

CHAPTER FIVE

Second consultation

- Summary of feedback
- Response and recommended amendments to Code Spatial Application

Chapter 5: Second consultation - Summary of feedback, response and recommended amendments to Code Spatial Application

The following chapter details the amendments sought to the spatial application of the Code. Included is a summary of the amendments requested through engagement feedback, as well as a list of changes recommended by the Commission, and those that have not been supported.

While not forming part of the Phase Three Amendment, a number of approved Development Plan Amendments (DPAs) have resulted in changes to the spatial layers of the Phase Three Amendment including:

- Seacliff Park Residential and Centre DPA
- Oaklands Park Renewal DPA (resulting in creation of new Master Planned Renewal Zone)
- Payneham and Stepney Strategic Sites DPA
- St Clair Residential DPA
- Strathalbyn Deferred Urban DPA
- Robe Davenport Street DPA
- Holly Rise Coffin Bay Residential DPA
- Walker Avenue Mannum DPA.

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Spatial amendments spanning multiple council areas

Urban Tree Canopy and Stormwater Management Overlays

Engagement feedback:

A number of submissions queried whether the Urban Tree Canopy Overlay and Stormwater Management Overlay should apply in regional areas.

Commission's Response:

The rationale behind introduction of these overlays related to issues of urban tree canopy loss and stormwater management, which are typically experienced in the metropolitan area due to an increase in housing density. As such, it is considered appropriate to initially limit these overlays to the metropolitan area. Further expansion of these overlays could be considered on merit in future Code amendments where warranted.

Commission's Recommendations:

- SA.1** **AMEND SPATIAL APPLICATION** of the Urban Tree Canopy Cover Overlay and Stormwater Management Overlay so that the overlays apply only in Metropolitan Adelaide.

Affordable Housing Overlay

Engagement feedback:

Some submissions requested that the Affordable Housing Overlay should not apply to certain residential areas.

Commission's Response:

This overlay applies to areas where the current Development Plan seeks 15% affordable housing. Upon review of these application principles, some inconsistencies were observed which are proposed to be rectified in Salisbury and Barossa.

Commission's Recommendations:

- SA.2** **AMEND SPATIAL APPLICATION** of the Affordable Housing Overlay to also apply to the following locations:
- The Urban Core (Salisbury) Zone in the Salisbury Development Plan
 - The Residential (Gawler East) Zone in the Barossa Development Plan

Heritage items and representative buildings

Engagement feedback:

A number of submissions observed instances where State/Local heritage place overlays (and associated Heritage Adjacency Overlay) and Representative Buildings layer applied to properties where the previously listed/identified building has been demolished.

Commission's Response:

It's agreed that the heritage overlays and representative buildings layer should not apply to buildings where the heritage item/representative building has been demolished.

Commission's Recommendations:

SA.3

REMOVE SPATIAL APPLICATION of the Local Heritage Place Overlay, State Heritage Place Overlay (and surrounding Heritage Adjacency Overlay) and Representative Buildings layer where the formerly listed/identified building has been demolished.

Flooding overlays

Engagement feedback:

Submissions observed the following in relation to spatial application of the Hazards (Flooding) Overlay and newly proposed Hazards (Flooding - General) Overlay:

- The Hazards (Flooding – General) Overlay should be used sparingly and the Code should only adopt the flood areas mapped within the current Development Plan in the initial roll-out of the Code
- Inconsistency in Hazards (Flooding) overlays observed between council areas
- Various requests to include additional flood mapping data from councils.

Commission’s Response:

The Hazards (Flooding) Overlay and Hazards (Flooding - General) Overlay have been based on flood mapping from development plans. At this stage, it is considered inappropriate to update the mapping based on further data which hasn’t been consulted on. However, a study into flooding is currently being undertaken by the Department in conjunction with the Department for Environment and Water. The outcomes of this study will be incorporated into the Code in a future Code Amendment.

It’s acknowledged that the Hazards (Flooding - General) Overlay applies to areas which have a low risk of flooding, as well as to areas where the flood risk is unknown because a flood study has not yet been endorsed. Reference to the 1% AEP in this overlay may therefore be problematic where such data does not exist. For this reason, an additional Hazards (Flooding – Evidence Required) Overlay is proposed which removes reference to the 1% AEP, and adopts a precautionary approach by ensuring that the FFL of habitable buildings, commercial and industrial buildings, and buildings used for animal keeping is set at least 300mm above top of kerb level (see associated recommendation in **Natural Resources and Environment > Flooding** section of this report).

The Hazards (Flooding – Evidence Required) Overlay is proposed to apply to areas where a flood study has not been undertaken, replacing spatial application of the Hazards (Flooding - General) Overlay.

In summary, the various overlays to deal with flood risk are applied as follows:

- The Hazard (Flooding) Overlay applies to high and extreme risk areas inside the 1% AEP as per the relevant flood mapping data (or relevant development plan flood mapped area). Avoids new development, or intensification of existing development within the area. Development is performance assessed, other than some minor open structures.
- The Hazard (Flooding – General) Overlay applies to low to medium risk areas inside the 1% AEP as per relevant flood mapping data (or relevant development plan flood mapped areas). A deemed-to-satisfy pathway applies using the overlay criteria. Habitable and substantial commercial buildings have FFL 300mm above 1% AEP. Minor ancillary structures are not affected by the overlay.
- No Hazard Flooding Overlay applies outside 1% AEP in areas where flood mapping has been produced (or outside development plan flood mapped areas where confirmed by relevant councils).
- The new Hazard (Flooding – Evidence Required) Overlay applies over areas where flood mapping has not been produced (i.e. unknown areas). A deemed-to-satisfy pathway applies

using the overlay criteria. Habitable and substantial commercial buildings have FFL 300mm above kerb level (or ground level where there is no kerb). Minor ancillary structures are not affected by the overlay.

- In addition, the Water Resources Overlay applies along creeks and watercourses (50m buffer around the creek line). Development is performance assessed – policy requires development inside the 1% AEP that affects water flow be avoided. This policy works in tandem with the Flooding Overlays.

Commission's Recommendations:

- SA.4** **SPATIALLY APPLY** the new Hazards (Flooding – Evidence Required) Overlay instead of the Hazards (Flooding - General) Overlay in areas where flood risk is unknown.

City of Adelaide

Feedback received from the City of Adelaide sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Stormwater Management Overlay to all of the City of Adelaide.
- Apply the Urban Tree Canopy Overlay to the City Living Zone and the Community Facilities Zone in the City of Adelaide.
- Apply the Adelaide Park Lands Zone boundaries consistently to the six City Squares so that they align with the National Heritage Listing.
- Create new Concept Plans to spatially define areas of special landscape character in the Adelaide Park Lands Zone.
- Apply a new Subzone or extend the North Adelaide Low Intensity Subzone in the City Living Zone to reflect the boundaries of the existing Adelaide Historic (Conservation) Zone.
- Apply Concept Plan 79 regarding the Primary Pedestrian Area to apply to areas other than the Capital City Zone and City Main Street Zone.
- Reinstate the existing Concept Plan Fig WC/1 applying to the Women's and Children's and Memorial Hospital sites.
- Apply the Advertising Near Signalised Intersections Overlay to appropriate intersections in the City of Adelaide.

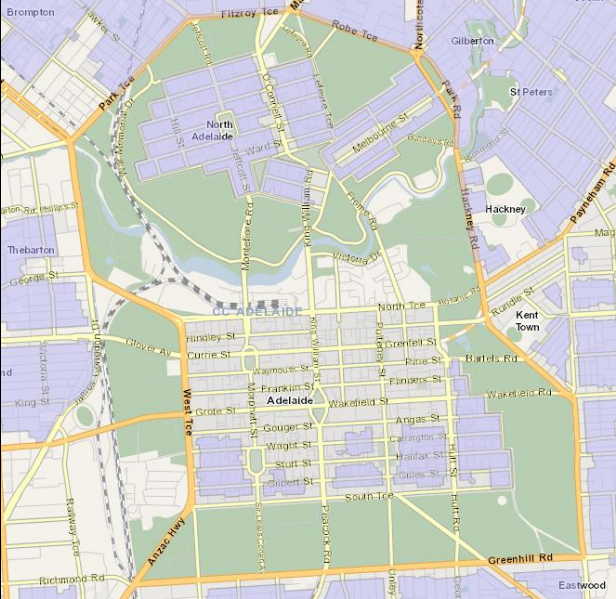
Non-council Submissions:

- Rezoning of the Calvary Hospital site at North Adelaide from City Living Zone to Community Facilities Zone to better reflect other hospitals within the CBD (e.g. St Andrew's Hospital).
- Rezoning of the Hutt Street Centre site (254-262 Hutt Street) from the proposed City Main Street Zone / Community Facilities Zone split to Community Facilities Zone in its entirety.
- 'J Group', owner of the St Andrew's Medical Centre at 321 South Terrace and land at 333 South Terrace has requested the following changes to zoning in this part of the City:
 - The Urban Corridor (Main Street) Zone (now called the City Main Street Zone) to extend further south along Hutt Street to include land on the eastern side of Hutt Street to and including 268 Hutt Street; and
 - The Capital City Zone (but not the City Frame Subzone) to extend east along South terrace from and including 321 South terrace east to St John Street.

Commission’s Recommendations:

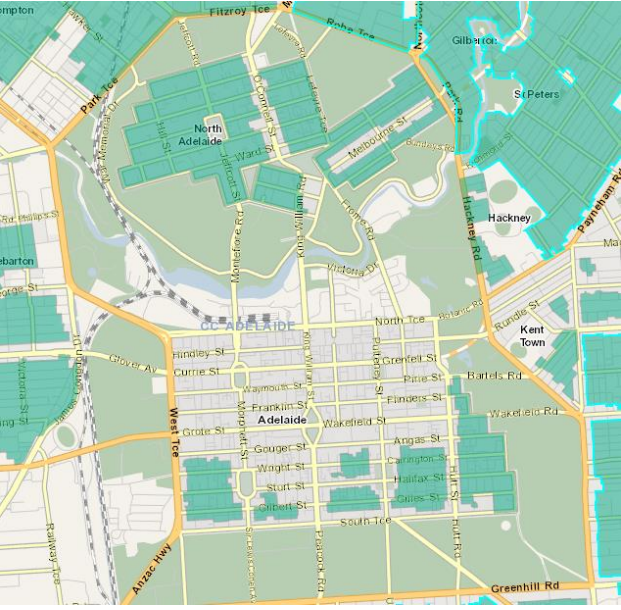
Amendments to spatial application

SA.5 **SPATIALLY APPLY** the Stormwater Management Overlay to the existing North Adelaide Historic Conservation) Zone (excluding those parts proposed to transition to Community Facilities Zone), City Living Zone and Adelaide Historic (Conservation) Zone in the City of Adelaide as identified in the recommended amendment map:

Location within Council area	Amended application
<p>North Adelaide Historic Conservation) Zone (excluding those parts proposed to transition to Community Facilities Zone), City Living Zone and Adelaide Historic (Conservation) Zone</p>	



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.6 **SPATIALLY APPLY** the Urban Tree Canopy Overlay to the existing North Adelaide Historic Conservation) Zone (excluding those parts proposed to transition to Community Facilities Zone), City Living Zone and Adelaide Historic (Conservation) Zone in the City of Adelaide as identified in the recommended amendment map:

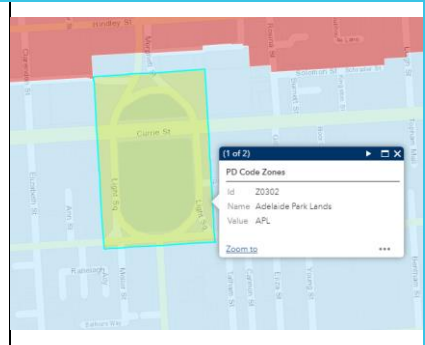
Location within Council area	Amended application
<p>North Adelaide Historic Conservation) Zone (excluding those parts proposed to transition to Community Facilities Zone), City Living Zone and Adelaide Historic (Conservation) Zone</p>	

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

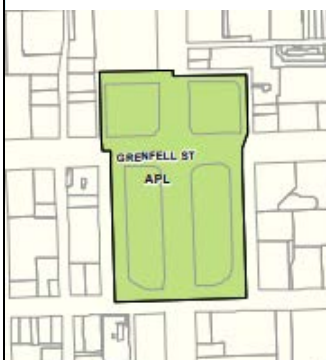
SA.7 **SPATIALLY APPLY** the Adelaide Park Lands Zone boundaries to the City Squares so that they are consistent with the National Heritage Listing as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Wellington Square (North Adelaide Historic Conservation Zone)</p>		

Light Square (Capital City Zone)



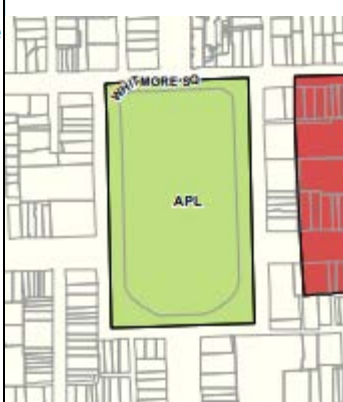
Hindmarsh Square (Capital City Zone)



Victoria Square (Capital City Zone)



Whitmore Square (City Frame Zone)





Reason: The Commission supports the proposed amendment to the spatial application of the Code as it applies to the six City Squares as the slight zone boundary changes are considered to be better align with the National Heritage Listing of the Adelaide Park Lands.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Adelaide</p> <p>Apply new Concept Plans to spatially define areas of special landscape character in the Adelaide Park Lands Zone.</p>	<p>The Commission considers that sufficient policy is contained in the Adelaide Parklands Zone to address the matters identified. The Adelaide Park Lands Management Plan and heritage listing of the Park Lands also ensures (in a practical sense) the ongoing protection and enhancement of the special landscape character of the park lands.</p>
<p>City of Adelaide</p> <p>Apply a new Subzone or extend the North Adelaide Low Intensity Subzone in the City Living Zone to reflect the boundaries of the existing Adelaide Historic (Conservation) Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>City of Adelaide</p> <p>Apply Concept Plan 79 regarding the Primary Pedestrian Area to areas other than the Capital City Zone and City Main Street Zone.</p>	<p>Concept Plan 79 replicates Map Adel/1 (Overlay 2A) Primary Pedestrian Area Map from the existing Development Plan. Extending the extent of this Concept Plan is outside the scope of the current Phase Three Code Amendment.</p>
<p>City of Adelaide</p> <p>Apply existing Concept Plan Fig WC/1 applying to the Women's and Children's and Memorial Hospital sites and apply to the proposed Community Facilities Zone at this location.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>

	Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.
<p>City of Adelaide</p> <p>Apply the Advertising Near Signalised Intersections Overlay to appropriate intersections in the City of Adelaide.</p>	The Advertising Near Signalised Intersections Overlay only applies to the intersections of State maintained roads.
<p>Public Submission</p> <p>Rezoning of the Calvary Hospital site at North Adelaide from City Living Zone to Community Facilities Zone to better reflect other hospitals within the CBD (e.g. St Andrew’s Hospital).</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Rezoning of the Hutt Street Centre site (254-262 Hutt Street) from the proposed City Main Street Zone / Community Facilities Zone split to Community Facilities Zone in its entirety.</p>	<p>The boundary reflects the current location of the zone boundary, and the proposed change is too significant to be considered an anomaly.</p> <p>A change to the zone boundaries would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>The Urban Corridor (Main Street) Zone (now called the City Main Street Zone) to extend further south along Hutt Street to include land on the eastern side of Hutt Street to and including 268 Hutt Street; and</p> <p>The Capital City Zone (but not the City Frame Subzone) to extend east along South Terrace from and including 321 South terrace east to St John Street.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>

Adelaide Hills Council

Feedback received from the Adelaide Hills Council sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Scenic Quality Overlay to the following policy areas of the current Watershed (Primary Production) Zone:
 - Lobethal Rural Surrounds
 - Onkaparinga Springs
 - Onkaparinga Valley
 - Rural buffer (Summertown & Uraidla)
 - Rural Fringe
 - Rural Landscape
 - Rural Landscape (Summertown & Uraidla)
 - Rural (Norton Summit)
 - Watershed Protection
 - Woodside Rural Surrounds
- Apply the Stirling Village Concept Plan (developed as part of the Stirling Village Mainstreet Design Guidelines), to address the nuanced precinct character in and around the Stirling main street precinct.
- Apply the Stormwater Management Overlay and Urban Tree Canopy Overlays to all urban and township-type zones in order to promote climate resilience in these settings.

Non-Council Submissions:

- Apply the Extractive Industry Zone and Resource Extraction Protection Area to quarries within the Rural and Adelaide Country Zone
- Apply the Rural Neighbourhood Zone to the Wairoa site at 142 Mount Barker Road, Aldgate, instead of the Community Facilities Zone.
- Apply the Township Zone and remove the Limited Land Division Overlay from Crest at Woodside, instead of the Adelaide Country Zone.

