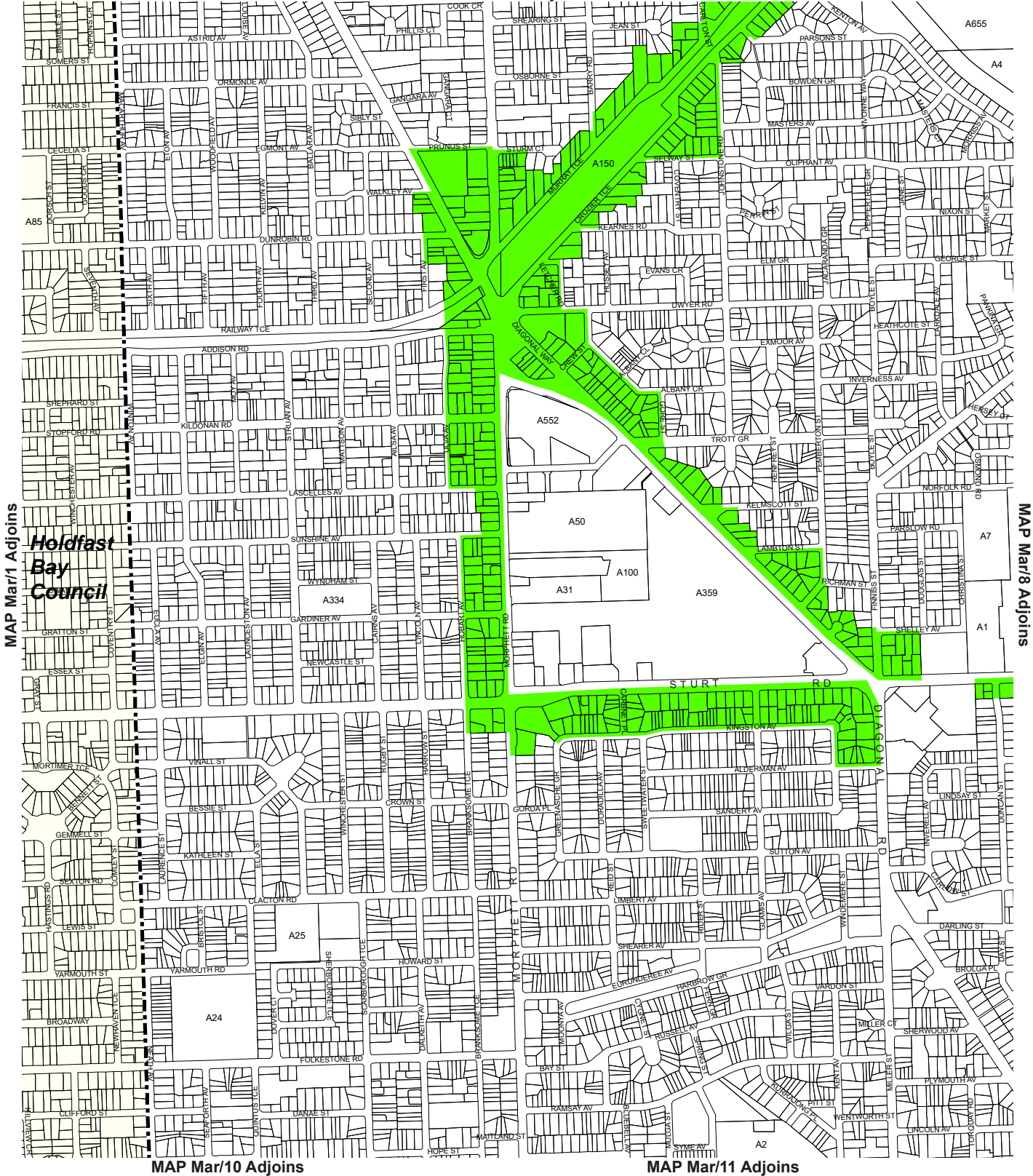


Overlay Map Mar/7

STRATEGIC TRANSPORT ROUTES

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

MAP Mar/5 Adjoins



MAP Mar/1 Adjoins

Holdfast Bay Council

MAP Mar/8 Adjoins

MAP Mar/10 Adjoins

MAP Mar/11 Adjoins

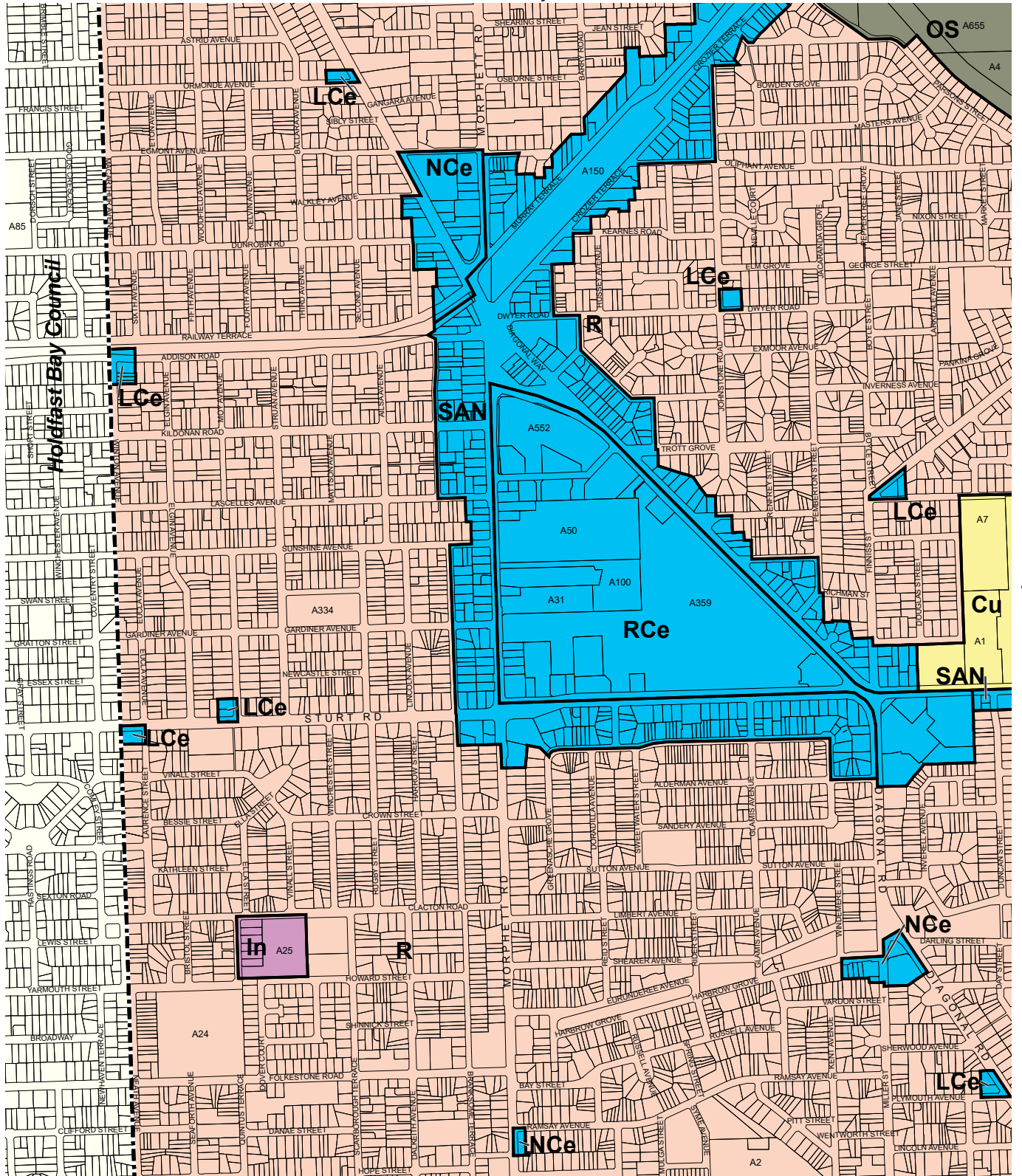


Overlay Map Mar/7

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mar/5 Adjoins



MAP Mar/8 Adjoins

MAP Mar/10 Adjoins

MAP Mar/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

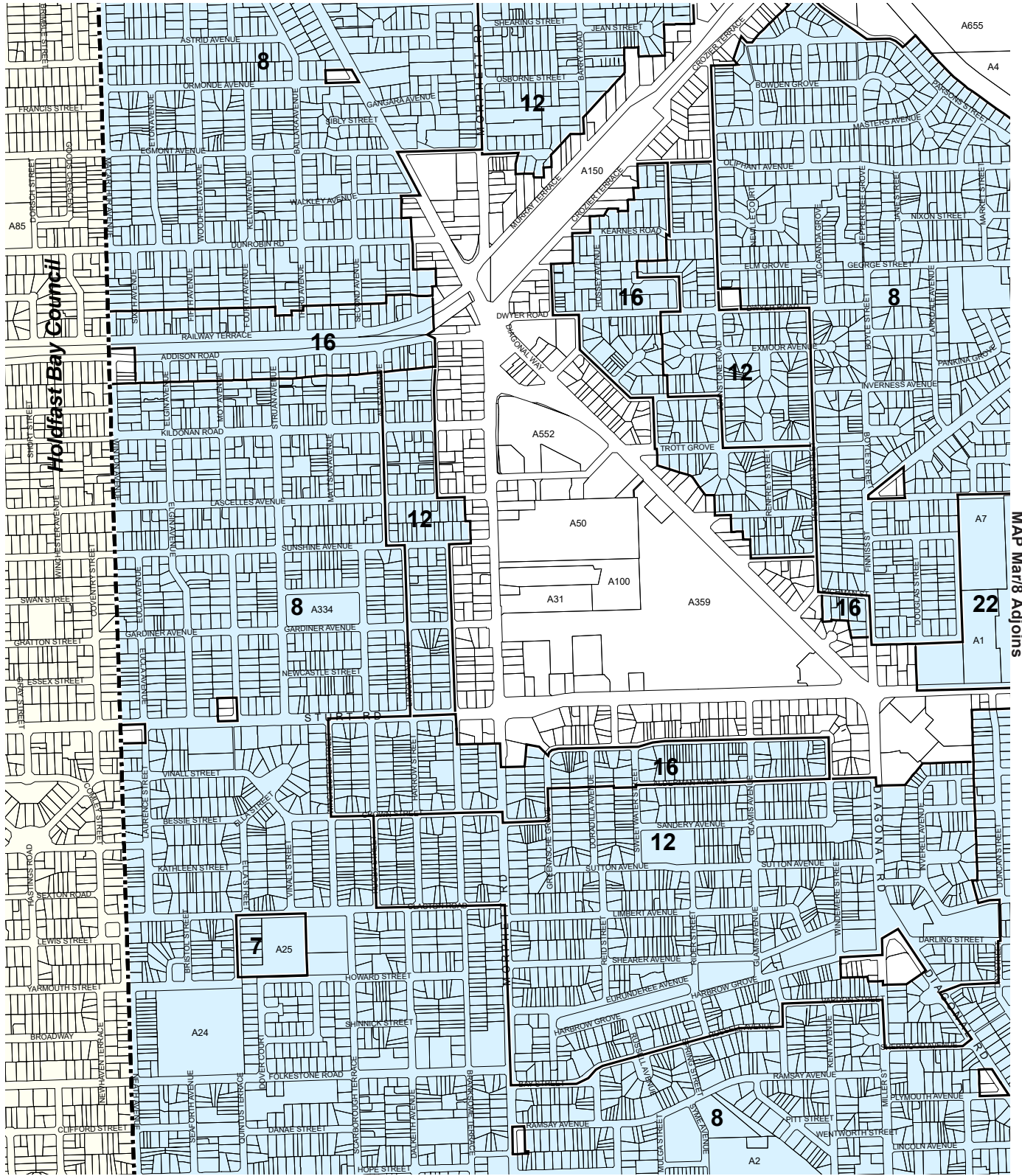
Zones

- Community
- Industry
- Local Centre
- Neighbourhood Centre
- Open Space
- Regional Centre
- Residential
- Suburban Activity Node
- Zone Boundary
- Development Plan Boundary



Zone Map Mar/7

MAP Mar/5 Adjoins



MAP Mar/10 Adjoins

MAP Mar/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

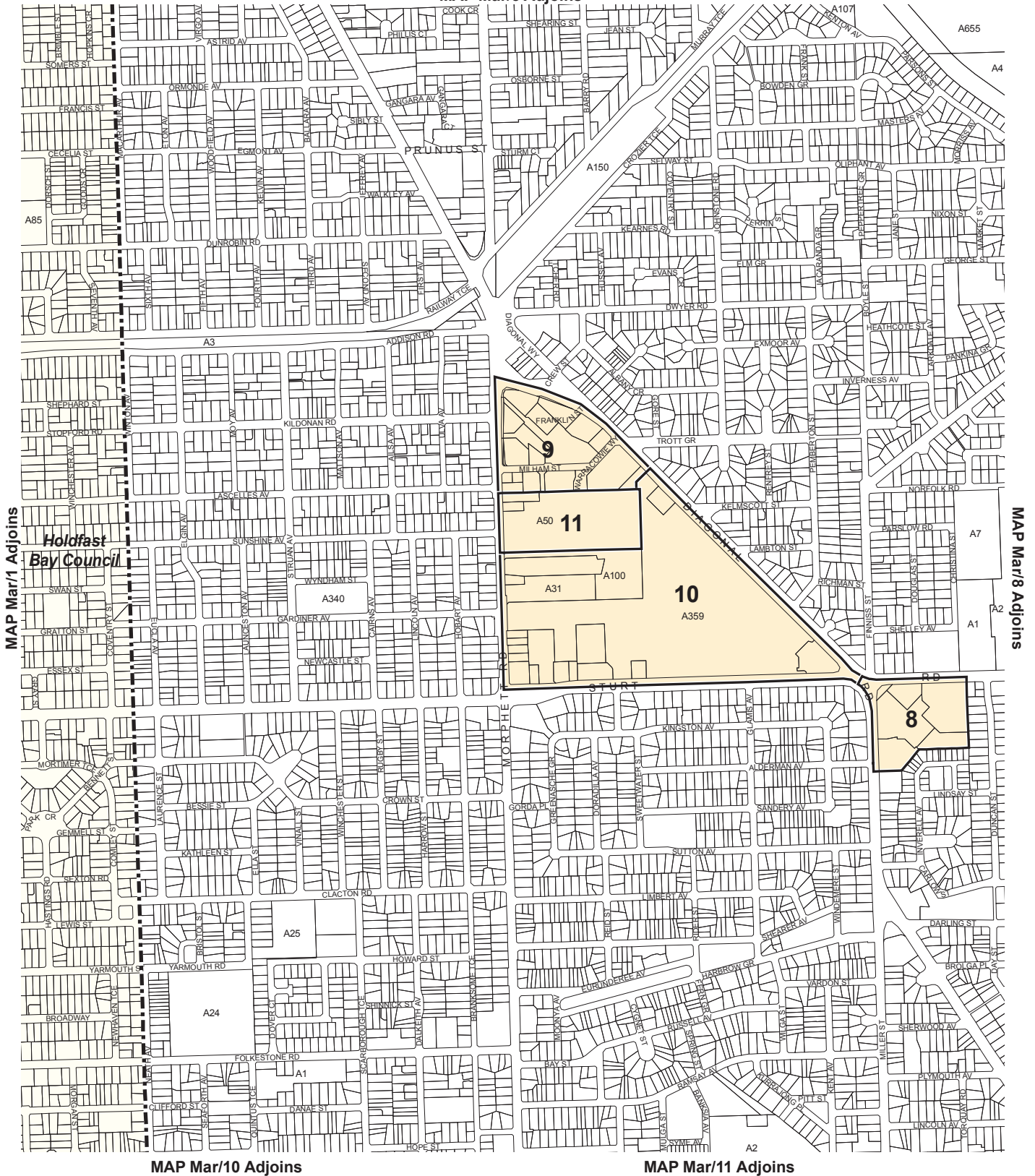
- Policy Area**
- 7 Winery
 - 8 Marion Plains
 - 12 Medium Density
 - 16 Regeneration
 - 22 Recreation



Policy Area Map Mar/7

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

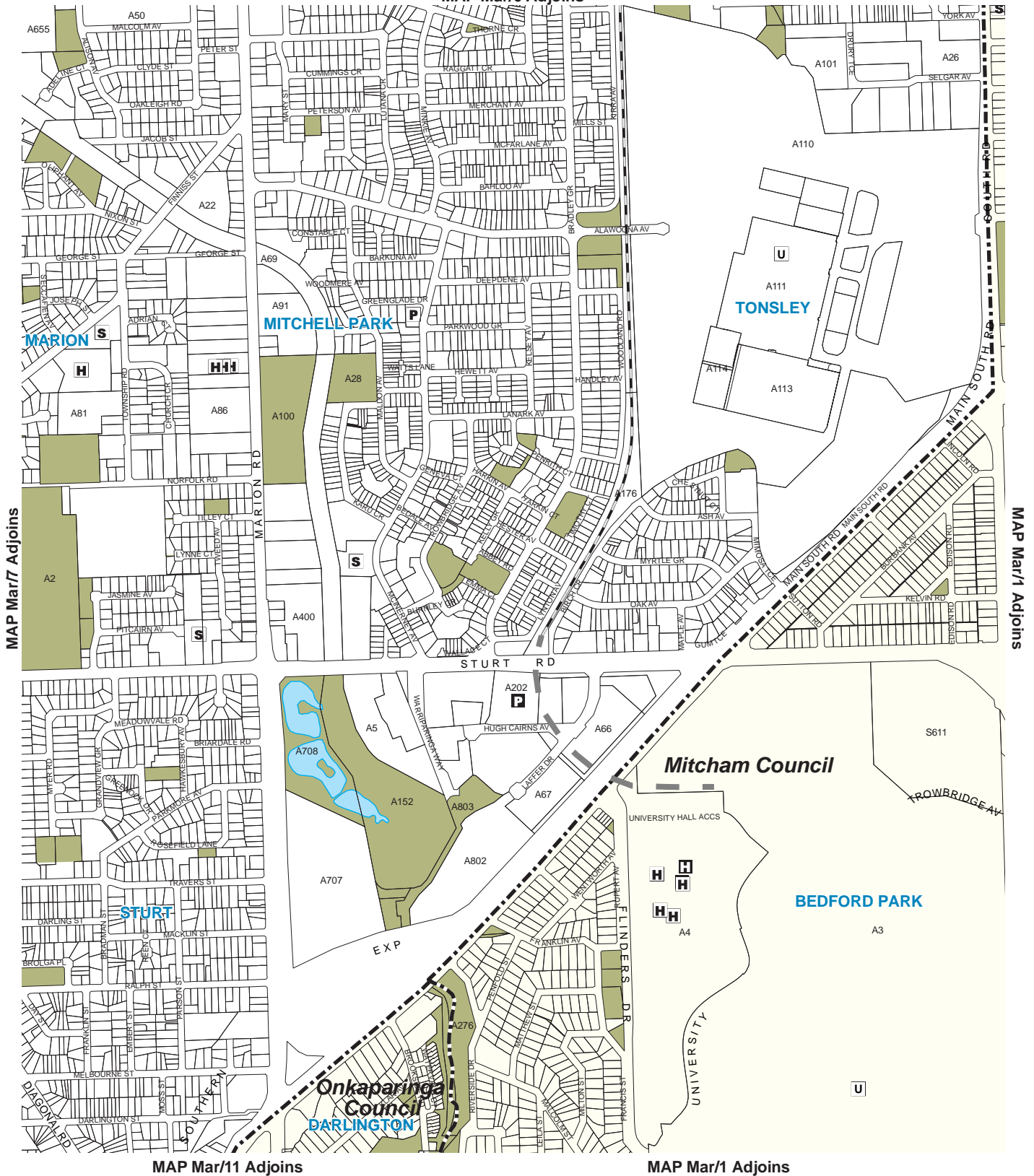
- 10 Retail Core Marion
- 11 Retail Support Marion
- 8 Community Services Marion
- 9 Northern Fringe Marion



Precinct Map Mar/7

- Precinct Boundary
- Development Plan Boundary

MAP Mar/6 Adjoins



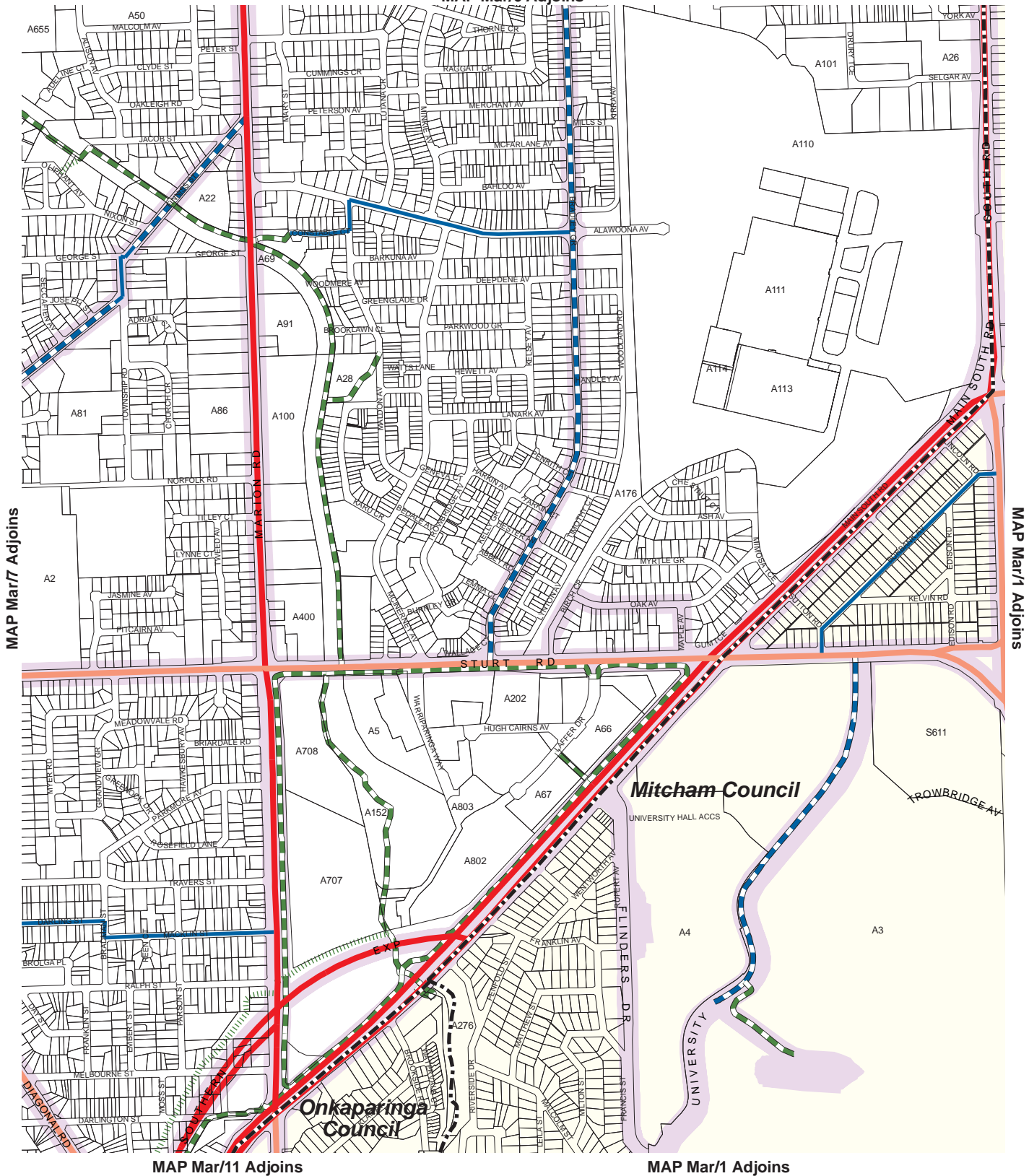
- U** University
- S** School
- P** Post Office
- H** Other Health Services
- H** Hospital
- P** Police Station

- Planned Railway Extension
- Railways
- Local Reserves
- Waterbodies
- Development Plan Boundary



Location Map Mar/8

MAP Mar/6 Adjoins



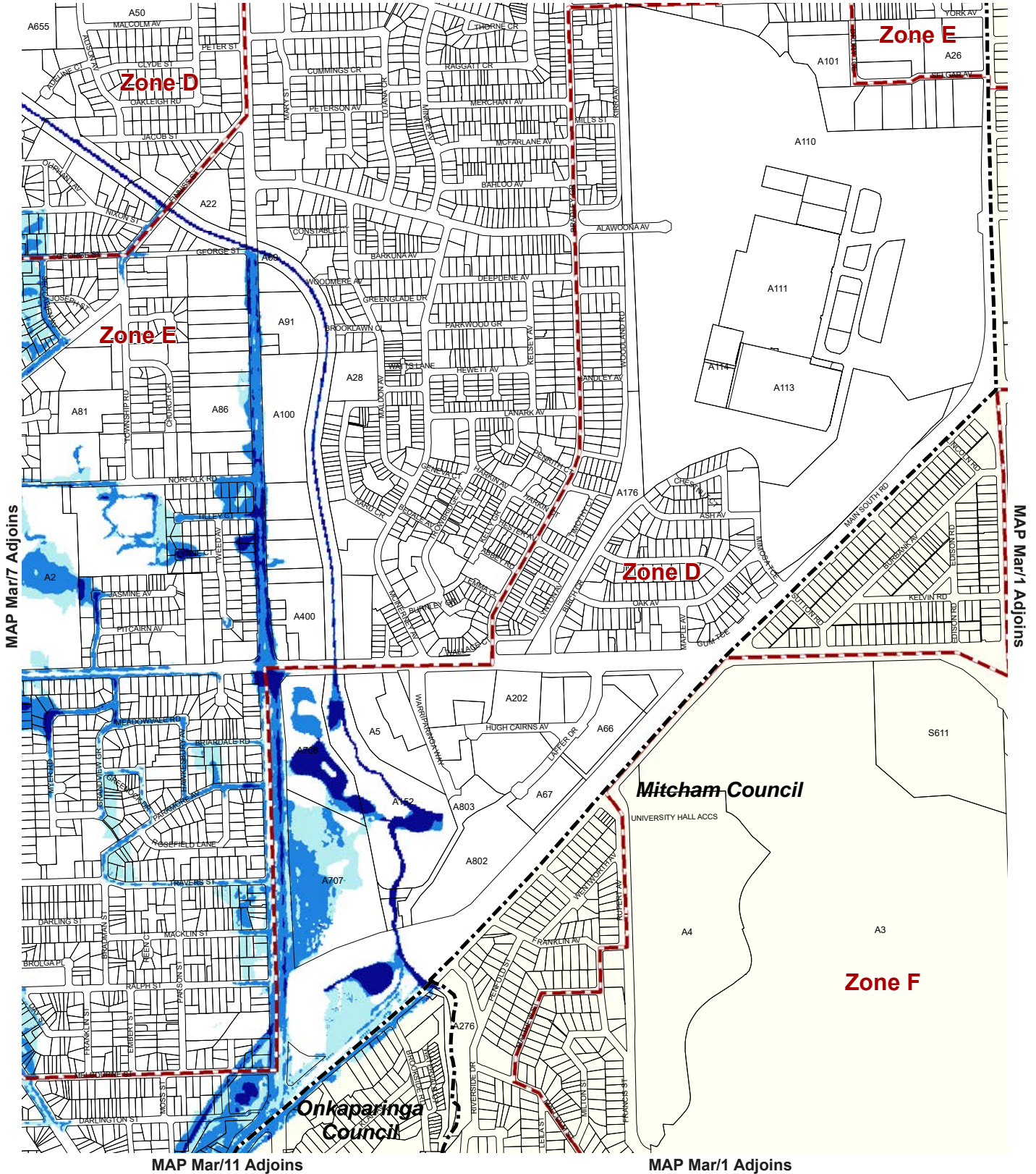
- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network**
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Off Road Track
- Public Transport
- - - - Development Plan Boundary



Overlay Map Mar/8

TRANSPORT

MAP Mar/6 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
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

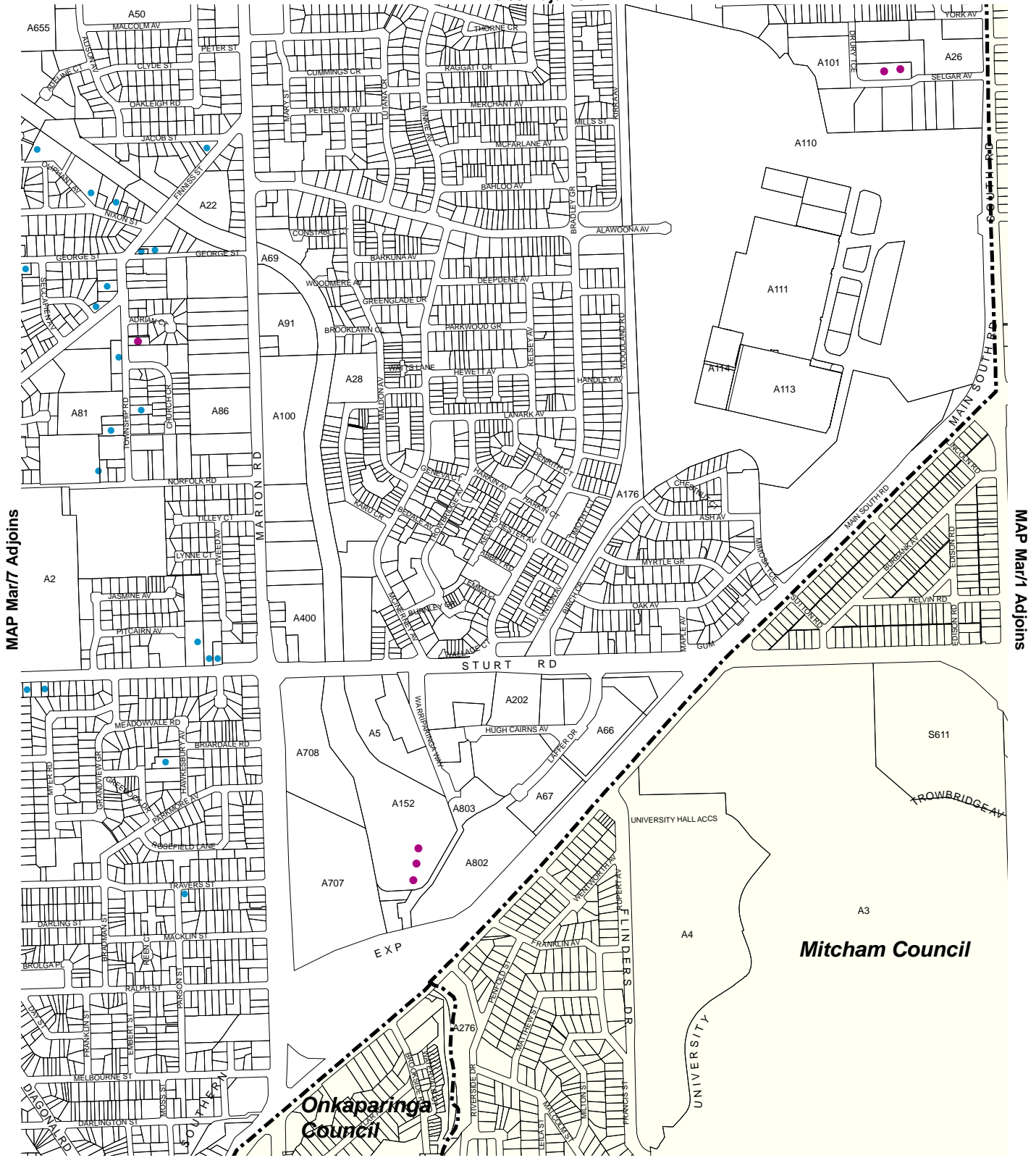


- 100yr ARI Flood Inundation**
- Low Risk - less than 0.025m
 - Medium Risk - 0.025m - 0.2m
 - High Risk - greater than 0.2m
 - Airport Building Heights
 - Development Plan Boundary

Overlay Map Mar/8

DEVELOPMENT CONSTRAINTS

MAP Mar/6 Adjoins



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

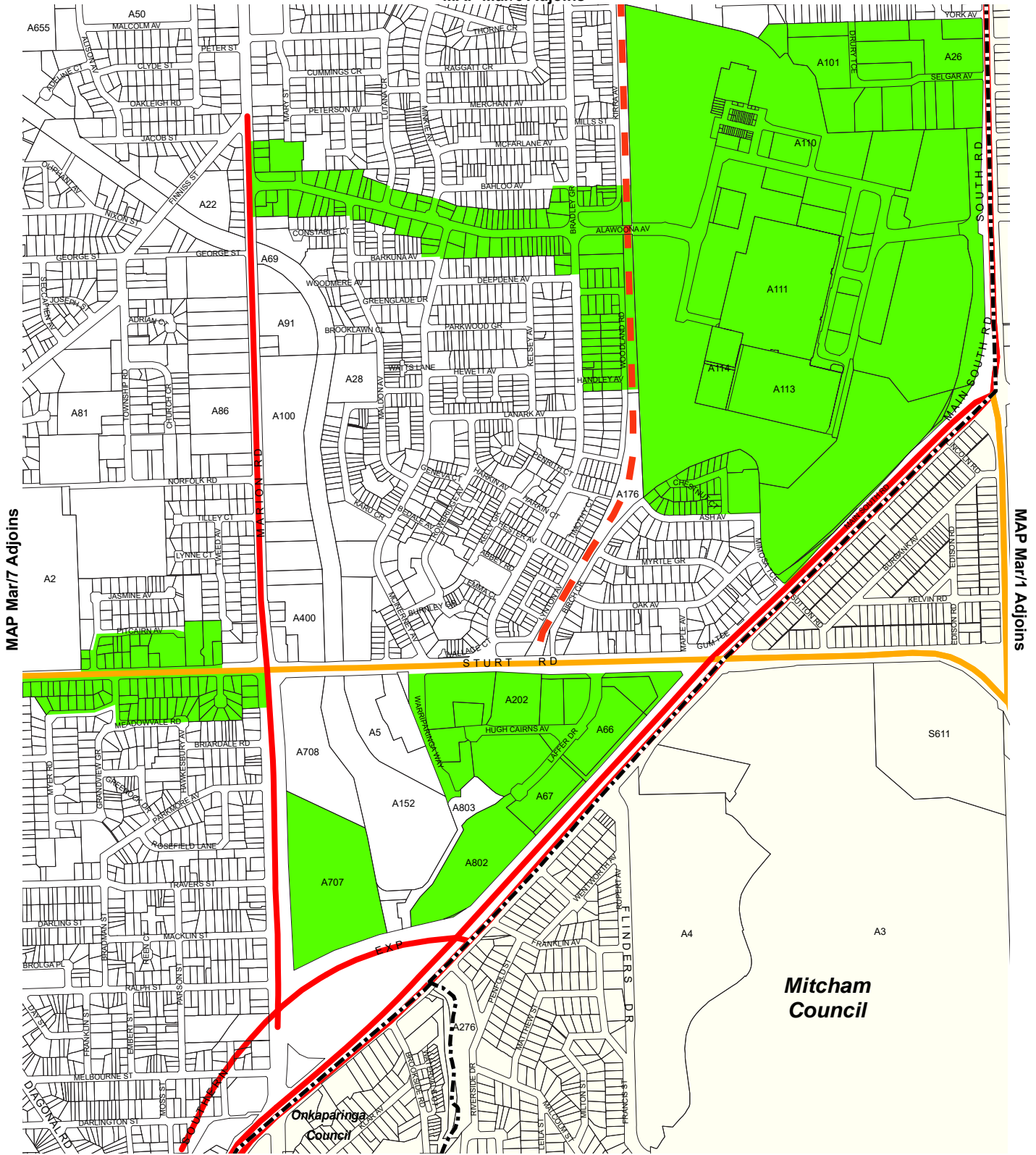


Overlay Map Mar/8

HERITAGE

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

MAP Mar/6 Adjoins



MAP Mar/7 Adjoins

MAP Mar/1 Adjoins

MAP Mar/11 Adjoins

MAP Mar/1 Adjoins

Mitcham Council

Onkaparinga Council

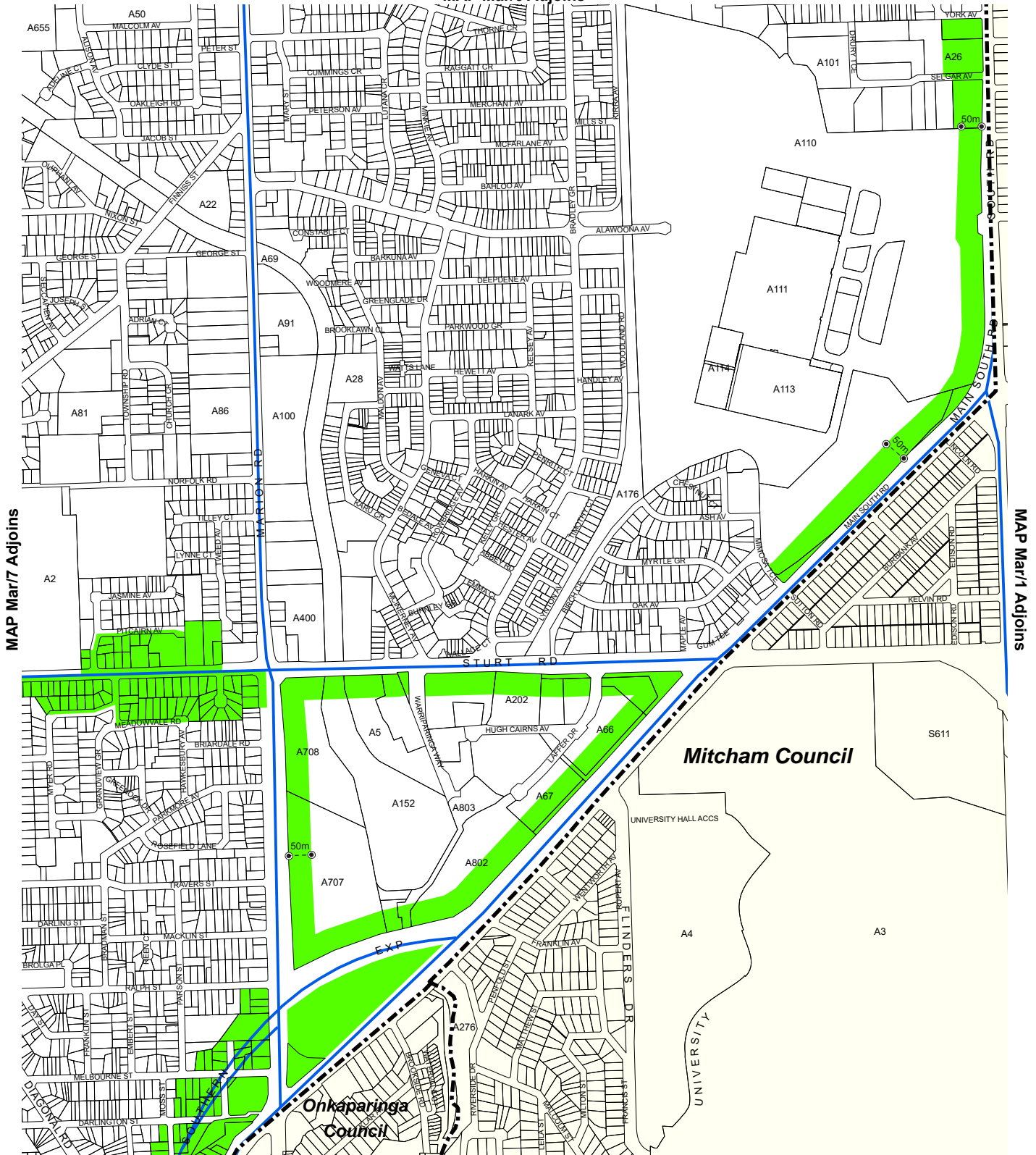
- Designated Road: type A road
- Designated Road: type B road
- - - Train Line
- Noise and Air Emissions Designated Area
- Development Plan Boundary