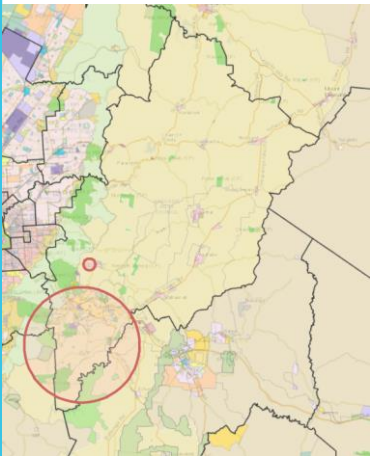
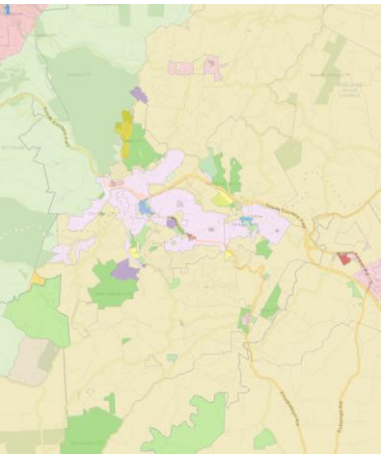
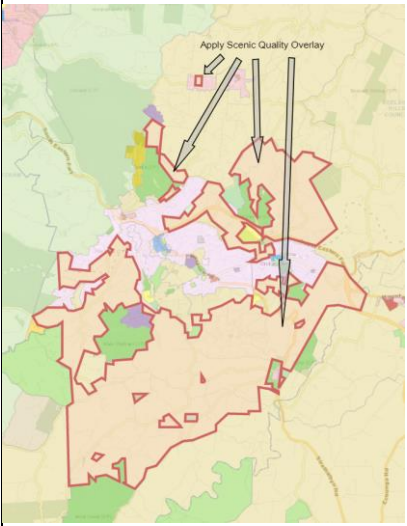
Commission’s Recommendations:

Amendments to spatial application

SA.8 SPATIALLY APPLY the Scenic Quality Overlay to the following policy areas of the existing Watershed (Primary Production) Zone:

- Rural Landscape
- Rural Landscape (Summertown & Uraidla)

as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Adelaide Hills Council</p> <p>Apply the Scenic Quality Overlay to the following policy areas of the current Watershed (Primary Production) Zone:</p> <p>Lobethal Rural Surrounds Onkaparinga Springs Onkaparinga Valley Rural buffer (Summertown & Uraidla) Rural Fringe Rural (Norton Summit) Watershed Protection</p>	<p>The Commission has resolved to apply the Scenic Quality Overlay to the Rural Landscape Policy Area and Rural Landscape (Summertown and Uraidla) Policy Areas, as these policy areas were considered to contain the strongest level of policy emphasis upon the maintenance of the high levels of scenic quality and rural amenity within the zone.</p> <p>The spatial application of the Scenic Quality Overlay has been limited to policy areas with only the highest levels of policy emphasis on these attributes to ensure consistency with the</p>

Woodside Rural Surrounds.	application of this overlay to other zones and policy areas in adjoining council areas.
<p>Adelaide Hills Council</p> <p>Apply the Stirling Village Concept Plan (developed as part of the Stirling Village Mainstreet Design Guidelines), to address the nuanced precinct character in and around the Stirling main street precinct.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>The incorporation of design guidelines may be revisited in a future iteration of the Code.</p>
<p>Adelaide Hills Council</p> <p>Apply the Stormwater Management Overlay and Urban Tree Canopy Overlays to all urban and township-type zones in order to promote climate resilience in these settings.</p>	<p>The Stormwater Management Overlay and Urban Tree Canopy Overlays relate to issues of urban tree canopy loss and stormwater management, which are typically experienced in metropolitan areas due to an increase in housing density and residential infill.</p> <p>Further expansion of these overlays would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply the Extractive Industry Zone and Resource Extraction Protection Area to quarries within the Rural and Adelaide Country Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Public Submission</p> <p>Apply the Rural Neighbourhood Zone to the Wairoa site at 142 Mount Barker Road, Aldgate, instead of the Community Facilities Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply the Township Zone and remove the Limited Land Division Overlay from Crest at Woodside, instead of the Adelaide Country Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>

Adelaide Plains Council

Feedback received from the Adelaide Plains Council sought the following alterations to the spatial application of the Code within its local government area:

- Apply a new Two Wells Town Centre Subzone to the proposed Township Main Street Zone at Two Wells to ensure policy is transitioned to better accommodate current specific and detailed Two Wells centre provisions. Also consolidate and transition Concept Plan Mal/1 and Concept Plan Mal/10 to guide development within the proposed subzone.
- Create and apply a revised Animal Husbandry Subzone of the Rural Zone to the area currently within the Animal Husbandry Zone of the Adelaide Plains Council Development Plan.
- Apply the Interface Management Overlay to a 500 metre-radius buffer area around the perimeter of the existing allotment boundaries of the IWS Northern Balefill site at Dublin (Dublin Landfill Facility) to ensure that future development within the area is designed and sited to minimise impacts on sensitive receivers such as dwellings, workers accommodation or tourist accommodation.
- Apply the Neighbourhood Zone to the area of Two Wells currently within the Residential Zone, Residential Policy Area 6, which is currently proposed to transition to the General Neighbourhood Zone.
- Create and apply a new Motorsport Park Subzone of the Code Recreation Zone to the areas currently within the Mallala Racecourse Zone and Light Industry Zone, Mallala Racetrack Policy Area 2, to better accommodate a transition of the unique suite of development plan policies for these areas.
- Review application of the Master Planned Neighbourhood Zone and Emerging Activity Centre Subzone to the northern residential growth areas of Two Wells.
- Apply the Hazards (Flooding – General) Overlay to an expanded area to cover all land adjacent the Hazards (Flooding) Overlay area.




Non-Council Submissions:

- Apply the Suburban Activity Centre Zone to land at 266 Old Port Wakefield Road, Two Wells, instead of the Rural Living Zone, to reflect the existing use as a Retail Fuel Outlet.

Commission’s Recommendations:

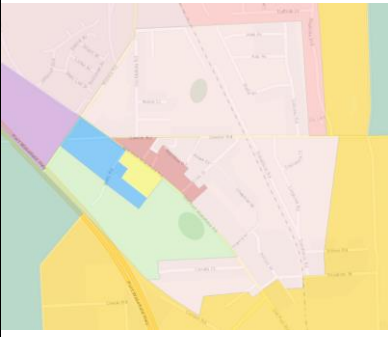

Amendments to spatial application

SA.9 **SPATIALLY APPLY** the Interface Management Overlay to an area of the Rural Zone near Dublin within a 500 metre radius of the allotment boundaries of the Dublin Landfill Facility as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
		

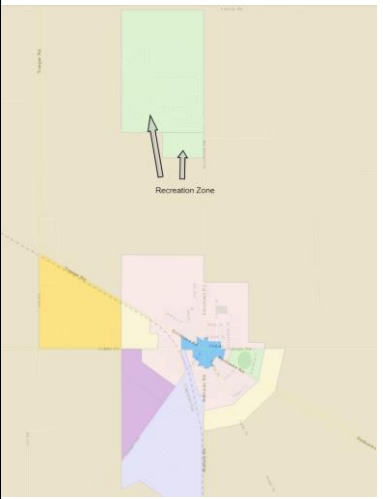

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.10 **REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the area of Two Wells currently within the Residential Zone, Residential Policy Area 6 within Adelaide Plains Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Residential Zone, Residential Policy Area 6</p>		


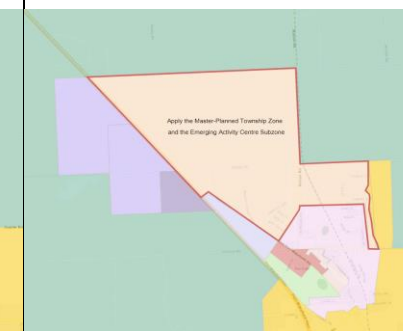
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.11 REMOVE SPATIAL APPLICATION of the Recreation Zone from the existing Light Industry Zone, Mallala Racetrack Policy Area 2 within Adelaide Plains Council **AND REPLACE** with the Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Light Industry Zone, Mallala Racetrack Policy Area 2		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.12 REMOVE SPATIAL APPLICATION of the Master Planned Neighbourhood Zone from the areas of Two Wells currently within the Suburban Neighbourhood Zone and Residential Zone, Residential Policy Area 4 within Adelaide Plains Council **AND REPLACE** with the Master Planned Township Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Residential Policy Area 4		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Adelaide Plains Council</p> <p>Apply a new Two Wells Town Centre Subzone to the proposed Township Main Street Zone at Two Wells to ensure policy is transitioned to better accommodate current specific and detailed Two Wells centre provisions. Also consolidate and transition Concept Plan Mal/1 and Concept Plan Mal/10 to guide development within the proposed subzone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p>Adelaide Plains Council</p> <p>Create and apply a revised Animal Husbandry Subzone of the Rural Zone to the area currently within the Animal Husbandry Zone of the Adelaide Plains Council Development Plan.</p>	<p>The Commission has resolved to make amendments to the policies of the Animal Husbandry Subzone to remove the public notification requirement for certain forms of horse keeping and dog kennelling activities to align with amendments sought by Adelaide Plains Council.</p>
<p>Adelaide Plains Council</p> <p>Create and apply a new Motorsport Park Subzone of the Recreation Zone to the areas currently within the Mallala Racecourse Zone and Light Industry Zone, Mallala Racetrack Policy Area 2, to better accommodate a transition of the unique suite of development plan policies for these areas.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>The Commission has resolved to spatially apply the Employment Zone to the adjacent land within the Light Industry Zone, Policy Area 2. It is considered that the Employment Zone provides for an improved policy transition for the zone and policy area.</p>
<p>Adelaide Plains Council</p> <p>Apply the Hazards (Flooding – General) Overlay to an expanded area to cover all land adjacent the Hazards (Flooding) Overlay area.</p>	<p>The Commission has resolved to retain the current spatial extent of both flood hazard overlays, in alignment with the flood datasets originally provided by councils.</p> <p>The Commission considers flood hazard policy an important part of the Code and it is proposed that an extensive flood policy review will form the centrepiece of an upcoming Code Amendment.</p>
<p>Public Submissions</p> <p>Apply the Suburban Activity Centre Zone to land at 266 Old Port Wakefield Road, Two Wells, instead of the Rural Living Zone, to reflect the existing use as a Retail Fuel Outlet.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation</p>

Alexandrina Council

Feedback received from the Alexandrina Council sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Visitor Experience Subzone to where the existing Conservation Zone applied in the Alexandrina Council Development Plan to reflect that currently tourist accommodation is a 'merit' form of development in the development Plan.
- Apply a different/new zone to the Open Space Zone, Goolwa Wharf and Surrounds Policy Area 6 that better reflect the historic Goolwa Wharf and surrounds, instead of the Infrastructure (Ferry & Marina Facilities) Zone.
- Apply the Character Area Overlay to the Open Space Zone, Goolwa Wharf and Surrounds Policy Area 6, to reflect existing policy intent.
- Apply the Scenic Routes Overlay to identified tourist routes and roads with significant views and vistas.
- Apply the Limited Land Division Overlay to the Adelaide Country Zone.
- Create and apply a new subzone over the Langhorne Creek Region to reflect existing policy intent.
- Apply Concept Plan Alex/21 or create a new Currency Creek sub-zone to reflect existing policy intent.
- Apply the Neighbourhood Zone to the Residential Zone, Strathalbyn Southwest Policy Area 27, instead of the Master Planned Neighbourhood Zone.
- Apply the Waterfront Neighbourhood Zone to land at O'Connell Avenue and Narnu Bay on Hindmarsh Island, instead of the Rural Neighbourhood Zone.
- Apply the Conservation Zone to a triangle of land on Hindmarsh Island previously zoned Conservation, instead of the Neighbourhood Zone.

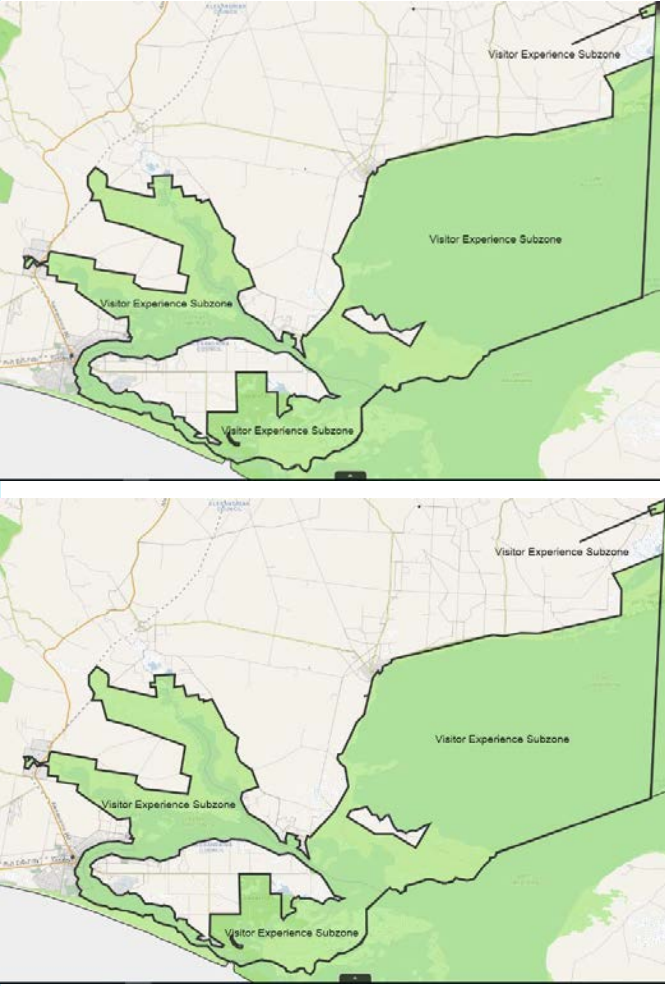
Non-Council Submissions:

- Apply the Established Neighbourhood Zone to the Port Elliot Township (Res Zone Southern Policy Area 11 - Precinct 20 Pt Elliot Residential) to provide better context, setbacks, land use and design guidance, instead of the Neighbourhood Zone.
- Apply the Heritage Adjacency Overlay to adjacent properties including those separated by a road.
- Apply the Conservation Zone to the Basham Beach Conservation Reserve, instead of the Adelaide Country Zone.
- Apply the Suburban Activity Centre Zone to land at Lot 508 Braemar Drive, Strathalbyn, instead of the Hills Neighbourhood Zone; and remove Concept Plan 113.

Commission’s Recommendations:


Amendments to spatial application

SA.13 **SPATIALLY APPLY** the Visitor Experience Subzone to where the existing Conservation Zone applied in the Alexandrina Council Development Plan as identified in the recommended amendment map:

Location within Council area	Amended application
Conservation Zone	



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.14 SPATIALLY APPLY the Limited Dwelling Overlay to allotments where no dwelling is envisaged, in accordance with the existing Concept Plan Map Alex/20 within the existing Rural Living Zone - Currency Creek Rural Living Policy Area 31 within the Alexandrina Council as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Rural Living Zone - Currency Creek Rural Living Policy Area 31		



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.15 REMOVE SPATIAL APPLICATION of the Suburban Neighbourhood Zone from the existing Residential Zone, Strathalbyn Southwest Policy Area 27 within the Alexandrina Council **AND REPLACE** with the new Master Planned Township Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone - Strathalbyn Southwest Policy Area 27		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.16 REMOVE SPATIAL APPLICATION of the Neighbourhood Zone from the existing Conservation Zone at Hindmarsh Island within the Alexandrina Council **AND REPLACE** with the Conservation Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Conservation Zone – Hindmarsh Island		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Alexandrina Council</p> <p>Apply a different/new zone to the Open Space Zone, Goolwa Wharf and Surrounds Policy Area 6 that better reflect the historic Goolwa Wharf and surrounds, instead of the Infrastructure (Ferry & Marina Facilities) Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>Alexandrina Council</p> <p>Apply the Character Area Overlay to the Open Space Zone, Goolwa Wharf and Surrounds Policy Area 6, to reflect existing policy intent.</p>	<p>The State Heritage Area Overlay provides the heritage related policy content applying to the majority of this area (with the exception of a small section in a majority public ownership).</p>
<p>Alexandrina Council</p> <p>Apply the Scenic Routes Overlay to identified tourist routes and roads with significant views and vistas.</p>	<p>There is insufficient policy in the Alexandrina Development Plan to justify the application of the Overlay.</p> <p>Application of the Overlay would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Alexandrina Council</p> <p>Apply the Limited Land Division Overlay to the Adelaide Country Zone.</p>	<p>The land division policy within the Adelaide Country Zone provides sufficient policy guidance to limit land division.</p>

<p>Alexandrina Council</p> <p>Create and apply a new subzone over the Langhorne Creek Region to reflect existing policy intent.</p>	<p>The Commission considers that the application of relevant overlays and TNVs limiting land division, and dwellings and providing flooding related policy will achieve the policy intent existing for this area.</p>
<p>Alexandrina Council</p> <p>Apply Concept Plan Alex/21 or create a new Currency Creek sub-zone to reflect existing policy intent.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>The Commission considers that the targeted application of the Limited Dwelling Overlay will achieve the same intent as the Concept Plan.</p>
<p>Alexandrina Council</p> <p>Apply the Neighbourhood Zone to the Residential Zone, Strathalbyn Southwest Policy Area 27, instead of the Master Planned Neighbourhood Zone.</p>	<p>The Master Planned Township Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>Alexandrina Council</p> <p>Apply the Waterfront Neighbourhood Zone to land at O'Connell Avenue and Narnu Bay on Hindmarsh Island, instead of the Rural Neighbourhood Zone.</p>	<p>The zone boundary at this location has been applied correctly, with the zone boundary aligning with the cadastral boundaries of the allotments.</p> <p>These parcels have undergone spatial improvement since the zone was first captured with the zone alignment updated in line with cadastre to maintain intent of the zone.</p>
<p>Public Submission</p> <p>Apply the Established Neighbourhood Zone to the Port Elliot Township (Residential Zone Southern Policy Area 11 - Precinct 20 Port Elliot Residential) to provide better context, setbacks, land use and design guidance, instead of the Neighbourhood Zone.</p>	<p>The Neighbourhood Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>Public Submission</p> <p>Apply the Heritage Adjacency Overlay to adjacent properties including those separated by a road.</p>	<p>The application of the Heritage Adjacency Overlay reflects existing policy intent.</p>
<p>Public Submission</p> <p>Apply the Conservation Zone to the Basham Beach Conservation Reserve, instead of the Adelaide Country Zone.</p>	<p>The Adelaide Country Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

<p>Public Submission</p> <p>Apply the Suburban Activity Centre Zone to land at Lot 508 Braemar Drive, Strathalbyn, instead of the Hills Neighbourhood Zone; and remove Concept Plan 113.</p>	<p>The Concept Plan guides future infrastructure provision and therefore has been retained.</p> <p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
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Barossa Council

Feedback received from the Barossa Council sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Rural Zone to the 'Wine Industry Area 1' portion of the Sturt Highway Service Centre Policy Area 13 as a more appropriate transition option instead of the Strategic Employment Zone.
- Apply the Interface Management Overlay to the balance of current Menge Road Policy Area 11 of the Residential Zone at Tanunda.
- Concern expressed that the originally proposed transition for existing Mount Pleasant Mixed Use Policy Area 9 to the Township Zone results in an increase to the envisaged land uses to include previously non-complying uses such as Light Industry, Shop and Warehouse.
- Amend the north-western zone boundary of the Angaston's First Cemetery to reflect the spatial boundary of the Historic Area Overlay in order to encompass Representative Buildings within the same zone.
- Amend the extent of the Historic Areas Overlay to encompass the entire allotment at 4 Albert Presser Street, Moculta.
- Apply an alternative zone choice to land currently within the Moppa Road South Industry Precinct 1 of the Industry (Barossa Valley Region) Zone instead of the Strategic Employment Zone.
- Apply a series of revised and/or updated flood mapping datasets currently held by council for catchment locations including Nuriootpa and Tanunda.