Overlay Map Mar/8

NOISE AND AIR EMISSIONS

MAP Mar/6 Adjoins



Mitcham Council

Onkaparinga Council

MAP Mar/1 Adjoins

MAP Mar/11 Adjoins

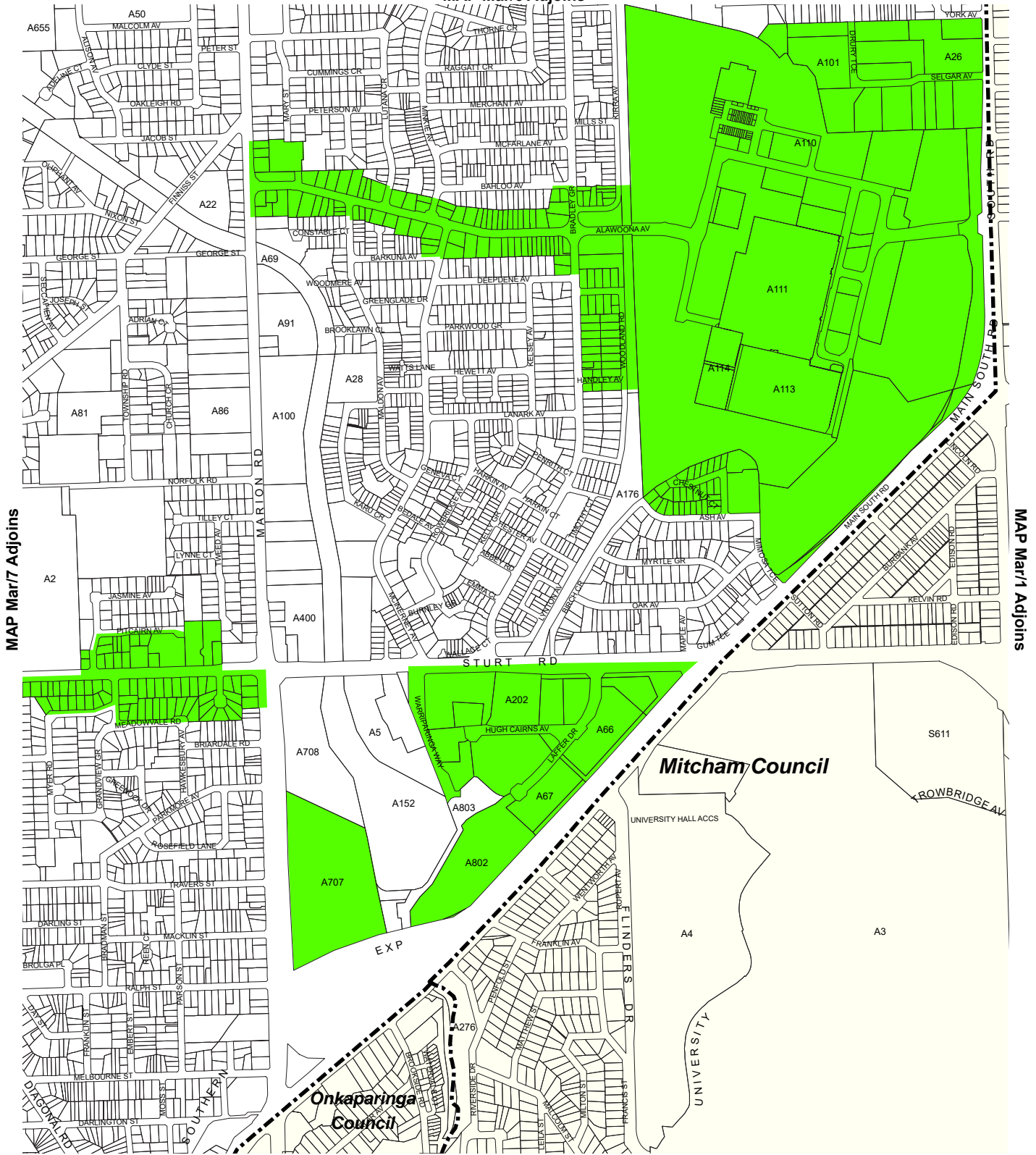


Overlay Map Mar/8

STRATEGIC TRANSPORT ROUTES

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

MAP Mar/6 Adjoins



Mitcham Council

Onkaparinga Council

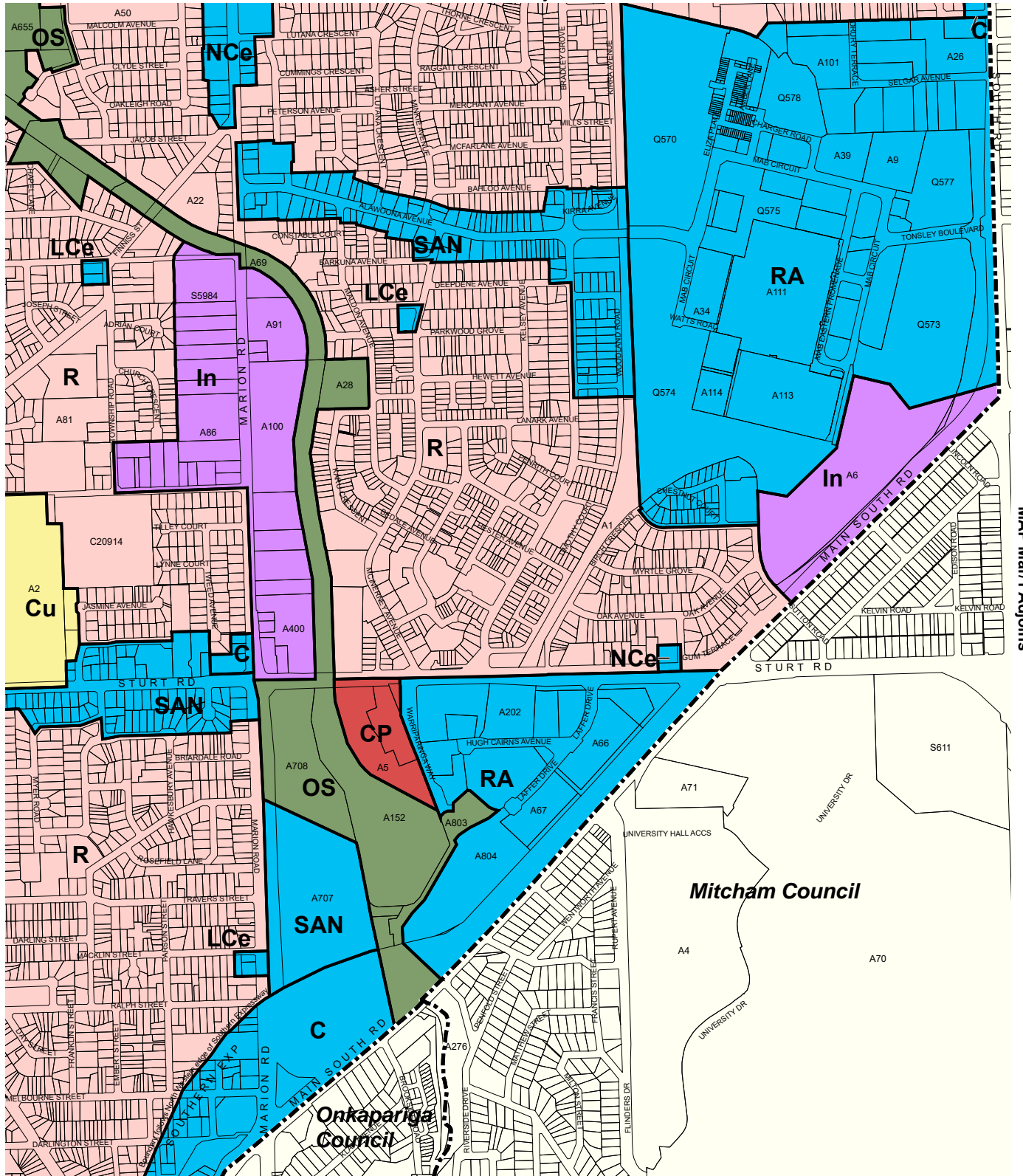


Overlay Map Mar/8

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mar/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

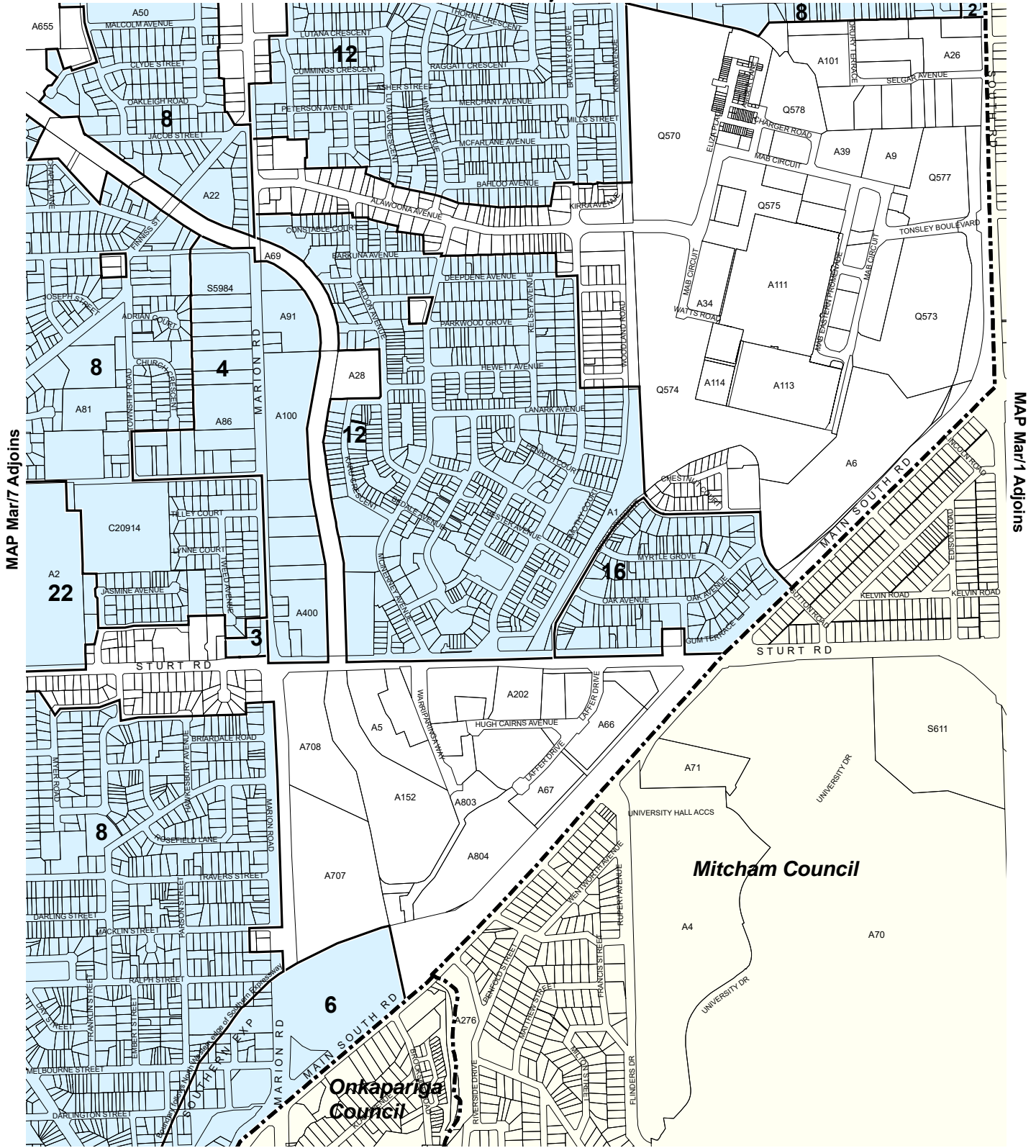
Zones

- CP** Caravan and Tourist Park
- C** Commercial
- Cu** Community
- In** Industry
- LCe** Local Centre
- NCe** Neighbourhood Centre
- OS** Open Space
- RA** Regional Activity
- R** Residential
- SAN** Suburban Activity Node
- Zone Boundary**
- Development Plan Boundary**



Zone Map Mar/8

MAP Mar/6 Adjoins



MAP Mar/11 Adjoins

MAP Mar/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 2 South Road
- 3 Sturt/Marion Road Corner
- 4 Industry / Commerce
- 6 Darlington
- 8 Marion Plains
- 12 Medium Density
- 16 Regeneration
- 22 Recreation



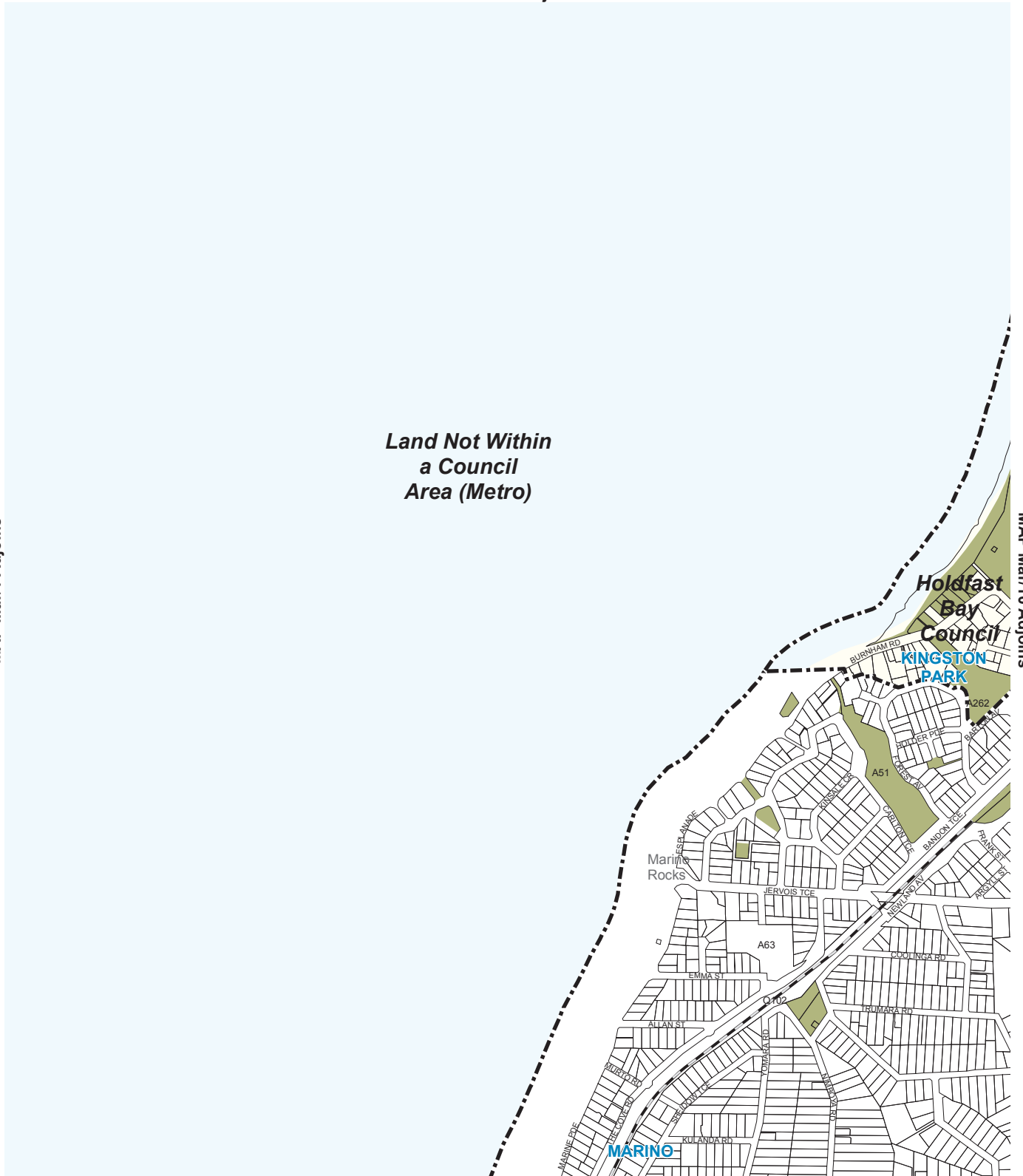
Policy Area Map Mar/8

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/1 Adjoins

Land Not Within
a Council
Area (Metro)




MAP Mar/10 Adjoins



MAP Mar/12 Adjoins



Location Map Mar/9

-  Railways
-  Local Reserves
-  Development Plan Boundary

Land Not Within
a Council
Area (Metro)






MAP Mar/1 Adjoins

MAP Mar/10 Adjoins

MAP Mar/12 Adjoins



Bikedirect Network

-  Secondary Road - Bike Lane
-  Secondary Road
-  Off Road Sealed Path
-  Public Transport
-  Development Plan Boundary

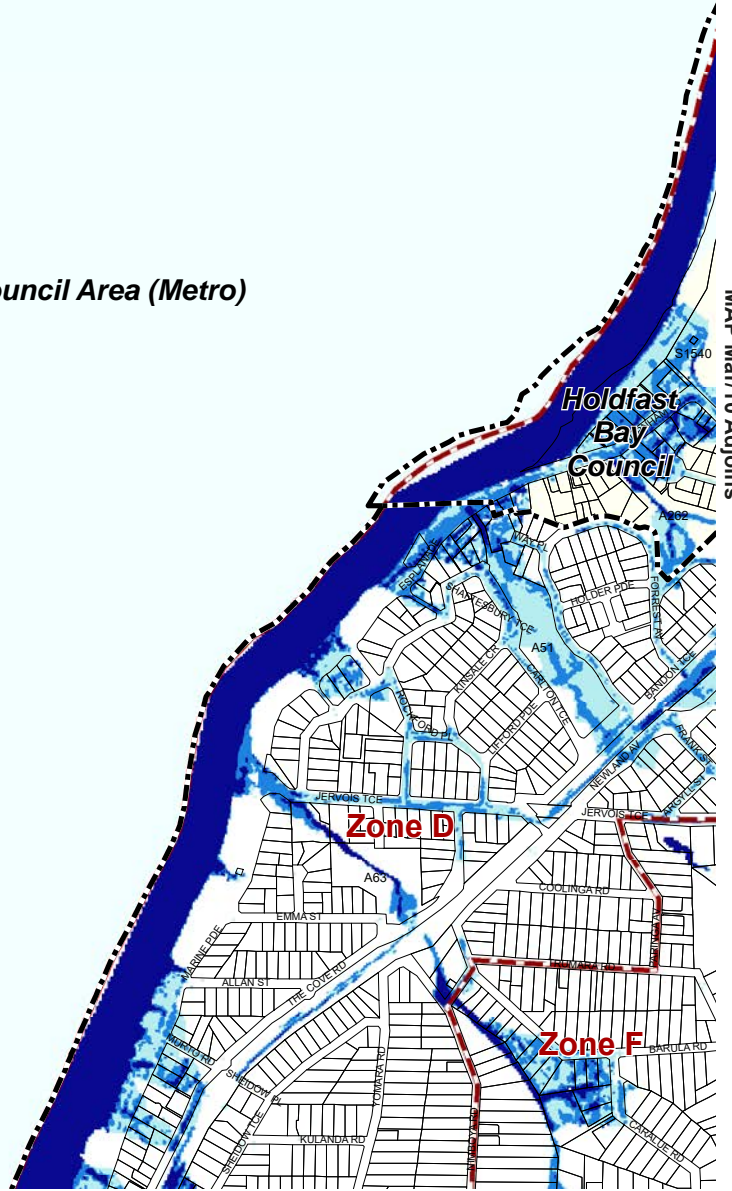
Overlay Map Mar/9 TRANSPORT

MAP Mar/1 Adjoins

Land Not Within a Council Area (Metro)

MAP Mar/10 Adjoins

MAP Mar/12 Adjoins



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



- 100yr ARI Flood Inundation**
- Low Risk - less than 0.025m
 - Medium Risk - 0.025m - 0.2m
 - High Risk - greater than 0.2m
 - Airport Building Heights
 - Development Plan Boundary

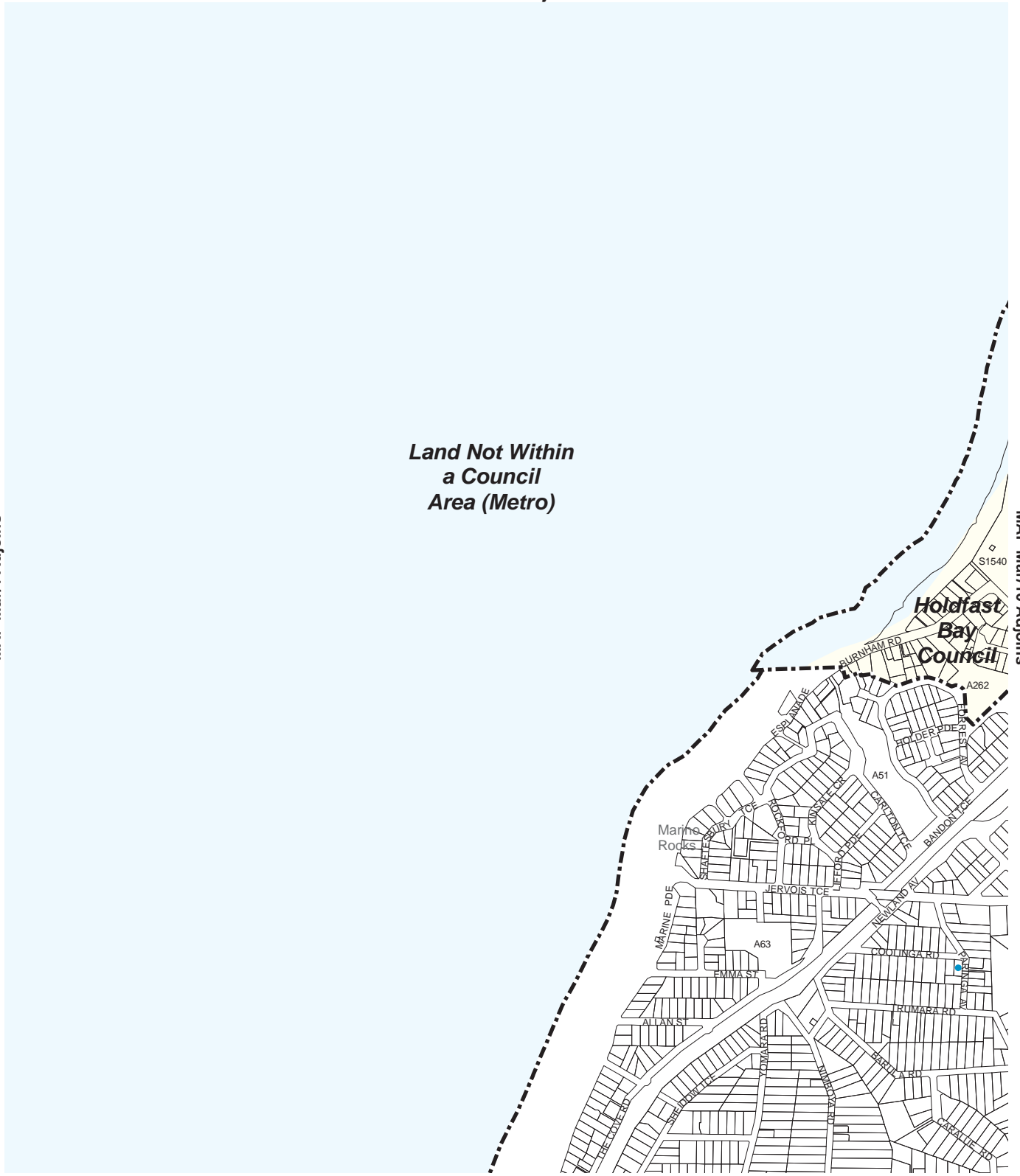
Overlay Map Mar/9

DEVELOPMENT CONSTRAINTS

MAP Mar/1 Adjoins

MAP Mar/10 Adjoins

Land Not Within
a Council
Area (Metro)



Heritage points are indicative only.
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Items please refer to the relevant tables within this document.



Overlay Map Mar/9 HERITAGE

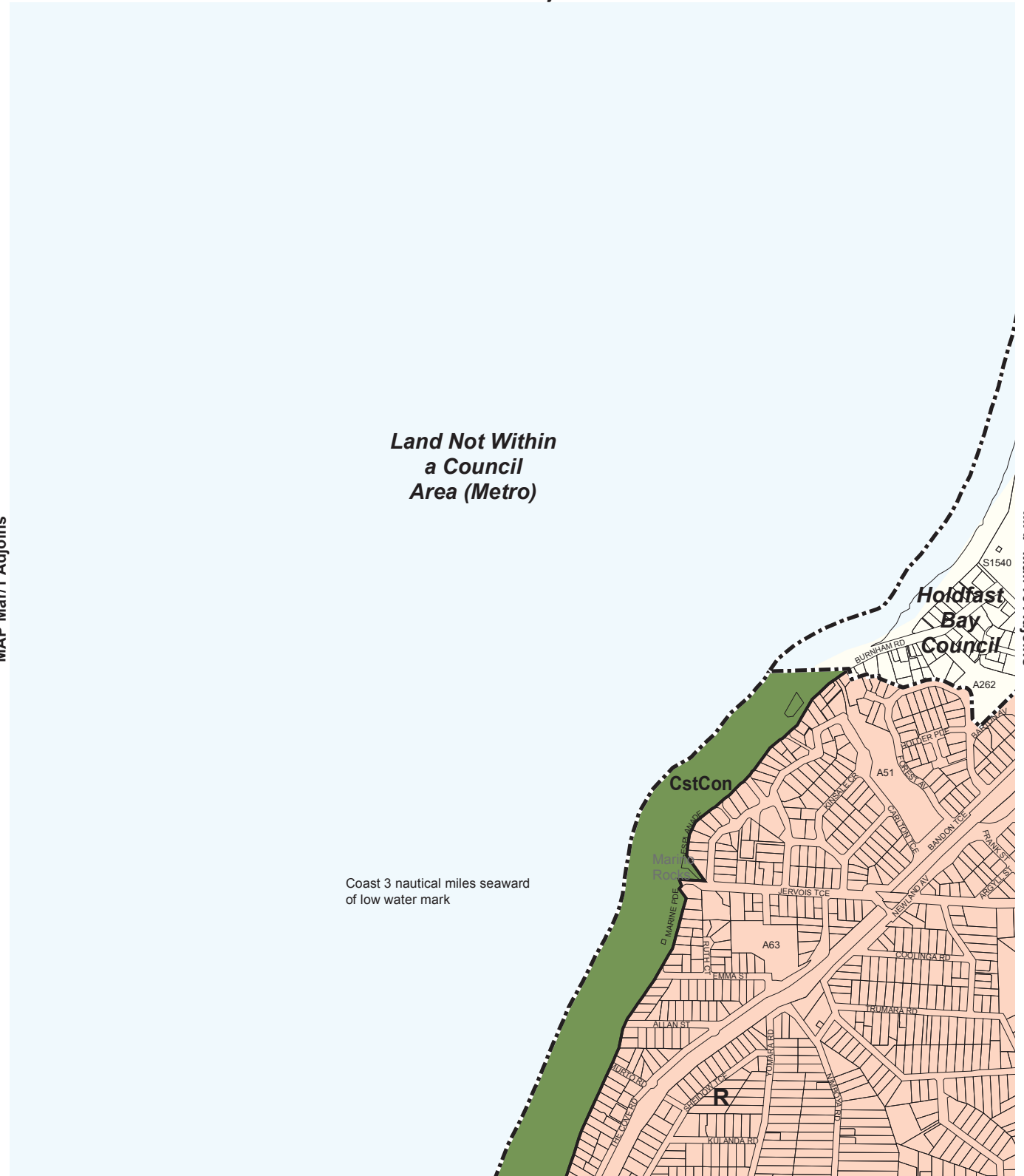
- Local heritage place
- Development Plan Boundary

MAP Mar/1 Adjoins

MAP Mar/10 Adjoins

Land Not Within
a Council
Area (Metro)

Coast 3 nautical miles seaward
of low water mark



MAP Mar/12 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- CstCon Coastal Conservation
- R Residential
- Zone Boundary
- Development Plan Boundary

Zone Map Mar/9

MAP Mar/1 Adjoins

MAP Mar/10 Adjoins

Land Not Within
a Council
Area (Metro)

Coast 3 nautical miles seaward
of low water mark

Holdfast
Bay
Council

Marino
Rocks

11

MAP Mar/12 Adjoins


Lamberts Conformal Conic Projection, GDA94

Policy Area
11 Hills



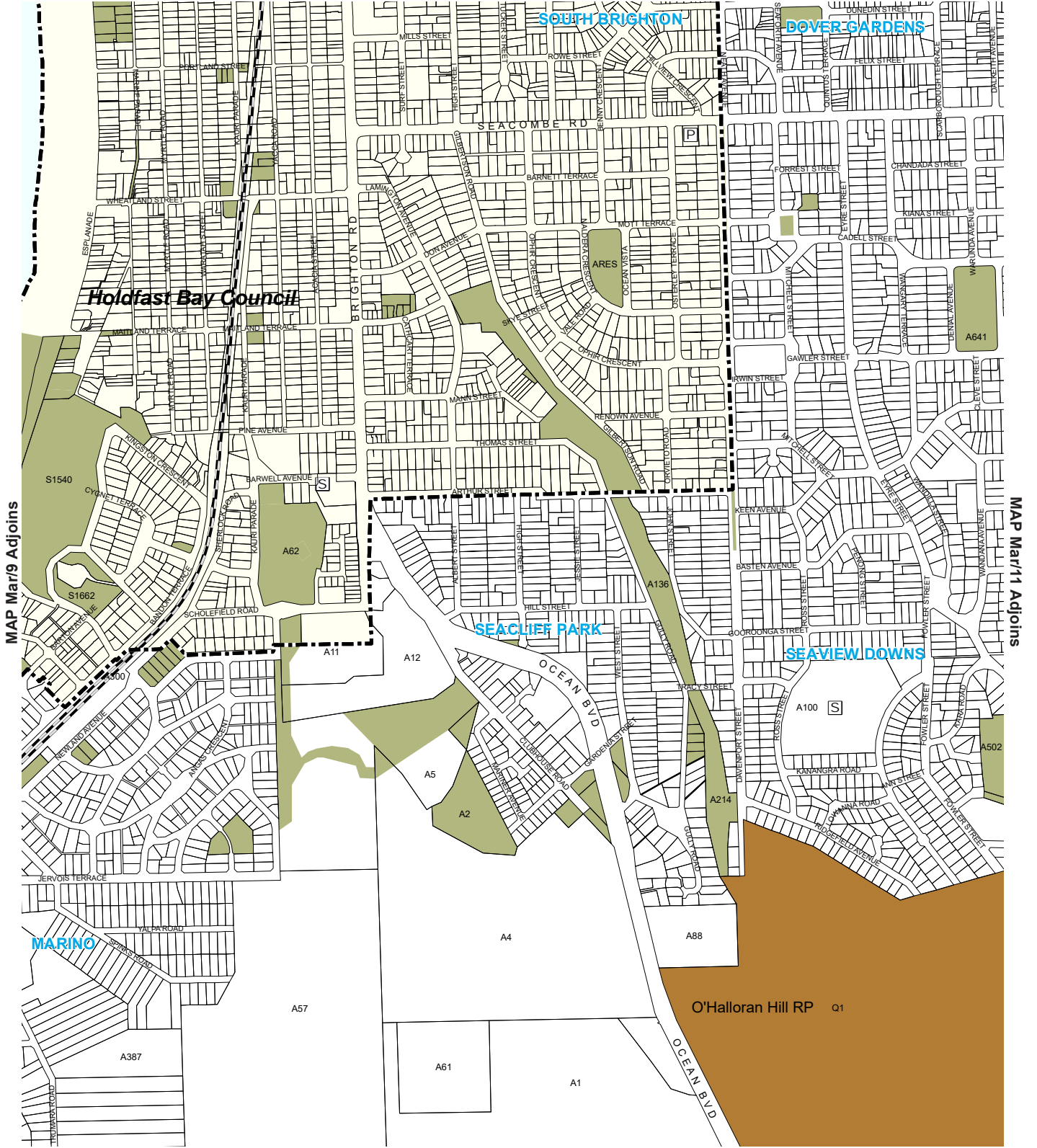
0 500 m

Policy Area Map Mar/9

-  Policy Area Boundary
-  Development Plan Boundary

MAP Mar/1 Adjoins

MAP Mar/7 Adjoins



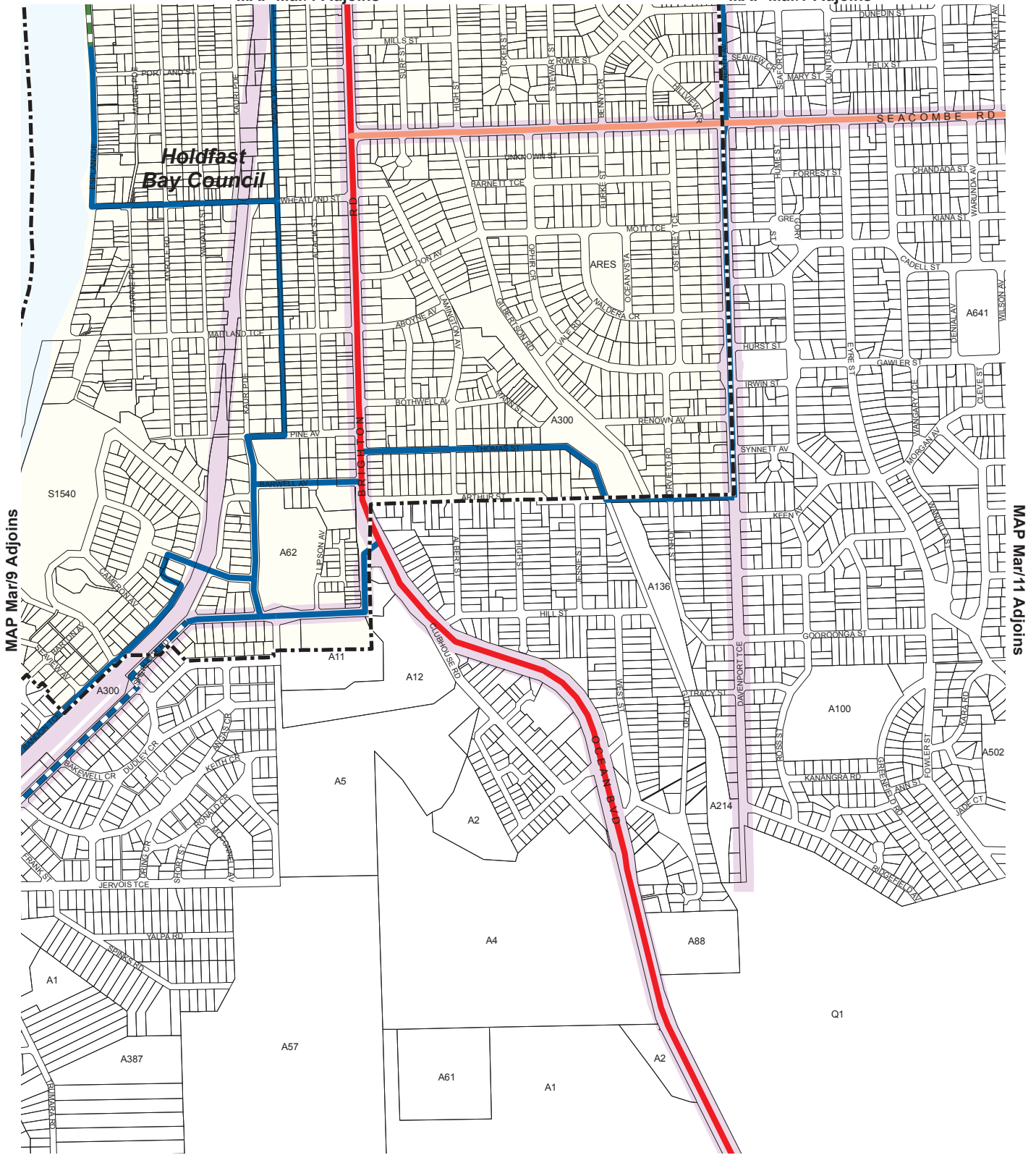
MAP Mar/13 Adjoins

Location Map Mar/10

- S School
- P Post Office
- Railways
- Local Reserves
- Recreation Park
- Development Plan Boundary