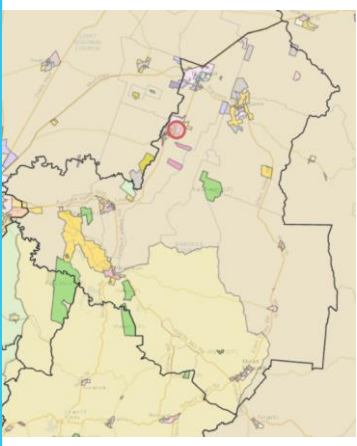

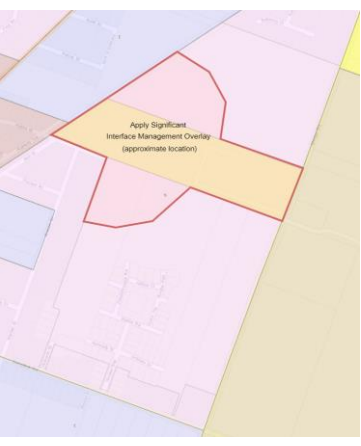
Non-council Submissions:

- Retain Concept Plan Map Baro/13 – Beckwith Park General Industry Precinct
- Apply the Winery Experience Subzone more broadly within the Barossa.

Commission’s Recommendations:

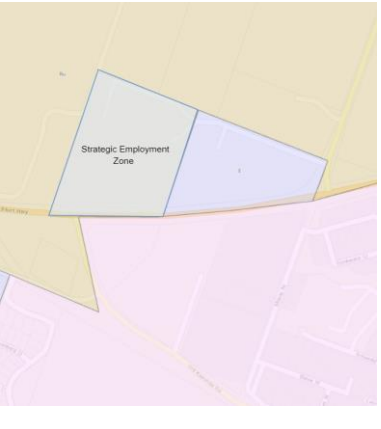

Amendments to spatial application

SA.17 REMOVE SPATIAL APPLICATION of the Interface Management Overlay from land at Tanunda currently within Precinct 40 Illaparra Winery, **AND REPLACE** with the Significant Interface Management Overlay to Precinct 40 Illaparra Winery, and to all areas of the adjacent Menge Road Policy Area 11 within a 300 metre buffer distance of the existing winery wastewater treatment facility as depicted in Concept Plan Baro/16 of The Barossa Council Development Plan as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
		

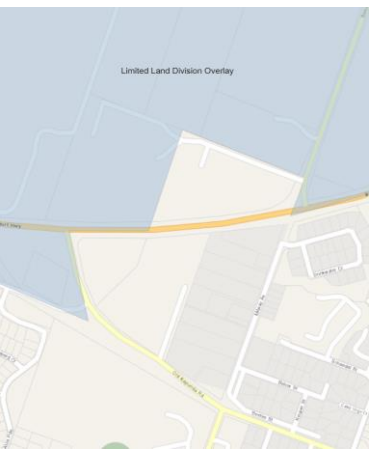

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.18 REMOVE SPATIAL APPLICATION of the Strategic Employment Zone to the area of Nuriootpa currently within the Primary Production (Barossa Valley Region) Zone, Sturt Highway Service Centre Policy Area 13 and referred to as ‘Wine Industry Area 1’ in Concept Plan Baro/18 of The Barossa Council Development Plan **AND REPLACE** with the Rural Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production (Barossa Valley Region) Zone, Sturt Highway Service Centre Policy Area 13 and referred to as ‘Wine Industry Area 1’	 <p>A map showing a land parcel outlined in grey and labeled 'Strategic Employment Zone'. The parcel is situated in a rural area with pink and yellow background zones. A road, Sturt Highway, is visible to the left.</p>	 <p>A map showing the same land parcel now outlined in red and labeled 'Apply Rural Zone'. The surrounding zones and road are the same as in the draft application.</p>



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.19 REMOVE SPATIAL APPLICATION of the Limited Land Division Overlay from land at Nuriootpa currently within the Primary Production (Barossa Valley Region) Zone, Sturt Highway Service Centre Policy Area 13 and referred to as ‘Wine Industry Area 1’ in Concept Plan Baro/18 of The Barossa Council Development Plan as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production (Barossa Valley Region) Zone, Sturt Highway Service Centre Policy Area 13 and referred to as ‘Wine Industry Area 1’	 <p>A map showing a land parcel outlined in blue and labeled 'Limited Land Division Overlay'. The parcel is situated in a rural area with pink and yellow background zones. A road, Sturt Highway, is visible to the left.</p>	 <p>A map showing the same land parcel now outlined in purple and labeled 'Remove Limited Land Division Overlay'. The surrounding zones and road are the same as in the draft application.</p>



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.20 REMOVE SPATIAL APPLICATION of the Code's Township Zone from the existing Township Zone, Mixed Use Policy Area 9 at Mount Pleasant within the Barossa Council **AND REPLACE** with the Community Facilities Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Mixed Use Policy Area 9 at Mount Pleasant	 <p>Aerial map showing a pink-shaded area labeled 'Township Zone' within a larger yellow-shaded area.</p>	 <p>Aerial map showing a purple-shaded area labeled 'Apply the Community Facilities Zone' within the same yellow-shaded area.</p>

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.21 REMOVE SPATIAL APPLICATION of the Strategic Employment Zone from the existing Industry (Barossa Valley Region) Zone, Moppa Road South Industry Precinct 1 within the Barossa Council **AND REPLACE** with the Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Industry (Barossa Valley Region) Zone, Moppa Road South Industry Precinct 1	 <p>Aerial map showing a purple-shaded area labeled 'Strategic Employment Zone' within a larger yellow-shaded area.</p>	 <p>Aerial map showing a blue-shaded area labeled 'Apply the Employment Zone' within the same yellow-shaded area.</p>

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Barossa Council</p> <p>Amend the north-western zone boundary of the Angaston's First Cemetery to reflect the spatial boundary of the Historic Area Overlay in order to encompass Representative Buildings within the same zone.</p>	<p>The Commission has resolved to make no change to the boundary between the Established Neighbourhood Zone and the Rural Living Zone at this location, as the boundary reflects the current location of the zone boundary, and the proposed change is too significant to be considered an anomaly.</p> <p>A change in zone boundary would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Barossa Council</p> <p>Amend the extent of the Historic Areas Overlay to encompass the entire allotment at 4 Albert Presser Street, Moculta.</p>	<p>The Commission has resolved to make no change to the Overlay in this location. Spatial data used to create the Historic Areas Overlay in this location was informed by the boundaries of Historic Conservation Area 6 as defined in Overlay Map Baro/34 of the development plan.</p> <p>A change to the spatial extent of the overlay would require a separate Code Amendment with extensive policy investigations and consultation.</p>
<p>Barossa Council</p> <p>Apply a series of revised and/or updated flood mapping datasets currently held by council for catchment locations including Nuriootpa and Tanunda.</p>	<p>The Commission has resolved to retain the current spatial extent of both flood hazard overlays, in alignment with the flood datasets originally provided by councils.</p> <p>The Commission considers flood hazard policy an important part of the Code and it is proposed that an extensive flood policy review will form the centrepiece of an upcoming Code Amendment.</p>
<p>Public Submission</p> <p>Retain Concept Plan Map Baro/13 – Beckwith Park General Industry Precinct</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p>Public Submission</p> <p>Apply the Winery Experience Subzone more broadly within the Barossa.</p>	<p>The Winery Experience Subzone has been spatially applied to areas where the Development Plan policy specifically envisages tourist-related facilities in association with winery operations.</p> <p>The wider application of the subzone within the Barossa would require a separate Code</p>

	Amendment with extensive policy investigations and consultation.
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City of Burnside

Feedback received from the City of Burnside sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Established Neighbourhood Zone to the following Residential Policy Areas (RPA), instead of the Suburban Neighbourhood Zone:
 - RPA 6 Greater Kensington Park
 - RPA 7 Greater Kensington Gardens
 - Part RPA 8 Rosslyn Park (Hyland Terrace and Taylor Terrace, north of Park Avenue)
 - RPA 10 Leabrook (North)
 - RPA 12 Erindale
 - RPA 14 Toorak Gardens (South East)
 - RPA 15 First Creek
 - RPA 16 Burnside (North) – Young Street
 - RPA 20 Glenside (Village)
 - RPA 21 Linden Park
 - Part RPA 22 Beaumont Common (Greenhill Road, Kintore Avenue, Seaton Avenue, Strathspey Street, Moore Avenue)
 - RPA 23 Frewville
 - RPA 24 Glenunga (North)
 - RPA 26 Glenunga (South)
- Apply the Established Neighbourhood Zone to the existing Watercourse Zone in Tusmore and the Hills Neighbourhood Zone to the existing Watercourse Zone in Stonyfell and Burnside to reflect the zoning of adjoining land, instead of the Suburban Neighbourhood Zone.
- Apply the Established Neighbourhood Zone to that portion of RPA 2 Northern west of Guhrs Road and including Guhrs Road, instead of the Suburban Neighbourhood Zone.
- Apply the Suburban Neighbourhood Zone to the balance of RPA 2 Northern, instead of the General Neighbourhood Zone.
- Apply the Suburban Neighbourhood Zone to RPA 3 Magill (Chapel), instead of the General Neighbourhood Zone.

Non-council submissions:

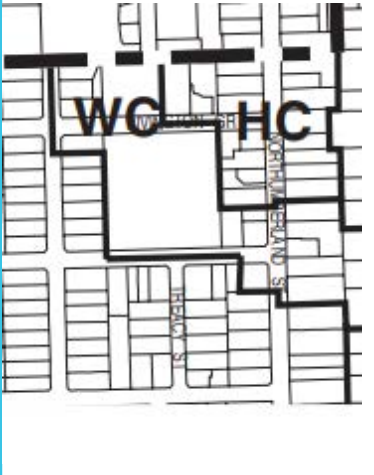
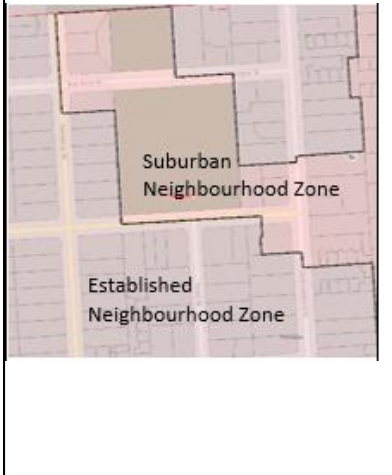

- Apply the Established Neighbourhood Zone to the suburbs of Linden Park, Erindale, Frewville, Hazelwood Park, Rosslyn Park, Glenside, Glenunga, Leabrook (part), Kensington Gardens (part), Burnside (part), Toorak Gardens (part), instead of the Suburban Neighbourhood Zone.
- Apply a different zone to the existing high density residential development on Watson Road, Rose Park, instead of the Community Facilities Zone.
- Apply the Community Facilities Zone to all land owned by Pembroke School, instead the Established Neighbourhood Zone
- Apply the Established Neighbourhood Zone to allotments currently developed for residential purposes on Alexandra Avenue, Rose Park, instead of the Community Facilities Zone.

- Apply the Urban Corridor (Boulevard) Zone to land at Greenhill Road, Dulwich, instead of the Business Neighbourhood Zone.
- Apply the General Neighbourhood Zone to the suburb of Linden Park, instead of the Suburban Neighbourhood Zone.
- Create a new residential zone for residential land uses only.
- Apply the Suburban Neighbourhood Zone, instead of the General Neighbourhood Zone.

Commission’s Recommendations:




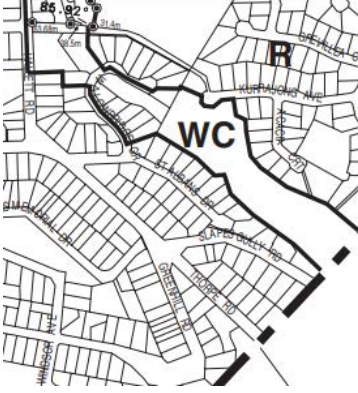


Amendments to spatial application

SA.22 REMOVE SPATIAL APPLICATION of the Suburban Neighbourhood Zone from the existing Watercourse Zone in Tusmore (First Creek) **AND REPLACE** with the Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.23 REMOVE SPATIAL APPLICATION of the Suburban Neighbourhood Zone from the existing Watercourse Zone in Burnside (Second Creek) and Stonyfell (First Creek) **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p data-bbox="302 306 602 365">Watercourse Zone in Burnside (Second Creek)</p> 		
<p data-bbox="302 1302 561 1360">Watercourse Zone in Stonyfell (First Creek)</p> 		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Burnside</p> <p>Apply the Established Neighbourhood Zone to the following Residential Policy Areas (RPA) instead of the Suburban Neighbourhood Zone:</p> <ul style="list-style-type: none"> • RPA 6 Greater Kensington Park • RPA 7 Greater Kensington Gardens • Part RPA 8 Rosslyn Park (Hyland Terrace and Taylor Terrace, north of Park Avenue) • RPA 10 Leabrook (North) • RPA 12 Erindale • RPA 14 Toorak Gardens (South East) • RPA 15 First Creek • RPA 16 Burnside (North) – Young Street • RPA 20 Glenside (Village) • RPA 21 Linden Park • Part RPA 22 Beaumont Common (Greenhill Road, Kintore Avenue, Seaton Avenue, Strathspey Street, Moore Avenue) • RPA 23 Frewville • RPA 24 Glenunga (North) • RPA 26 Glenunga (South). 	<p>The Development Plan does not contain sufficient policy regarding character to warrant the broader application of the Established Neighbourhood Zone.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>City of Burnside</p> <p>Apply the Established Neighbourhood Zone to that portion of RPA 2 Northern west of Guhrs Road and including Guhrs Road, instead of the Suburban Neighbourhood Zone.</p>	<p>The Development Plan does not contain sufficient policy regarding character to warrant the broader application of the Established Neighbourhood Zone.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>City of Burnside</p> <p>Apply the Suburban Neighbourhood Zone to the balance of RPA 2 Northern and RPA 3 Magill (Chapel), instead of the General Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>The application of the General Neighbourhood Zone has been significantly reduced within the City of Burnside and only applies to areas currently subject to Residential Code assessment.</p>
<p>Public Submission</p> <p>Apply the Established Neighbourhood Zone to the suburbs of Linden Park, Erindale, Frewville, Hazelwood Park, Rosslyn Park, Glenside, Glenunga, Leabrook (part), Kensington Gardens</p>	<p>The Development Plan does not contain sufficient policy regarding character to warrant the broader application of the Established Neighbourhood Zone.</p>

<p>(part), Burnside (part), Toorak Gardens (part), instead of the Suburban Neighbourhood Zone.</p>	<p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission Application of an alternate zone to the existing high density residential development on Watson Road, Rose Park, instead of the Community Facilities Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy. A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission Apply the Community Facilities Zone to all land owned by Pembroke School instead the Established Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy. A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission Apply the Established Neighbourhood Zone to allotments used for residential purposes in the Community Facilities Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy. A change in zone would require a separate Code Amendment with further policy investigations and consultation. Amendments have been made to the wording of the Neighbourhood Subzone to make it explicit that residential development is an acceptable alternative to community land uses, which better reflects the current policy intent.</p>
<p>Public Submission Apply the Urban Corridor (Boulevard) Zone to land at Greenhill Road, Dulwich, instead of the Business Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy. A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission Create a new residential zone for residential land uses only.</p>	<p>Current development plan policy envisages some level of non-residential development to be established outside of centres. In response to submissions, policy changes have been made to limit the scale of retail development in some neighbourhood zones.</p>
<p>Public Submission Apply the General Neighbourhood Zone to the area of Linden Park, instead of the Suburban Neighbourhood Zone</p>	<p>The current spatial application of the Code is consistent with Development Plan policy. A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

<p>Apply the Suburban Neighbourhood Zone, instead of the General Neighbourhood Zone.</p>	<p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p> <p>The application of the General Neighbourhood Zone has been significantly reduced within the City of Burnside and only applies to areas currently subject to Residential Code assessment</p>
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Campbelltown City Council

No feedback was received by the Commission regarding the spatial application of the Code in the Campbelltown City Council local government area

Commission's Recommendations:

Amendments to spatial application

Nil

City of Charles Sturt

Feedback received from the City of Charles Sturt sought the following amendments to the spatial application of the Code within its local government area:

No spatial requests were received from Council.