MAP Mar/1 Adjoins

MAP Mar/7 Adjoins



MAP Mar/13 Adjoins

MAP Mar/9 Adjoins

MAP Mar/11 Adjoins



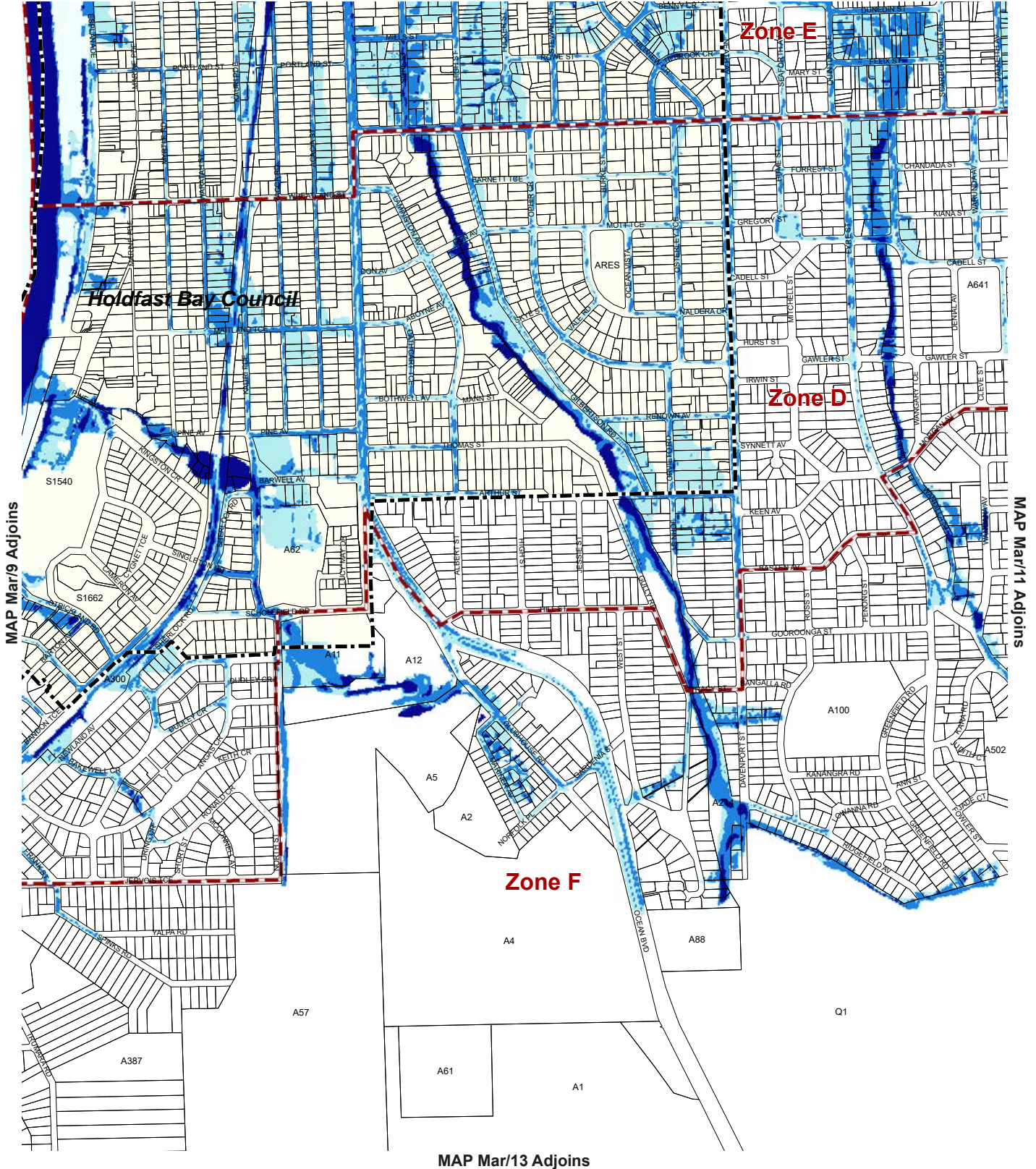
- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network**
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Public Transport
- Development Plan Boundary

Overlay Map Mar/10

TRANSPORT

MAP Mar/1 Adjoins

MAP Mar/7 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
- Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

100yr ARI Flood Inundation

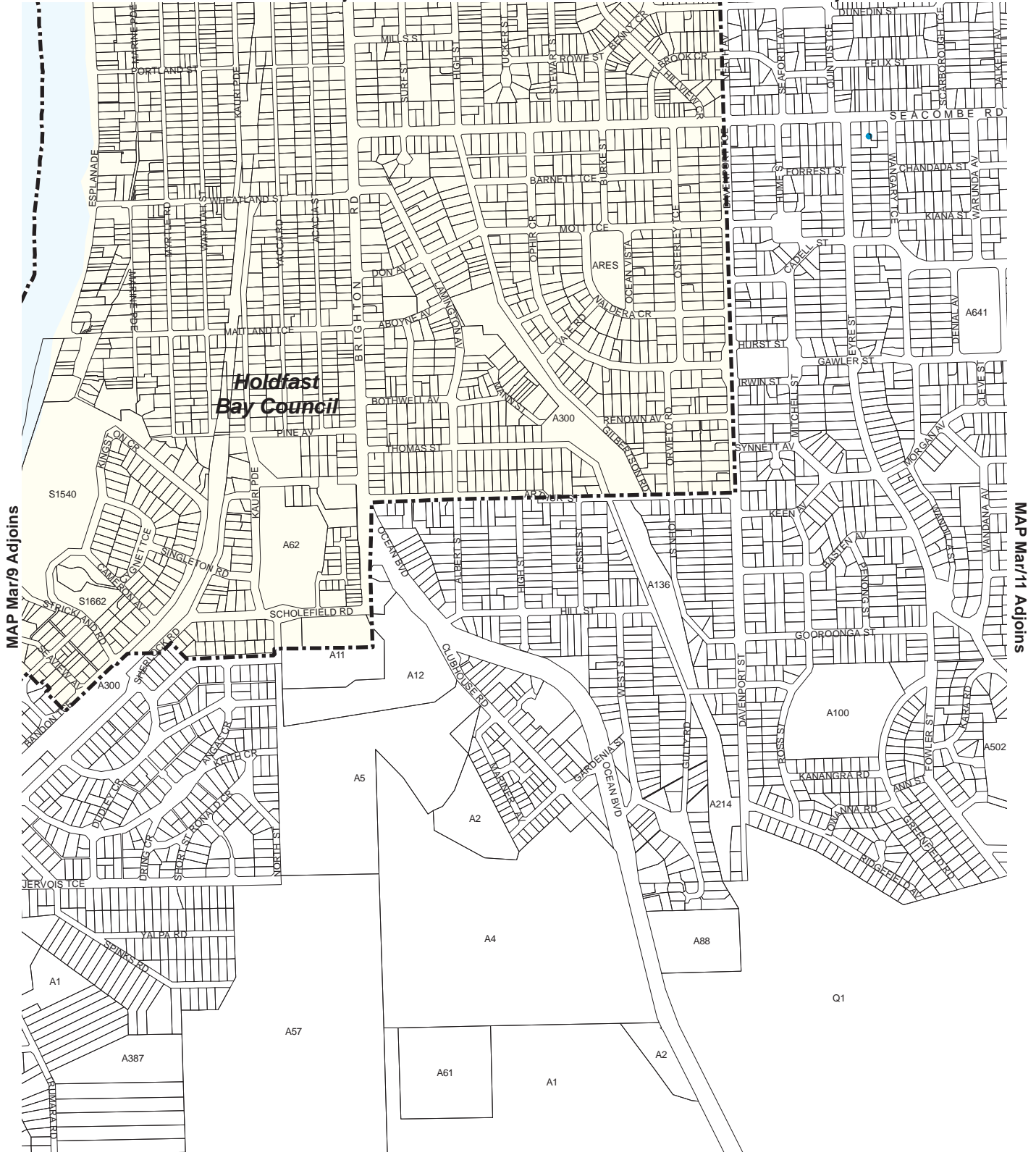
- Low Risk - less than 0.025m
- Medium Risk - 0.025m - 0.2m
- High Risk - greater than 0.2m
- Airport Building Heights
- Development Plan Boundary



Overlay Map Mar/10 DEVELOPMENT CONSTRAINTS

MAP Mar/1 Adjoints

MAP Mar/7 Adjoints



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 Items please refer to the relevant tables within this document.



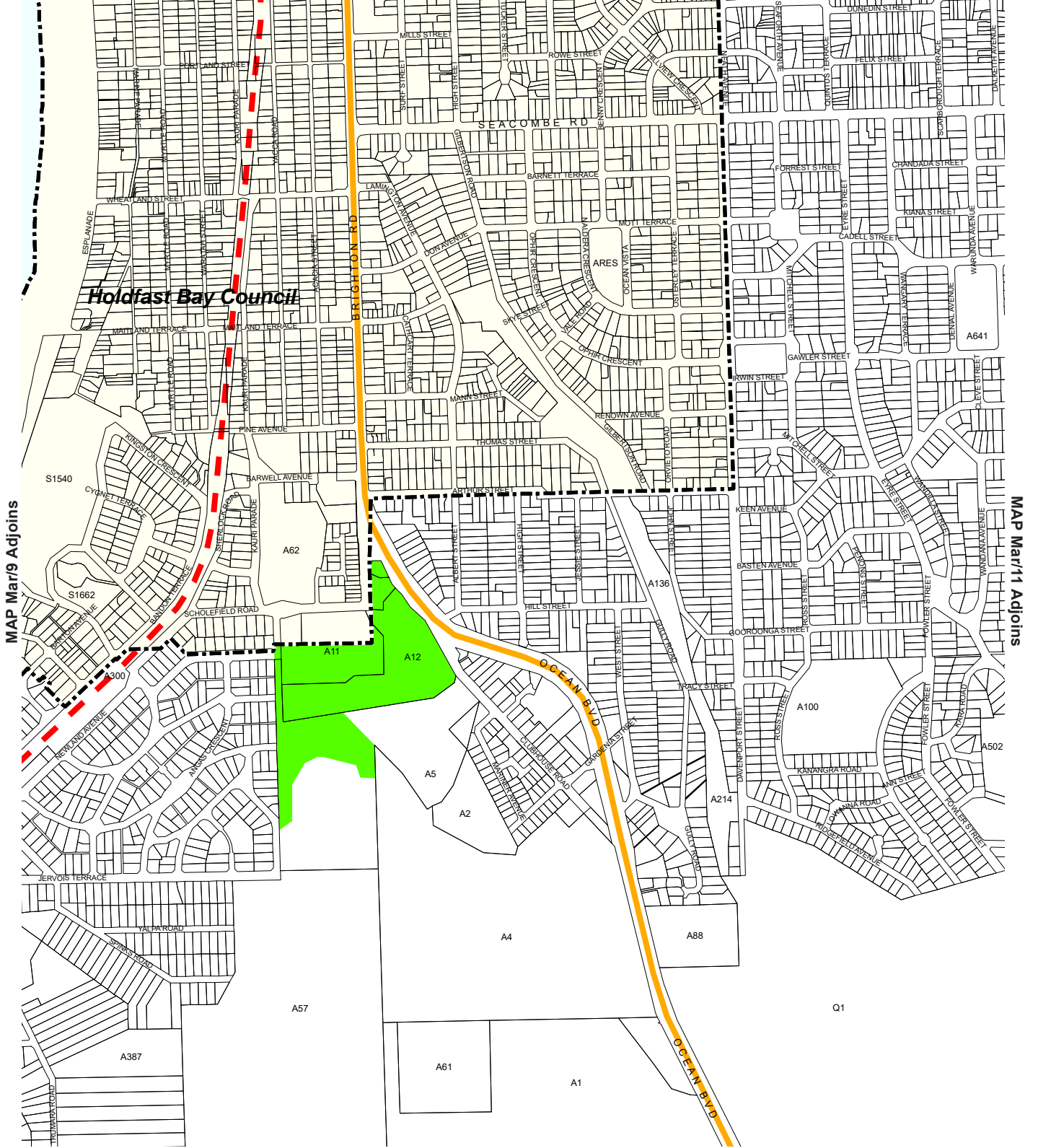
Overlay Map Mar/10

HERITAGE

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

MAP Mar/1 Adjoins

MAP Mar/7 Adjoins



MAP Mar/13 Adjoins



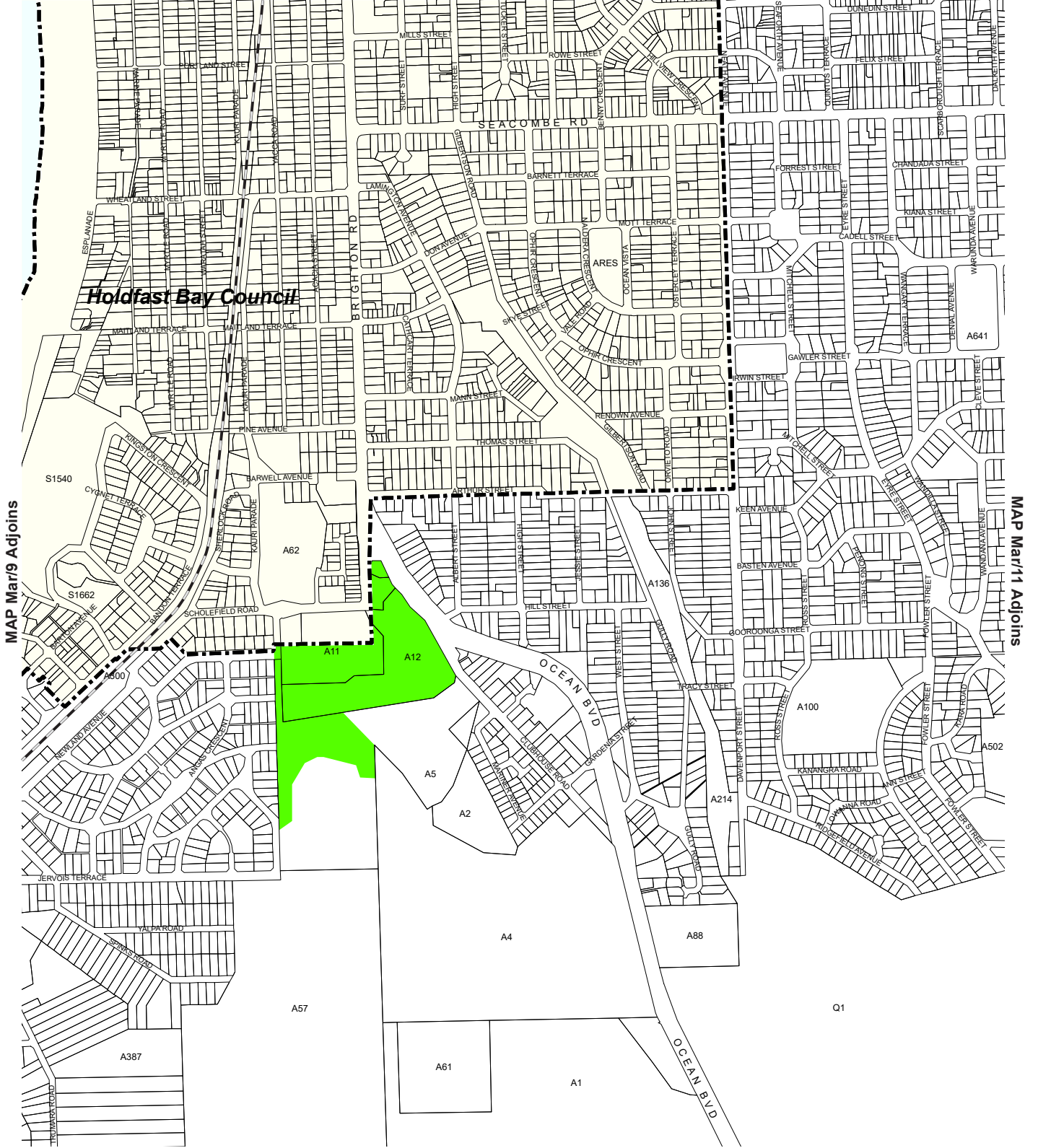
- - - Train Line
- = = = Designated Road: type B road
- Noise and Air Emissions Designated Area
- Development Plan Boundary

Overlay Map Mar/10

NOISE AND AIR EMISSIONS

MAP Mar/1 Adjoins

MAP Mar/7 Adjoins



Holdfast Bay Council

MAP Mar/9 Adjoins

MAP Mar/11 Adjoins

MAP Mar/13 Adjoins



0 500 m

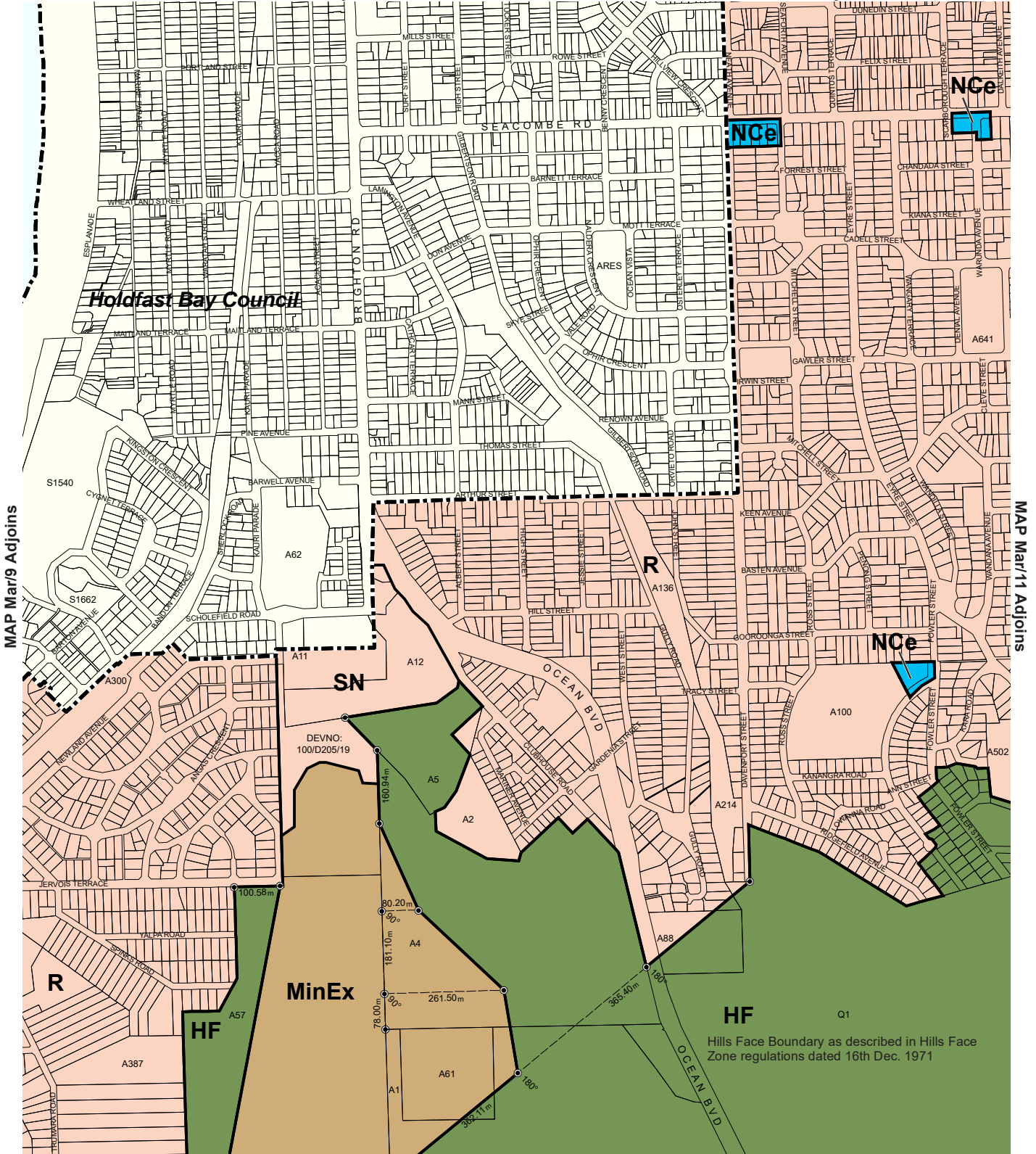
Overlay Map Mar/10

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Railways
- Development Plan Boundary

MAP Mar/1 Adjoins

MAP Mar/7 Adjoins



MAP Mar/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

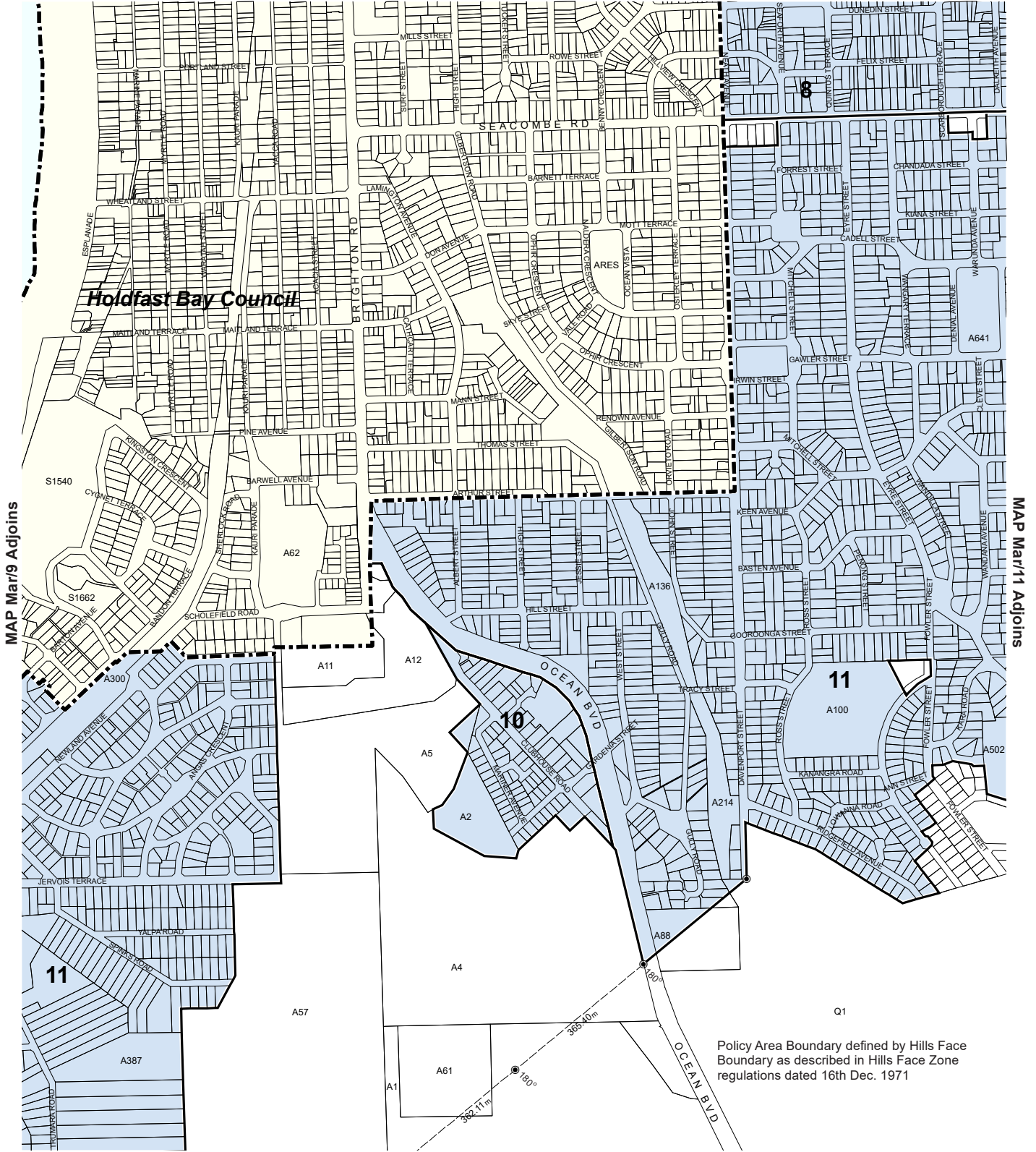


- Zones**
- HF** Hills Face
 - MinEx** Mineral Extraction
 - NCe** Neighbourhood Centre
 - R** Residential
 - SN** Suburban Neighbourhood
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Mar/10

MAP Mar/1 Adjoins

MAP Mar/7 Adjoins



MAP Mar/13 Adjoins

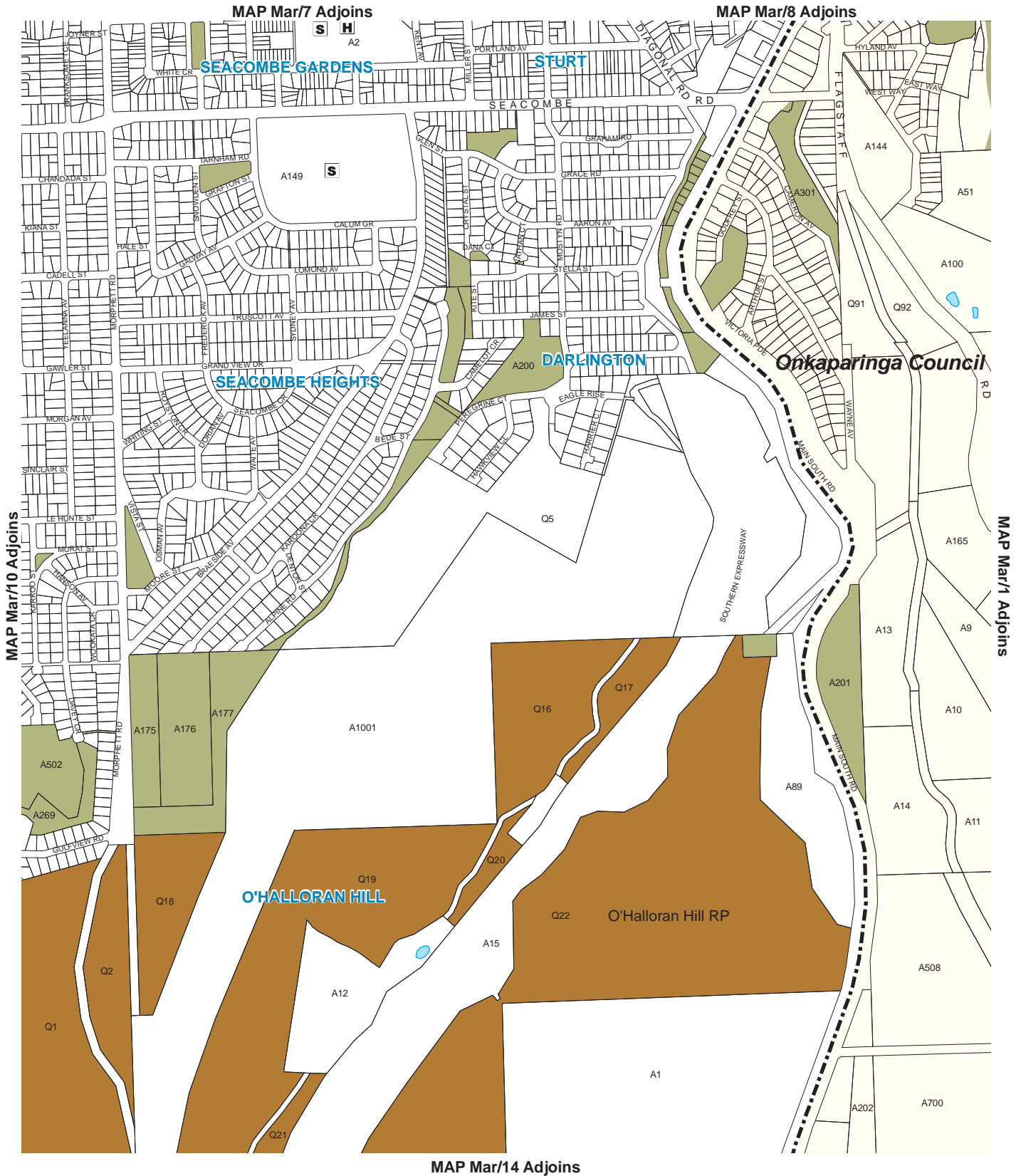
Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 10 Cement Hill
- 11 Hills
- 8 Marion Plains



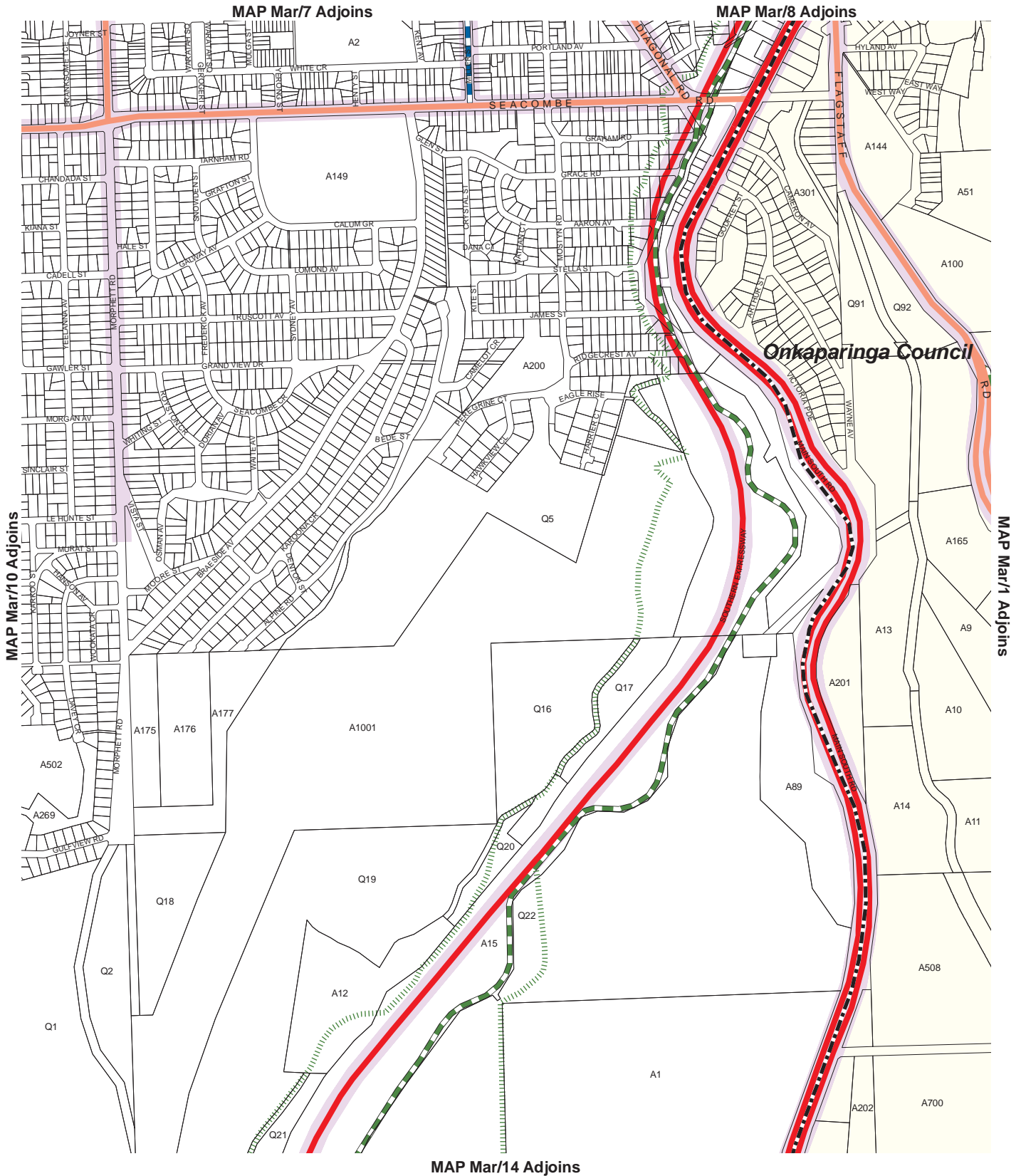
Policy Area Map Mar/10

- Policy Area Boundary
- Development Plan Boundary



- S** School
- H** Other Health Services
- Local Reserves
- Recreation Park
- Waterbodies
- Development Plan Boundary

Location Map Mar/11



MAP Mar/10 Adjoins

MAP Mar/7 Adjoins

MAP Mar/8 Adjoins

MAP Mar/1 Adjoins

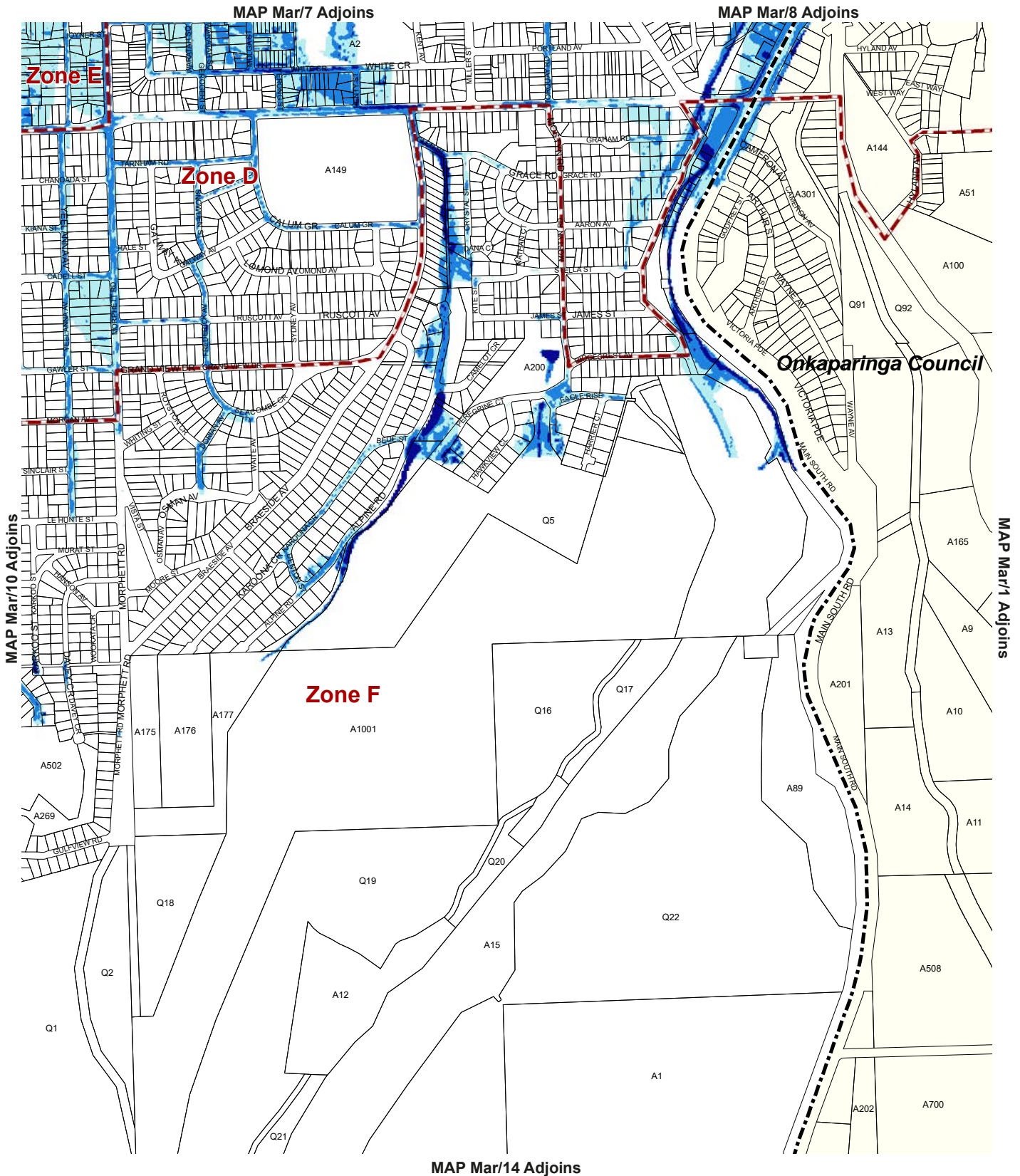
Onkaparinga Council

MAP Mar/14 Adjoins

- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network**
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Off Road Track
- Public Transport
- Development Plan Boundary



Overlay Map Mar/11 TRANSPORT



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
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



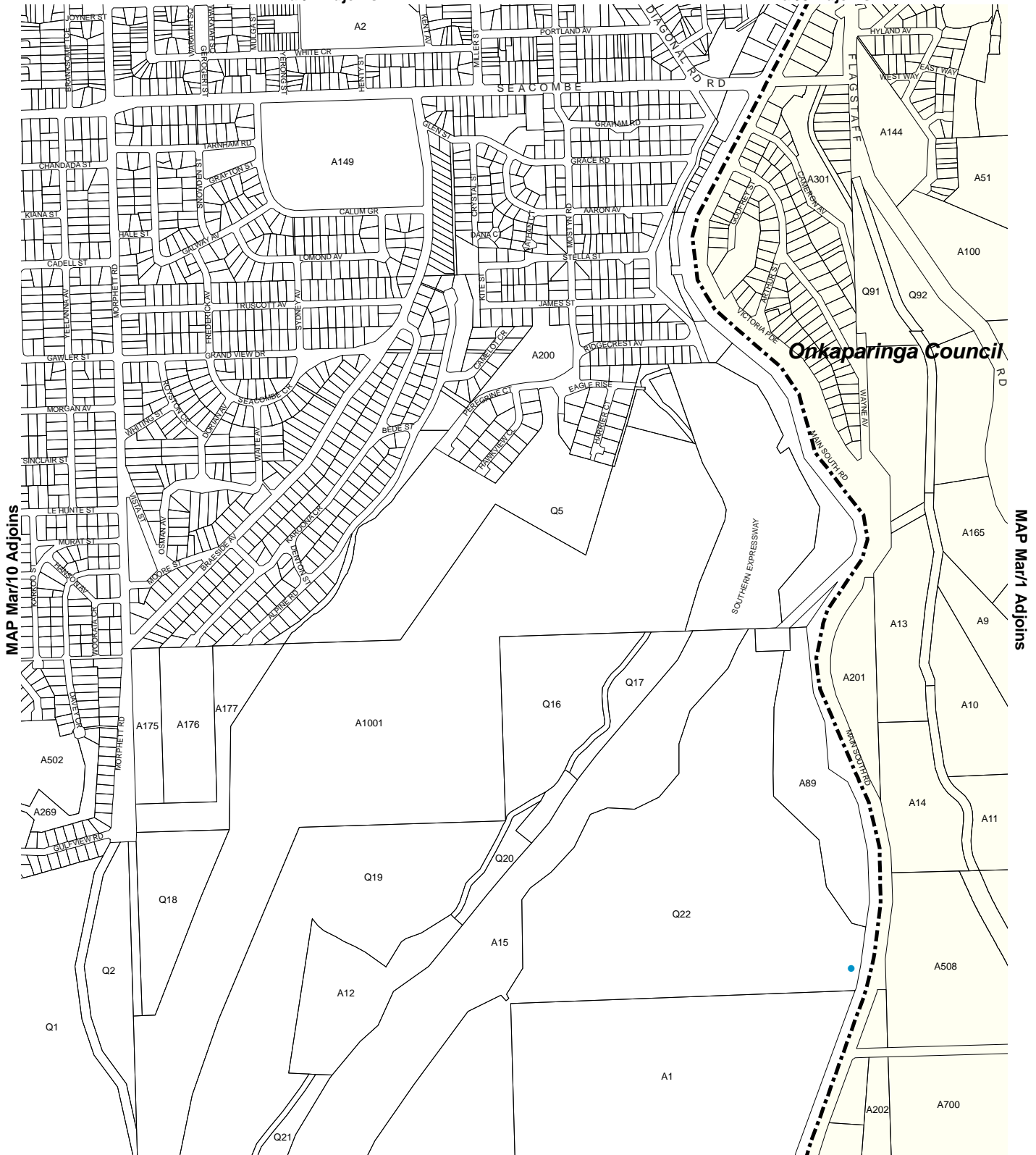
- 100yr ARI Flood Inundation**
- Low Risk - less than 0.025m
 - Medium Risk - 0.025m - 0.2m
 - High Risk - greater than 0.2m
 - Airport Building Heights
 - Development Plan Boundary