Non-council submissions:

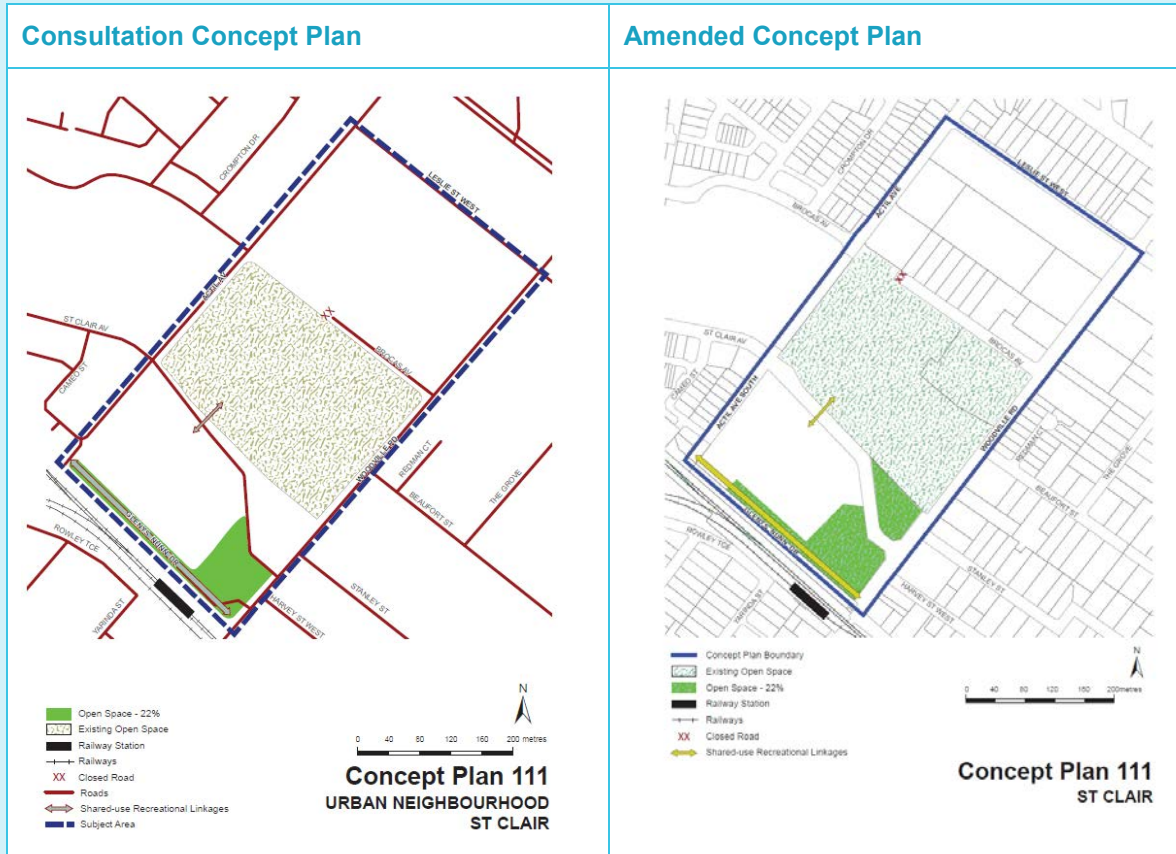
A number of public submissions were received during the public consultation period seeking the following spatial amendments:

- Amend Concept Plan 111 to increase the area proposed for open space.
- Apply a new zone or subzone to the Urban Employment Zone, Core Industry Policy Area 26 to protect existing use rights and hours of operation of existing industrial uses.
- Apply the General Neighbourhood Zone to land at Glenroy Street, Pennington, instead of the Employment Zone and Strategic Employment Zone.
- Remove the Urban Neighbourhood Retail Subzone from the Urban Neighbourhood Zone at West Lakes.

Commission’s Recommendations:

Amendments to spatial application

SA.24 AMEND Concept Plan 111 (St Clair) to increase the area proposed for open space as identified in the recommended amendment map:



Reason: The amendment to the Concept Plan is supported as it shows the location of key infrastructure over land that has not yet been developed.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Public Submission</p> <p>Creation of a new zone or subzone to protect the existing use rights and hours of operation of industrial uses in the Urban Employment Zone, Core Industry Policy Area 26.</p>	<p>Amendments have been made to policy to remove hours of operation as a consideration when assessing General Industry development within the Strategic Employment Zone.</p>
<p>Public Submission</p> <p>Employment and Strategic Employment to General Neighbourhood Zone at Glenroy Street, Pennington.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p>Public Submission</p> <p>Remove the Urban Neighbourhood Retail Subzone from the Urban Neighbourhood Zone at West Lakes.</p>	<p>The Urban Neighbourhood Retail Subzone has been applied to reflect existing policy, which seeks a gross leasable floor area in the order of 5500m² to promote retail development of a scale that supplements the function of the adjoining District Centre Zone as a key shopping destination.</p>
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Town of Gawler

Feedback received from the Town of Gawler sought the following amendments to the spatial application of the Code within its local government area:

- Apply an updated suite of flood hazard mapping for an area of the Smith Creek catchment in the vicinity of Kudla and clarify a range of matters relating to the data used to construct the two flood hazard overlays in the Code.
- Apply the Airport Building Heights (Aircraft Landing Areas) Overlay and the Airport Building Heights (Regulated) Overlay to area surrounding the Gawler Hospital Helipad (as per current Development Plan provisions) and the Adelaide Soaring Club.
- Apply the Stormwater Management Overlay and Urban Tree Canopy Overlays to Rural Living and Rural Neighbourhood Zones.
- Re-introduce the Sloping Land Overlay and its key design policies, and apply to topographically challenging land within the council area.

Non-council submissions:

- Apply the Strategic Employment Zone to the entirety of Allotments 101 and 102 Kellys Road, Willaston, instead of a portion being located in the Open Space Zone, to reflect cadastral boundaries and existing uses.
- Apply the Suburban Activity Centre Zone to land at 485 Main North Road, Evanston instead of the Employment Zone, to facilitate development of a supermarket.

Commission's Recommendations:

Amendments to spatial application

Nil

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Town of Gawler</p> <p>Apply an updated suite of flood hazard mapping for an area of the Smith Creek catchment in the vicinity of Kudla and clarify a range of matters relating to the data used to construct the two flood hazard overlays in the Code.</p>	<p>The Commission has resolved to retain the current spatial extent of both flood hazard overlays, in alignment with the flood datasets originally provided by councils.</p> <p>The Commission considers flood hazard policy an important part of the Code and it is proposed that an extensive flood policy review will form the centrepiece of an upcoming Code Amendment.</p>
<p>Town of Gawler</p> <p>Apply the Airport Building Heights (Aircraft Landing Areas) Overlay and the Airport Building Heights (Regulated) Overlay to area surrounding the Gawler Hospital Helipad (as per current</p>	<p>The Commission has resolved not to apply either overlay to the areas referenced in the Town of Gawler's submission. It is considered that building height policies in the proposed zones surrounding these facilities are sufficient to ensure aircraft</p>

<p>Development Plan provisions) and the Adelaide Soaring Club.</p>	<p>flightpaths and operations are not unduly impeded.</p> <p>The Commission considers that it is likely that a future Code Amendment will be undertaken to review airport building height policies in conjunction with major stakeholders including Adelaide Airport Limited and the Civil Aviation Safety Authority.</p>
<p>Town of Gawler</p> <p>Apply the Stormwater Management Overlay and Urban Tree Canopy Overlays to Rural Living and Rural Neighbourhood Zones.</p>	<p>The Stormwater Management Overlay and Urban Tree Canopy Overlays relate to issues of urban tree canopy loss and stormwater management, which are typically experienced in metropolitan areas due to an increase in housing density and residential infill.</p> <p>Further expansion of these overlays could be considered via a Code Amendment after Phase Three has been implemented.</p>
<p>Town of Gawler</p> <p>Re-introduce the Sloping Land Overlay and its key design policies, and apply to topographically challenging land within the council area.</p>	<p>The Commission has resolved not to proceed with a Sloping Land Overlay for this iteration of the Code.</p> <p>It is considered that sufficient policy guidance is provided in the general policies of the Code (particularly within the design module) to ensure that appropriate development outcomes are achieved in relation to sloping land.</p>
<p>Public Submission</p> <p>Apply the Strategic Employment Zone to the entirety of Allotments 101 and 102 Kellys Road, Willaston, instead of a portion being located in the Open Space Zone, to reflect cadastral boundaries and existing uses.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Public Submission</p> <p>Apply the Suburban Activity Centre Zone to land at 485 Main North Road, Evanston instead of the Employment Zone, to facilitate development of a supermarket.</p>	<p>The Employment Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>

City of Holdfast Bay

Feedback received from the City of Holdfast Bay sought the following amendments to the spatial application of the Code within its local government area:

- Apply a different zone to the Light Industry Zone that better reflects existing built form and land uses, instead of the Employment Zone.
- Create a subzone for the Coastal Open Space Zone to sit under the Open Space Zone.



Non-council submissions:

- Apply a different neighbourhood zone to the Minda Brighton Campus that better reflects existing policy, instead of the General Neighbourhood Zone.

Commission's Recommendations:

Amendments to spatial application

- SA.25 REMOVE SPATIAL APPLICATION** of the General Neighbourhood Zone from the existing Residential Zone, Institutional Policy Area 4 (known as Minda Incorporated Brighton Campus – Concept Plan HoB/6) within the City of Holdfast Bay **AND REPLACE** with the Urban Renewal Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Institutional Policy Area 4 (known as Minda Incorporated Brighton Campus – Concept Plan HoB/6)		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Holdfast Bay</p> <p>Apply a different zone to the Light Industry Zone that better reflects existing built form and land uses, instead of the Employment Zone.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p>

	<p>Further policy refinement of the Employment Zone has been undertaken to address some of the concerns raised.</p>
<p>City of Holdfast Bay Create a subzone for the current Coastal Open Space Zone to sit under the Open Space Zone.</p>	<p>The current spatial application of the Code zoning for the location is more consistent with Council's current Development Plan policy.</p> <p>Further policy refinement of the Open Space zone has been undertaken to improve consistency with Development Plan policy.</p>

Light Regional Council

Feedback received from the Light Regional Council sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Rural Zone to existing Precinct 16 – Horticulture and Precinct 17 – Market Gardening of Policy Area 3 – General Farming of the Primary Production Zone, instead of the Rural Horticulture Zone.
- Amend the boundaries of the proposed Township Main Street Zone, Established Neighbourhood Zone and Conservation Zone for land within or adjacent to the current Historic (Conservation) Kapunda Mine Zone to more accurately reflect the State Heritage Place and the private ownership of a number of other land parcels.
- Rezone the Roseworthy Township (currently within the Residential Character Zone) to the Established Neighbourhood Zone, instead of the Master-Planned Neighbourhood Zone.
- Retain a small portion of land containing the Roseworthy CWMS infrastructure within the Master-Planned Neighbourhood Zone, instead of rezoning this land to the Established Neighbourhood Zone in alignment with the above request.
- Rezone the southern portion of Lot 101 in D72101 (CT:5989/963) to the Employment (Bulk Handling) Zone to resolve an identified zone boundary anomaly, instead of the Master-Planned Neighbourhood.
- Create a Kingsford Regional Estate Subzone across both the proposed Strategic Employment and Employment Zone which:
 - recognises the strategic importance of the estate and its function accommodating larger industrial type activities
 - carries through the current minimum site area controls for Precinct 7 and Precinct 8 to ensure that land division retains allotments which adequately accommodate stormwater retention and detention capacity.
- Apply the Interface Management Overlay to mitigate potential impact of the lawfully established land uses within the current Kingsford North Precinct 7, Industry Kingsford Regional Estate Policy Area 1 of the Industry Zone.
- Add applicable mapping from the Barossa Development Plan (Overlay Map Baro/16) depicting the flood affected area on the LRC (western) side of the North Para River, to the Hazards (Flooding) Overlay.
- Amend the Historic Area Overlay to reflect the amendments arising from Council’s Heritage Policy Review Working Party and subsequent Historic Conservation DPA.
- Delete the spatial references to the following properties as Representative Buildings, as council has previously approved the applications for their demolition and removal as Contributory Items:
 - 6 Cherry Street, Freeling (Approved 1 Apr 2020) – Not yet demolished
 - 9-11 Church Street, Freeling (Approved 3 May 2019) - Demolished
 - 18 Peake Street, Freeling (Approved 29 Nov 2018) - Demolished
 - 9 Triplett Street, Freeling (Approved 25 Sep 2018) - Demolished
 - 6 George Street, Wasleys (Approved 24 Apr 2017) - Demolished
 - 10 Carrington Street, Kapunda (Approved 11 Aug 2017) - Demolished
 - 24 Coulls Street, Freeling (Approved 4 Nov 2015) - Demolished
 - 32 Schuster Street, Freeling (Approved 18 Dec 2015) – Demolished

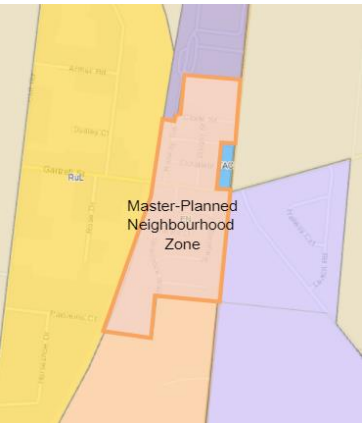
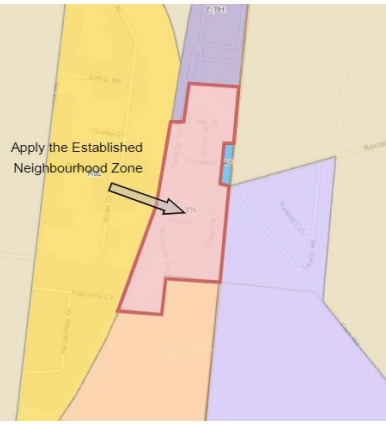
Non-council submissions:

- Apply the Employment Zone to land at 358 Roseworthy Road, Kingsford, instead of the Rural Zone.
- Apply a different zone to Templers to reflect zoning applied to nearby towns such as Wasley, Freeling and Roseworthy, instead of the Rural Zone.