Overlay Map Mar/11

DEVELOPMENT CONSTRAINTS

MAP Mar/7 Adjoins

MAP Mar/8 Adjoins

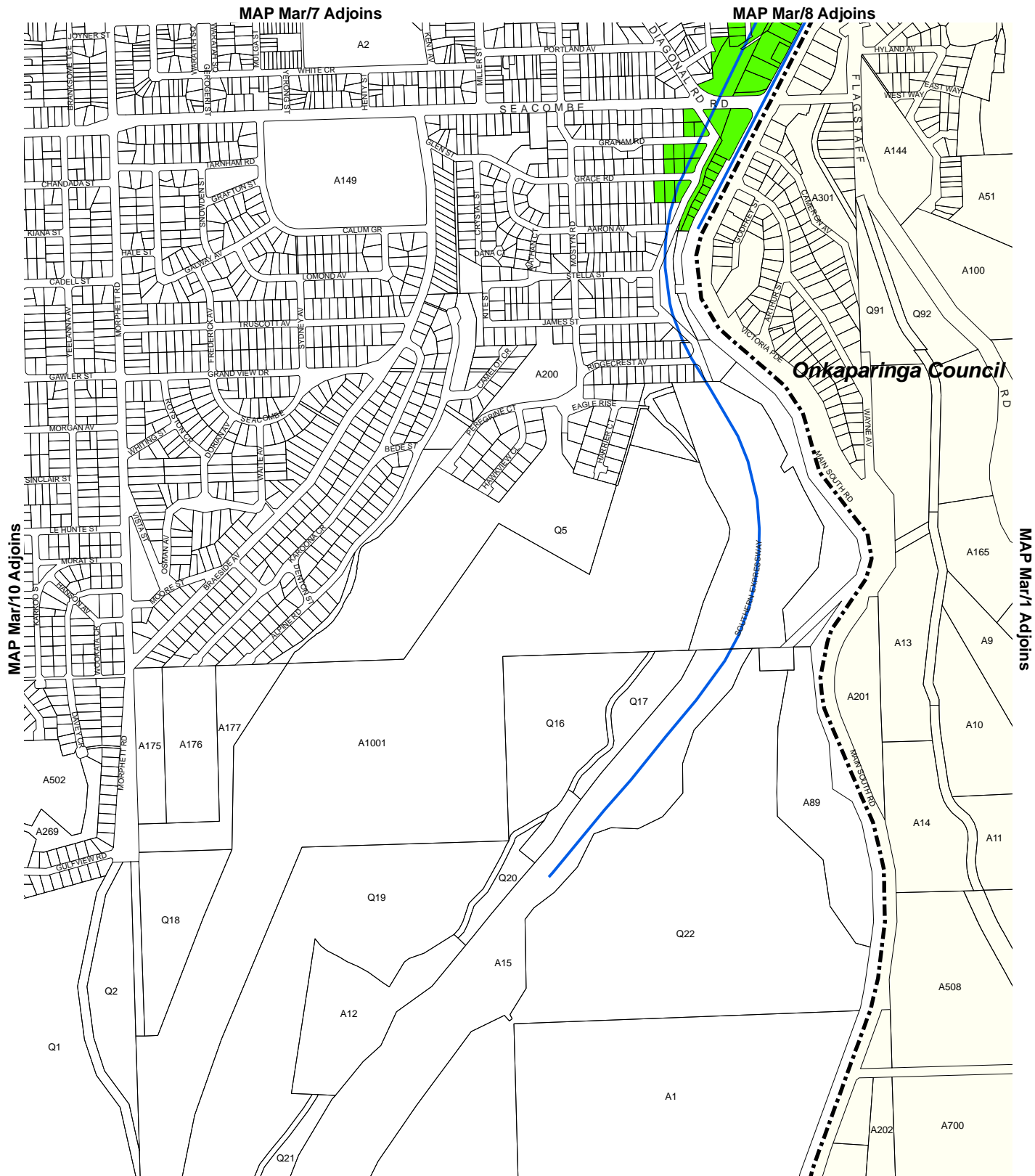


Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Mar/11 HERITAGE

- Local heritage place
- Development Plan Boundary



Onkaparinga Council

MAP Mar/14 Adjoins



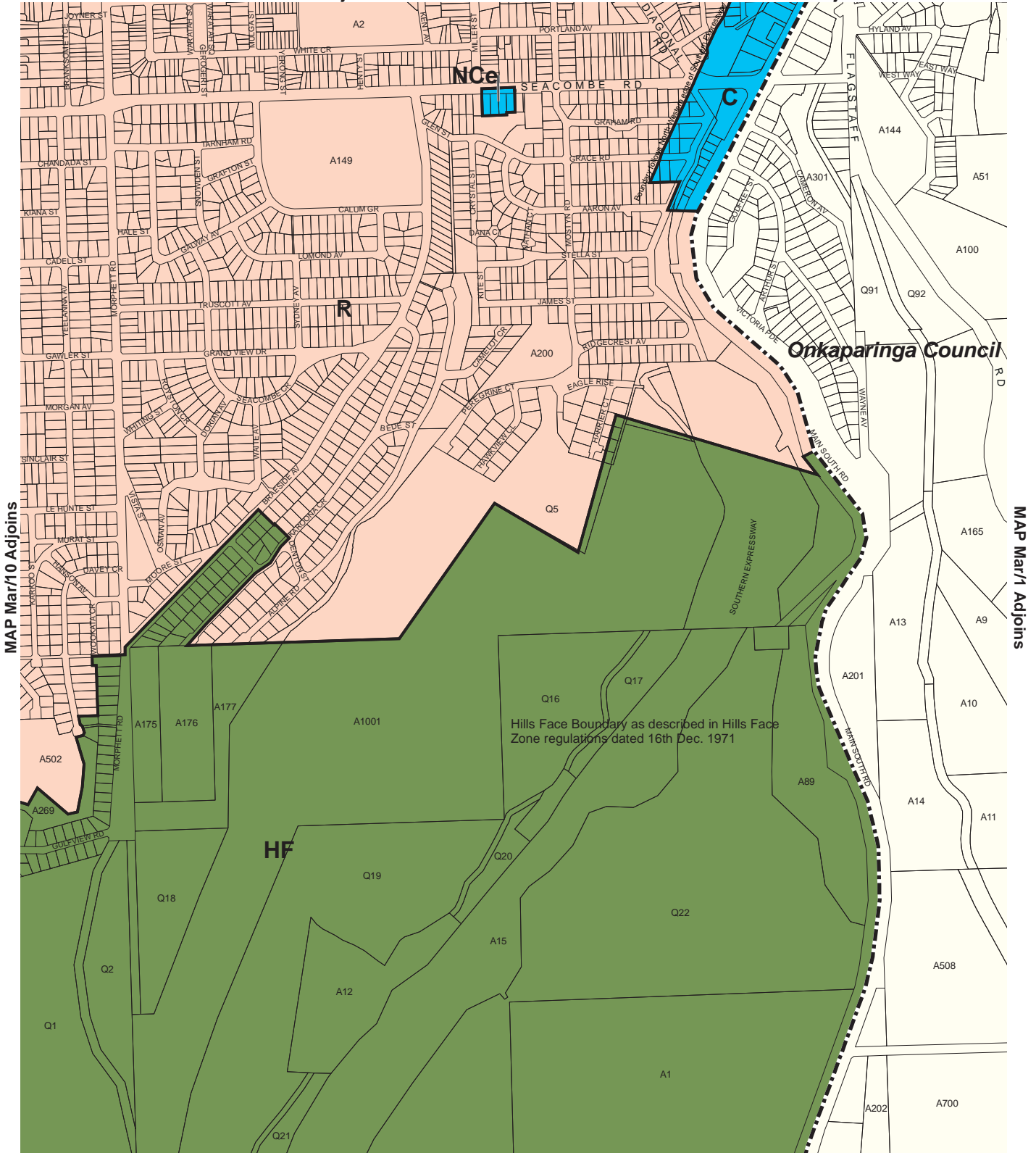
Overlay Map Mar/11

STRATEGIC TRANSPORT ROUTES

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

MAP Mar/7 Adjoins

MAP Mar/8 Adjoins



MAP Mar/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

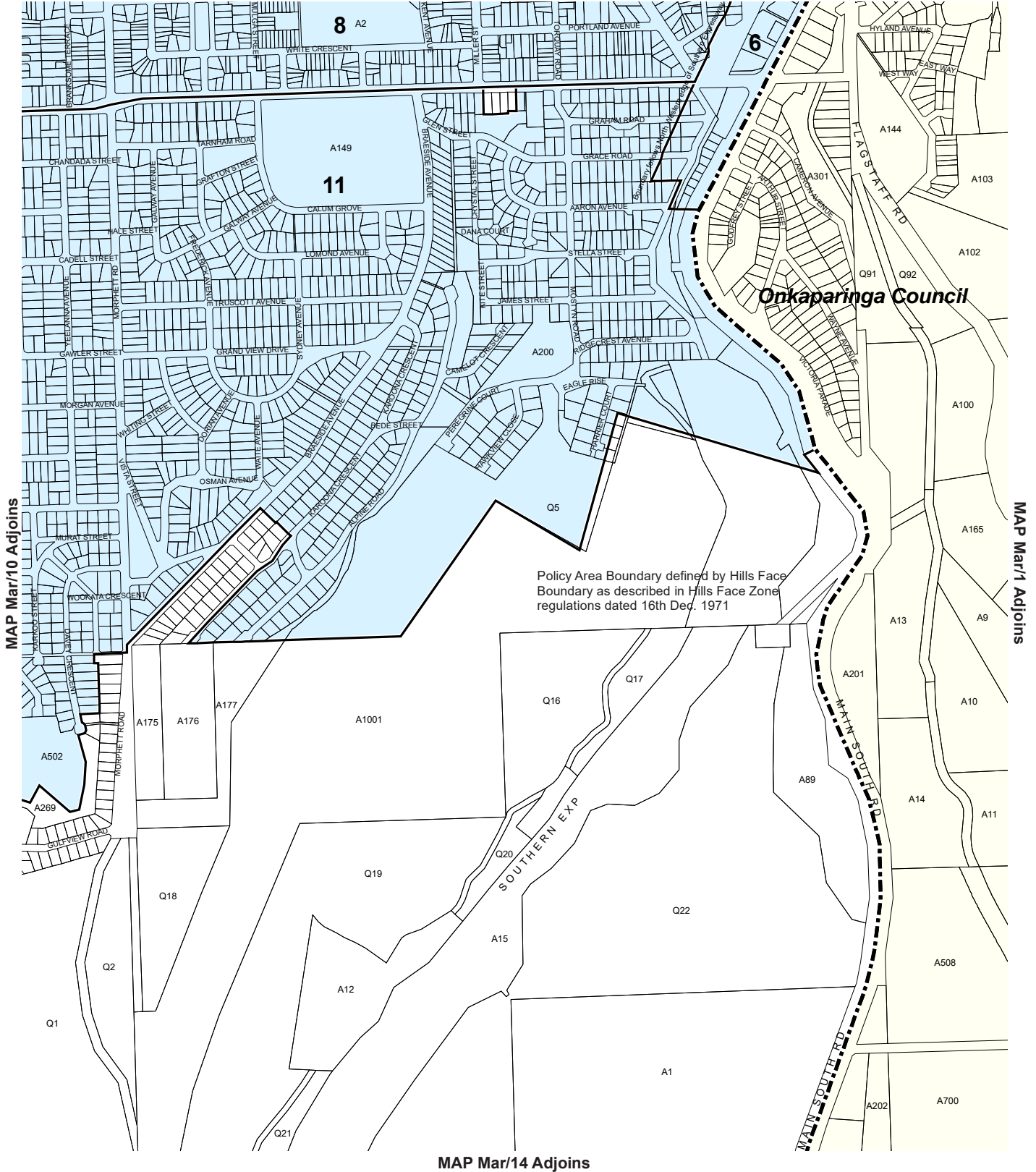


- Zones**
- Commercial
 - Hills Face
 - Neighbourhood Centre
 - Residential
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mar/11

MAP Mar/7 Adjoins

MAP Mar/8 Adjoins



MAP Mar/10 Adjoins

MAP Mar/1 Adjoins

MAP Mar/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

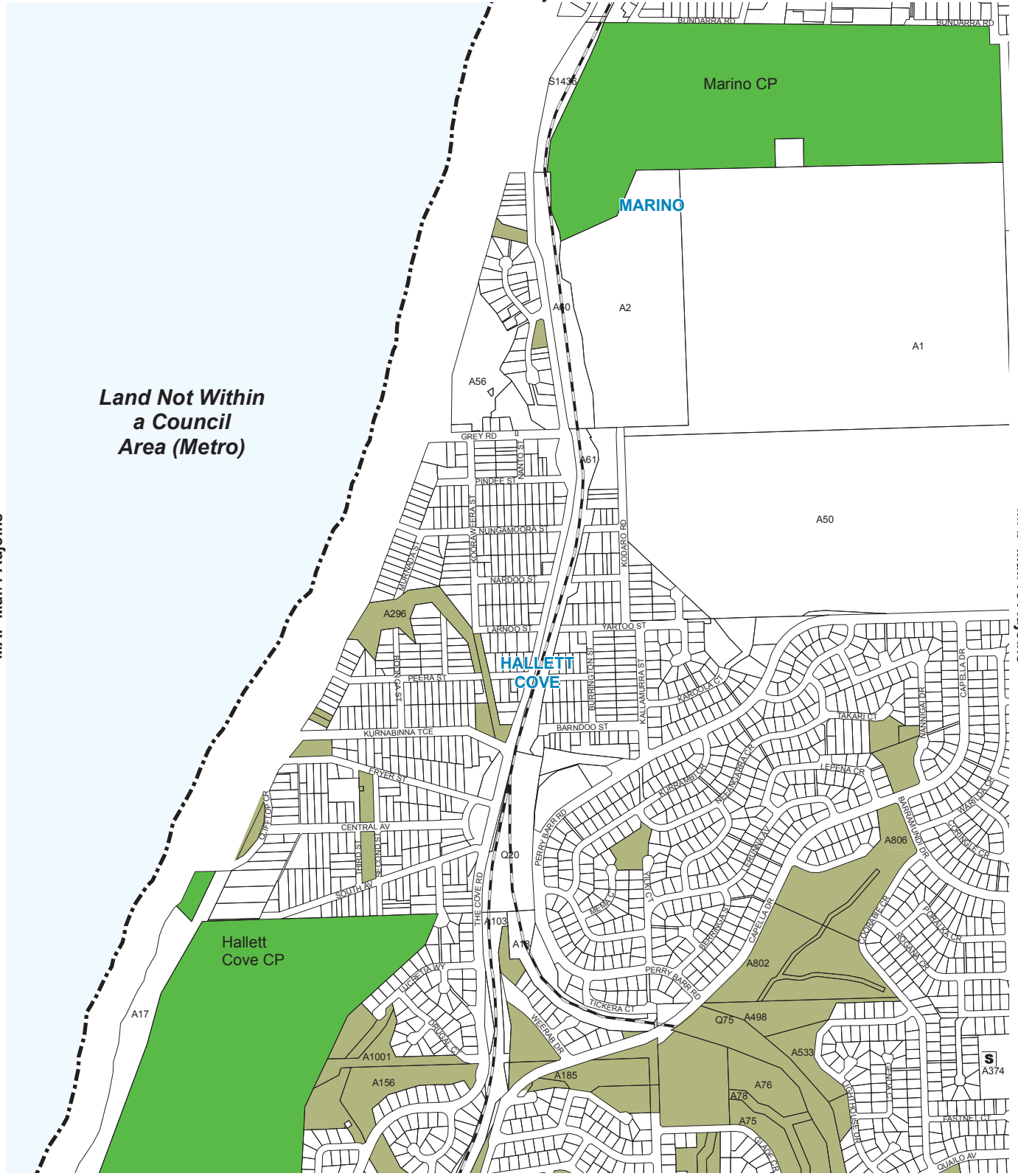
- 6 Darlington
- 8 Marion Plains
- 11 Hills



Policy Area Map Mar/11

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/9 Adjoins



Land Not Within a Council Area (Metro)






MAP Mar/1 Adjoins

MAP Mar/13 Adjoins

MAP Mar/15 Adjoins

MAP Mar/16 Adjoins



-  School
-  Railways
-  Local Reserves
-  Conservation Park
-  Development Plan Boundary

Location Map Mar/12

MAP Mar/9 Adjoins

Land Not Within a Council Area (Metro)

MAP Mar/1 Adjoins






MAP Mar/13 Adjoins

MAP Mar/15 Adjoins

MAP Mar/16 Adjoins



Bikedirect Network

-  Secondary Road - Bike Lane
-  Secondary Road
-  Off Road Sealed Path
-  Public Transport
-  Development Plan Boundary

Overlay Map Mar/12 TRANSPORT

MAP Mar/9 Adjoins

Land Not Within
a Council Area (Metro)

MAP Mar/1 Adjoins

MAP Mar/13 Adjoins

Zone F

Zone D

MAP Mar/15 Adjoins

MAP Mar/16 Adjoins

Airport Building Heights

Zone D All Structures Exceeding 45 metres above existing ground level


Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



0 500 m

100yr ARI Flood Inundation

 Low Risk - less than 0.025m

 Medium Risk - 0.025m - 0.2m

 High Risk - greater than 0.2m

 Airport Building Heights

 Development Plan Boundary

Overlay Map Mar/12

DEVELOPMENT CONSTRAINTS

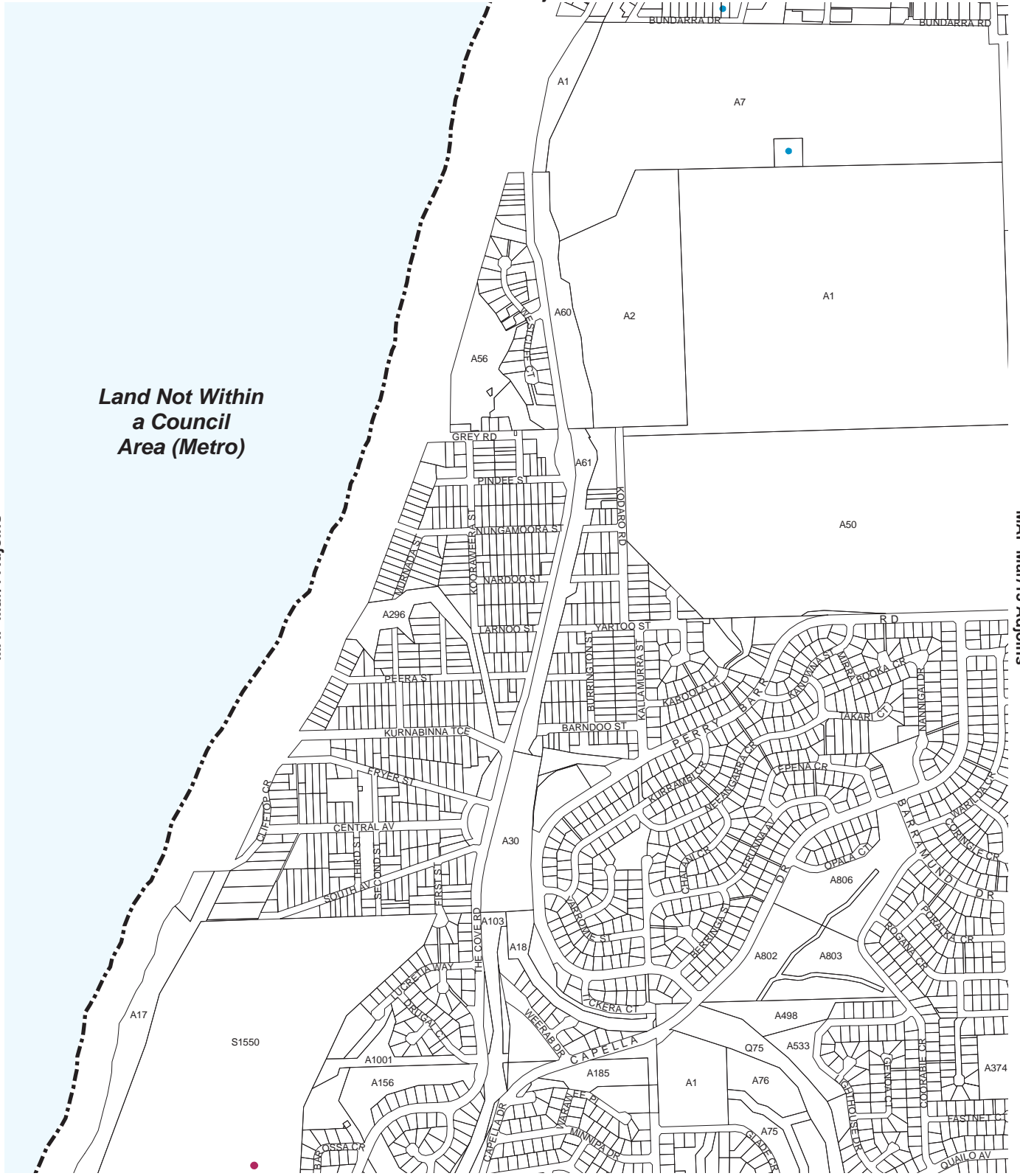
MAP Mar/9 Adjoins

BUNDARRA DR

Land Not Within a Council Area (Metro)

MAP Mar/1 Adjoins

MAP Mar/13 Adjoins



MAP Mar/15 Adjoins

MAP Mar/16 Adjoins

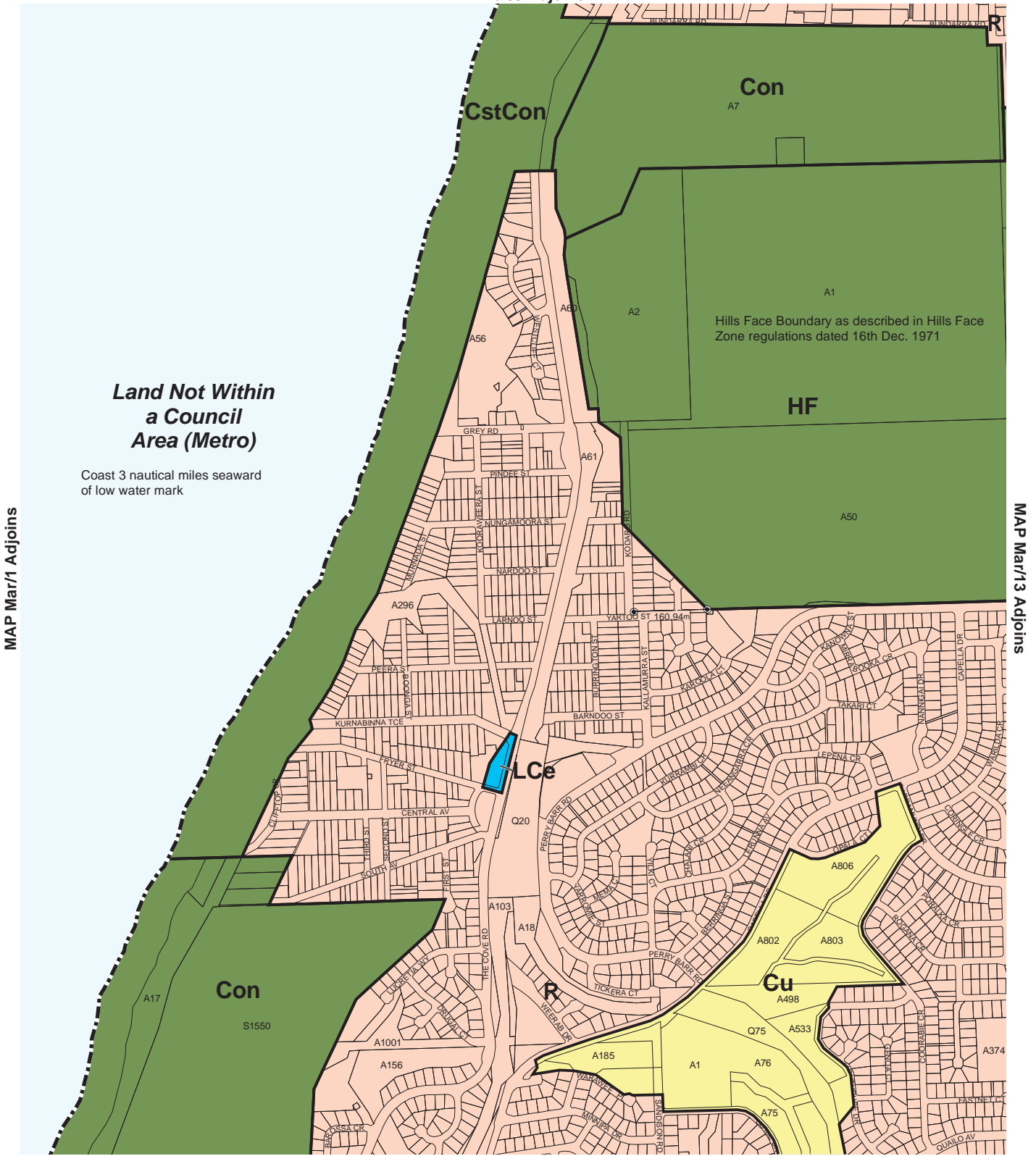
Heritage points are indicative only. For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



Overlay Map Mar/12 HERITAGE

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

MAP Mar/9 Adjoins



**Land Not Within
a Council
Area (Metro)**

Coast 3 nautical miles seaward
of low water mark

MAP Mar/1 Adjoins

MAP Mar/3 Adjoins

MAP Mar/15 Adjoins

MAP Mar/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

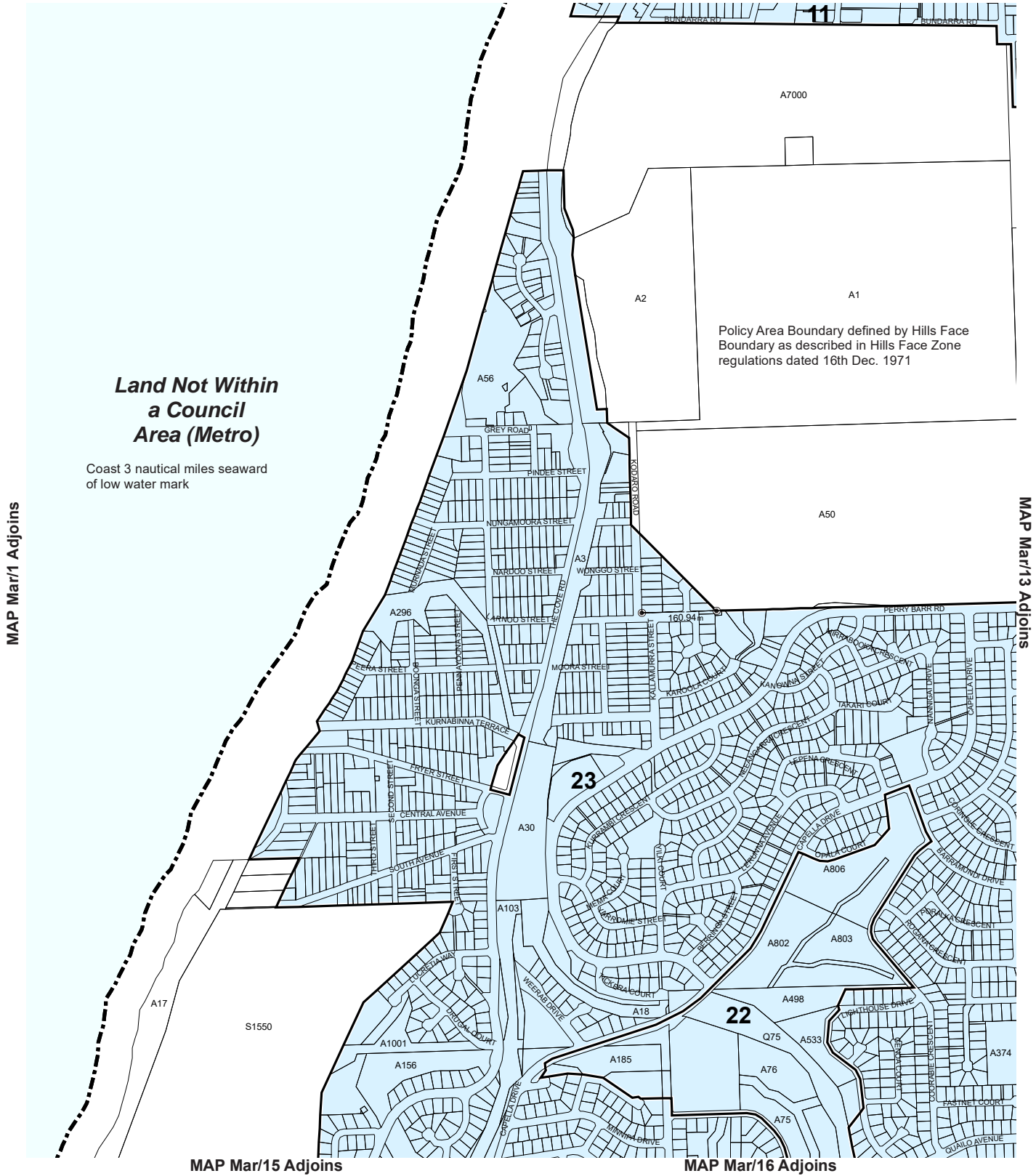
Zones

- CstCon Coastal Conservation
- Cu Community
- Con Conservation
- HF Hills Face
- LCe Local Centre
- R Residential
- Zone Boundary
- Development Plan Boundary



Zone Map Mar/12

MAP Mar/9 Adjoins



**Land Not Within
a Council
Area (Metro)**

Coast 3 nautical miles seaward
of low water mark

Policy Area Boundary defined by Hills Face
Boundary as described in Hills Face Zone
regulations dated 16th Dec. 1971

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 11 Hills
- 22 Recreation
- 23 Foothills and Seaside



Policy Area Map Mar/12

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/10 Adjoins

SEACLIFF PARK

SEAVIEW DOWNS

MARINO

MAJORS RD

A79

A8

A52

O'Halloran Hill RP

A50

TROTT PARK

A750

A749

A22

A752

A23

A861

HALLETT COVE

A78

LONSDALE RD

A737

SHEIDOW PARK

A85

S

MAP Mar/12 Adjoins

MAP Mar/14 Adjoins

MAP Mar/16 Adjoins

MAP Mar/17 Adjoins



Location Map Mar/13



School

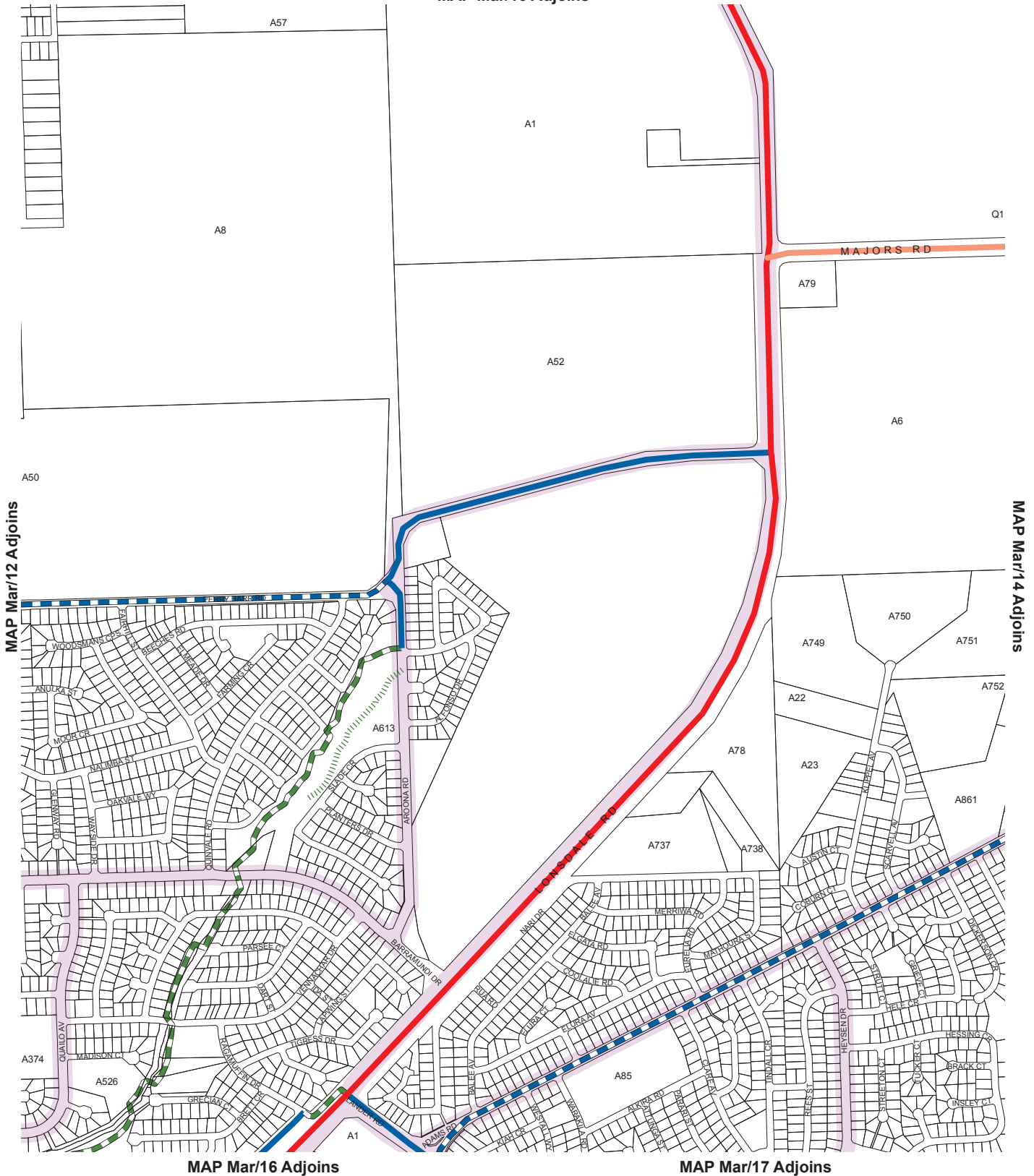


Local Reserves



Recreation Park

MAP Mar/10 Adjoins

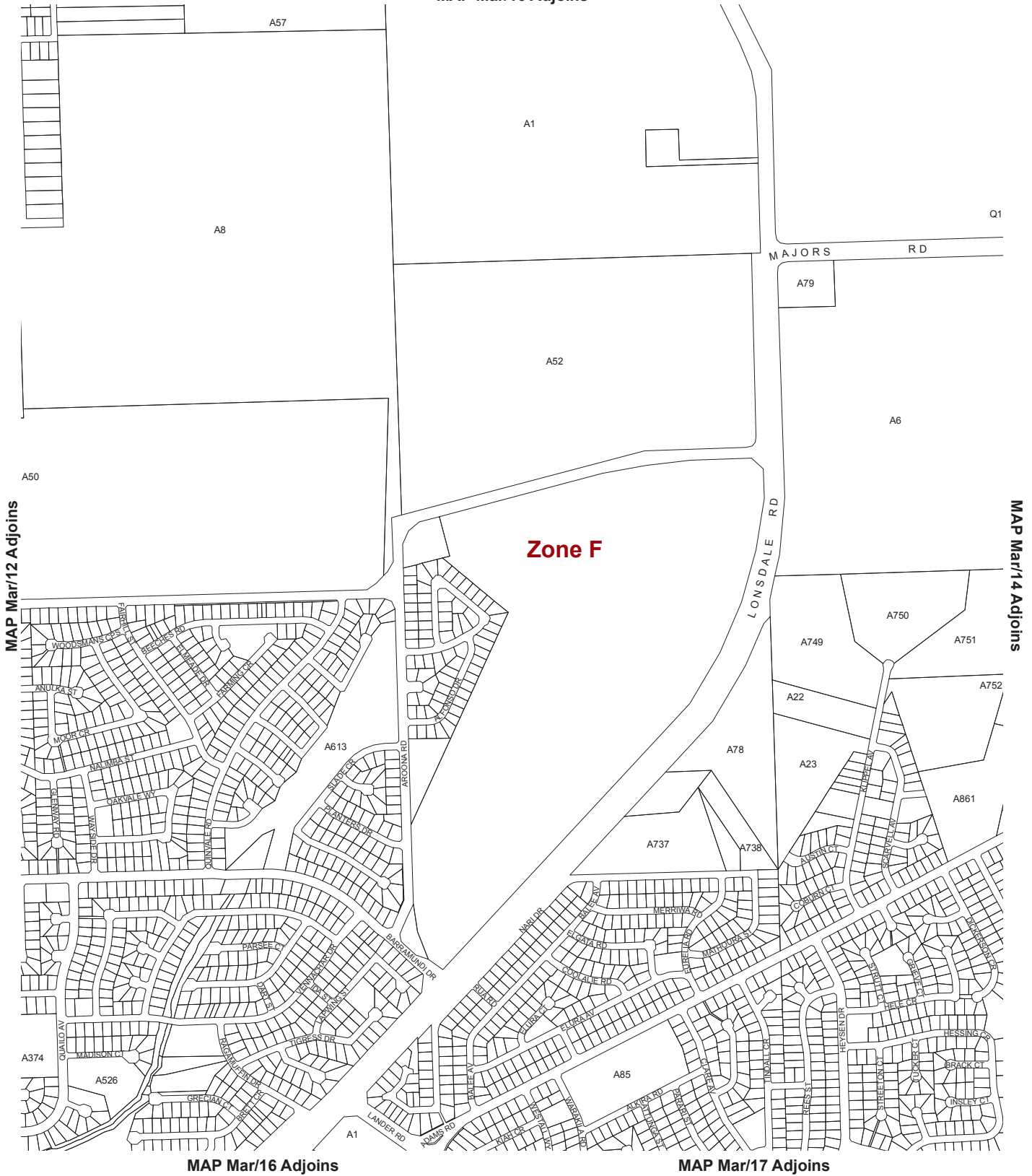


- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network**
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Off Road Track
- Public Transport