Commission's Recommendations:

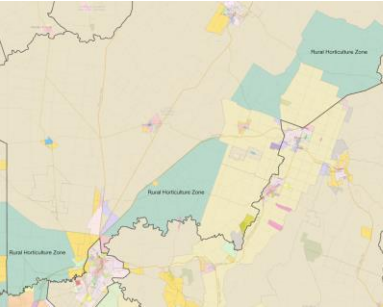
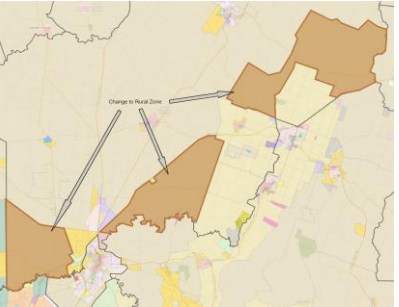
Amendments to spatial application

SA.26 REMOVE SPATIAL APPLICATION of the Master Planned Neighbourhood Zone from the existing Residential Character Zone, Precinct 27 at Roseworthy within the Light Regional Council **AND REPLACE** with the Established Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Character Zone, Precinct 27 at Roseworthy		

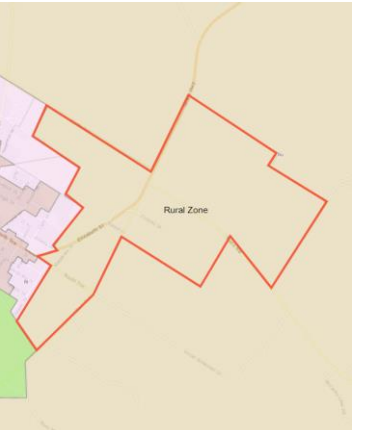
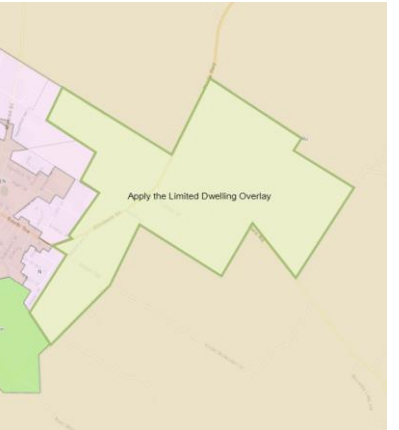
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.27 REMOVE SPATIAL APPLICATION of the Rural Horticulture Zone from the existing Primary Production Zone, General Farming Policy Area 3, Precincts 16 and 17 within the Light Regional Council **AND REPLACE** with the Rural Zone as identified in the recommended amendment map: :

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, General Farming Policy Area 3, Precincts 16 and 17		

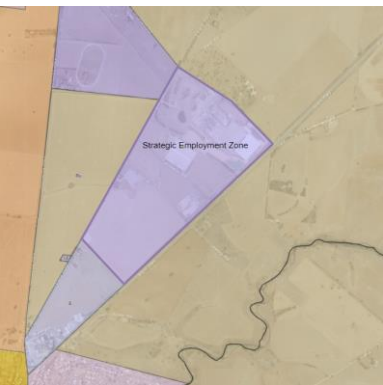
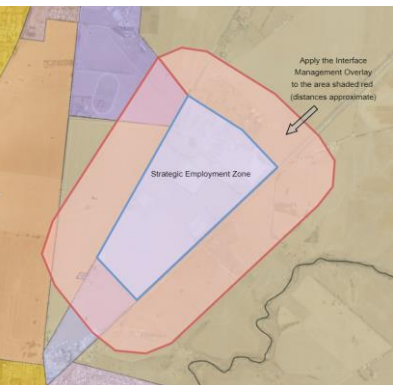
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.28 SPATIALLY APPLY the Limited Dwelling Overlay to the existing Primary Production Zone, Township Fringe Policy Area 6, Kapunda Fringe Precinct 18 within the Light Regional Council which is proposed to transition to the Code Rural Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Primary Production Zone, Township Fringe Policy Area 6, Kapunda Fringe Precinct 18		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.29 **SPATIALLY APPLY** the Interface Management Overlay to land within a 500 metre radius buffer area around the perimeter of the land currently within Industry Zone, Industry Kingsford Regional Estate Policy Area 1, Kingsford North Precinct 7 which is proposed to transition to the Strategic Employment Zone as identified in the recommended amendment map:

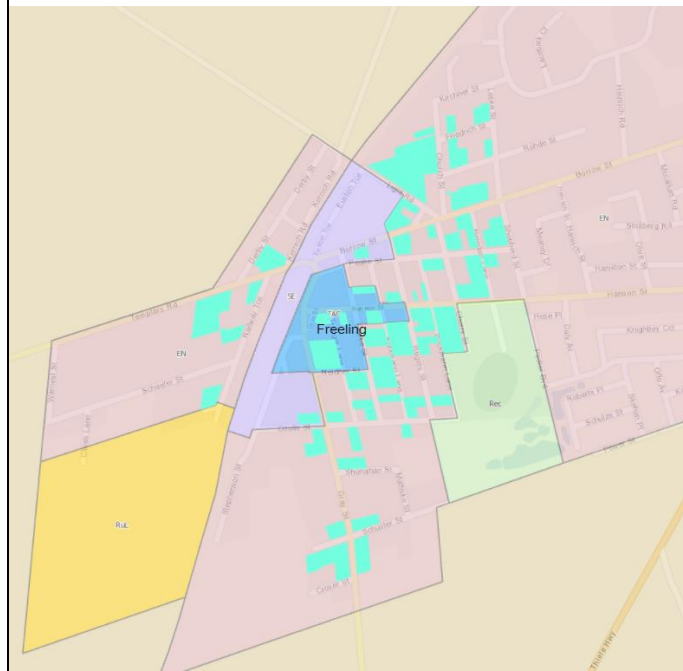
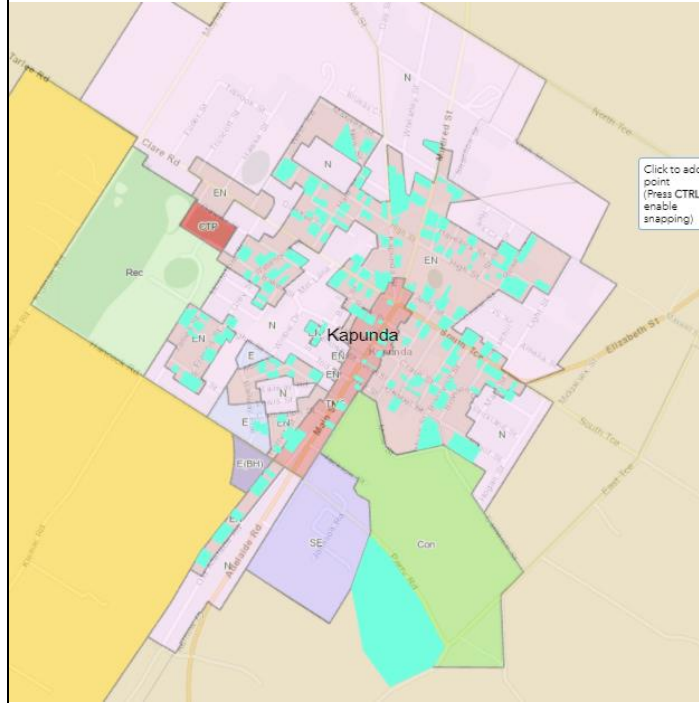
Location within Council area	Draft application for consultation	Amended application
<p>Industry Zone, Industry Kingsford Regional Estate Policy Area 1, Kingsford North Precinct 7</p>		

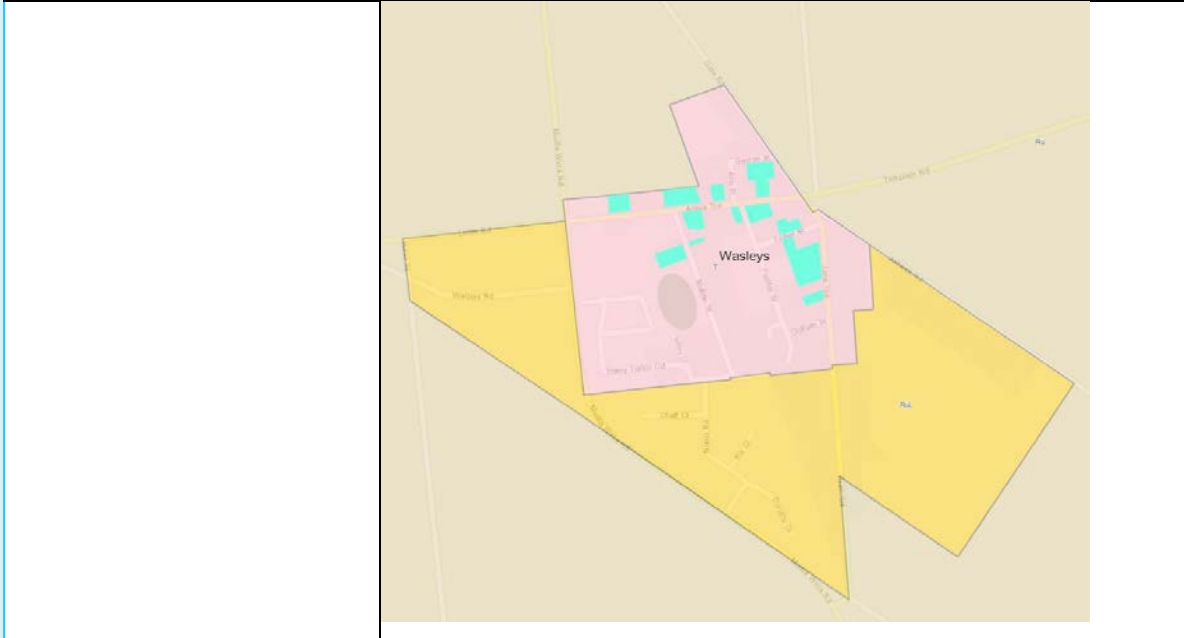
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.30 REMOVE SPATIAL APPLICATION of the following sites from the Representative Buildings reference layer of the SAPPA, due to their demolition as identified in the recommended amendment map:

Location within Council area

- 6 Cherry Street, Freeling
- 9-11 Church Street, Freeling
- 18 Peake Street, Freeling
- 9 Triplett Street, Freeling
- 6 George Street, Wasleys
- 10 Carrington Street, Kapunda
- 24 Coulls Street, Freeling
- 32 Schuster Street, Freeling





Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as the Representative Buildings no longer exist and therefore do not require supporting policy.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Light Regional Council</p> <p>Amend the boundaries of the proposed Township Main Street Zone, Established Neighbourhood Zone and Conservation Zone for land within or adjacent to the current Historic (Conservation) Kapunda Mine Zone to more accurately reflect the State Heritage Place and the private ownership of a number of other land parcels.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Light Regional Council</p> <p>Retain a small portion of land containing the Roseworthy CWMS infrastructure within the Master-Planned Neighbourhood Zone, instead of rezoning this land to the Established Neighbourhood Zone in alignment with the above request.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Light Regional Council</p> <p>Rezone the southern portion of Lot 101 in D72101 (CT:5989/963) to the Employment (Bulk Handling) Zone to resolve an identified zone boundary anomaly, instead of the Master-Planned Neighbourhood.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

<p>Light Regional Council</p> <p>Insert a Kingsford Regional Estate Subzone across both the proposed Strategic Employment and Employment Zone which:</p> <ul style="list-style-type: none"> • recognises the strategic importance of the estate and its function accommodating larger industrial type activities • carries through the current minimum site area controls for Precinct 7 and Precinct 8 to ensure that land division retains allotments which adequately accommodate stormwater retention and detention capacity. 	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>Light Regional Council</p> <p>Add applicable mapping from the Barossa Development Plan (Overlay Map Baro/16) depicting the flood affected area on the LRC (western) side of the North Para River, to the Hazards (Flooding) Overlay.</p>	<p>The Commission has resolved to retain the current spatial extent of both flood hazard overlays, in alignment with the flood datasets originally provided by councils.</p> <p>The Commission considers flood hazard policy an important part of the Code and it is proposed that an extensive flood policy review will form the centrepiece of an upcoming Code Amendment.</p>
<p>Light Regional Council</p> <p>Amend the Historic Area Overlay to reflect the amendments arising from Council’s Heritage Policy Review Working Party and subsequent Historic Conservation DPA.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Light Regional Council</p> <p>Delete the spatial references to the following properties as Representative Buildings, as council has previously approved the applications for their demolition and removal as Contributory Items:</p> <ul style="list-style-type: none"> • 6 Cherry Street, Freeling (Approved 1 Apr 2020) – Not yet demolished 	<p>The Commission has resolved to remove all relevant Representative Buildings listed by council as being demolished. The site at Cherry Street, Freeling will remain a Representative Building in the reference layer as it has not yet been demolished.</p> <p>Any further changes would require a separate Code Amendment.</p>
<p>Public Submission</p> <p>Apply the Employment Zone to land at 358 Roseworthy Road, Kingsford, instead of the Rural Zone.</p>	<p>The Rural Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply a different zone to Templers to reflect zoning applied to nearby towns such as Wasley, Freeling and Roseworthy, instead of the Rural Zone.</p>	<p>The Rural Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

City of Marion

Feedback received from the City of Marion sought the following amendments to the spatial application of the Code within its local government area:

- Apply the Suburban Neighbourhood Zone to the Marion Plains Policy Area 8 of the Residential Zone, instead of the General Neighbourhood Zone.
- Apply the Urban Activity Centre Zone and Urban Neighbourhood Zone to the Mixed Use Zone, Precincts 12 Castle Plaza Environmental Assessment Area and 13 Limited Residential Development at Edwardstown, instead of the Suburban Activity Centre Zone and Business Neighbourhood Zone.
- Apply the Urban Corridor (Boulevard) Zone to parts of the Marion Road Corridor which were previously investigated through Councils Housing Diversity DPA.
- Apply the Urban Neighbourhood Retail Subzone to the identified 'Core Area' of the Suburban Activity Centre Zone at Laffer's Triangle.
- Apply the Hills Neighbourhood Zone to Southern Policy Area 18 and Cement Hill Policy Area 10 of the Residential Zone, instead of the proposed Suburban Neighbourhood Zone.

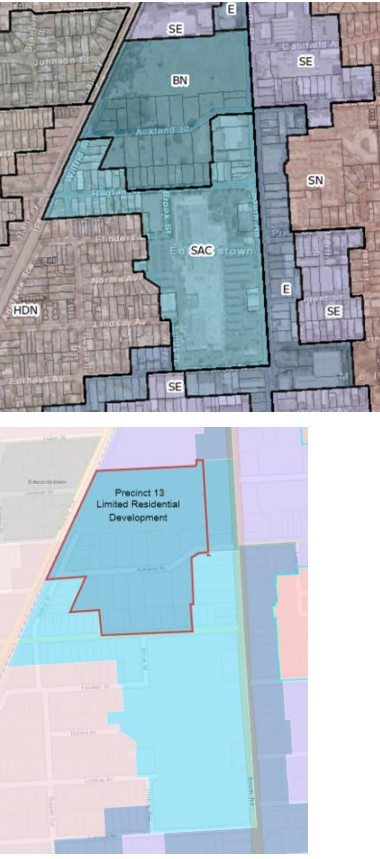

Non-Council submissions:

- Apply the Urban Corridor Zone to the section of Marion Road between Cross Road and Sturt Road, instead of the General Neighbourhood Zone.
- Apply the Urban Neighbourhood Retail Subzone (within the proposed Urban Neighbourhood Zone) to land at Lot 707 Marion Road, Bedford Park Bedford Park.
- Review the proposed General Neighbourhood zoning of Marion Plains Policy Area 8 and apply different zoning to the Marion Road Corridor to facilitate business growth.
- Apply the Urban Activity Centre Zone to Castle Plaza to reflect mixed use intent of current zone.
- Review the zoning applied to the Sunrise Christian School on Sturt Road to provide greater consistency with the Development Plan policy and reflect the existing use.

Commission’s Recommendations:

Amendments to spatial application

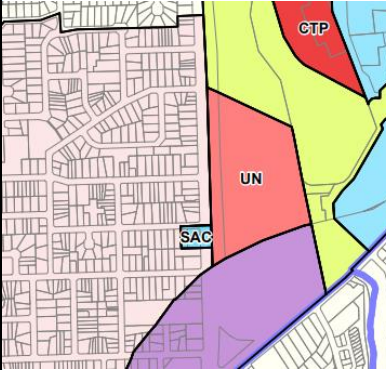
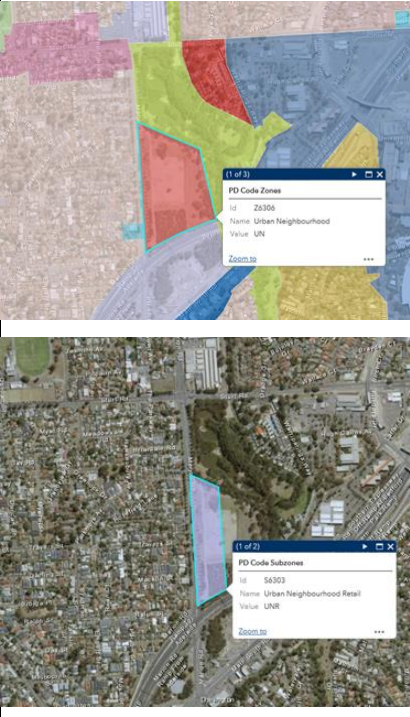
SA.31 SPATIALLY APPLY the Urban Neighbourhood Zone to existing Mixed Use Zone, Precinct 13 Limited Residential Development within the City of Marion as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Mixed Use Zone, Precinct 13 Limited Residential Development</p>		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

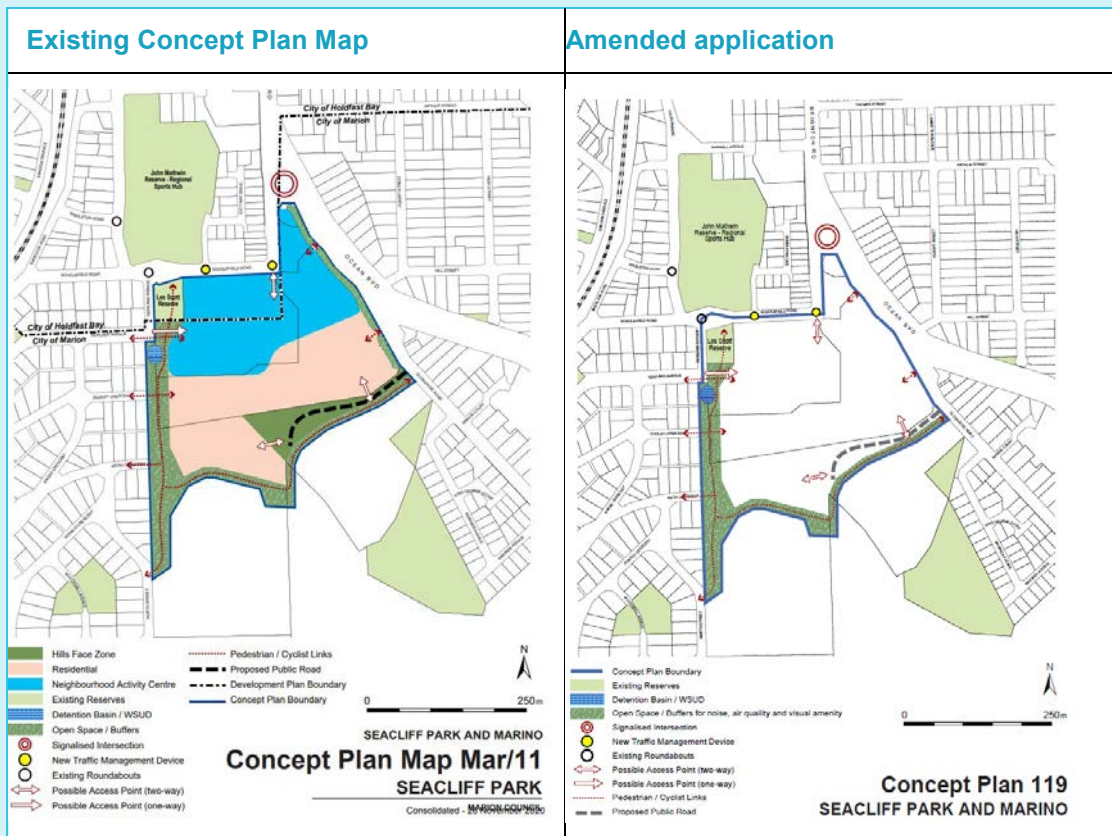
SA.32

SPATIALLY APPLY the Urban Neighbourhood Retail Subzone to the identified 'Core Area' of the existing Suburban Activity Centre Zone at Laffer's Triangle within the City of Marion as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
<p>Identified 'Core Area' - Suburban Activity Centre Zone at Laffer's Triangle</p>		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.33 **SPATIALLY APPLY** the existing Concept Plan Map Mar/11 Seacliff Park to the existing Suburban Neighbourhood Zone at Seacliff Park within the City of Marion (note: part of this new zone will also apply in the City of Holdfast Bay) as identified in the recommended amendment map:



Reason: The retention of the Concept Plan is supported as it meets the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Marion</p> <p>Apply the Suburban Neighbourhood Zone to existing Marion Plains Policy Area 8 of the Residential Zone, instead of the General Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>City of Marion</p> <p>Apply the Urban Activity Centre Zone to Precinct 12 Castle Plaza Environmental Assessment Area of the Mixed Use Zone, instead of the Suburban Activity Centre Zone and Business Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>City of Marion</p> <p>Apply the Urban Corridor (Boulevard) Zone to the Marion Road Corridor.</p>	<p>The rezoning outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>City of Marion</p> <p>Apply the Hills Neighbourhood Zone to the Southern Policy Area 18 and Cement Hills Policy Area 10 of the Residential Zone, instead of Suburban Neighbourhood Zone.</p>	<p>The Suburban Neighbourhood Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>Public Submission</p> <p>Apply the Urban Corridor Zone to the section of Marion Road between Cross Road and Sturt Road, instead of the Neighbourhood Zone.</p>	<p>The rezoning request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Public Submission</p> <p>Request that the Urban Neighbourhood Retail Subzone (within the proposed Urban Neighbourhood Zone) apply to all of Lot 707 Marion Road, Bedford Park.</p>	<p>The Urban Neighbourhood Retail Subzone has been applied to part (not all) of Lot 707 Marion Road, Bedford to reflect the spatial extent of the existing 'Core Area' only in the existing zoning in the Development Plan.</p>
<p>Public Submission</p> <p>A large number of community submissions (received in a standard letter template) have requested that the proposed zoning of Marion Plains Policy Area 8 as 'General Neighbourhood' and that parts of Marion Road be rezoned to facilitate business growth.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Review the zoning applied to the Marion Campus</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

<p>of the Sunrise Christian School to provide consistency across the site and.</p>	<p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>
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Mid Murray Council

Feedback received from the Mid Murray Council sought the following amendments to the spatial application of the Code within its local government area:

- Review the zoning applied to the existing Residential Escarpment Zone.
- Increase the extent of the Rural Intensive Enterprise Zone.
- Review zoning and spatially apply one zone across the Grulunga Caravan Park.
- Review zoning of allotments within existing Urban Waterfront (Floodplain) Zone.

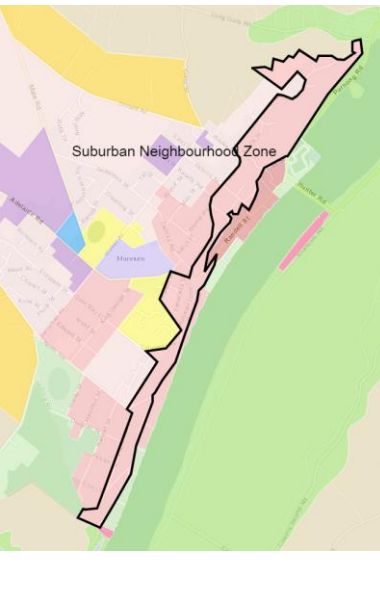

Non-council submissions:

- Nil

Commission's Recommendations:

Amendments to spatial application

SA.34 REMOVE SPATIAL APPLICATION of the Suburban Neighbourhood Zone from the existing Residential Escarpment Zone within the Mid Murray Council **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Escarpment Zone		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Mid Murray Council</p> <p>Suggest to Increase the size of the Rural Intensive Enterprise Zone (southern boundary) which maintains more than 2km to nearest settlement but brings the Zone closer to major transport and infrastructure required to support industry.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Mid Murray Council</p> <p>The Grulunga Caravan Park - The Caravan Park is located in three Development Plan Policy Areas in the River Murray Zone, with the majority in the River Settlement Policy Area, a small portion in the Primary Production Policy Area and almost half of the lower tier located in the Floodplain Policy Area. It is considered that an appropriate outcome for the site would be that the entire Park is located in the Caravan and Tourist Park Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Mid Murray Council</p> <p>Caravan Parks Generally</p> <p>By and large the majority appears to be transitioned to the Recreation Zone in the Planning and Design Code. It would appear that the more appropriate Zone on face value is the Caravan and Tourist Park Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Mid Murray Council</p> <p>Section of the riverfront residential development in Mannum that is currently in the Urban Waterfront (Floodplain) Zone. The total area comprises 1.4 hectares and would appear to be better suited to being transferred to the Waterfront Neighbourhood Zone rather than the Recreation Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

City of Mitcham

Feedback received by the Commission sought the following alterations to the spatial application of the Code in the City of Mitcham local government area:

- Retain Concept Plan Fig Mit/1 for the Suburban Activity Node Zone to differentiate between core and non-core areas, and extend the core area to include all land fronting main roads within the zone (South Road, Sturt Road & Shepherds Hill Road).
- Apply the Design Overlay to the Urban Corridor (Living) Zone (Goodwood Road and Belair Road) and Urban Neighbourhood Zone (Panorama).
- Review the extent of the Hazards (Flooding) Overlay application, and update as previously agreed.
- Apply the Hazards (Flooding) Overlay to the properties identified in the “Residential Land within the Vicinity of a Watercourse” in the Development Plan.
- Apply the Interface Management Overlay to Residential (Central Plains) Zone Policy Area 12 to better manage interface matters.
- Include a concept plan for Colonel Light Gardens to reflect existing policy areas, which identify the distinct land use functions that form an intrinsic part the area’s heritage value.

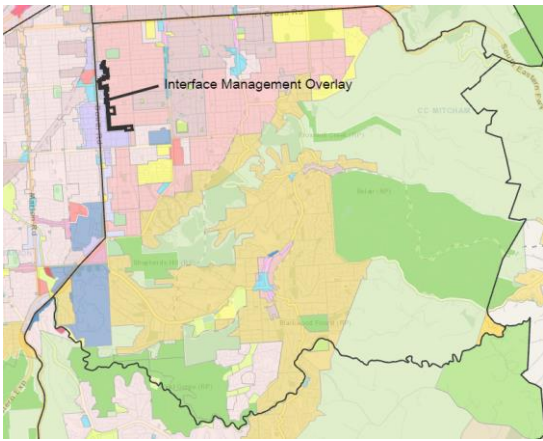
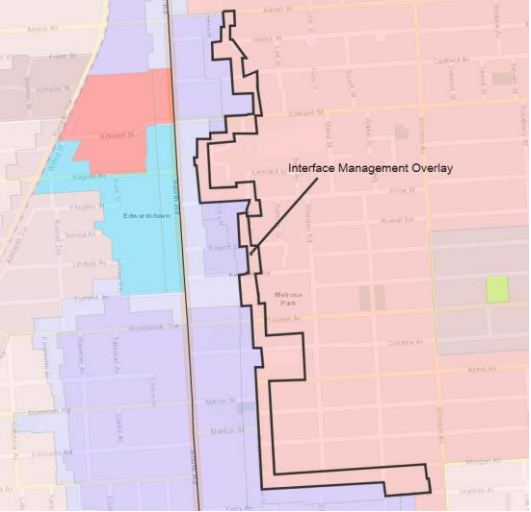
Non-council submissions:

- Apply the Urban Neighbourhood Retail Subzone to land at 621 Goodwood Road, Panorama.
- Apply the Established Neighbourhood Zone to all parts of the Mitcham Plains area, including Mitcham, Lower Mitcham and Torrens Park.

Commission’s Recommendations:

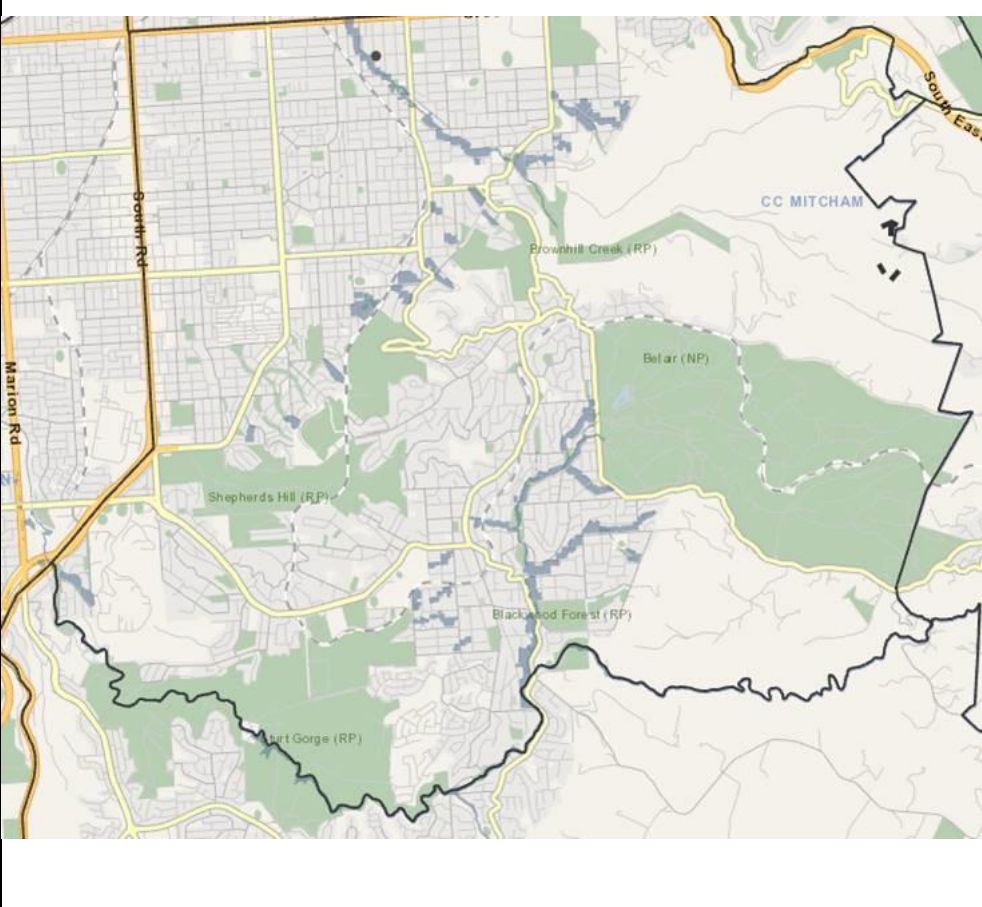
Amendments to spatial application

SA.35 **SPATIALLY APPLY** the Interface Management Overlay to the existing Residential (Central Plains) Zone Policy Area 12 within the City of Mitcham to better manage interface matters as identified in the recommended amendment map:

Location within Council area	Amended application
<p data-bbox="302 527 829 583">Residential (Central Plains) Zone Policy Area 12</p>  <p data-bbox="461 657 651 674">Interface Management Overlay</p>	 <p data-bbox="1133 684 1323 701">Interface Management Overlay</p>

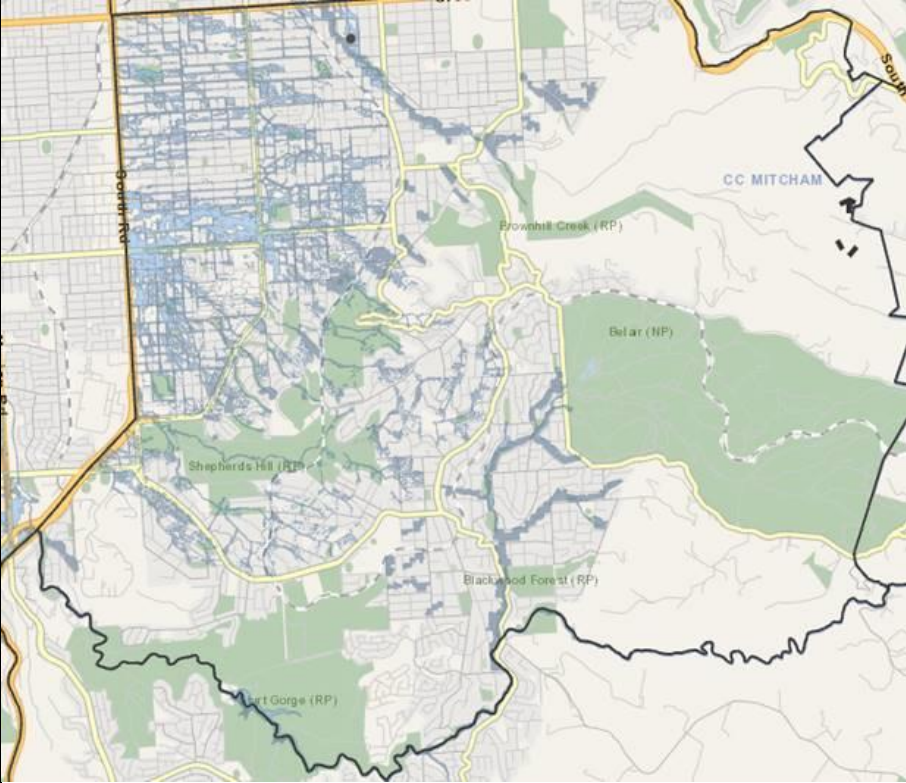
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.36 **SPATIALLY APPLY** the Hazards (Flooding) Overlay to the properties identified in the “Residential Land within the Vicinity of a Watercourse” Figures WC/1-WC/14 within the City of Mitcham as identified in the recommended amendment map:

Location within Council area	Amended application
Residential Land within the Vicinity of a Watercourse Figures WC/1-WC/14	

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.37 SPATIALLY APPLY the Hazards (Flooding - General) Overlay to reflect recent flood study mapping within the City of Mitcham as identified in the recommended amendment map:

Location within Council area	Amended application
Various	

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Mitcham</p> <p>Retain Concept Plan Fig Mit/1 for the Suburban Activity Node Zone to differentiate between core and non-core areas, and extend the core area to include all land fronting main roads within the zone (South Road, Sturt Road & Shepherds Hill Road).</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>

<p>City of Mitcham</p> <p>Apply the Design Overlay to the Urban Corridor (Living) Zone (Goodwood Road and Belair Road) and Urban Neighbourhood Zone (Panorama).</p>	<p>The Design Overlay has only been applied to those zones and areas that currently trigger a referral to the Government Architect under the <i>Development Regulations 2008</i>.</p>
<p>City of Mitcham</p> <p>Include a concept plan for Colonel Light Gardens to reflect existing policy areas, which identify the distinct land use functions that form an intrinsic part the area's heritage value.</p>	<p>The Heritage SA Guidelines for Development and the zone application achieve the intent of the current Concept Plan.</p>
<p>Public Submission</p> <p>Apply the Urban Neighbourhood Retail Subzone to land at 621 Goodwood Road, Panorama.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>Public Submission</p> <p>Apply the Established Neighbourhood Zone to all parts of the Mitcham Plains area, including Mitcham, Lower Mitcham and Torrens Park.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy</p>

Mount Barker District Council

Feedback received from the Mount Barker District Council sought the following amendments to the spatial application of the Code within its local government area:

- Apply the Neighbourhood Zone to the areas that were previously proposed to be included in the Suburban Neighbourhood Zone.
- Include existing Concept Plans MtB/10, MtB/11, MtB/13, MtB/14, MtB/18, MtB/19, MtB/20 and MtB/21 in the Code.
- Reduce the extent of the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone.
- Reduce the extent of the Significant Interface Management Overlay to reflect the wastewater setback outlined in Concept Plan Map MtB/13.