Overlay Map Mar/13

TRANSPORT

MAP Mar/10 Adjoins



Airport Building Heights
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



Overlay Map Mar/13

DEVELOPMENT CONSTRAINTS

MAP Mar/10 Adjoins

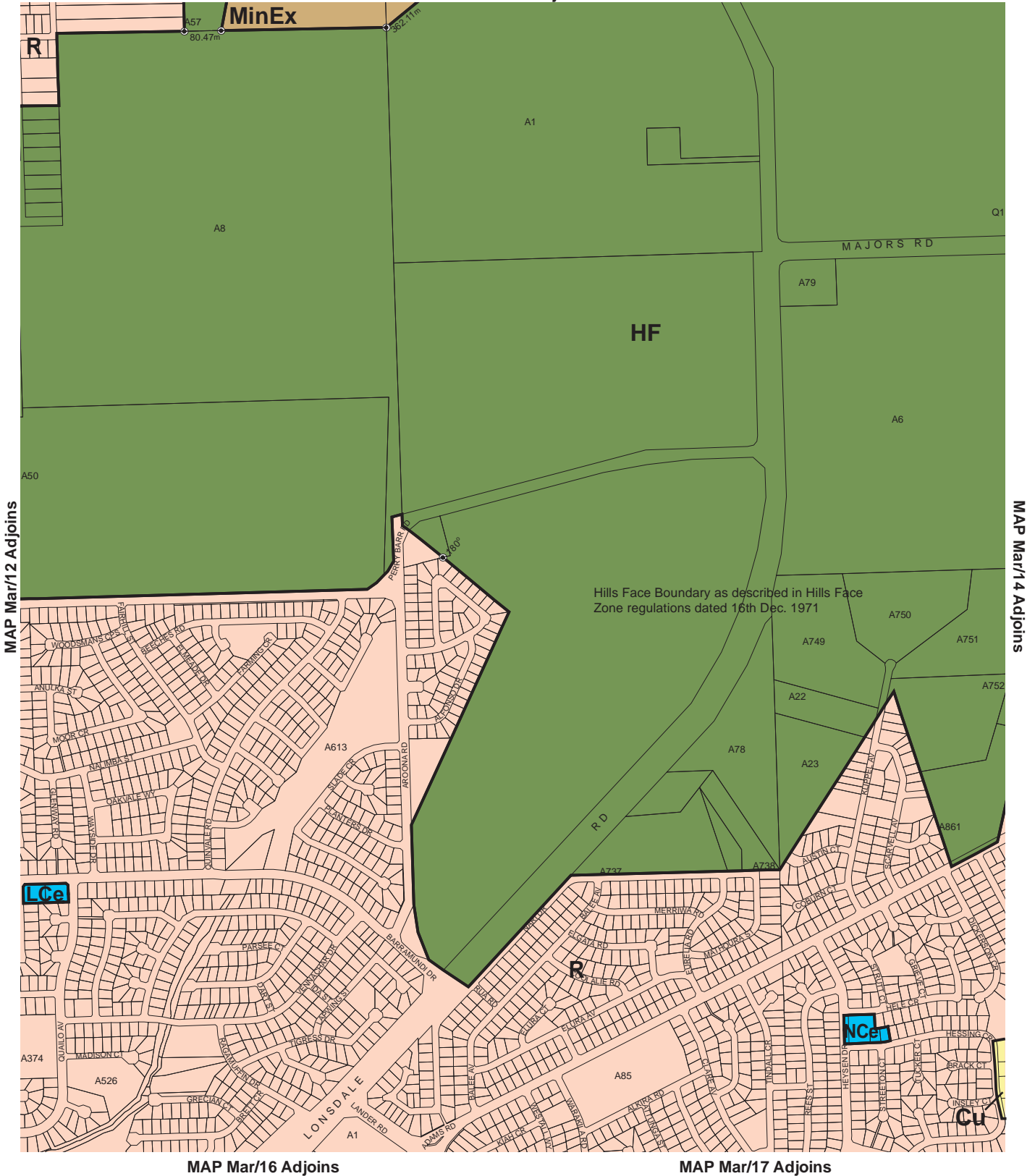


Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Mar/13 HERITAGE

• Local heritage place



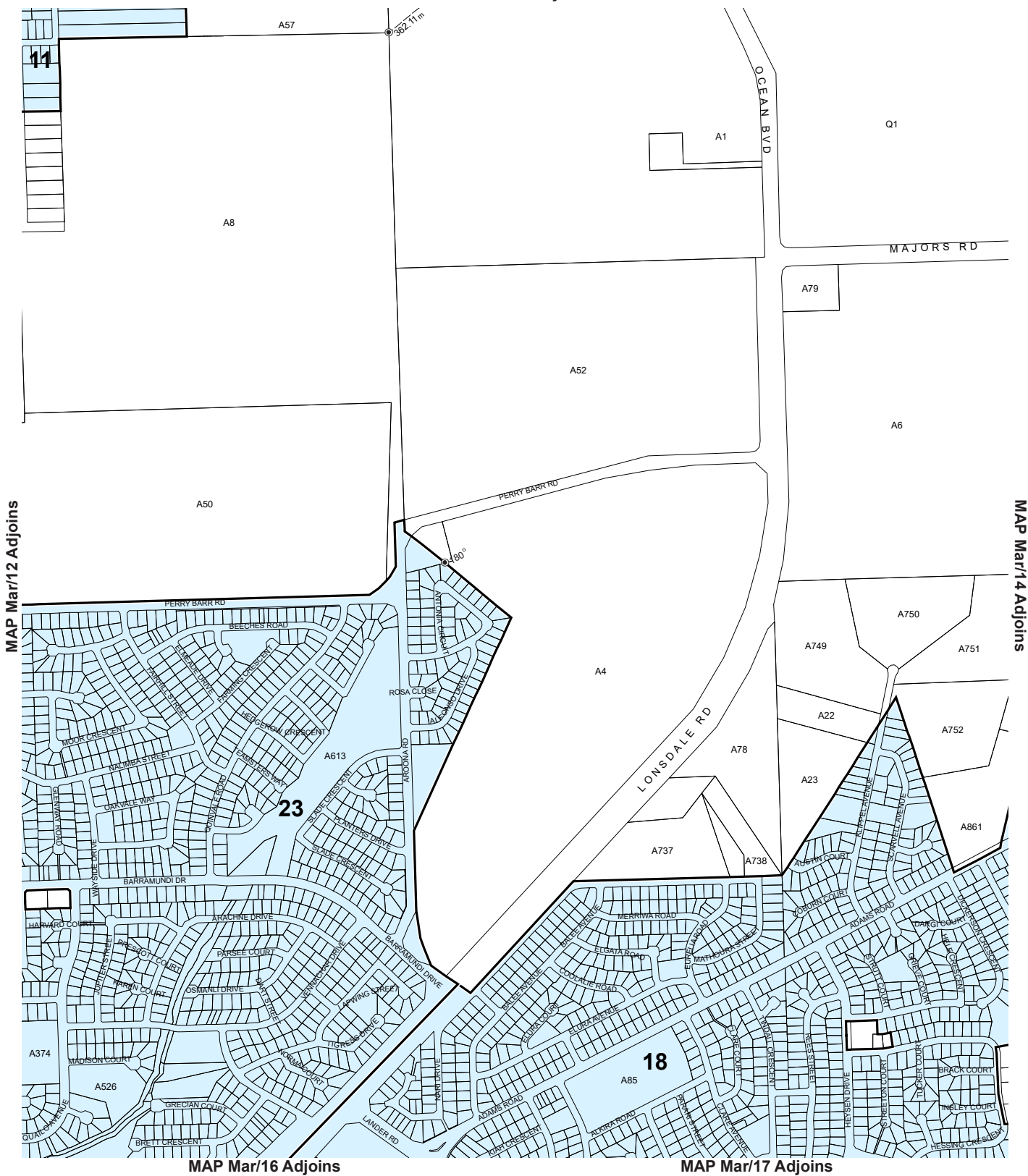
Lamberts Conformal Conic Projection, GDA94

Zones

- Cu** Community
- HF** Hills Face
- LCe** Local Centre
- MinEx** Mineral Extraction
- NCe** Neighbourhood Centre
- R** Residential
- Zone Boundary**

Zone Map Mar/13

MAP Mar/10 Adjoins



MAP Mar/12 Adjoins

MAP Mar/14 Adjoins

MAP Mar/16 Adjoins

MAP Mar/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

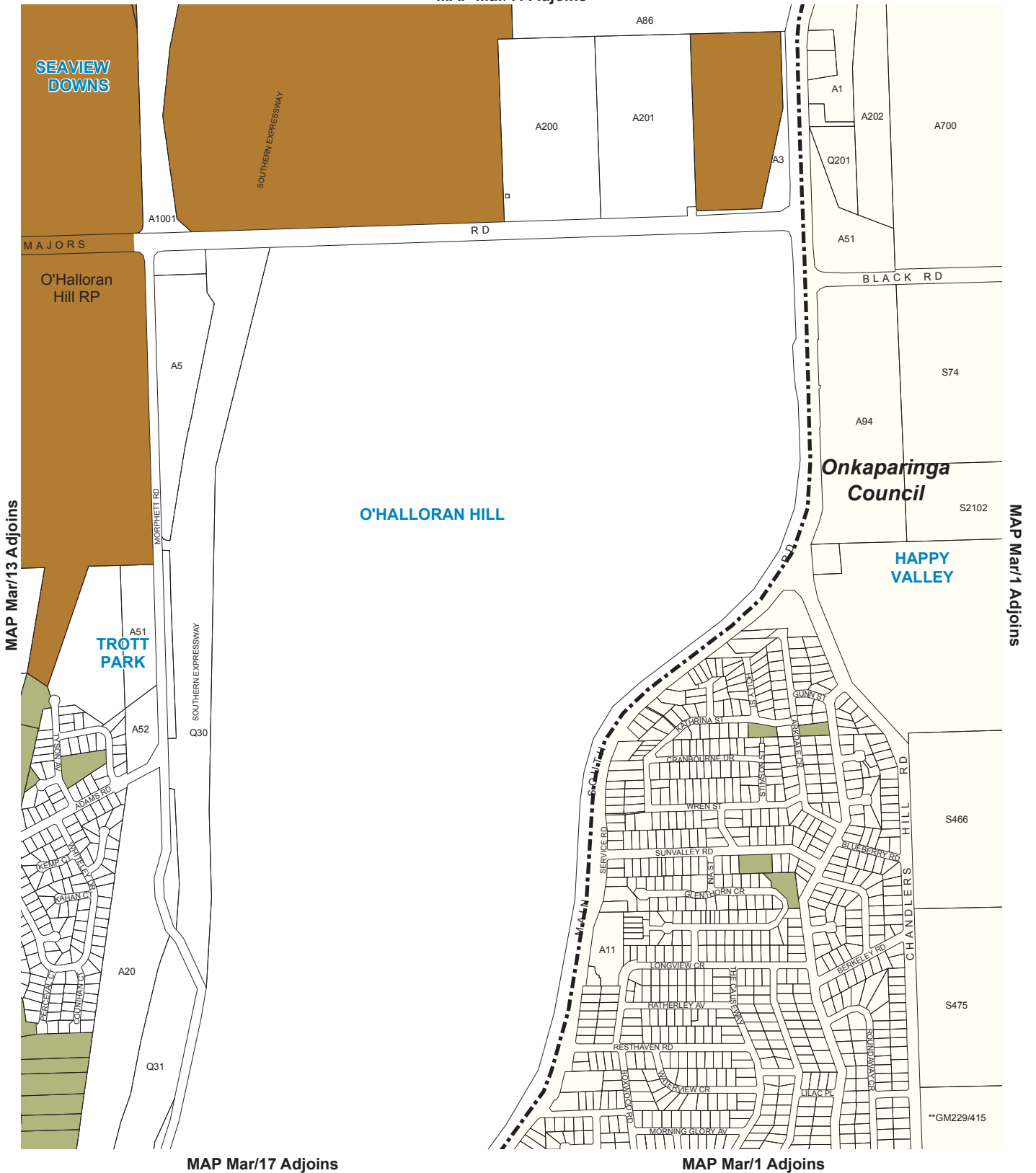
- 11 Hills
- 18 Southern
- 23 Foothills and Seaside



Policy Area Map Mar/13

Policy Area Boundary

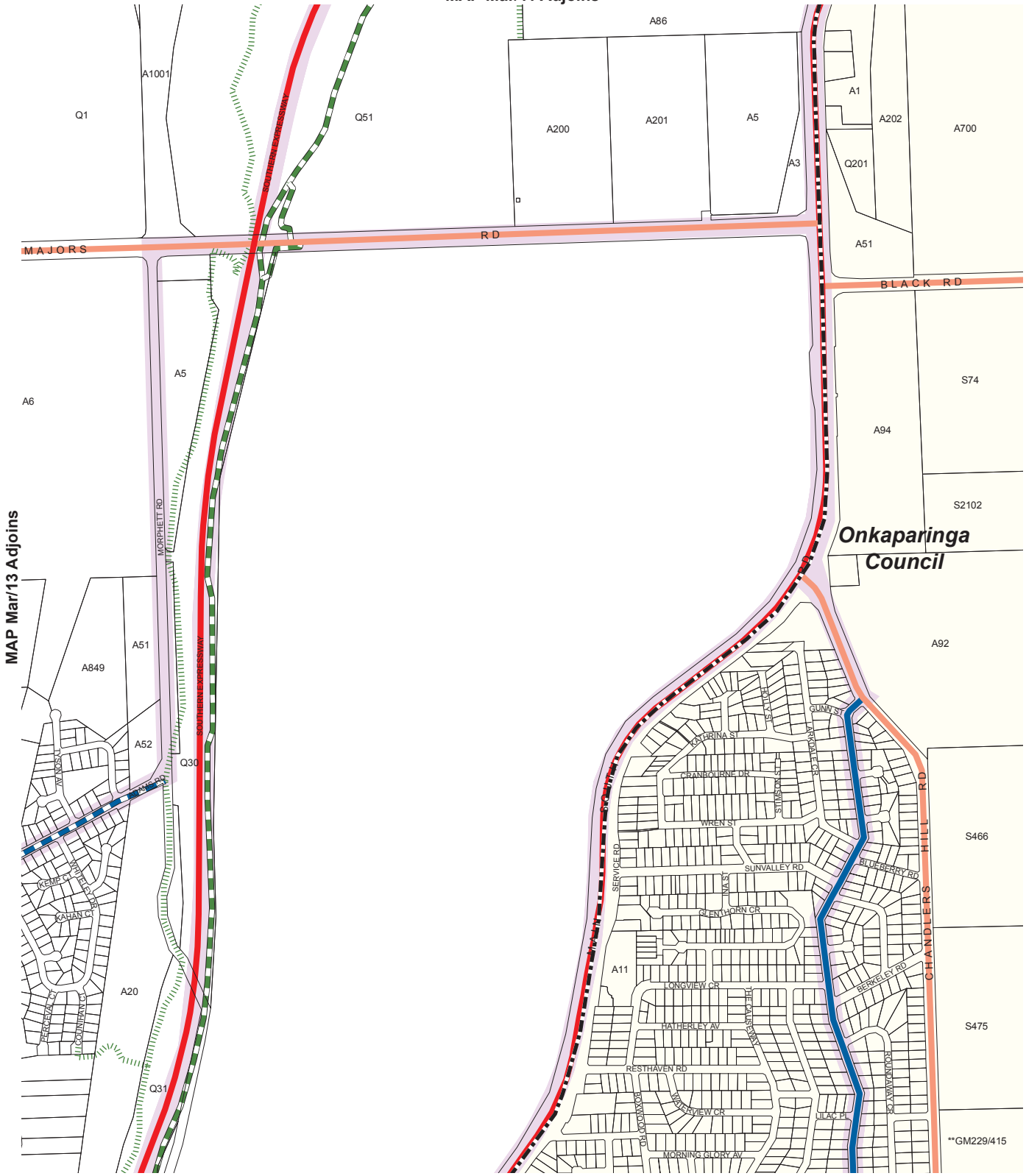
MAP Mar/11 Adjoins



Location Map Mar/14

- Local Reserves
- Recreation Park
- Development Plan Boundary

MAP Mar/11 Adjoins

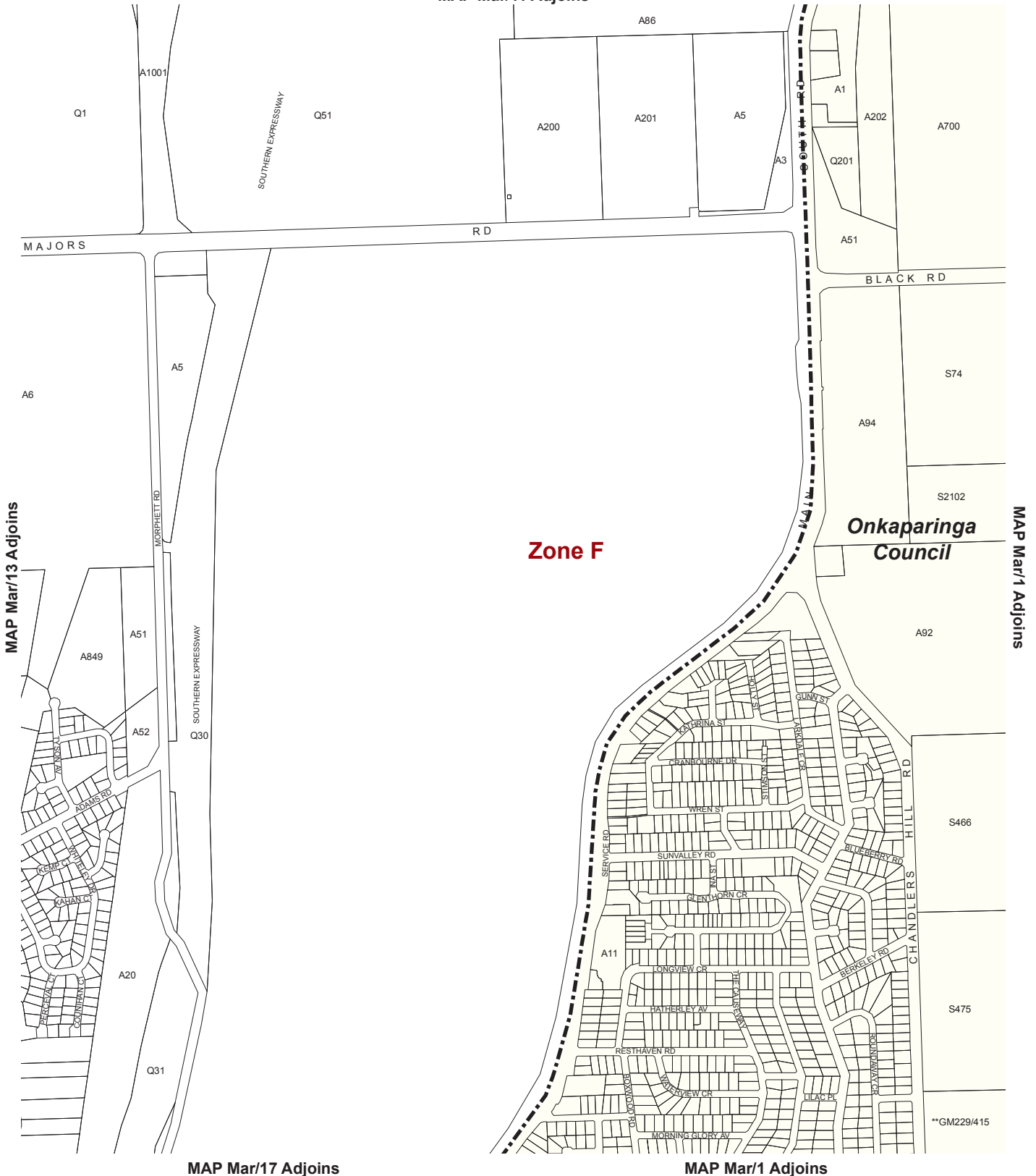


Overlay Map Mar/14 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Bikedirect Network
- Secondary Road - Bike Lane
- Secondary Road
- Off Road Sealed Path
- Off Road Track
- Public Transport
- Development Plan Boundary





MAP Mar/11 Adjoins



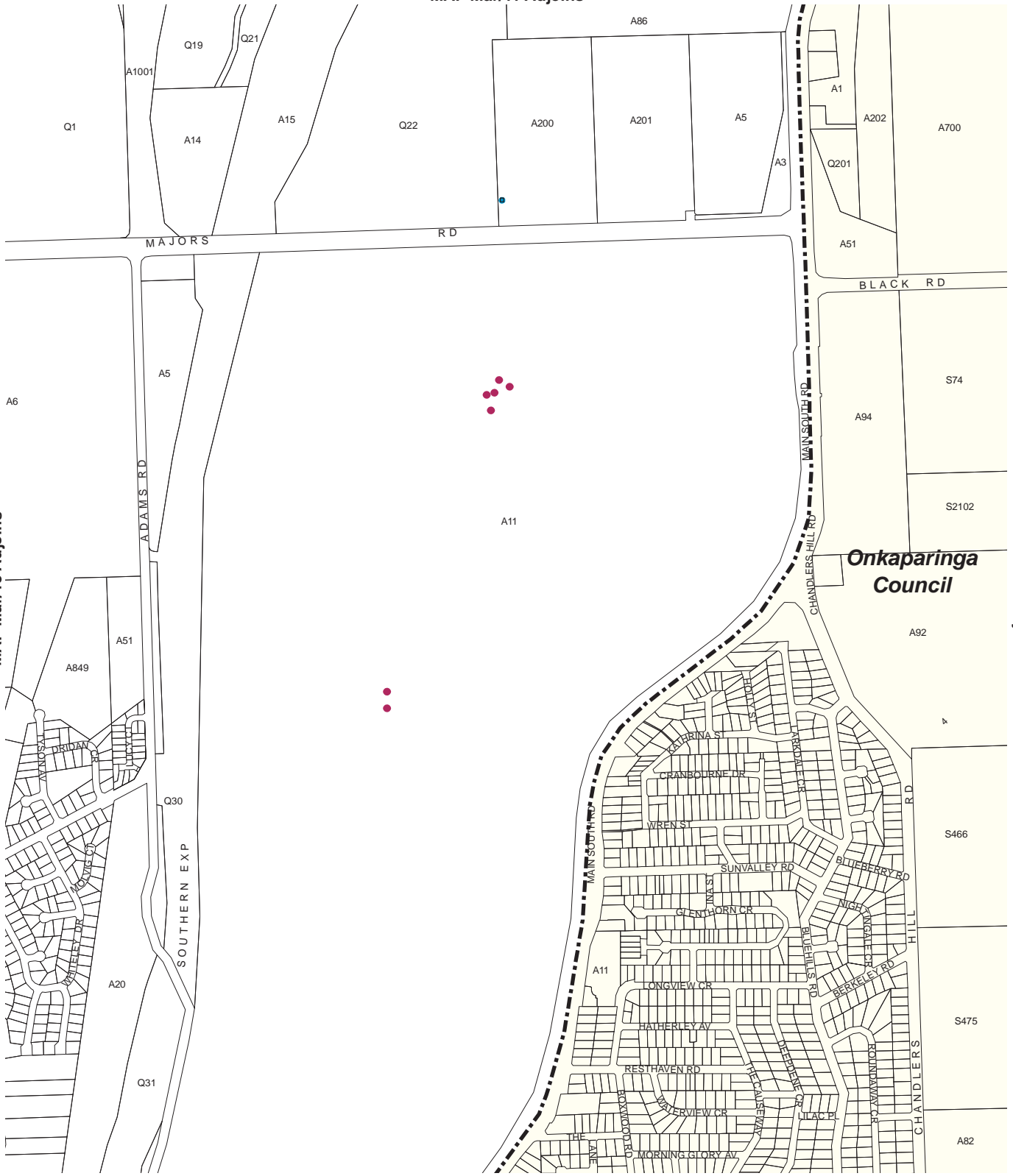
Airport Building Heights
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



Overlay Map Mar/14 DEVELOPMENT CONSTRAINTS

-  Airport Building Heights
-  Development Plan Boundary

MAP Mar/11 Adjoins



Onkaparinga Council

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

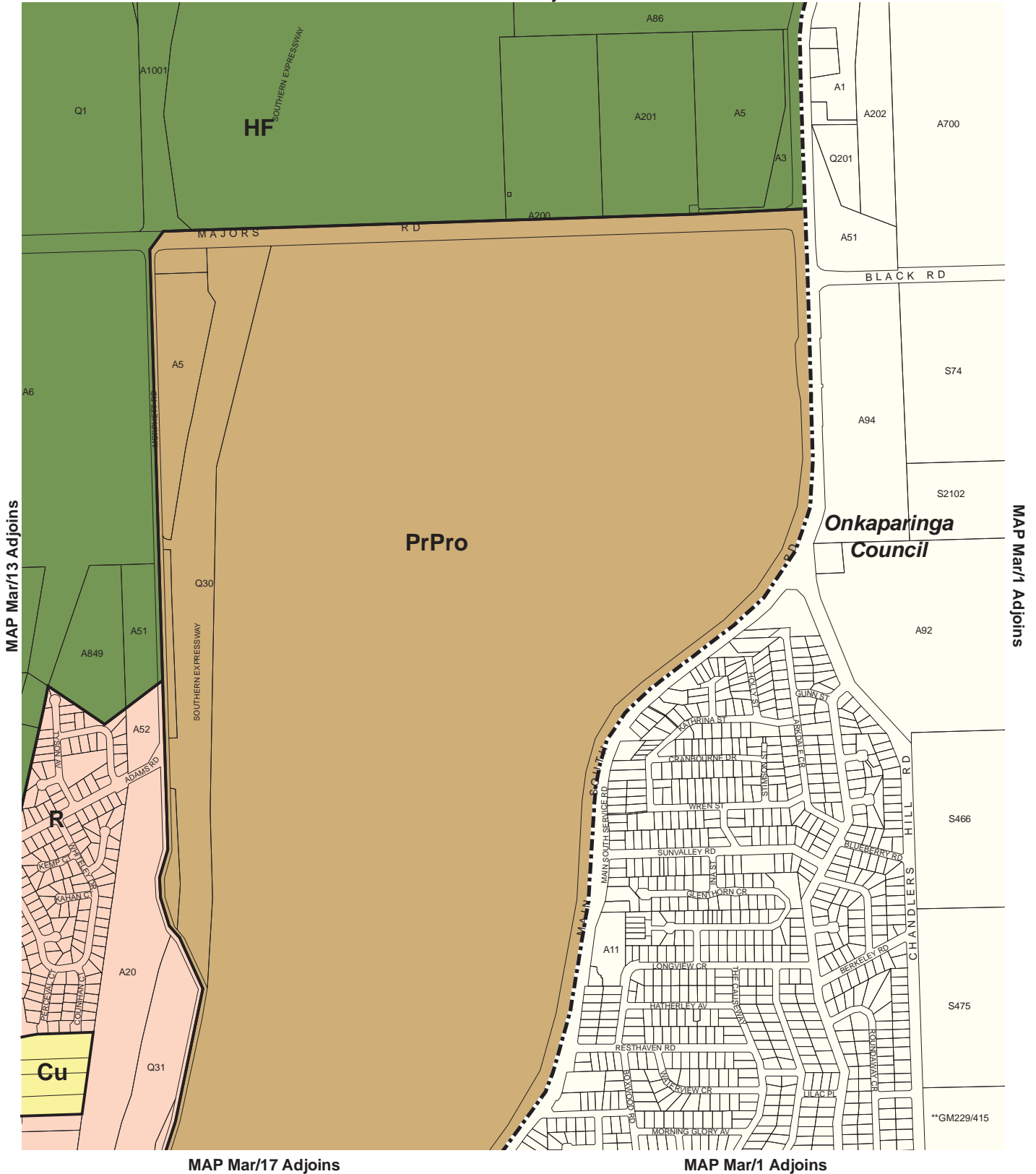


Overlay Map Mar/14

HERITAGE

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

MAP Mar/11 Adjoins



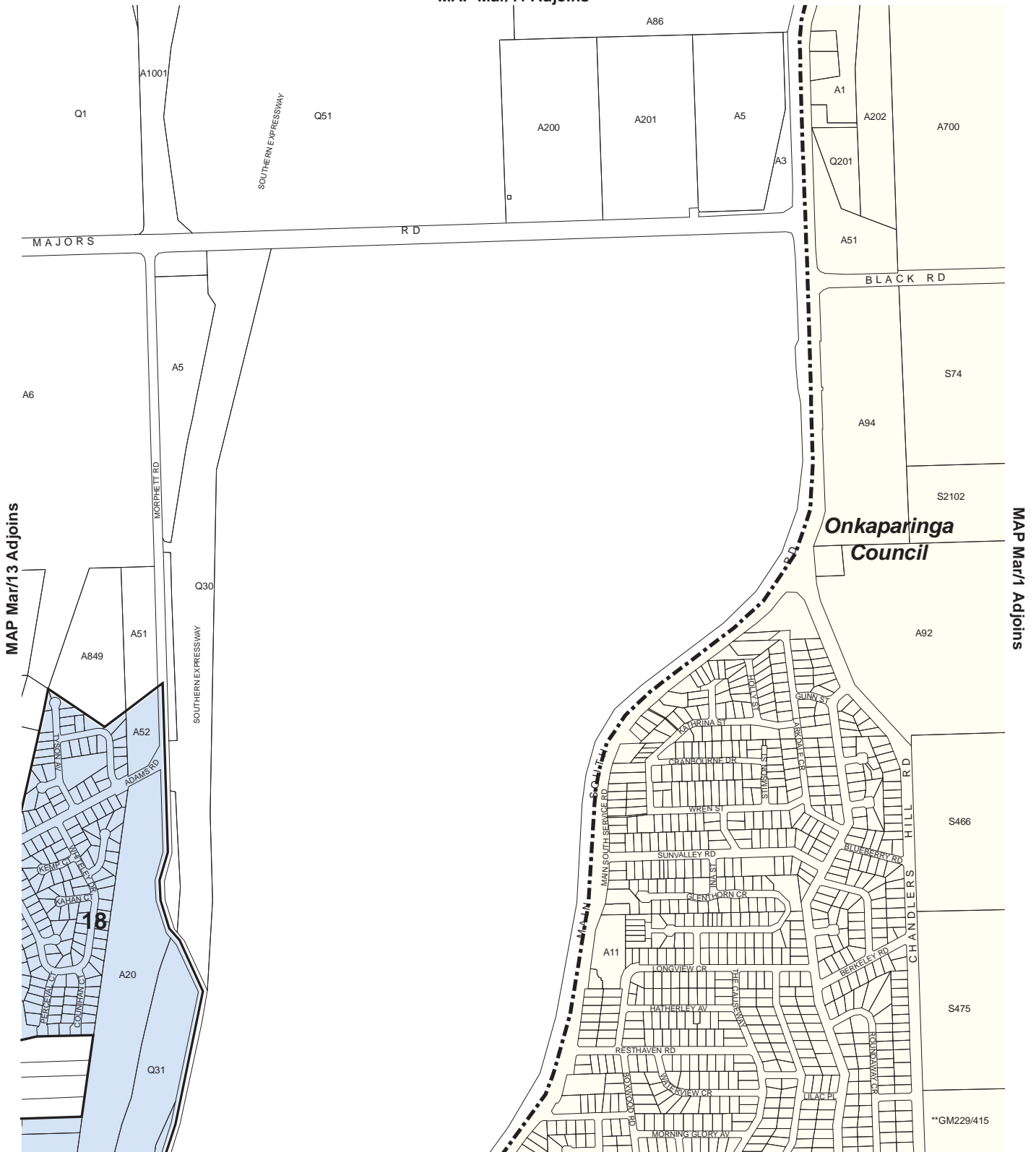
Lamberts Conformal Conic Projection, GDA94

Zones

- Cu Community
- HF Hills Face
- PrPro Primary Production
- R Residential
- Zone Boundary
- Development Plan Boundary

Zone Map Mar/14

MAP Mar/11 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
18 Southern

Policy Area Map Mar/14

- Policy Area Boundary
- Development Plan Boundary

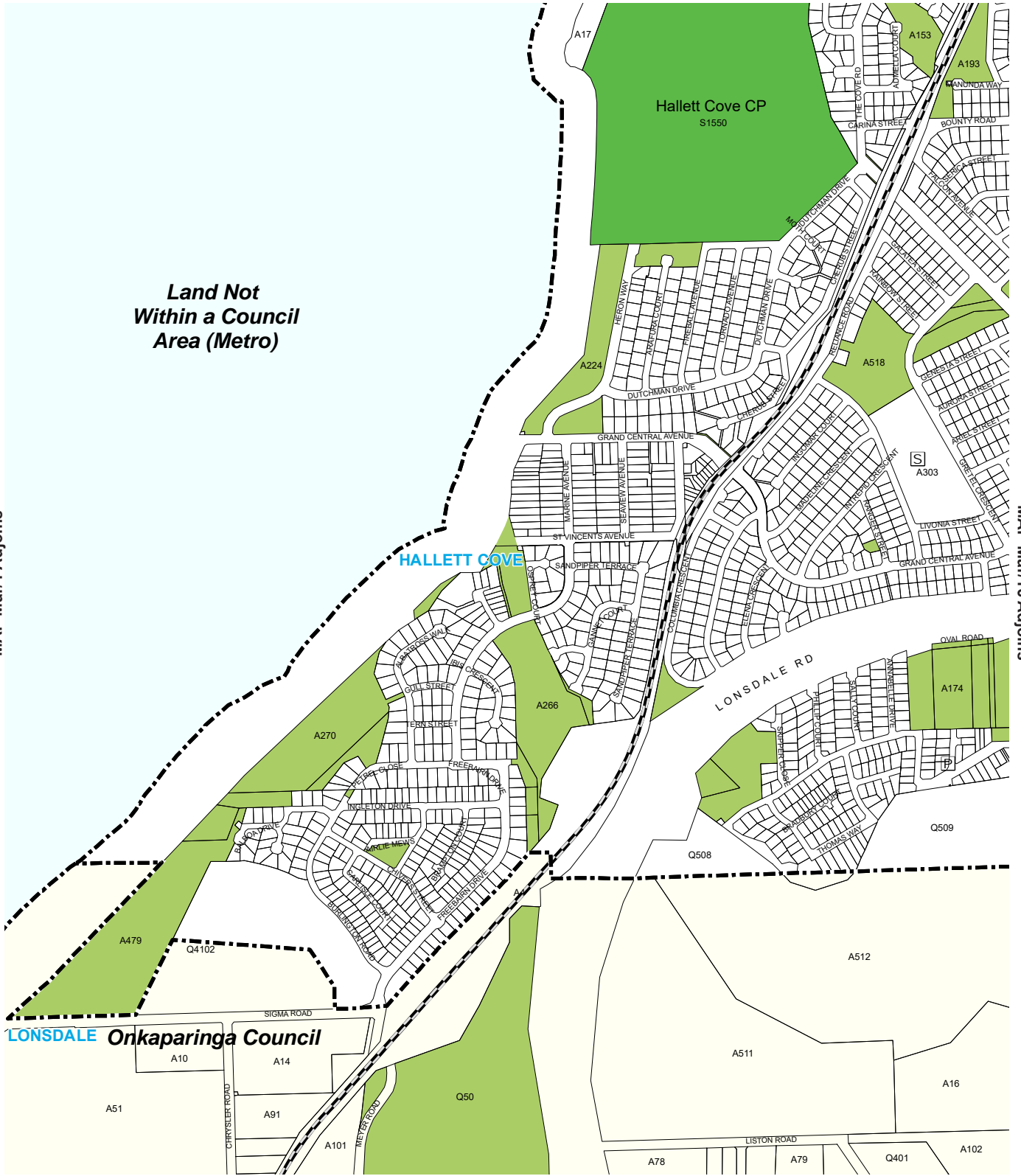
MAP Mar/1 Adjoins

MAP Mar/12 Adjoins

Land Not Within a Council Area (Metro)

MAP Mar/1 Adjoins

MAP Mar/16 Adjoins



MAP Mar/1 Adjoins



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

Location Map Mar/15

MAP Mar/1 Adjoins

MAP Mar/12 Adjoins

Land Not Within a Council Area (Metro)

MAP Mar/1 Adjoins

MAP Mar/16 Adjoins

Marion Council

Onkaparinga Council

MAP Mar/1 Adjoins



- Primary Arterial Roads
- Bikedirect Network
- Secondary Road - Bike Lane
- Secondary Road
- Public Transport
- Development Plan Boundary

Overlay Map Mar/15

TRANSPORT

MARION COUNCIL
Consolidated - 14 January 2021

MAP Mar/1 Adjoins

MAP Mar/12 Adjoins

Land Not Within a Council Area (Metro)

Zone D

Marion Council

Onkaparinga Council

MAP Mar/1 Adjoins

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



Overlay Map Mar/15 DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Development Plan Boundary

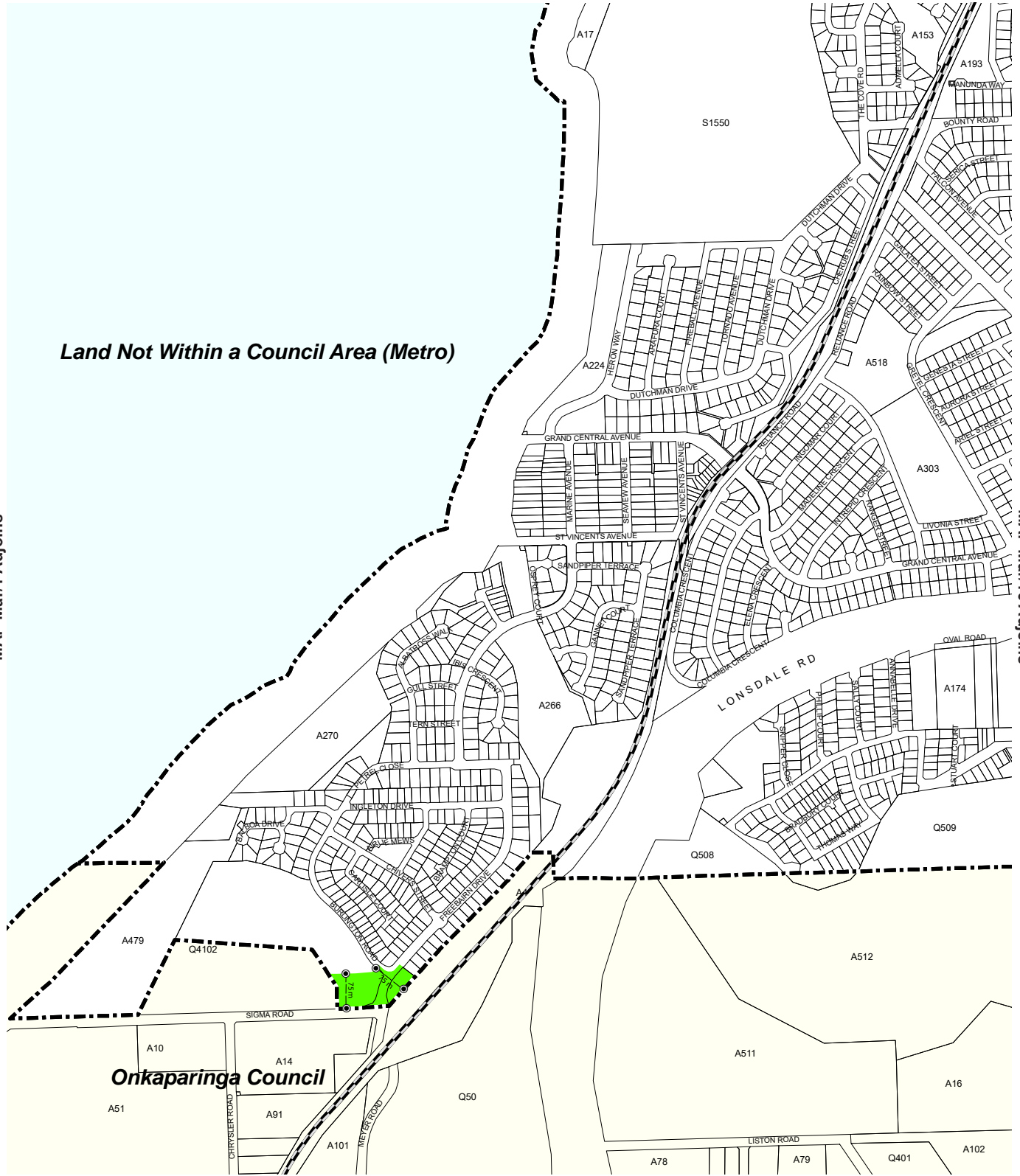
MAP Mar/1 Adjoins

MAP Mar/12 Adjoins

Land Not Within a Council Area (Metro)