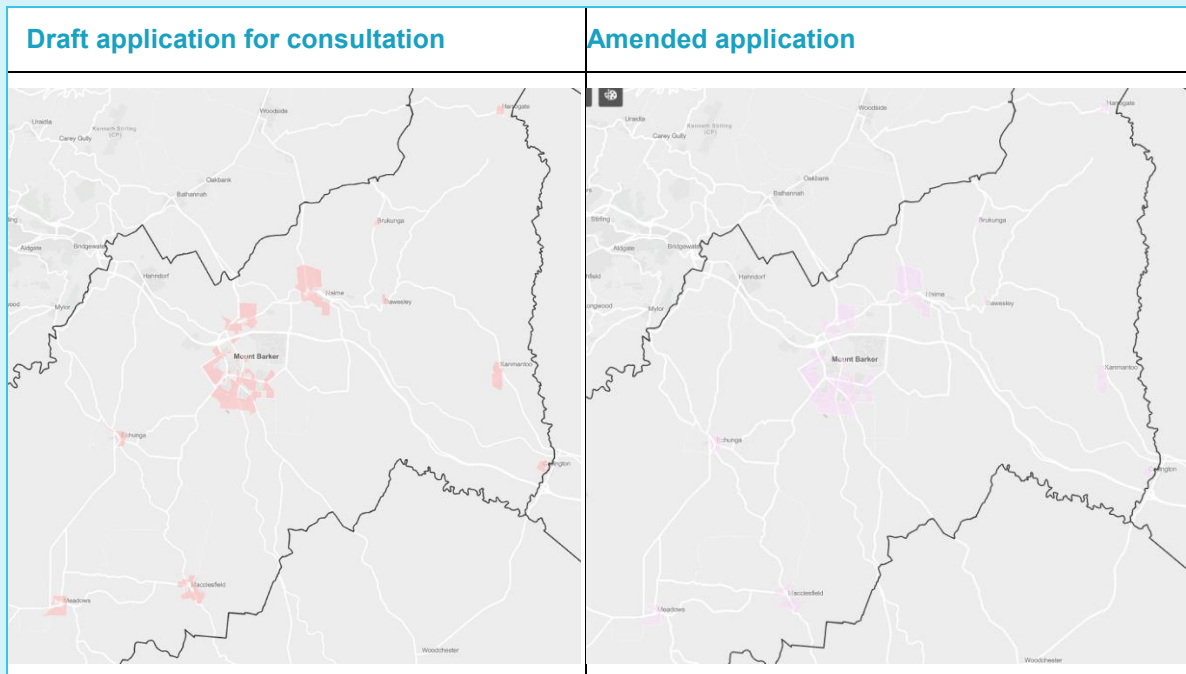
Non-council submissions:

- Remove the Significant Interface Management Overlay from land at Flaxley Road, Mount barker, currently zoned Residential Neighbourhood Zone, Restricted Policy Area 14.

Commission's Recommendations:

Amendments to spatial application

SA.38 REMOVE SPATIAL APPLICATION of the Suburban Neighbourhood Zone within the Mount Barker District Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:



Reason: The Commission supports the proposed amendment to the spatial application of the Code to better reflect the current zone policies and provide greater consistency with surrounding Councils, and a policy framework that is more closely aligned with the policies in Council's existing Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Mount Barker District Council</p> <p>Include the following additional Development Plan - Concept Plan Maps within the Code:</p> <ul style="list-style-type: none"> • MtB/10 • MtB/11 • MtB/13 • MtB/14 • MtB/18 • MtB/19 • MtB/20 • MtB/21 	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p>Mount Barker District Council</p> <p>Update the following Concept Plans Maps within the Code:</p> <ul style="list-style-type: none"> • Concept Plan 90 (existing MtB/7) • Concept Plan 92 (existing MtB/9) 	<p>The proposed updates are not consistent with the principles for retention of Concept Plans, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p>Mount Barker District Council</p> <p>Reduce the extent of the Significant Interface Management Overlay to reflect the wastewater setback outlined in Concept Plan Map MtB/13.</p>	<p>The Overlay has been applied to an area that is slightly broader than the area depicted in Concept Plan Map MtB/13. This will ensure that the appropriate policy framework is applied to development within the vicinity of the lagoons.</p>
<p>Mount Barker District Council</p> <p>Reduce the extent of the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>Public Submission</p> <p>Remove the Significant Interface Management Overlay from land at Flaxley Road, Mount barker, currently zoned Residential Neighbourhood Zone, Restricted Policy Area 14.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>The Significant Interface Management Overlay has been applied to protect new development from the impacts of existing poultry broiler sheds, which is consistent with the policy intent of the Restricted Urban Policy Area 14.</p>

City of Mount Gambier

No feedback was received by the Commission regarding the spatial application of the Code in the City of Mount Gambier local government area:

Commission's Recommendations:

Amendments to spatial application

Nil

Rural City of Murray Bridge

Feedback received from the Rural City of Murray Bridge sought the following amendments to the spatial application of the Code within its local government area:

- Review the spatial application of the Interface Management Overlay around the Motor Sport Facility and Organic Composting Buffer Zone – Concept Plan MuBr/4
- Apply the Rural Intensive Enterprise Zone to the Thomas Food International Precinct, instead of the Rural Zone.
- Review application of the Housing Diversity Neighbourhood Zone to the Narooma residential area, Murray Bridge
- Retain the following Concept Plans in the Code:
 - Map MuBr/1 – General Industry Zone
 - Map MuBr/2 – General Industry Zone
 - Map MuBr/3 – Monarto South
 - Map MuBr/4 – Motor Sport Facility and Organic Composting Buffer Zone
 - Map MuBr/5 – Recreation Zone
 - Map MuBr/7 – Residential (Narooma)
 - Map MuBr/9 - East Side
 - Map MuBr/10 – Country Township Zone
 - Map MuBr/11 – River Murray Settlement Zone
 - Map MuBr/12 – River Murray Settlement Zone
 - Map MuBr/14– Equine Recreation
 - Map MuBr/19 – Allied Food Industry – Value Adding (Flagstaff Road)
- Review the spatial application of the EFPA Overlay to remove land that has already been developed for residential purposes or is of a size, location or soil type that makes it unsuitable for rural or primary production land uses.
- Review of the spatial application of the Significant Landscape Protection Overlay, which has not been applied to the Conservation Zone but has been applied to the Freeway.
- Apply the Infrastructure Zone to the Brinkley Waste Facility, instead of the Strategic Employment Zone.
- Apply the Rural Intensive Enterprise Zone to the Monarto South mushroom facility, instead of the Rural Zone.

Non-council submissions:

- Apply a different zone to land at 202 Flagstaff Road (Precinct 23 Flagstaff Road) in Murray Bridge, to facilitate primary industry.
- Apply the Rural Intensive Enterprise Zone, Significant Interface Management Overlay, and create and apply a new subzone of the Rural Intensive Enterprise zone to accommodate the Thomas Food International site.
- Apply the Rural Intensive Enterprise Zone and the Significant Interface Management Overlay to the Monarto South mushroom facility, instead of the Rural Zone and the Interface Management Overlay.

Commission’s Recommendations:

Amendments to spatial application

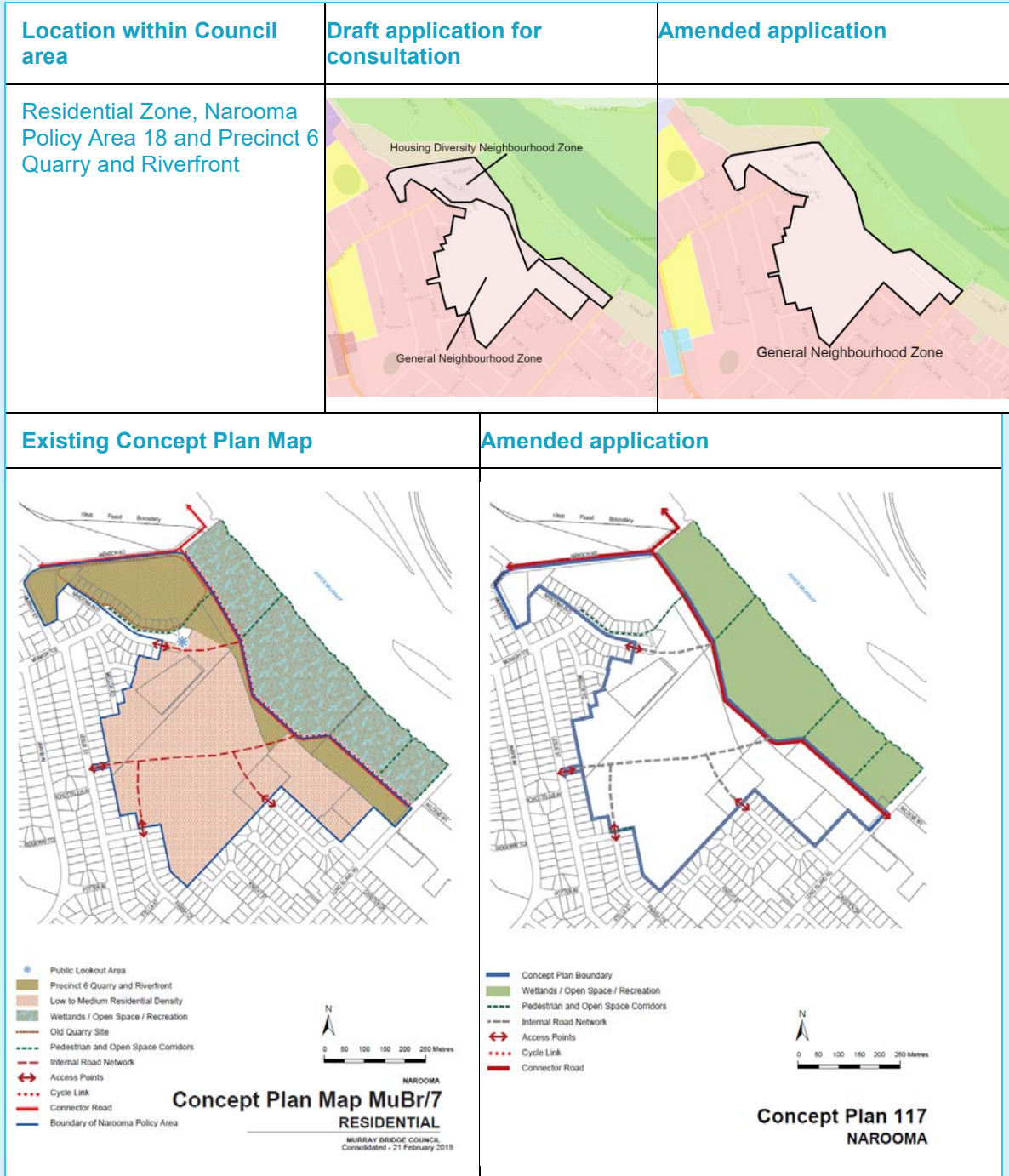
SA.39 REMOVE SPATIAL APPLICATION of the Interface Management Overlay **AND REPLACE** with the Significant Interface Management Overlay to the area in the ‘Buffer Zone’ within Concept Plan MuBr/4 from the RC of Murray Bridge Development Plan as identified in the recommended amendment map:

Location within Council area	Recommended amendment to the spatial application of the Code
Primary Production Zone, Central Area Policy Area 3 (Concept Plan MuBr/4)	 A map showing a large, irregularly shaped area shaded in light purple, labeled 'Significant Interface Management Overlay'. This area is situated within a larger yellow-shaded region labeled 'Primary Production Zone, Central Area Policy Area 3 (Concept Plan MuBr/4)'. The map also shows surrounding areas in shades of green and tan, with some roads and boundaries visible.

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.40

REMOVE SPATIAL APPLICATION of the Housing Diversity Neighbourhood Zone **AND REPLACE** with the General Neighbourhood Zone and **SPATIALLY APPLY** the Concept Plan TNV (Concept Plan MuBr/7) to the existing Residential Zone, Narooma Policy Area 18 and Precinct 6 Quarry and Riverfront within the RC of Murray Bridge as identified in the recommended amendment map:



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Rural City of Murray Bridge</p> <p>Apply the Rural Intensive Enterprise Zone to the Thomas Food International Precinct, instead of the Rural Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Rural City of Murray Bridge</p> <p>Retain the following Concept Plans in the Code:</p> <ul style="list-style-type: none"> ○ Map MuBr/1 – General Industry Zone ○ Map MuBr/2 – General Industry Zone ○ Map MuBr/3 – Monarto South ○ Map MuBr/4 – Motor Sport Facility and Organic Composting Buffer Zone ○ Map MuBr/5 – Recreation Zone ○ Map MuBr/7 – Residential (Narooma) ○ Map MuBr/9 - East Side ○ Map MuBr/10 – Country Township Zone ○ Map MuBr/11 – River Murray Settlement Zone ○ Map MuBr/12 – River Murray Settlement Zone ○ Map MuBr/14– Equine Recreation ○ Map MuBr/19 – Allied Food Industry – Value Adding (Flagstaff Road) 	<p>Concept Plan MuBr/7 and Concept Plan MuBr/14 (combined with MuBr/15) have been retained in the Code.</p> <p>The retention of the other Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to primarily those that show the location of key infrastructure or over land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p>Rural City of Murray Bridge</p> <p>Review the spatial application of the EFPA Overlay to remove land that has already been developed for residential purposes or is of a size, location or soil type that makes it unsuitable for rural or primary production land uses.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Rural City of Murray Bridge</p> <p>Review of the spatial application of the Significant Landscape Protection Overlay, which has not been applied to the Conservation Zone but has been applied to the Freeway.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

<p>Rural City of Murray Bridge</p> <p>Apply the Infrastructure Zone to the Brinkley Waste Facility, instead of the Strategic Employment Zone.</p>	<p>The proposed amendment is not supported as the current spatial application of the Code is more consistent with Council's current Development Plan policy.</p>
<p>Rural City of Murray Bridge</p> <p>Apply the Rural Intensive Enterprise Zone to the Monarto South mushroom facility, instead of the Rural Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply a different zone to land at 202 Flagstaff Road (Precinct 23 Flagstaff Road) in Murray Bridge that facilitates primary industry, instead of the Rural Zone.</p>	<p>The Rural Intensive Enterprise Zone has been applied to this land, which anticipates a range of intensive agricultural uses and associated industries.</p>
<p>Public Submission</p> <p>Apply the Rural Intensive Enterprise Zone, Significant Interface Management Overlay, and create and apply a new subzone of the Rural Intensive Enterprise zone to accommodate the Thomas Food International site.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>

City of Norwood Payneham & St Peters

Feedback received from the City of Norwood Payneham & St Peters sought the following alterations to the spatial application of the Code in the City of Norwood Payneham & St Peters local government area:

- Apply a new 'Neighbourhood' level centre zone to existing Neighbourhood Centre Zones (instead of the proposed Suburban Activity Centre Zone).
- Apply the Local Activity Centre Zone to the existing Local Centre (St Peters) / (Norwood) Zones and the Local Shopping Zone (other than the two areas identified to transition to Suburban Activity Centre Zone).
- Remove the spatial application of the Character Area Overlay from those pockets of land not shaded grey in existing Concept Plan Fig RC(N)/1 of the Residential Character (Norwood) Zone.
- Reinstate existing Urban Corridor Zone Concept Plans (e.g. Kent Town Strategic Growth Concept Plan Fig UrC/1 and District Centre Norwood Concept Plans) to the Code.
- Reinstate existing Map NPSP/1 (Overlay 4) which identifies particular laneways as a Concept Plan in the Code.
- Apply an Education Subzone in the proposed Community Facilities Zone to apply to those areas currently zoned Community Zone, Education Policy Area.
- Apply the Recreation Zone to the existing Community Zone, Recreation Policy Area as it has been applied at Marden (instead of the proposed Community Facilities Zone).
- Apply a range of Subzones previously requested by Council.

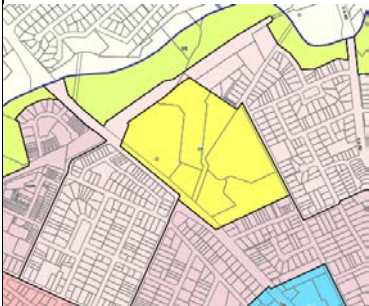
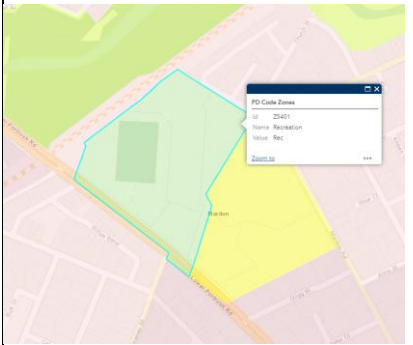
Non-council submissions:

- Rezoning of 137-141 Kensington Road, Norwood from the existing Established Neighbourhood Zone to the Urban Corridor (Main Street) Zone.