MAP Mar/1 Adjoins

MAP Mar/16 Adjoins



MAP Mar/1 Adjoins



-  Train Line
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

Overlay Map Mar/15 NOISE AND AIR EMISSIONS

MAP Mar/1 Adjoins

MAP Mar/12 Adjoins

Land Not Within a Council Area (Metro)

MAP Mar/1 Adjoins

MAP Mar/16 Adjoins

For boundary definition see Zone Map

Onkaparinga Council

MAP Mar/1 Adjoins



Overlay Map Mar/15

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MARION COUNCIL
Consolidated - 14 January 2021

MAP Mar/1 Adjoins

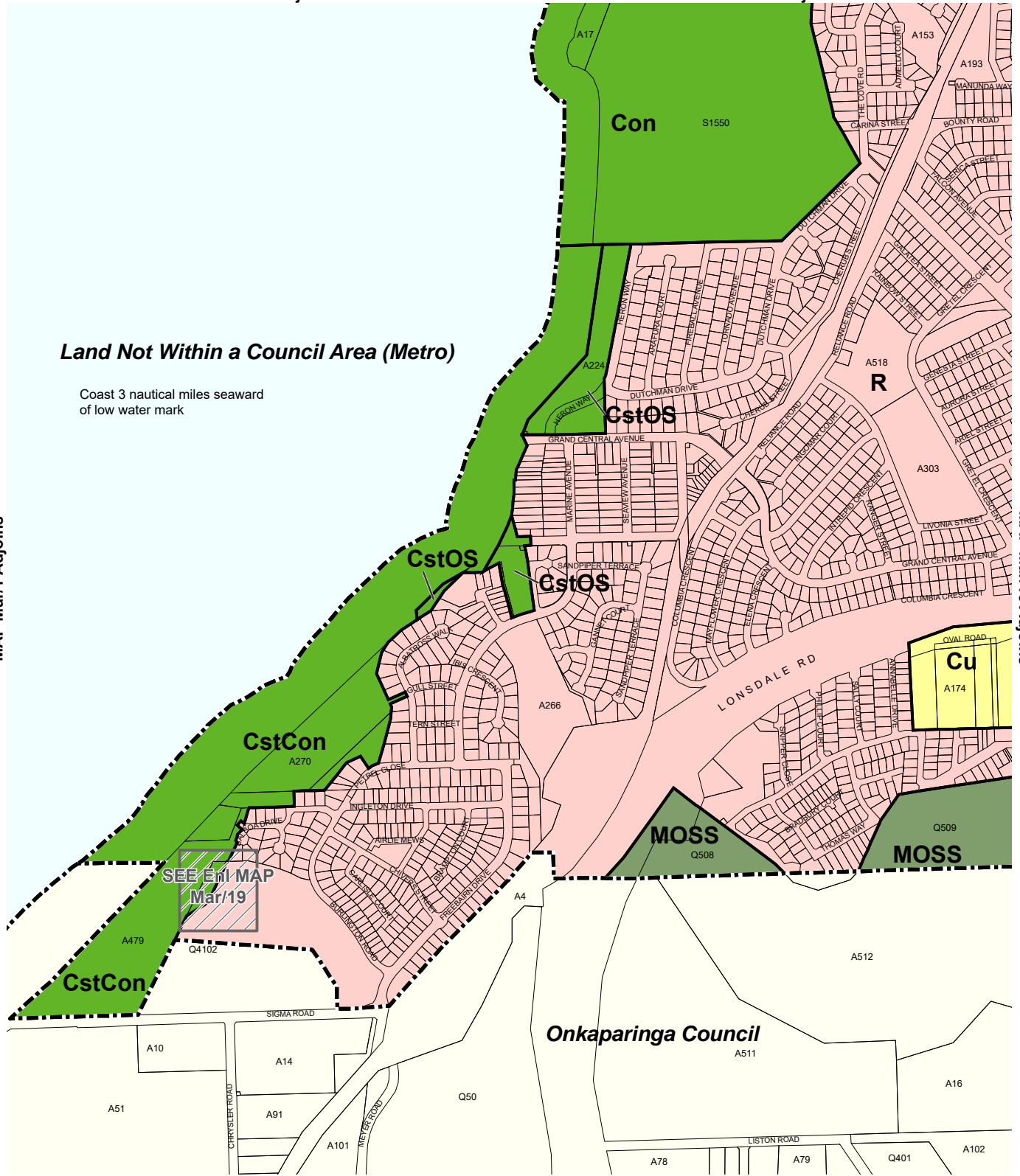
MAP Mar/12 Adjoins

Land Not Within a Council Area (Metro)

Coast 3 nautical miles seaward of low water mark

MAP Mar/1 Adjoins

MAP Mar/16 Adjoins



MAP Mar/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 500m

- Zones**
- CstCon Coastal Conservation
 - CstOS Coastal Open Space
 - Cu Community
 - Con Conservation
 - MOSS Metropolitan Open Space System
 - R Residential
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mar/15

MAP Mar/1 Adjoins

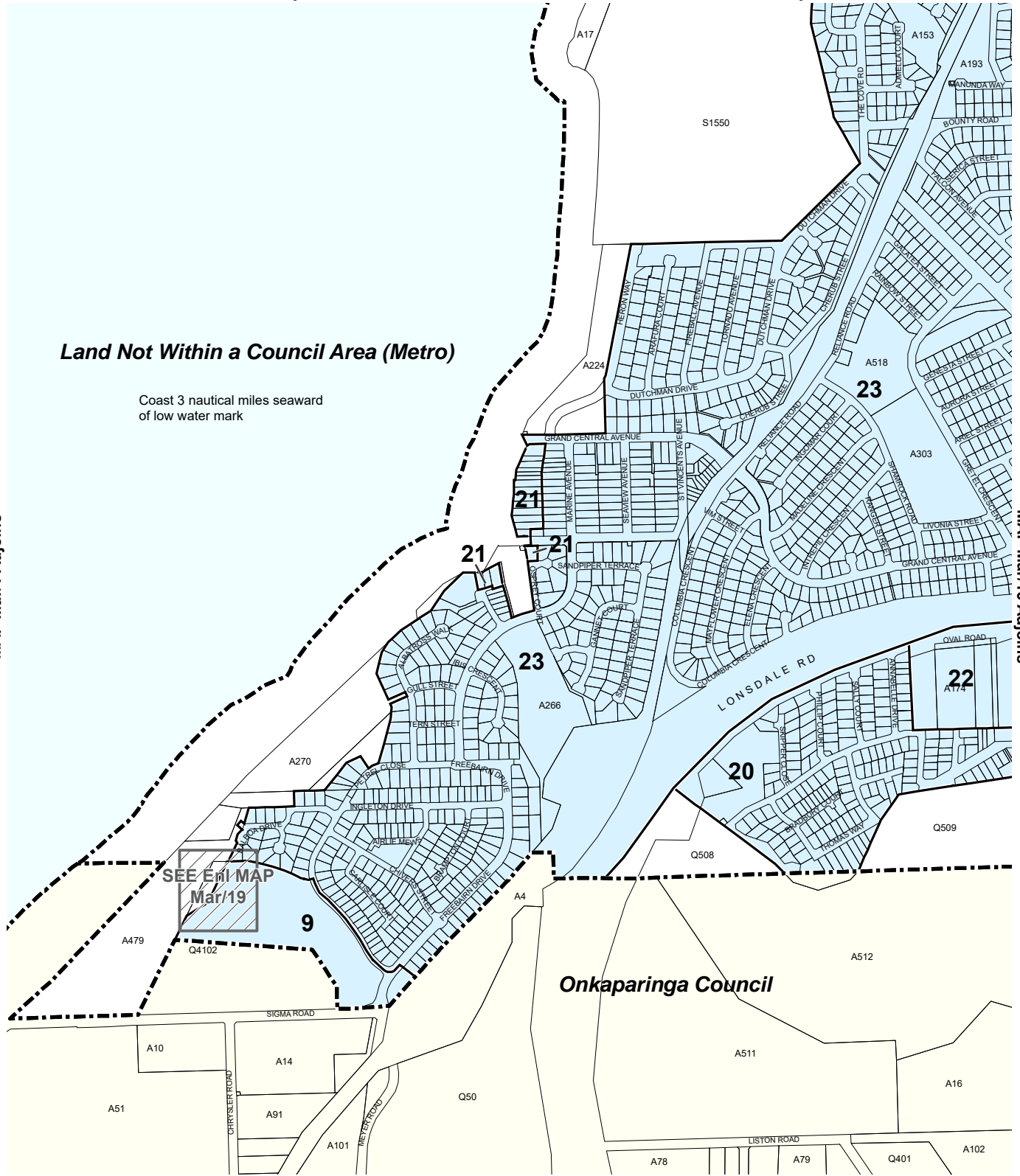
MAP Mar/12 Adjoins

Land Not Within a Council Area (Metro)

Coast 3 nautical miles seaward of low water mark

MAP Mar/1 Adjoins

MAP Mar/16 Adjoins



MAP Mar/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

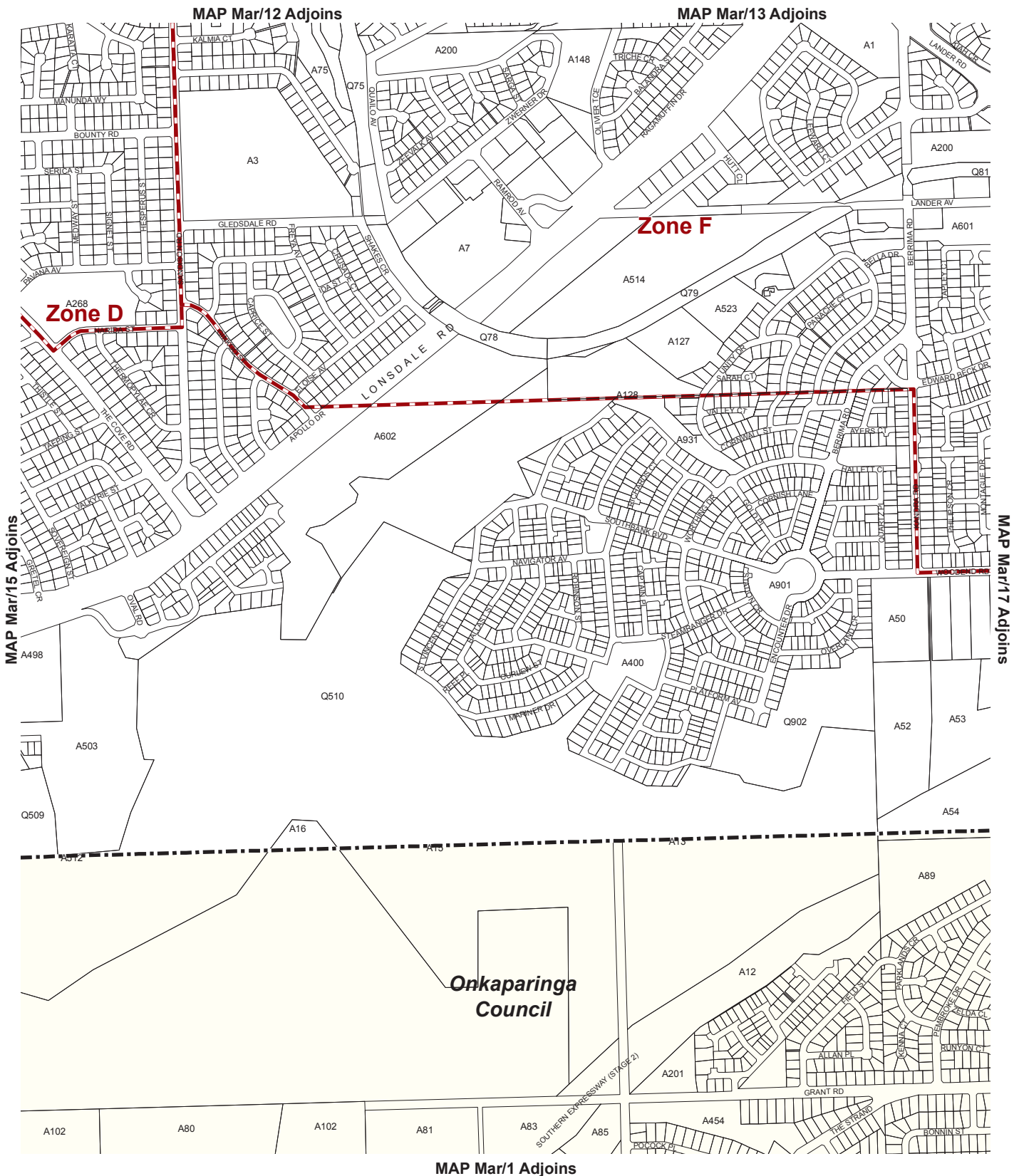
- 9 Lonsdale
- 20 Worthing Mine
- 21 Coastal
- 22 Recreation
- 23 Foothills and Seaside



0 500m

Policy Area Map Mar/15

-  Policy Area Boundary
-  Development Plan Boundary



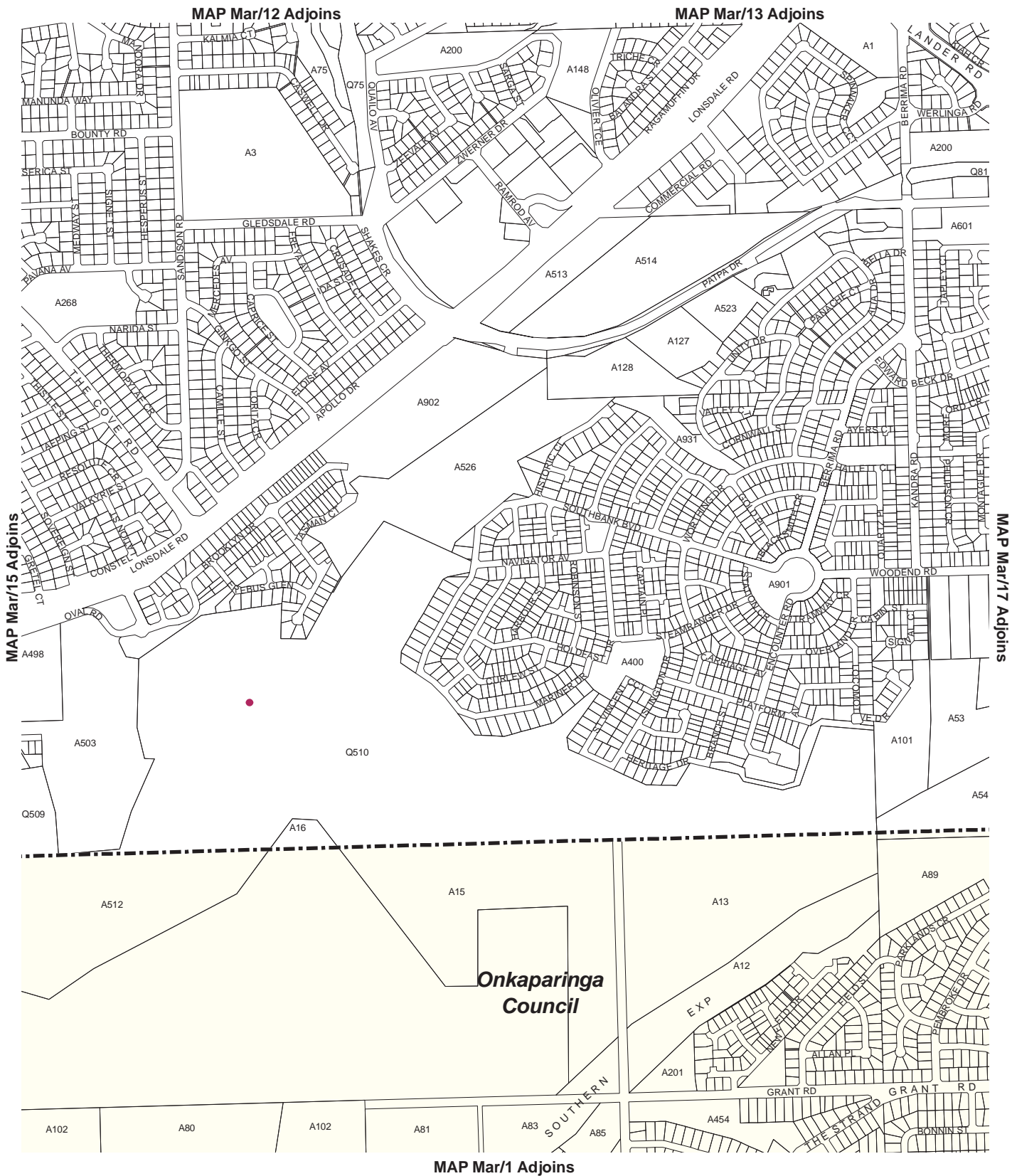
Airport Building Heights
Zone D All Structures Exceeding 45 metres above existing ground level
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



Overlay Map Mar/16

DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Development Plan Boundary

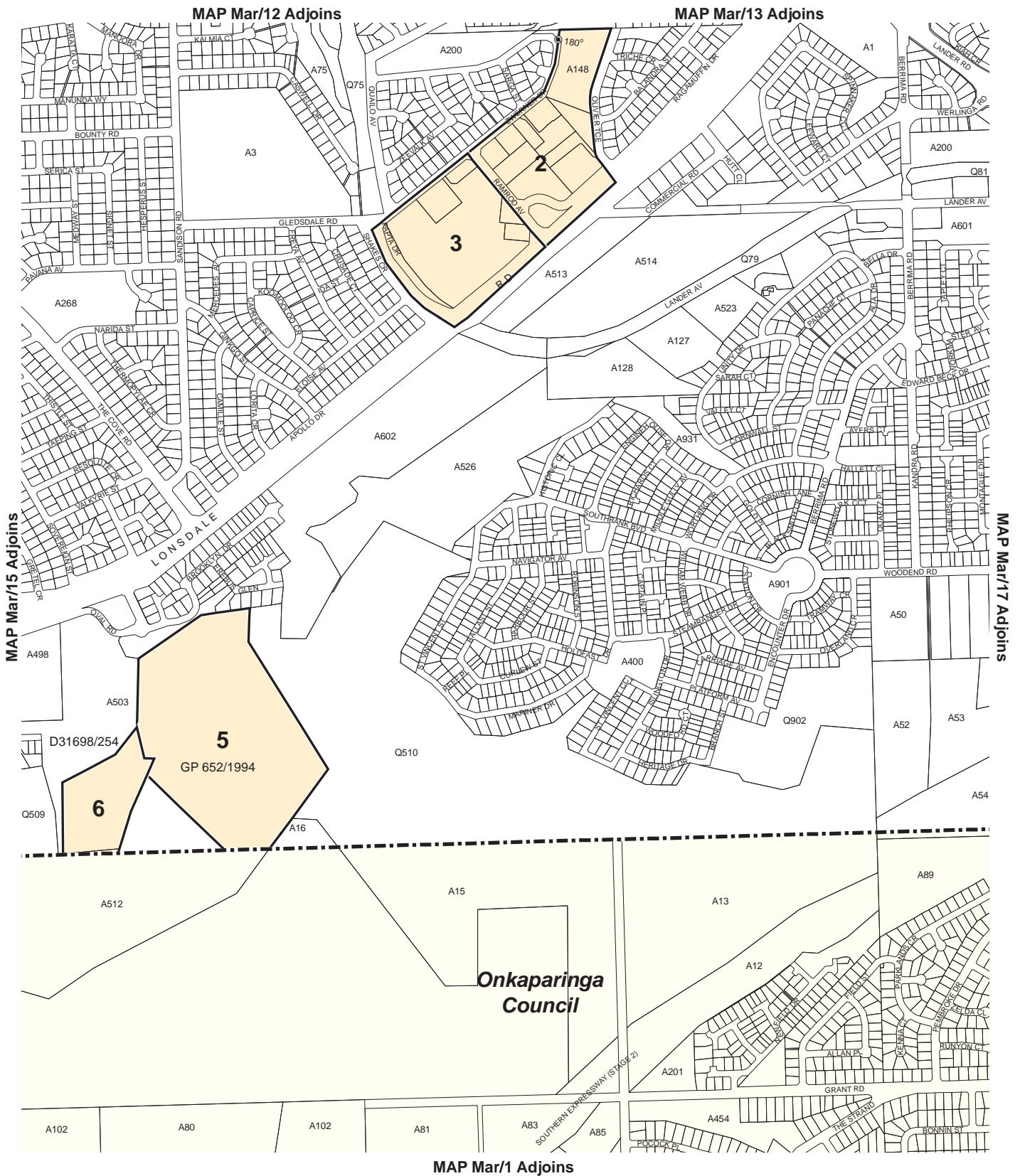


Heritage points are indicative only.
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 Items please refer to the relevant tables within this document.



Overlay Map Mar/16 HERITAGE

- State heritage place
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

Precinct

- 2 Community Hallett Cove
- 3 Retail Core Hallett Cove
- 5 Worthing Mine Heritage
- 6 Worthing Mine Recreation



Precinct Map Mar/16

- Precinct Boundary
- Development Plan Boundary

MAP Mar/13 Adjoins

MAP Mar/14 Adjoins



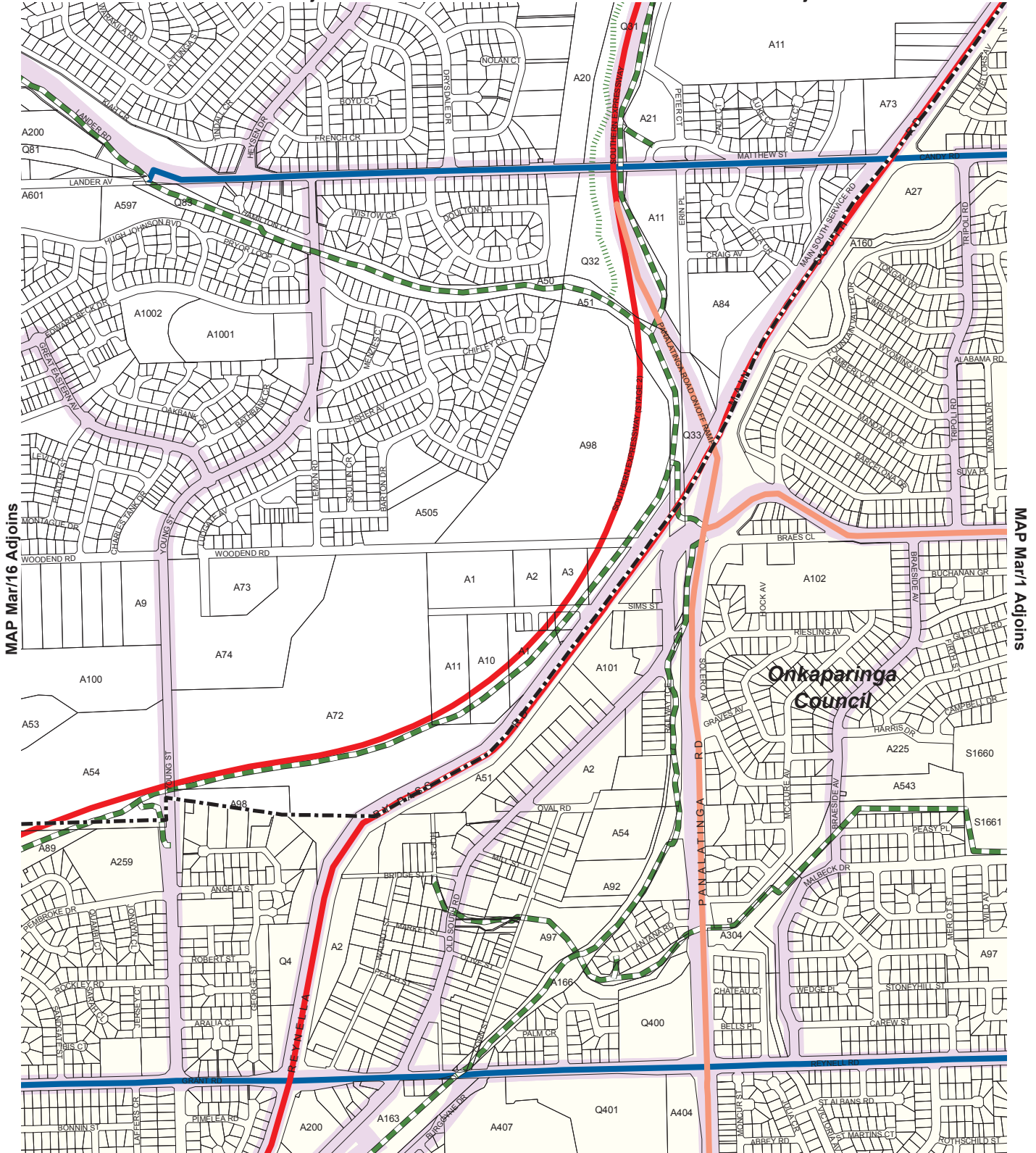
MAP Mar/1 Adjoins

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

Location Map Mar/17

MAP Mar/13 Adjoins

MAP Mar/14 Adjoins



MAP Mar/1 Adjoins



0 500 m

- Primary Arterial Roads
- Secondary Arterial Roads
- Secondary Road
- Bikedirect Network
- Off Road Sealed Path
- Off Road Track
- Public Transport
- Development Plan Boundary

Overlay Map Mar/17

TRANSPORT

MAP Mar/13 Adjoins

MAP Mar/14 Adjoins



Airport Building Heights
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

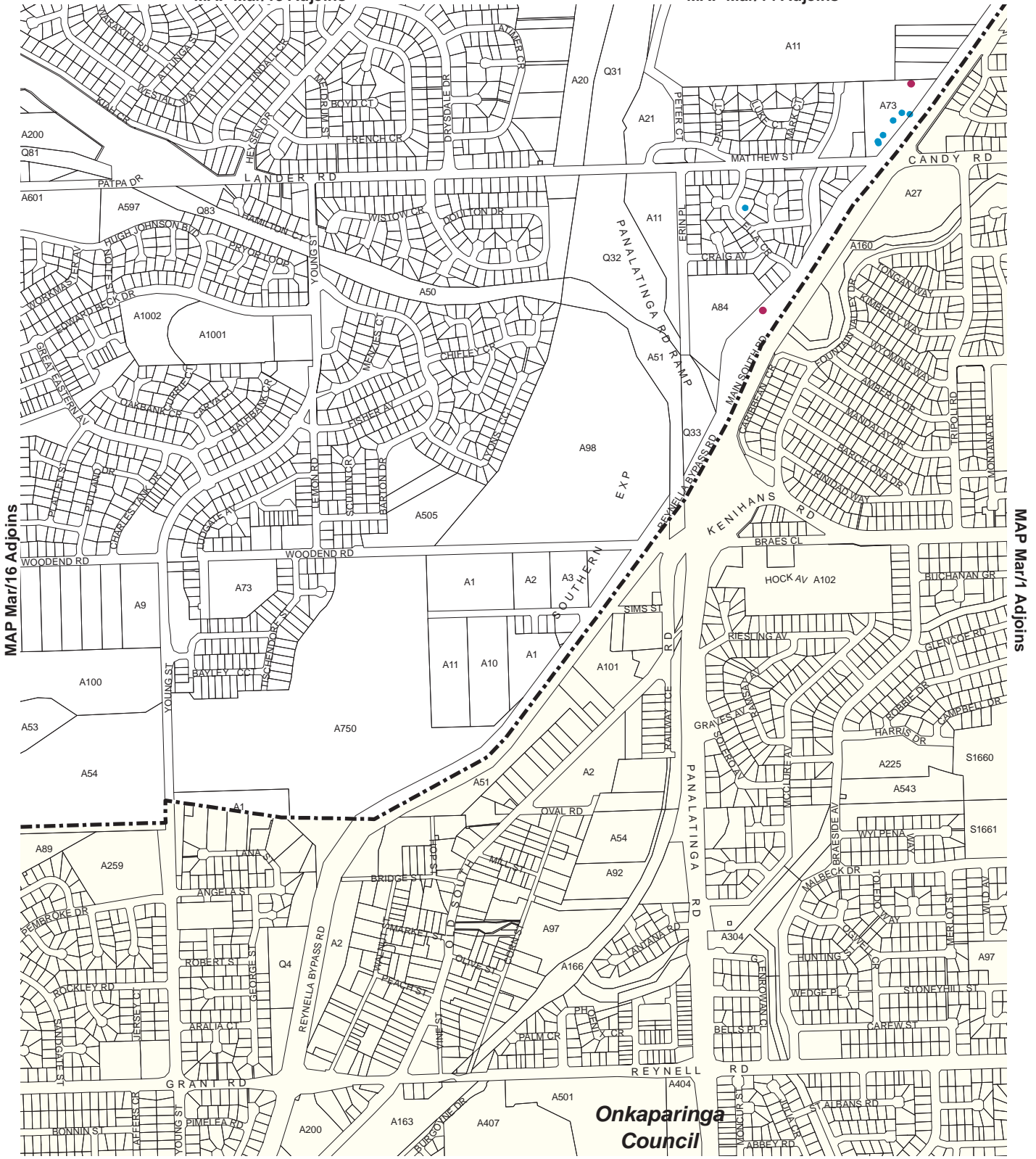


Overlay Map Mar/17 DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Development Plan Boundary

MAP Mar/13 Adjoins

MAP Mar/14 Adjoins



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

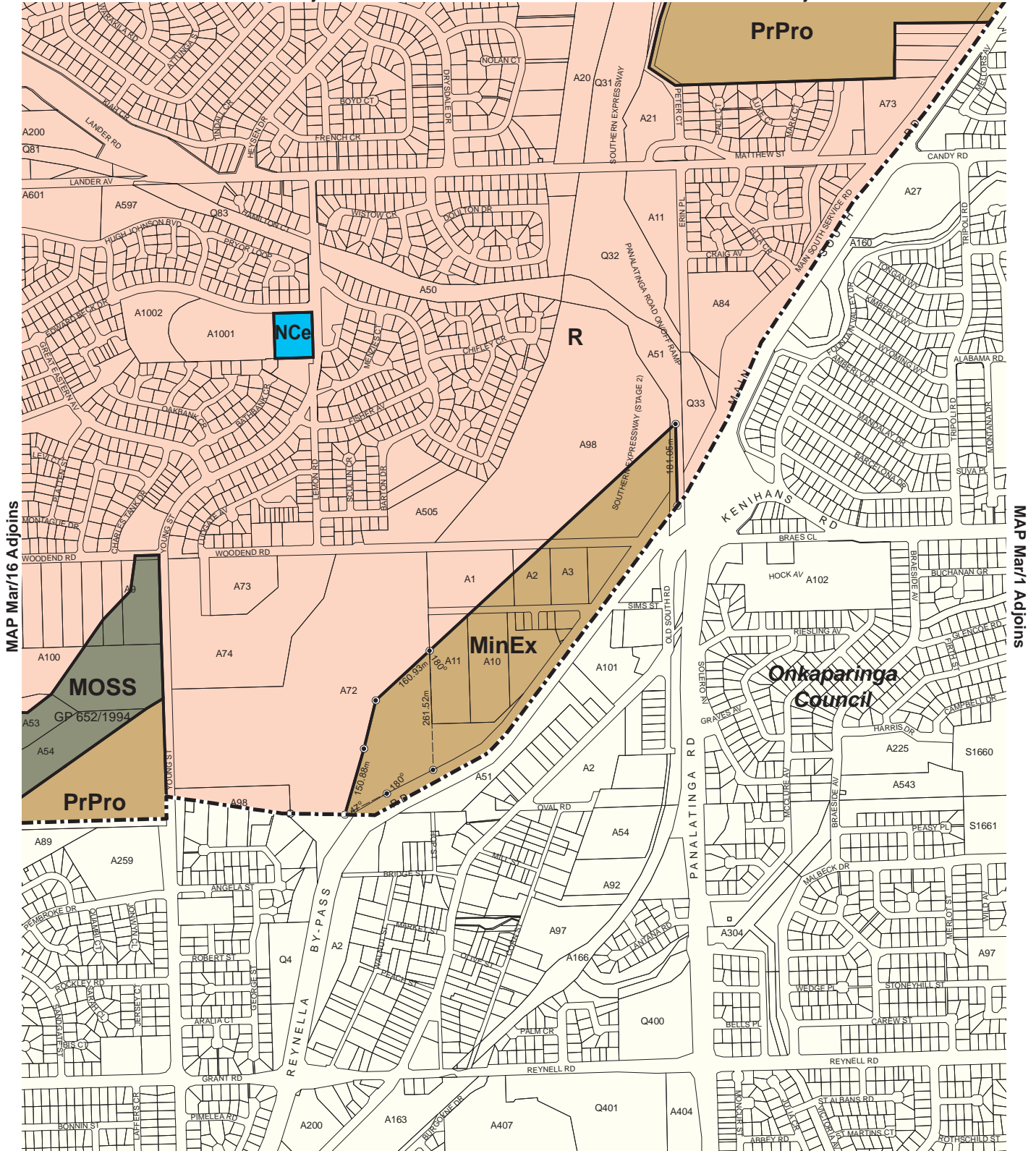


Overlay Map Mar/17 HERITAGE

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

MAP Mar/13 Adjoins

MAP Mar/14 Adjoins



MAP Mar/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



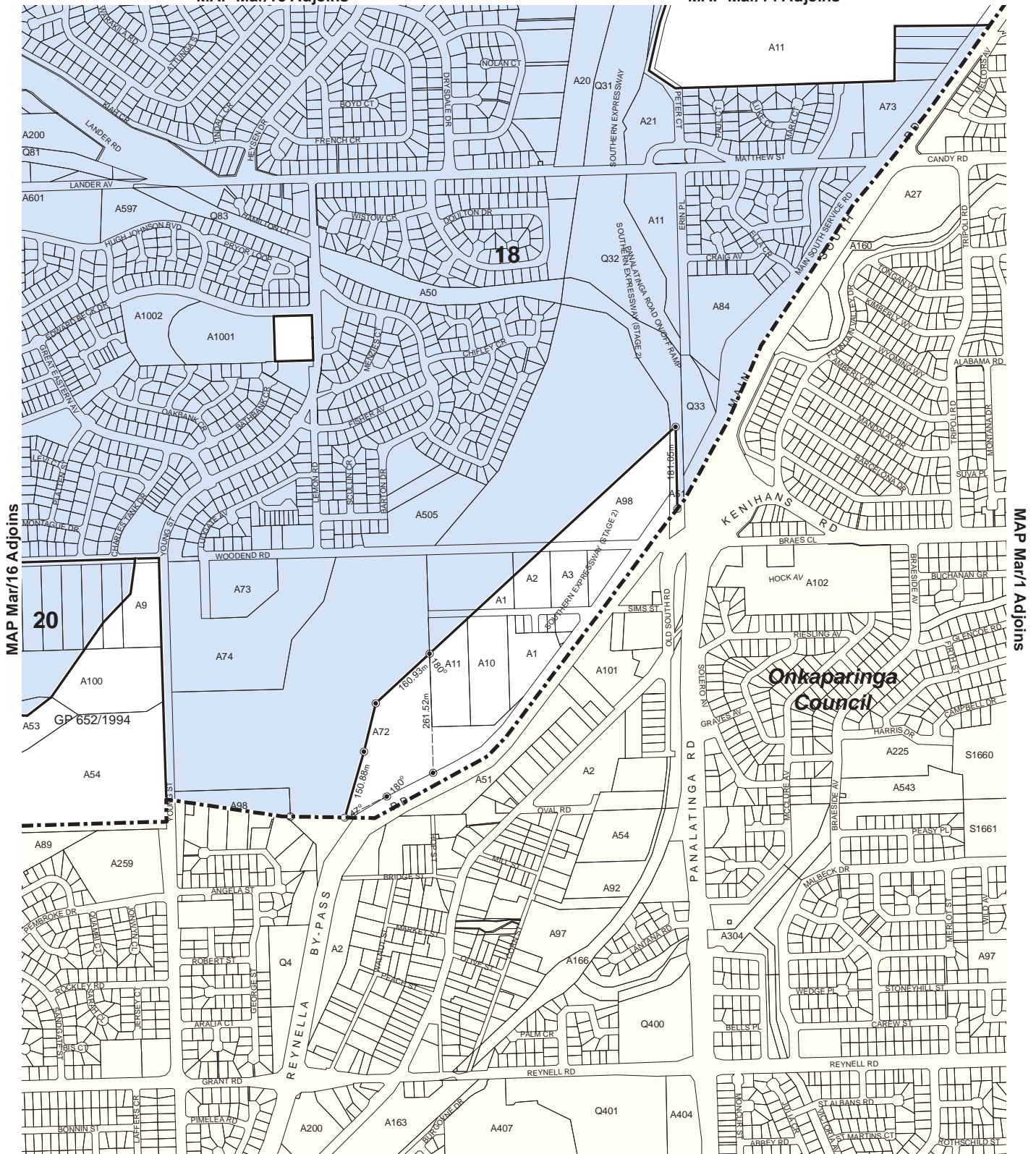
Zones

- MOSS** Metropolitan Open Space System
- MinEx** Mineral Extraction
- NCe** Neighbourhood Centre
- PrPro** Primary Production
- R** Residential
- Zone Boundary**
- Development Plan Boundary**

Zone Map Mar/17

MAP Mar/13 Adjoins

MAP Mar/14 Adjoins



MAP Mar/1 Adjoins

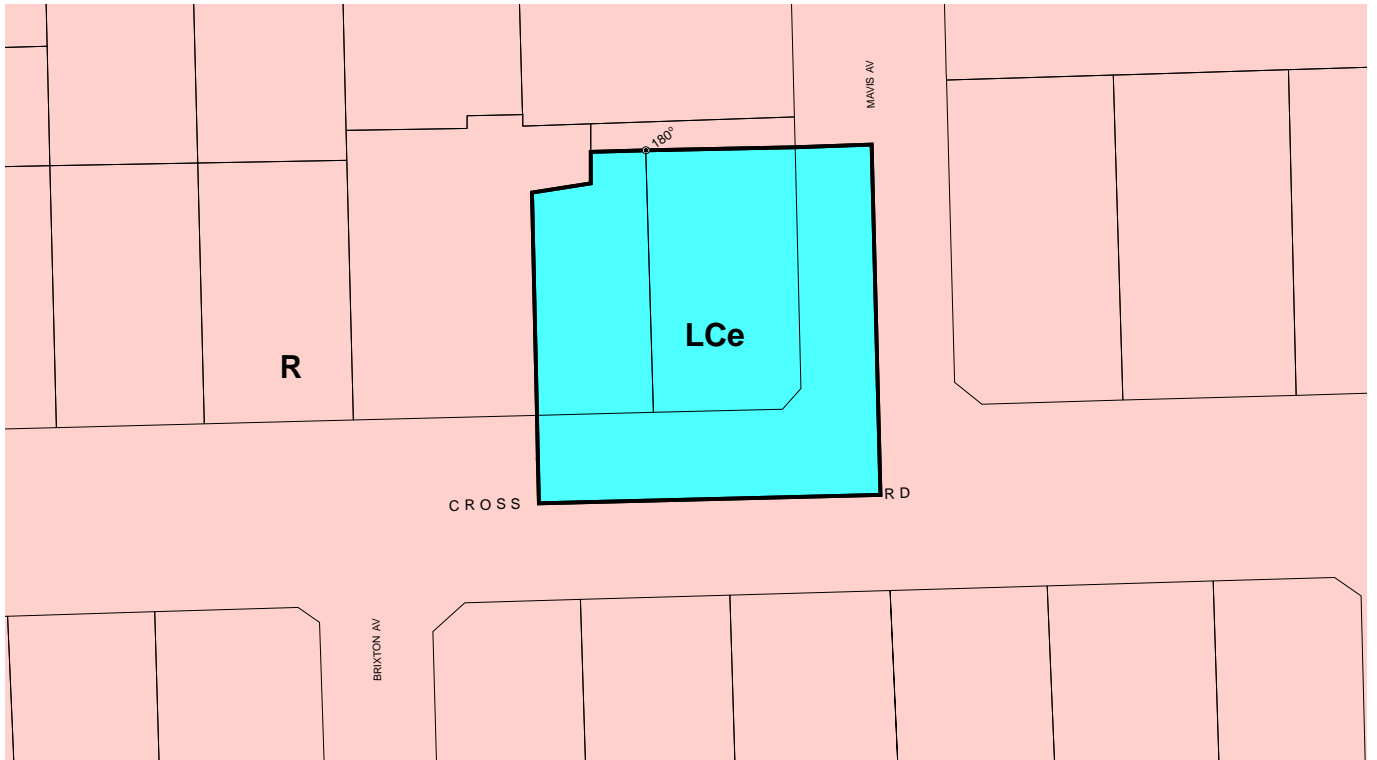
Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 18** Southern
- 20** Worthing Mine



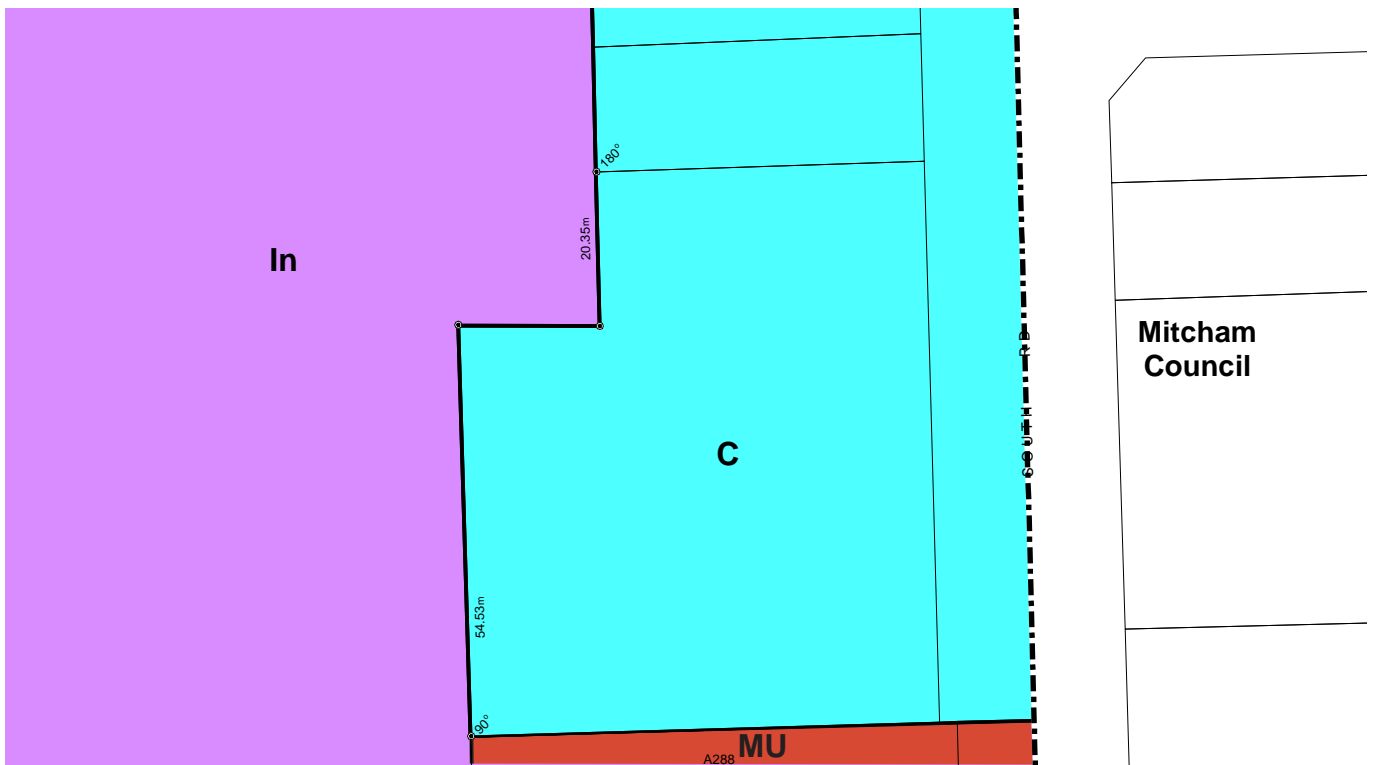
Policy Area Map Mar/17

- Policy Area Boundary
- Development Plan Boundary



Enlargement A

0 60 m



Enlargement B

0 60 m

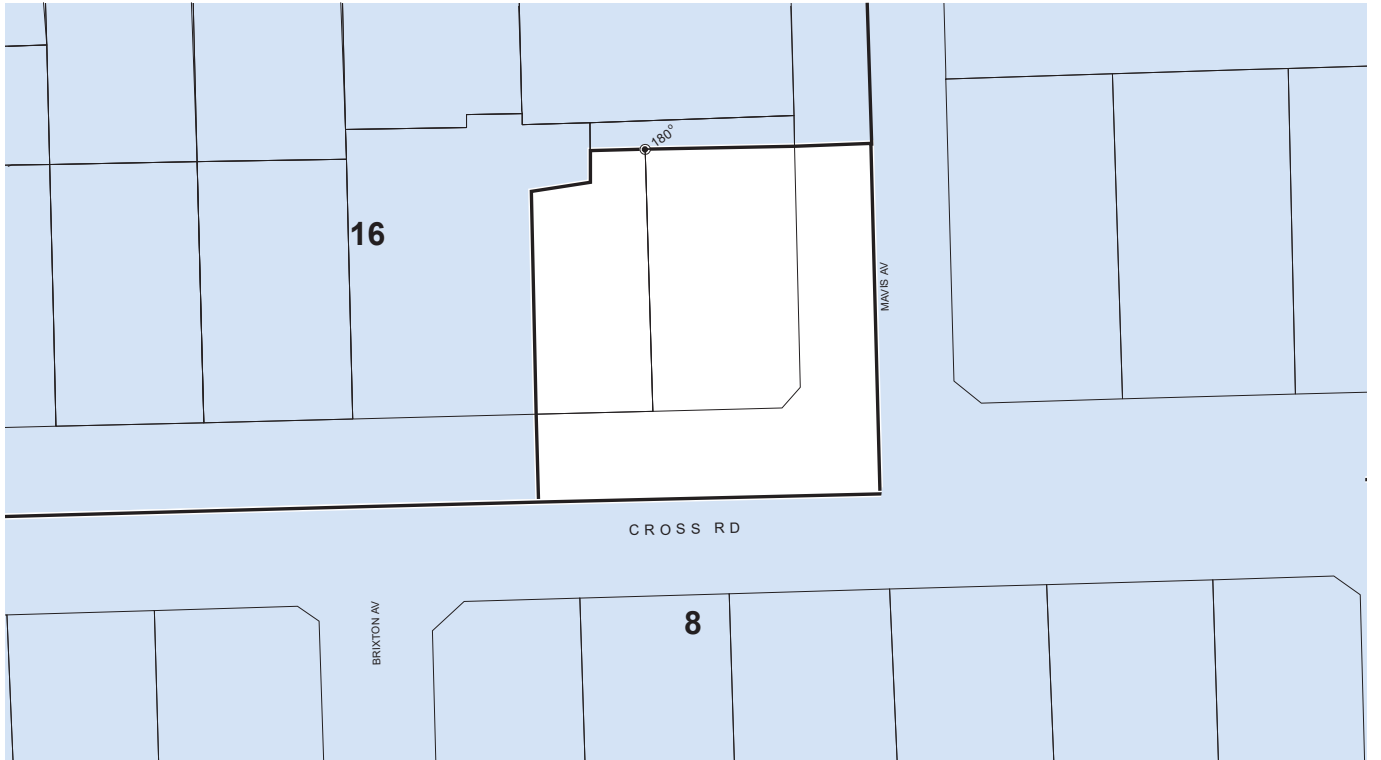
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
 - Industry
 - Local Centre
 - Residential
 - Mixed Use

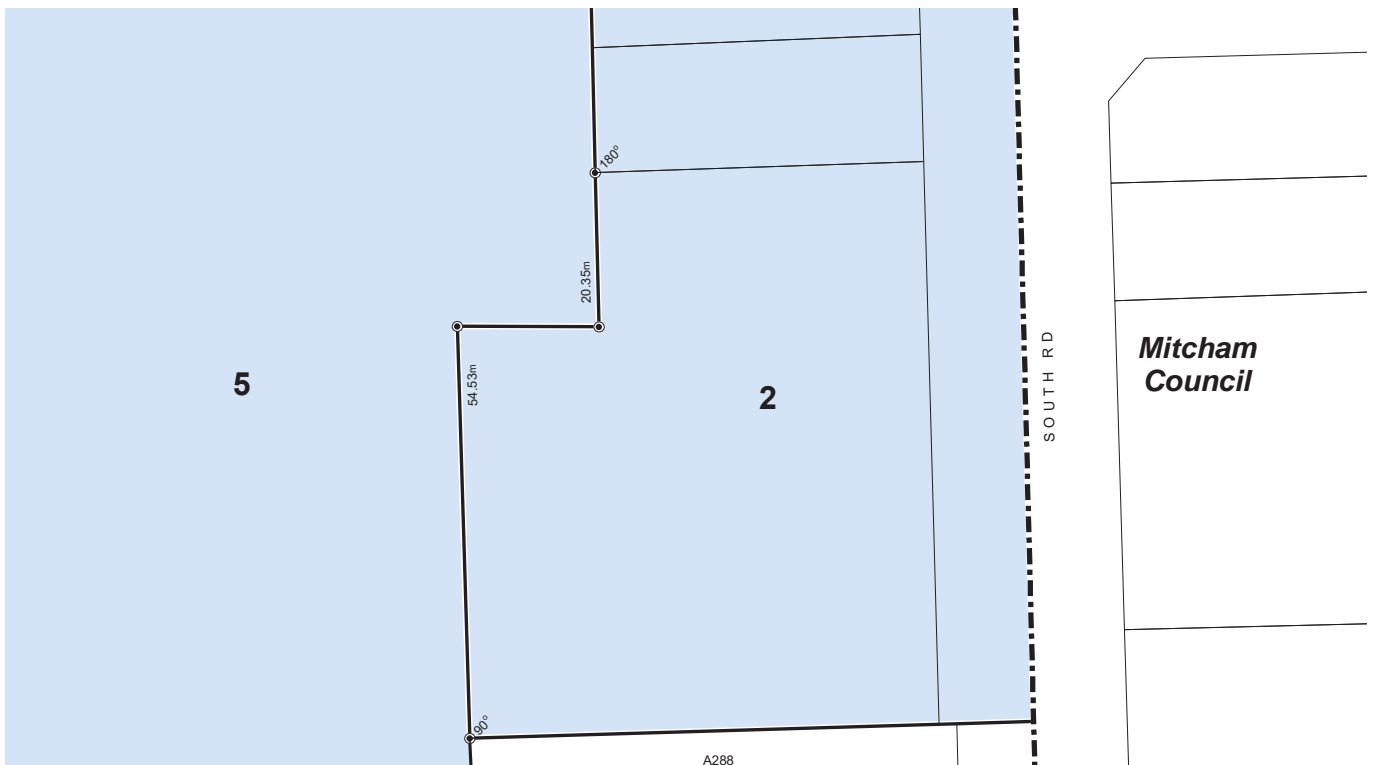
- Zone Boundary
- Development Plan Boundary



Zone Map Mar/18



Enlargement A



Enlargement B

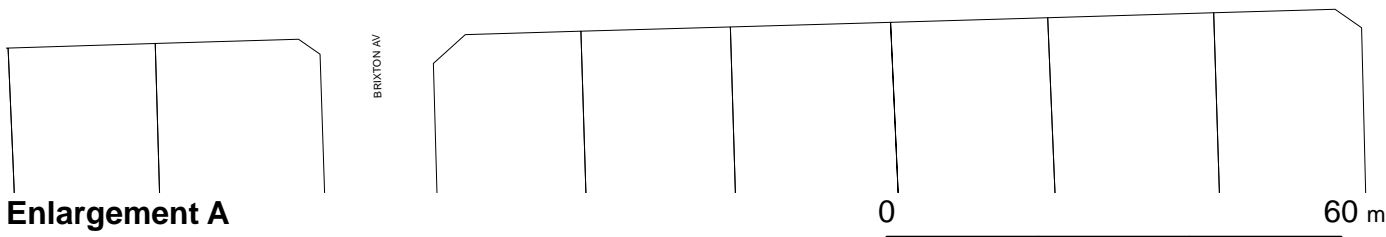


Lamberts Conformal Conic Projection, GDA94

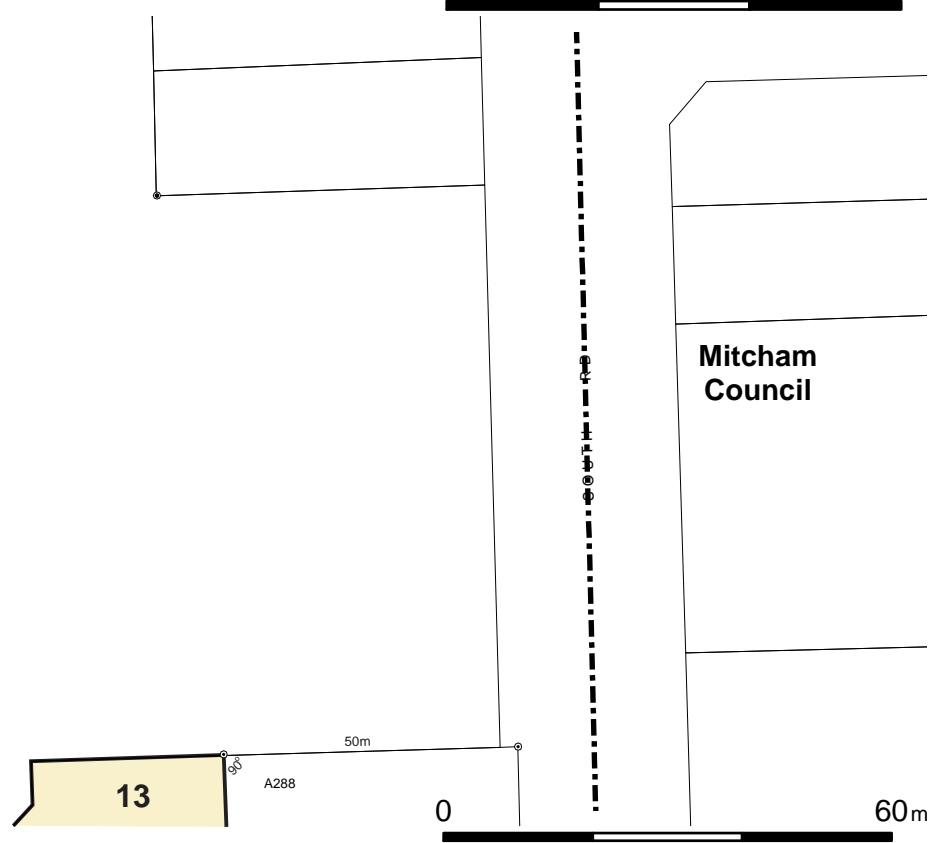


Policy Area Map Mar/18

- Policy Area Boundary
- Development Plan Boundary



Enlargement A



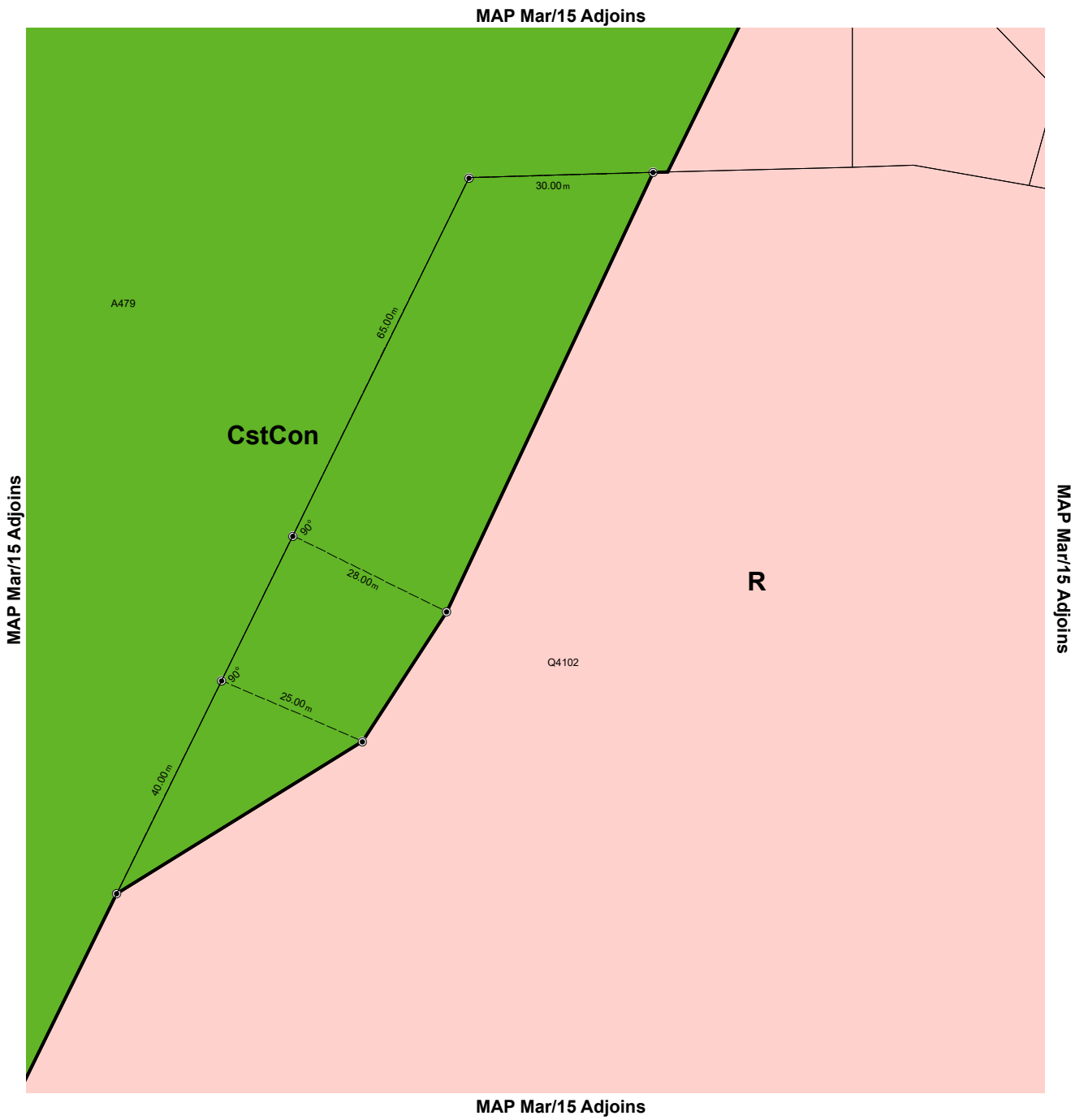
Enlargement B

Lamberts Conformal Conic Projection, GDA94

Precinct
 13 Limited Residential Development

- Precinct Boundary
- Development Plan Boundary

Precinct Map Mar/18



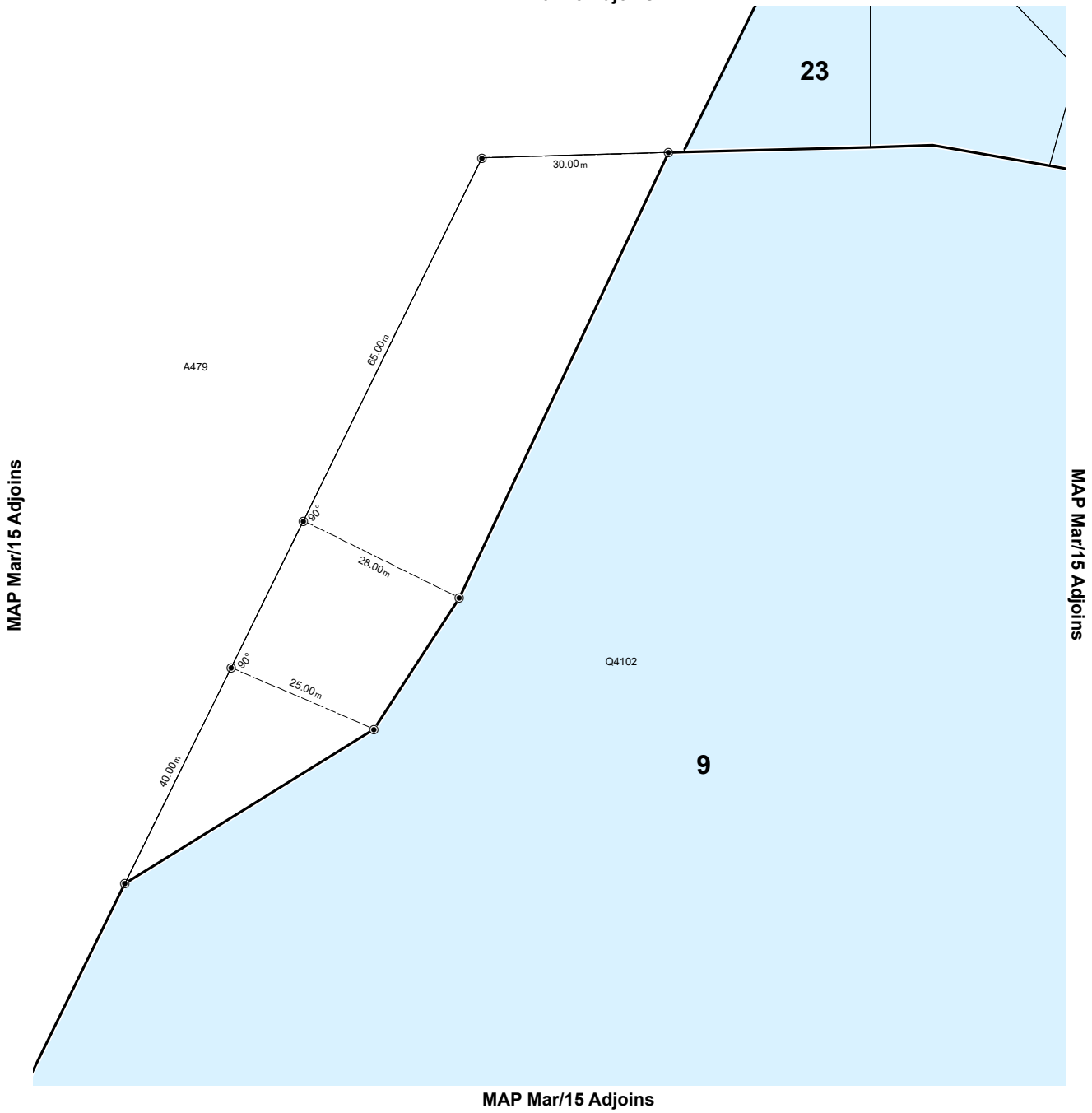
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - R Residential
 - Zone Boundary

Zone Map Mar/19 ENLARGEMENT

MAP Mar/15 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area

- 9 Lonsdale
- 23 Foothills and Seaside

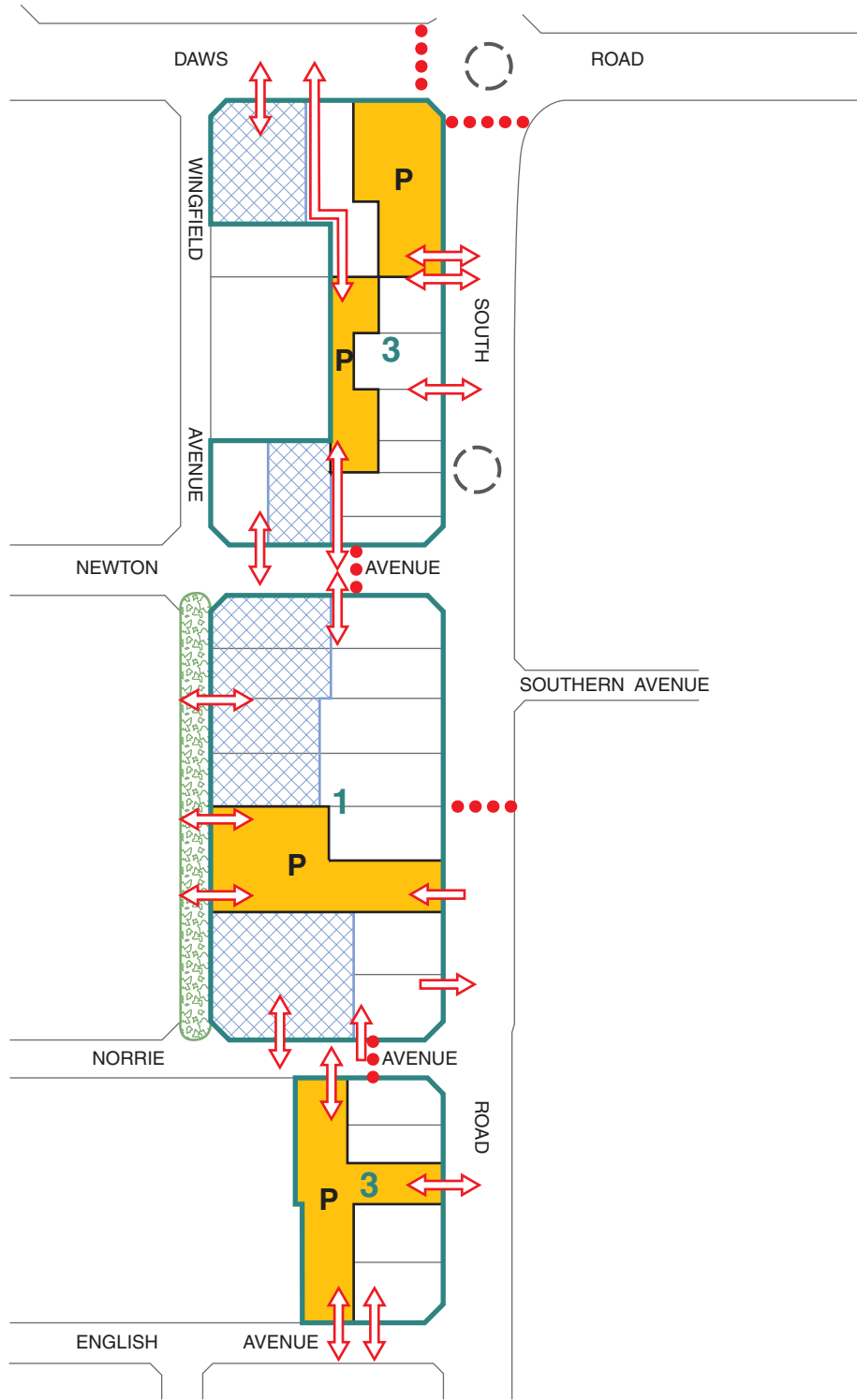


Policy Area Map Mar/19

ENLARGEMENT

 Policy Area Boundary

Concept Plan Maps

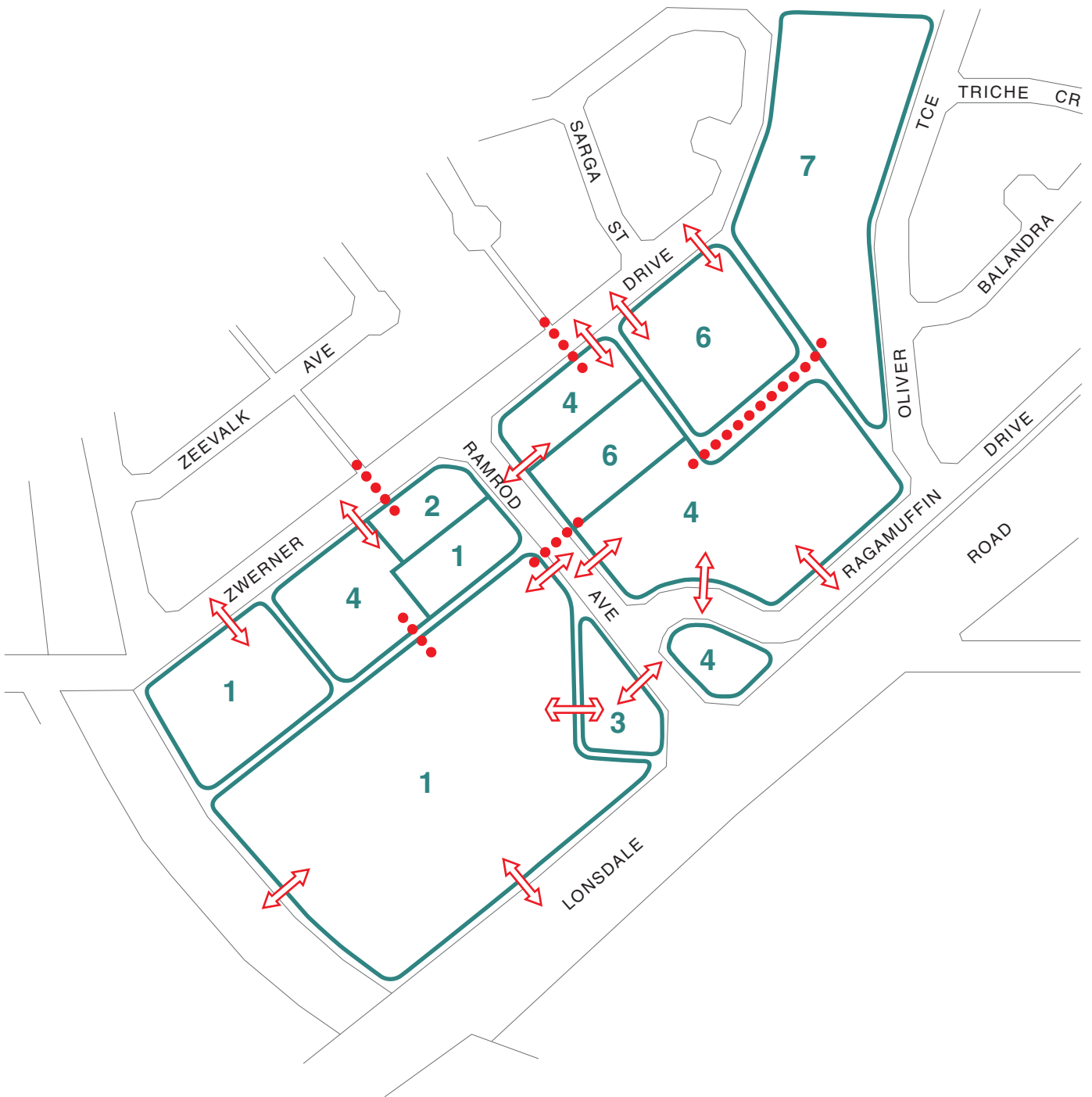


- 1** Retail
- 3** Commercial
- Potential Development Area
- Predominant Use Area
- Pedestrian Links
- Access Point (One-way)
- Access Point (Two-way)
- Car Parking
- Traffic Control Measure
- Possible Future Streetscape Measures

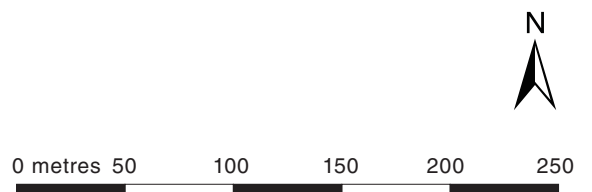


CLOVELLY PARK

Concept Plan Map Mar/1 CENTRE AND COMMERCIAL



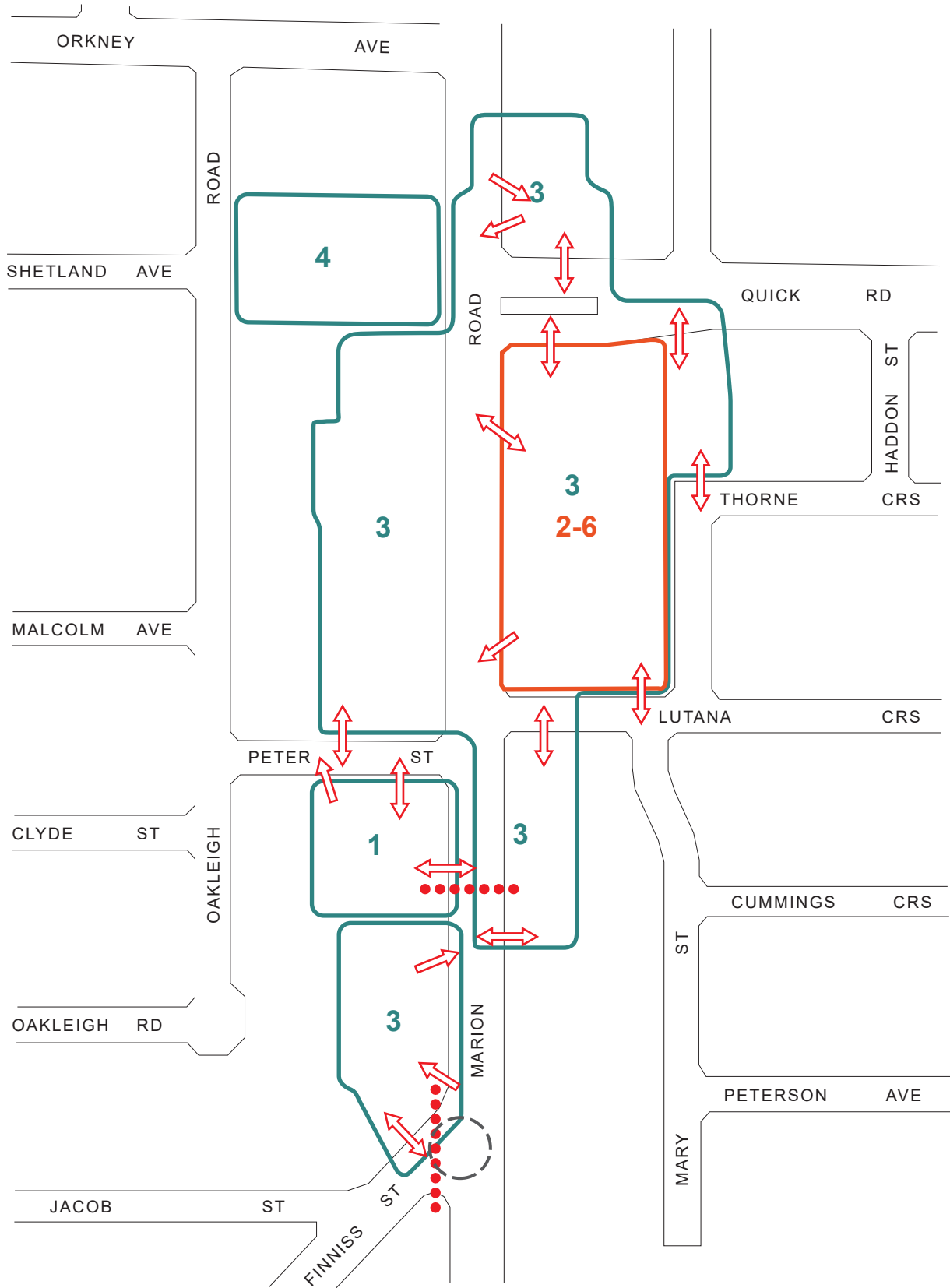
- 1 Retail
- 2 Offices
- 3 Commercial
- 4 Community
- 6 Residential
- 7 Open Space
- Predominant Use Area
- Pedestrian Links
- ↔ Vehicular Links
- ↔ Possible Access Points (Two-way)



HALLETT COVE

Concept Plan Map Mar/2

DISTRICT CENTRE

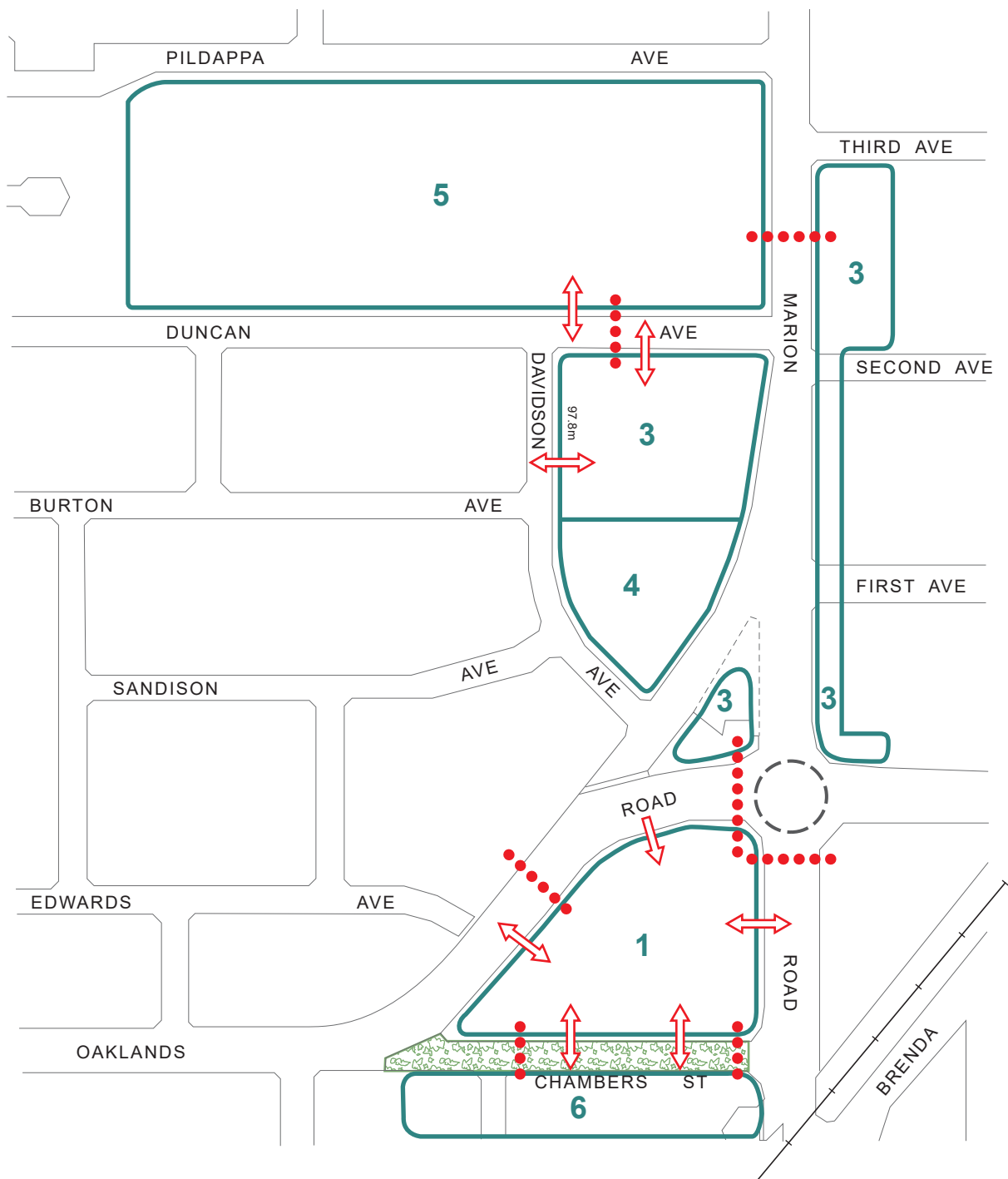


- 1 Retail
- 3 Commercial
- 4 Community
- Predominant Use Area
- Envisaged Storeys
- Pedestrian Links
- ↔ Access Point (One-way)
- ↔↔ Access Point (Two-way)
- Traffic Control Measure

0 metres 500 1000 1500 2000 2500



MARION/MITCHELL PARK
Concept Plan Map Mar/3
NEIGHBOURHOOD CENTRE



- 1 Retail
- 3 Commercial
- 4 Community/Recreation
- 5 Educational
- 6 Mixed Use

- Predominant Use Area
- Pedestrian Links
- Possible Access Point (One-way)
- Possible Access Point (Two-way)
- Traffic Control Measure
- Possible Future Streetscape Measures

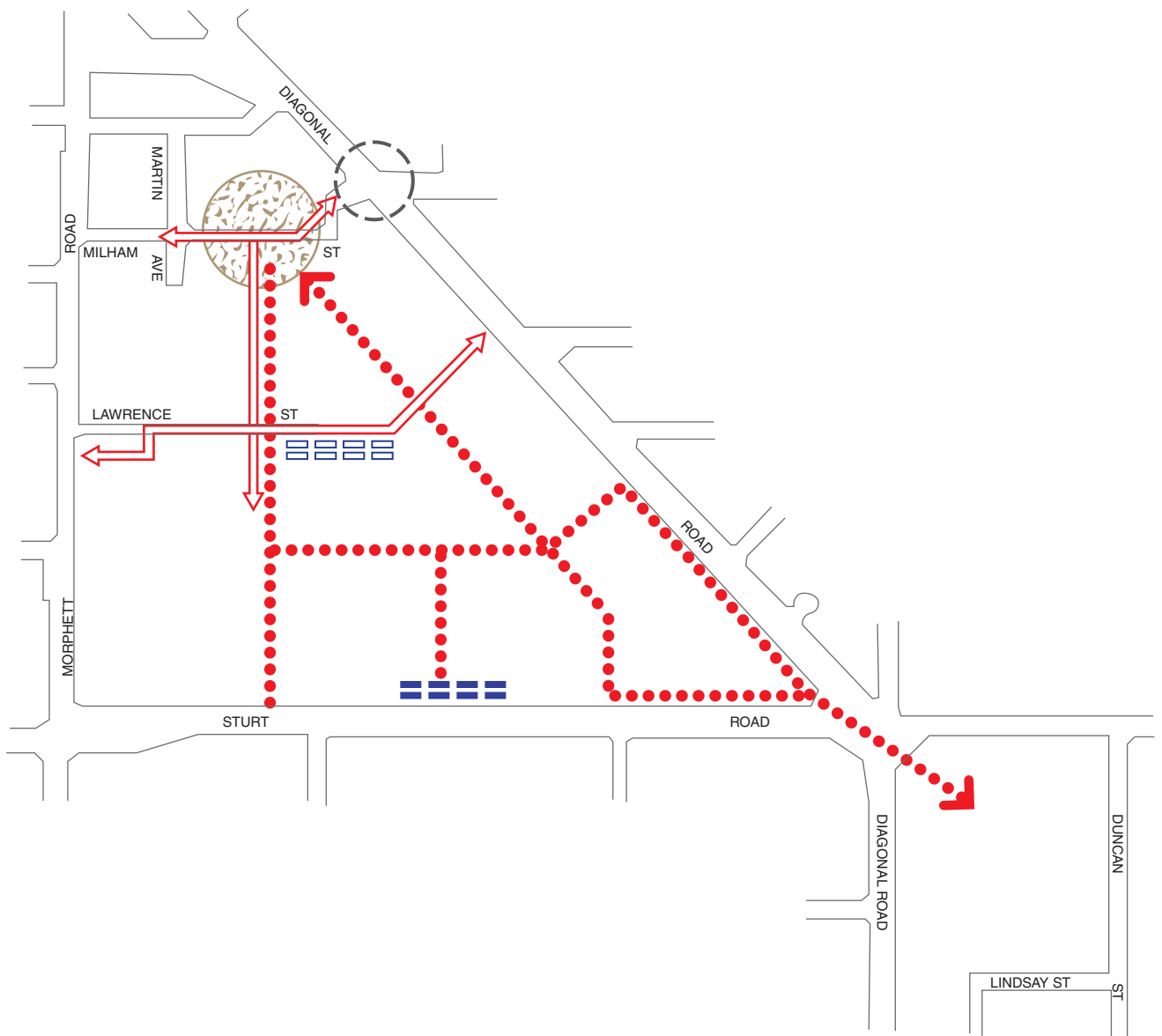
0 metres 40 80 120 160 200



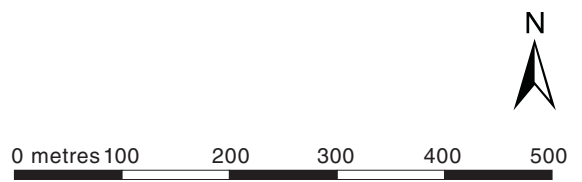
PARK HOLME

Concept Plan Map Mar/4

NEIGHBOURHOOD CENTRE



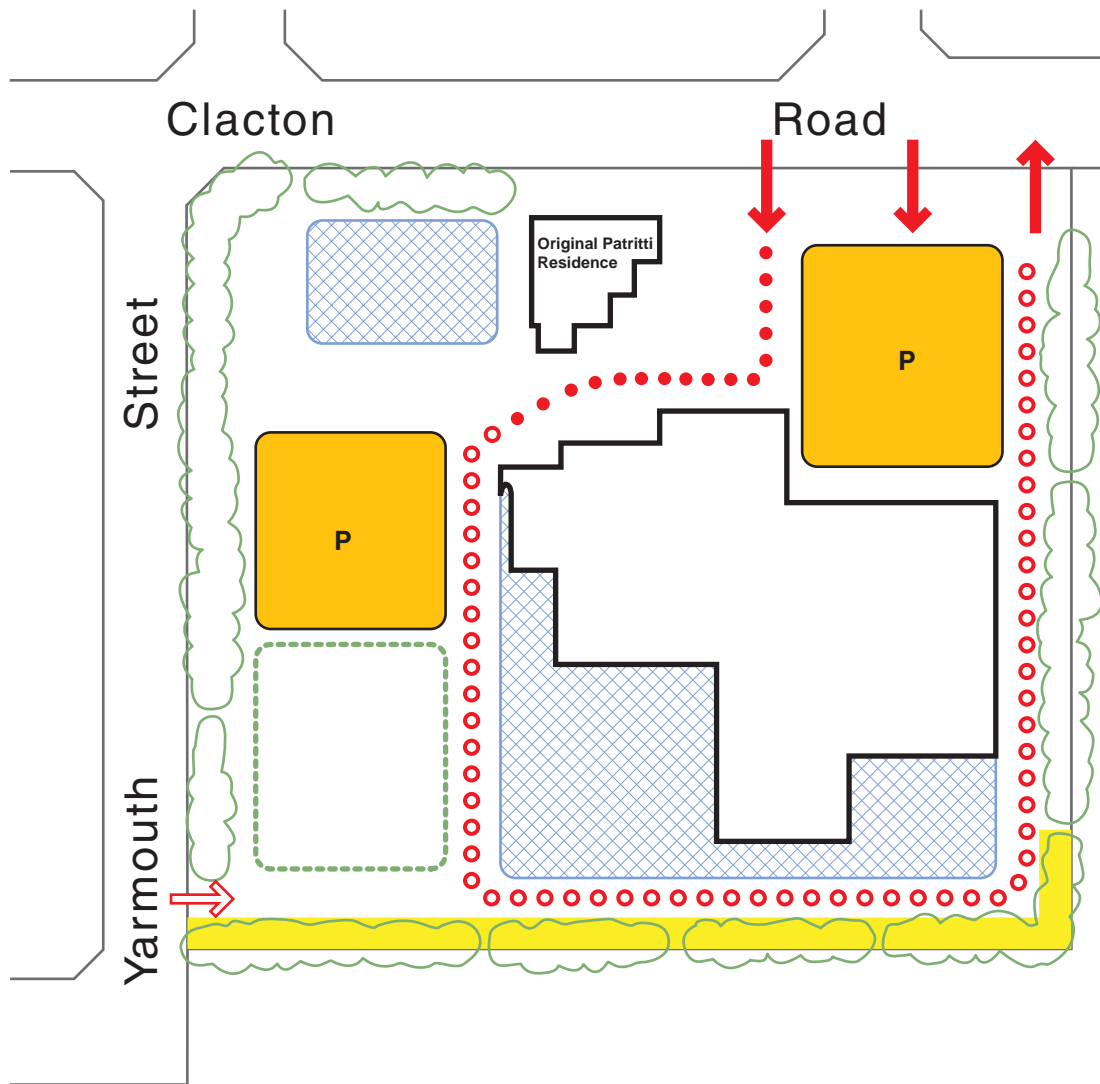
-  Major Public Open Space
-  Major Pedestrian Accessway
-  Bus Transfer Station Site
-  Alternative Bus Transfer Station Site
-  Major Vehicle Accessway
-  Traffic Control Measure













MARION

Concept Plan Map Mar/5

REGIONAL CENTRE



-  Existing Building Envelope
-  Possible Building Envelope
-  Car Parking
-  Open Landscaping
-  Principal Access Only
-  Emergency Access
-  Grape and Principal Commercial Trucking Route
-  Bulk Juice, Bottling and Light Commercial Trucking Route
-  Screen Planting - Min. 20 Metre Width
-  Accoustic Berm/Barrier



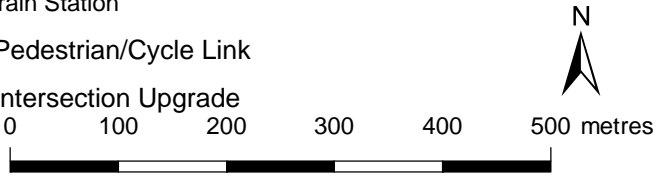
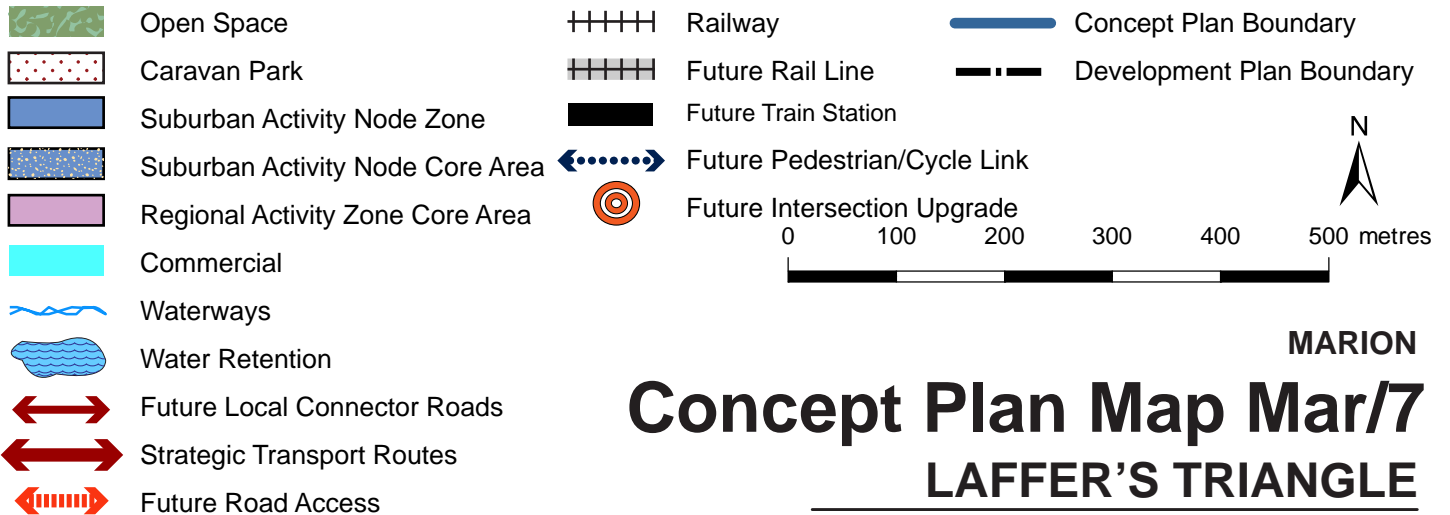
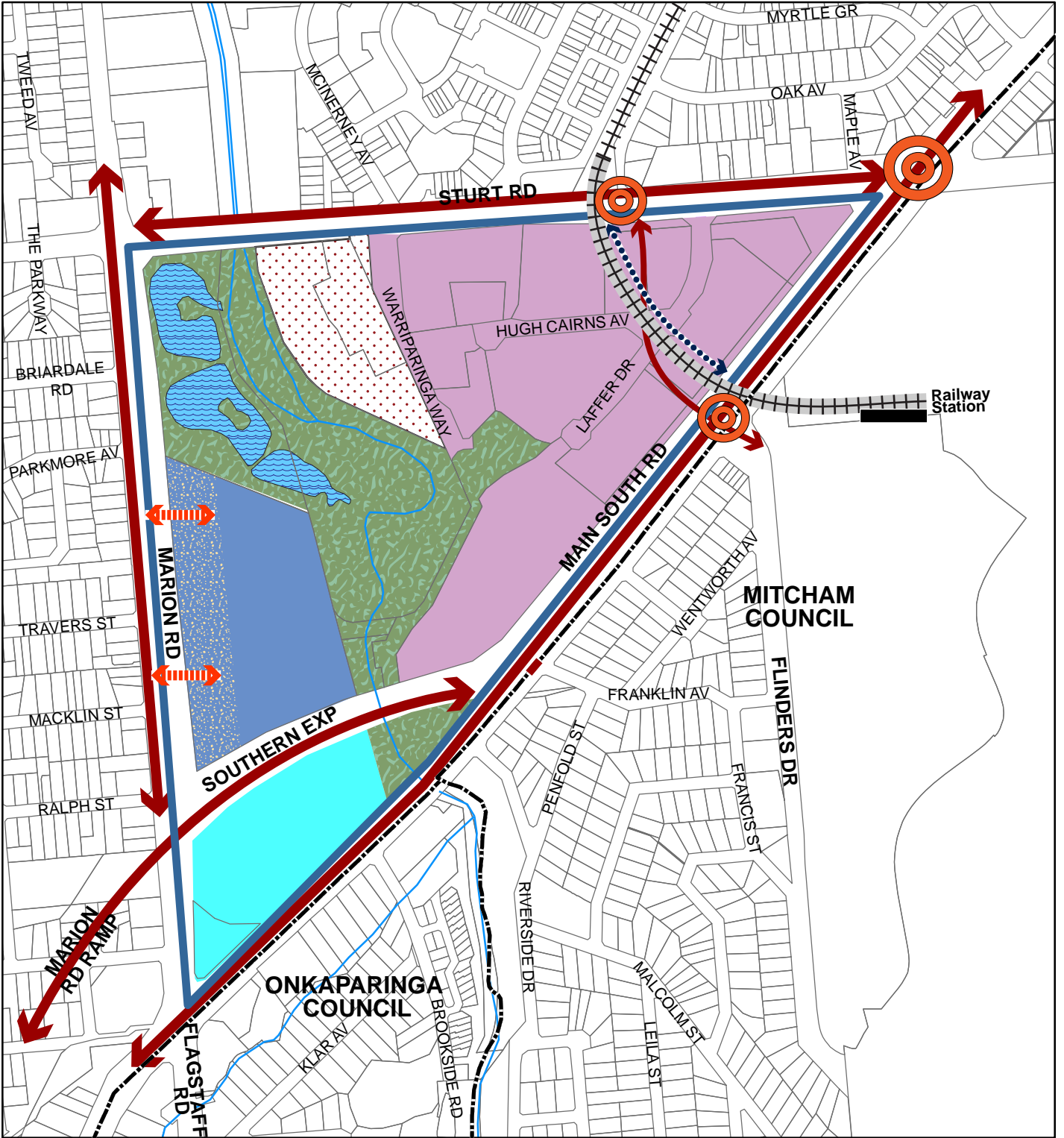
0 metres 50



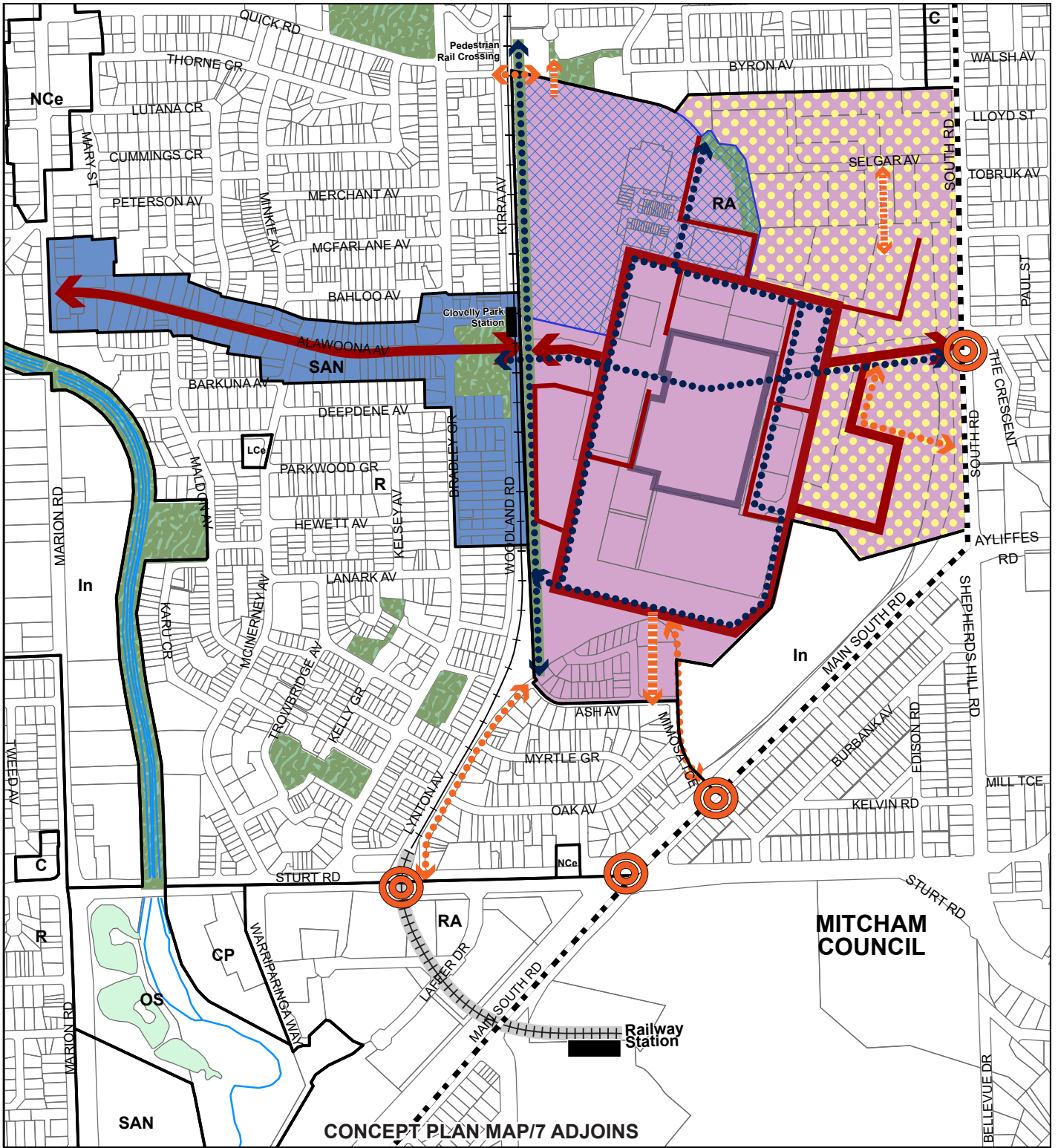
DOVER GARDENS

Concept Plan Map Mar/6

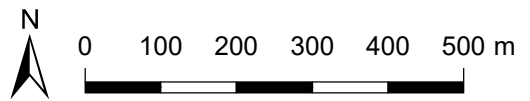
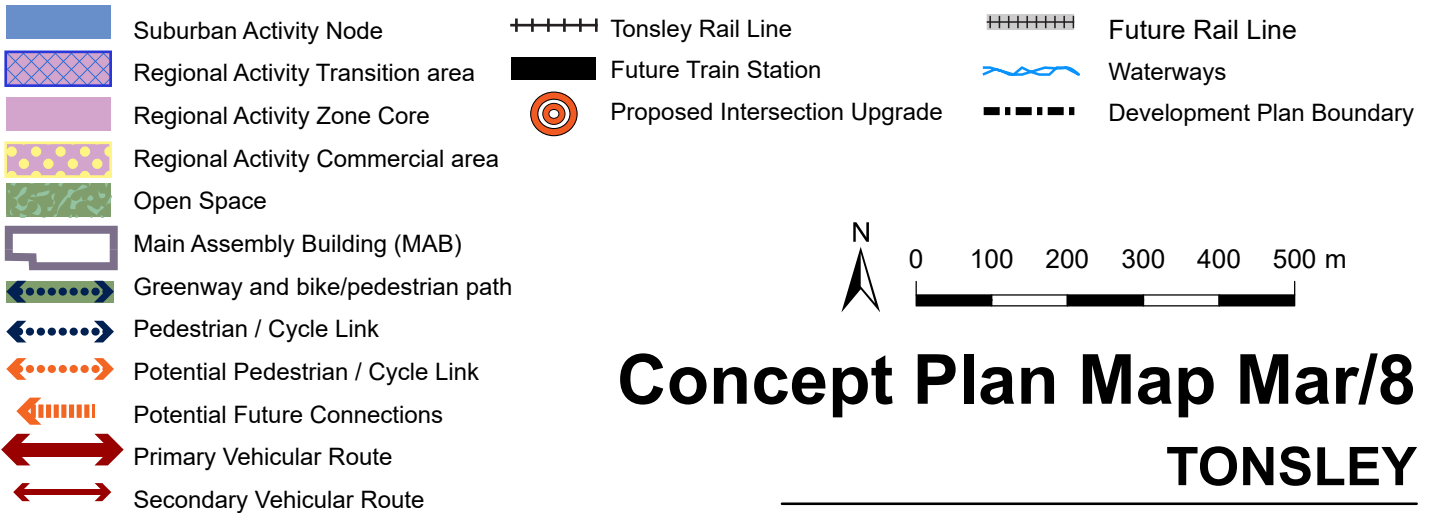
WINERY SITE DEVELOPMENT



MARION
Concept Plan Map Mar/7
LAFFER'S TRIANGLE

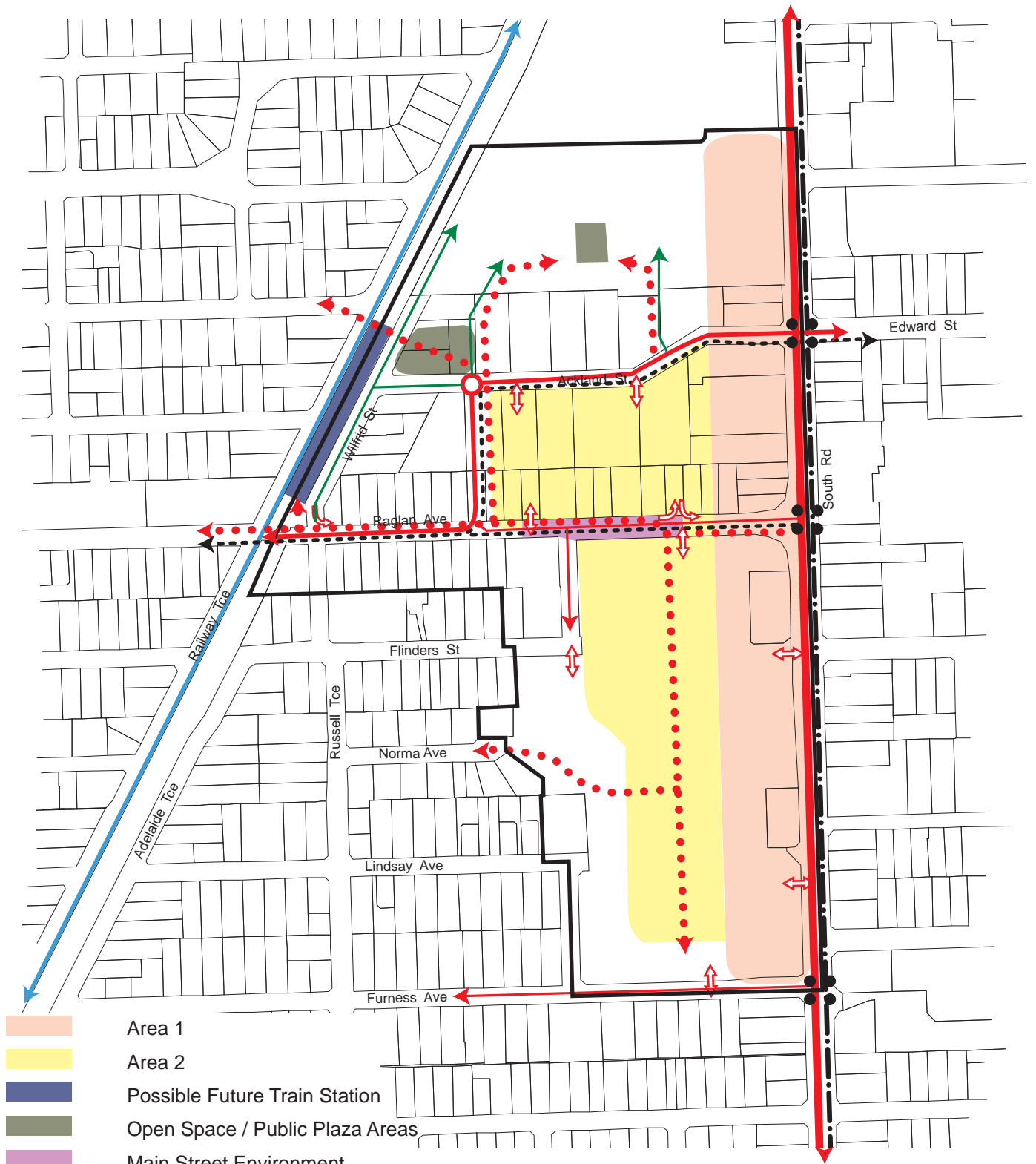


CONCEPT PLAN MAP/7 ADJOINS

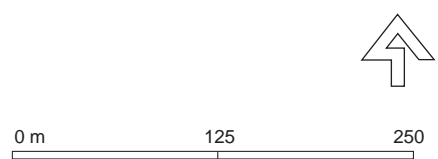


Concept Plan Map Mar/8

TONSLEY

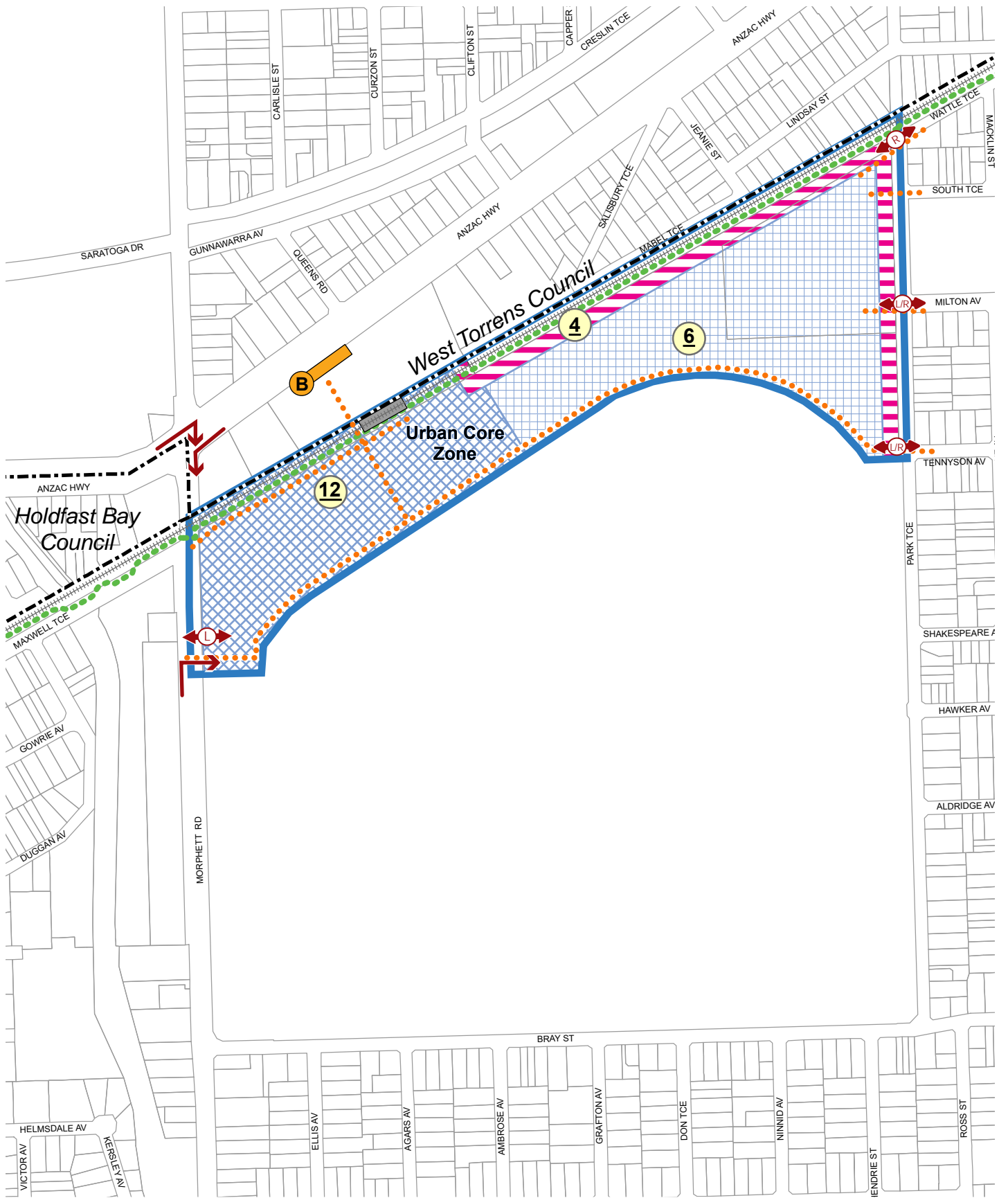


- Area 1
- Area 2
- Possible Future Train Station
- Open Space / Public Plaza Areas
- Main Street Environment
- Signalled Intersection
- Key Vehicular Access / Egress Points
- Key Pedestrian Paths
- Pedestrian and Cyclist Friendly Streets
- On Street Bike Link
- Greenway Route
- Local Road
- Key East/West Vehicular Route & Connection Road
- Arterial Road
- Extent of Concept Plan Map
- Development Plan Boundary



Concept Plan Map Mar/9

Mixed Use Zone

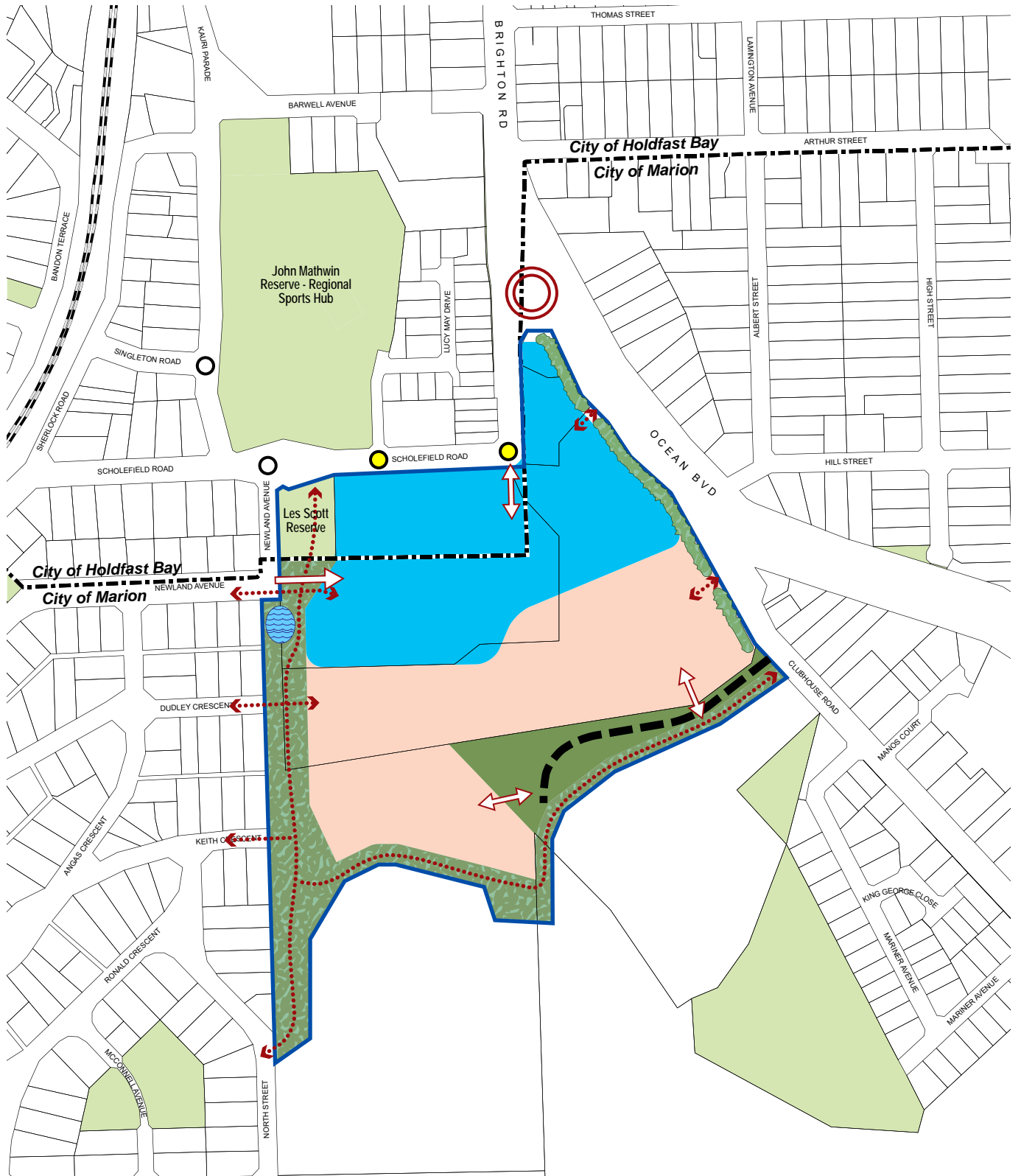


- 12 Maximum building height (storeys)
- Transition Area
- Core Area
- Non Designated Areas
- Mike Turtur Bikeway
- Potential Pedestrian/Cycle Access
- Tram Line
- Potential Future Tram Stop
- ➔ Right-in Only
- Ⓡ➔ Right-In / Right-Out
- ➔Ⓡ Left-In / Left-Out
- B Bus Stop (indented off-road)
- Urban Core Zone Boundary
- Development Plan Boundary



Concept Plan Map Mar/10

MORPHETVILLE RACECOURSE



- Hills Face Zone
- Residential
- Neighbourhood Activity Centre
- Existing Reserves
- Detention Basin / WSUD
- Open Space / Buffers
- Signalised Intersection
- New Traffic Management Device
- Existing Roundabouts
- Possible Access Point (two-way)
- Possible Access Point (one-way)
- Pedestrian / Cyclist Links
- Proposed Public Road
- Development Plan Boundary
- Concept Plan Boundary



SEACLIFF PARK AND MARINO

Concept Plan Map Mar/11

SEACLIFF PARK