Commission's Recommendations:


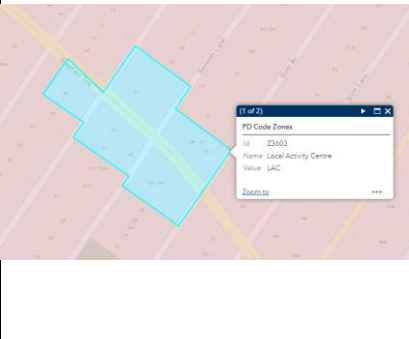
Amendments to spatial application

SA.41 SPATIALLY APPLY the Recreation Zone to the existing Community Zone, Recreation Policy Area where it applies at Marden within the City of Norwood Payneham and St Peters as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Community Zone, Recreation Policy Area (Marden)		

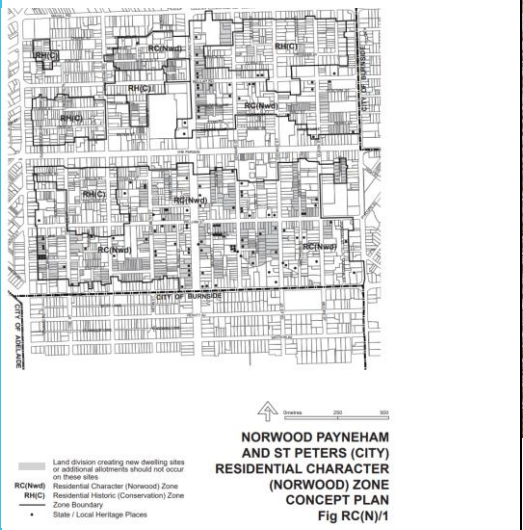

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.42 SPATIALLY APPLY the Local Activity Centre Zone to the existing Local Centre (St Peters) Zone within the City of Norwood Payneham and St Peters as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Local Centre (St Peters) Zone		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.43 REMOVE SPATIAL APPLICATION of the Character Area Overlay from those pockets of land not shaded grey in existing Concept Plan Fig RC(N)/1 of the Residential Character (Norwood) Zone within the City of Norwood Payneham and St Peters as identified in the recommended amendment map:

Location within Council area	Amended application
<p data-bbox="267 1260 738 1291">Residential Character (Norwood) Zone</p>  <p data-bbox="267 1743 787 1827"> NORWOOD PAYNEHAM AND ST PETERS (CITY) RESIDENTIAL CHARACTER (NORWOOD) ZONE CONCEPT PLAN Fig RC(N)/1 </p>	

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Norwood Payneham & St Peters</p> <p>Apply a new 'Neighbourhood' level centre zone to existing Neighbourhood Centre Zones (instead of the proposed Suburban Activity Centre Zone).</p>	<p>The Suburban Activity Centre Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>City of Norwood Payneham & St Peters</p> <p>Apply the Local Activity Centre Zone to the existing Local Centre (St Peters) / (Norwood) Zone and the Local Shopping Zone (other than the two areas identified to transition to Suburban Activity Centre Zone).</p>	<p>The Suburban Main Street Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>City of Norwood Payneham & St Peters</p> <p>Reinstate existing Urban Corridor Zone Concept Plans (e.g. Kent Town Strategic Growth Concept Plan Fig UrC/1 and District Centre Norwood Concept Plans) to the Code.</p>	<p>The retention of the Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p>City of Norwood Payneham & St Peters</p> <p>Reinstate existing Map NPSP/1 (Overlay 4) which identifies particular laneways as a Concept Plan in the Code.</p>	<p>The retention of the Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>The Overlay Map is addressed through new 'Design in Urban Areas' general policy in the Code.</p>
<p>City of Norwood Payneham & St Peters</p> <p>Apply an Education Subzone to the Community Facilities Zone to address the existing Education Policy Area in the Council Development Plan.</p>	<p>The Community Facilities Zone (no Subzone) will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>City of Norwood Payneham & St Peters</p> <p>Apply a range of Subzones previously requested by Council.</p>	<p>The range of zones applied to the areas identified by Council will deliver desired policy outcomes that are more closely aligned with the current Development Plan.</p>
<p>Public Submission</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

Rezoning of 137-141 Kensington Road, Norwood from the existing Established Neighbourhood Zone to the Urban Corridor (Main Street) Zone.	A change in zoning would require a separate Code Amendment with further policy investigations and consultation.
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City of Onkaparinga

Feedback received from the City of Onkaparinga sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Urban Activity Centre Zone to identified parcels of land in the existing Central City Policy Area 34 of the Regional Centre Zone.
- Apply the Hills Neighbourhood Zone + appropriate TNV's for minimum site area to the existing Residential Zone at Darlington and Flagstaff Hill (north of Blacks Road).
- Apply the Suburban Neighbourhood Zone + appropriate TNVs for minimum site area to the existing Residential Zone at Maslin Beach.
- Apply the Open Space Zone to the existing Open Space Zone at Port Noarlunga (adjacent the Onkaparinga River) to reflect the existing use of the land as Council Reserves.
- Reinstate Concept Plan Map Onka/10 – District Centre (Aldinga Beach) as it currently applies to the existing Aldinga Beach Policy Area 8 of the District Centre Zone.
- Apply the Scenic Quality Overlay to existing Township Zone, Clarendon Policy Area 57 – Precinct 23 Landscape Environs, Precinct 24 Living Policy Area, Precinct 25 Mixed Use and Precinct 26 Recreation/Open Space.
- Apply the Township Neighbourhood Zone over the Aldinga Arts Eco Village.
- Apply the Conservation Zone + Coastal Areas Overlay over existing Precinct 31 Port Willunga Foreshore of the Township Zone, Port Willunga/Aldinga Policy Area 62 at Port Willunga.
- Apply a Township Neighbourhood Zone / Open Space Zone (zone split) over Precinct 32 Old Port Road of the Township Zone, Port Willunga/Aldinga Policy Area 62 at Aldinga Township.
- Apply a Subzone over existing Port Stanvac Policy Area 15 of the Urban Employment Zone.

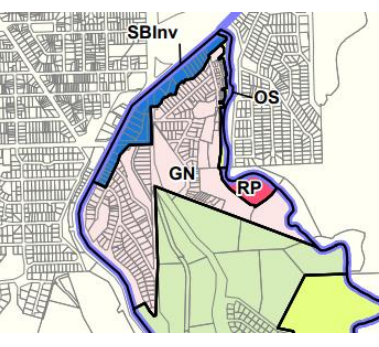
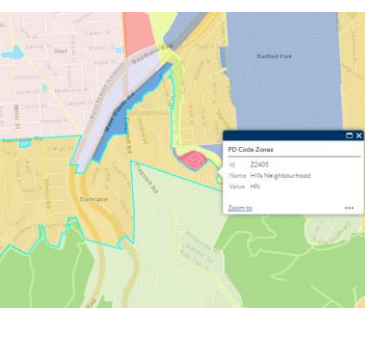
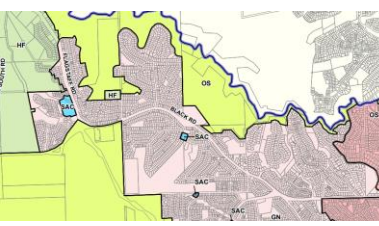

Non-council Submissions:

- Apply a new Subzone or Character Area Overlay (or establish a designated character area) to apply to land in the Hills Face Zone at O'Halloran Hill.
- Realign the zone boundary between the Deferred Urban Zone and Rural Zone at Bakewell Drive, Seaford Heights to include the land wholly within the Deferred Urban Zone.

Commission’s Recommendations:

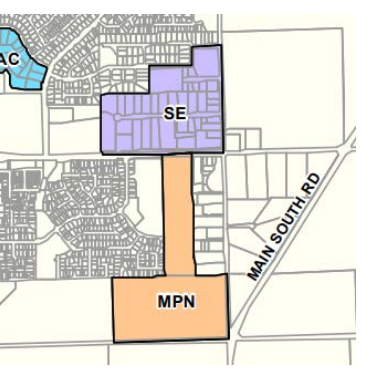
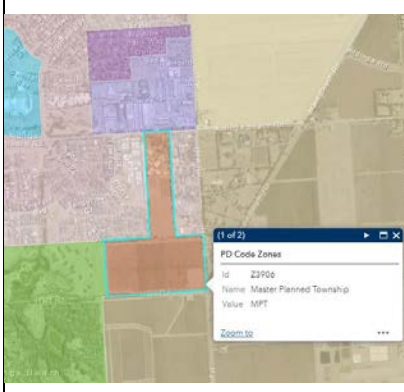
Amendments to spatial application

SA.44 REMOVE SPATIAL APPLICATION of the General Neighbourhood Zone from the existing Residential Zone at Darlington and Flagstaff Hill (north of Blacks Road) within the City of Onkaparinga **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment maps:

Location within Council area	Draft application for consultation	Amended application
Darlington		
Flagstaff Hill (north of Blacks Road)		

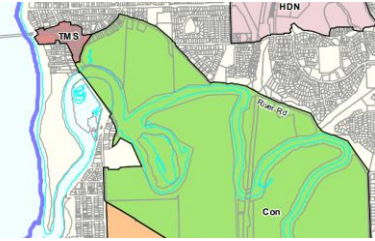
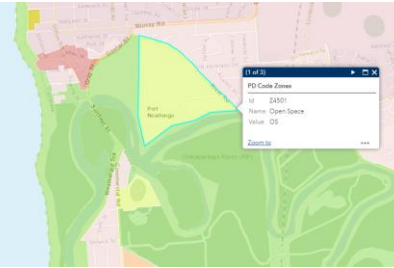
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.45 REMOVE SPATIAL APPLICATION of the Master Planned Neighbourhood Zone from the existing Residential Zone, Hart Road Policy Area 52 within the City of Onkaparinga **AND REPLACE** with the Master Planned Township Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Hart Road Policy Area 52		



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.46 REMOVE SPATIAL APPLICATION of the Conservation Zone from part of the existing Open Space Zone along the Onkaparinga River Estuary at Port Noarlunga within the City of Onkaparinga **AND REPLACE** with the Open Space Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Open Space Zone along the Onkaparinga River Estuary at Port Noarlunga		



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.47 REMOVE SPATIAL APPLICATION of the Limited Land Division Overlay from the existing Residential Zone, Sellicks Beach Policy Area 45 at Sellicks Beach within the City of Onkaparinga as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Sellicks Beach Policy Area 45		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.48 SPATIALLY APPLY the Scenic Quality Overlay to the existing Township Zone, Clarendon Policy Area 57, Precinct 23 Landscape Environs at Clarendon within the City of Onkaparinga as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Township Zone, Clarendon Policy Area 57, Precinct 23 Landscape Environs at Clarendon		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Onkaparinga</p> <p>Apply the Urban Activity Centre Zone to identified parcels of land in the existing Central City Policy Area 34 of the Regional Centre Zone.</p>	<p>The proposed amendment is not supported. It is therefore recommended no change be made to the current Code Amendment, as the request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters require a subsequent Code Amendment after Phase Three is implemented.</p>
<p>City of Onkaparinga</p> <p>Apply the Suburban Neighbourhood Zone + appropriate TNVs for minimum site area to the existing Residential Zone at Maslin Beach.</p>	<p>The request does not align with the State Planning Commission’s approved principles for changing to Suburban Neighbourhood.</p> <p>It is therefore recommended no change be made to the current Code Amendment, as the request is outside the scope of the Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters require a subsequent Code Amendment after Phase Three is implemented.</p>
<p>City of Onkaparinga</p> <p>Reinstate Concept Plan Map Onka/10 – District Centre (Aldinga Beach) as it currently applies to</p>	<p>The proposed amendment is not supported. It is therefore recommended no change be made to the current Code Amendment, as the issues addressed by this Concept Plan is now</p>

the existing Aldinga Beach Policy Area 8 of the District Centre Zone.	addressed through greater TNV capability in the relevant zone.
<p>City of Onkaparinga</p> <p>Apply the Scenic Quality Overlay to existing Township Zone, Clarendon Policy Area 57 – Precinct 24 Living Policy Area, Precinct 25 Mixed Use and Precinct 26 Recreation/Open Space.</p>	The proposed amendment is not supported but it should be noted that the new Scenic Quality Overlay will be applied to Precinct 23 Landscape Protection to better reflect Council’s current Development Plan policy.
<p>City of Onkaparinga</p> <p>Apply the Township Neighbourhood Zone over the Aldinga Arts Eco Village.</p>	The proposed amendment is not supported as the area concerned has been rezoned to Township to better reflect Council’s current Development Plan policy.
<p>City of Onkaparinga</p> <p>Apply the Conservation Zone + Coastal Areas Overlay over existing Precinct 31 Port Willunga Foreshore of the Township Zone, Port Willunga/Aldinga Policy Area 62 at Port Willunga.</p>	<p>The proposed amendment is not supported as the area concerned has been rezoned to Open Space to better reflect Council’s current Development Plan policy and to differentiate this location from the rest of the township at Port Willunga.</p> <p>The Coastal Areas overlay has been applied to the area in question.</p>
<p>City of Onkaparinga</p> <p>Apply a Township Neighbourhood Zone / Open Space Zone (zone split) over Precinct 32 Old Port Road of the Township Zone, Port Willunga/Aldinga Policy Area 62 at Aldinga Township.</p>	The proposed amendment is not supported as the area concerned has been rezoned to Township Neighbourhood to better reflect Council’s current Development Plan policy.
<p>City of Onkaparinga</p> <p>Apply a Subzone over existing Port Stanvac Policy Area 15 of the Urban Employment Zone.</p>	<p>The proposed amendment is not supported as the request is outside the scope of the current Phase Three Code Amendment (i.e. more extensive policy investigations and consultation is required).</p> <p>These matters require a subsequent Code Amendment after Phase Three is implemented.</p>
<p>Public Submission</p> <p>Apply a new Subzone or Character Area Overlay (or establish a designated character area) to apply to land in the Hills Face Zone at O’Halloran Hill.</p>	<p>The current spatial application of the Code zoning for the location is consistent with Council’s current Development Plan policy.</p> <p>Any change to zoning in this location would require a subsequent Code Amendment after Phase Three has been implemented.</p>
<p>Public Submission</p> <p>Realign the zone boundary between the Deferred Urban Zone and Rural Zone at Bakewell Drive, Seaford Heights to include the land wholly within the Deferred Urban Zone.</p>	<p>The current spatial application of the Code zoning for the location is consistent with Council’s current Development Plan policy.</p> <p>Any change to the zone boundary in this location would require a subsequent Code Amendment after Phase Three has been implemented.</p>

City of Playford

Feedback received from the City of Playford sought the following alterations to the spatial application of the Code within its local government area:

- Recommend amendments to application of the Mount Lofty Water Supply Catchment (Area 1) Overlay which would rationalise the application of this overlay to road and allotment boundaries.
- Create and apply a new Virginia Value Adding Subzone of the Rural Intensive Enterprise Zone for the Mitolo Site at Virginia to ensure that the envisaged future land uses for the site can be more appropriately accommodated, and undesirable uses explicitly referenced by the policies of the Code.
- Apply a series of recommended spatial changes to the existing Lyell McEwin Health Node Policy Area 23 of the Suburban Activity Node Zone, which is proposed to transition to the Code Strategic Innovation Zone, including:
 - Transitioning an area of the zone along the southern frontage to Broughton Road to the Housing Diversity Neighbourhood Zone as a buffer residential area,
 - Incorporating a Concept Plan to identify helipad flightpaths, building height limits, landmark buildings, retail frontages and other matters,
 - Reducing the spatial extent of the Activity Node Subzone,
 - Applying an Interface Management Overlay over the former windbreak land along the western side of Mark Road to help manage interface impacts with land uses in the adjoining Employment Zone to the west.
- Amend the policies of the Employment Zone in relation to the existing Commercial Precinct 50 of the Commercial Zone (also known as the Mingari Road site) to enable up to 1500sqm of shop development in accordance with current Development Plan policies and Council's earlier consultation comments.
- Ensure that the latest flood hazard mapping for the whole of the Council area is included in the Planning and Design Code, noting that the mapping for the Smith Creek catchment has not been included in the Code.
- Apply the General Neighbourhood Zone instead of the Housing Diversity Neighbourhood Zone to the area of Elizabeth Grove currently within the Residential Regeneration Zone.
- Remove the Local Activity Centre Zone from the site adjacent Willison Road / Pacific Boulevard and replace with the proposed adjacent zoning which is the Residential Hills Zone.
- Remove the proposed Local Activity Centre Zoning from the majority of the proposed Elizabeth Grove Local Activity Centre and replace with the Housing Diversity Zone.
- Transition a number of allotments in the Development Plan Precinct 34 located between McGilp and Martin Road to the Rural Neighbourhood Zone (not the proposed Township Zone) as they are developed with dwellings and have residential character.
- Apply an Interface Management Overlay to the land affected by a buffer area in relation to the Medlow Road Landfill site at Blakeview as defined by current Concept Plan Map Play/14 of the development plan.
- Transition the intent of policies referencing larger allotment sizes and on-site waste water disposal and/or community wastewater connection requirements for areas near the townships of Virginia and Angle Vale within the current Suburban Neighbourhood Zone and proposed to transition to the Master-Planned Neighbourhood Zone.



Non-council submissions:

- Apply the Suburban Activity Centre Zone to the District Centre Zone and apply the Master Planned Neighbourhood Zone to the northern portion to facilitate low density residential development.
- Peregrine Corporation requested 41 Peachy Road, Davoren Park be rezoned Suburban Activity Centre Zone as a better reflection of the locality and range of existing commercial and community land uses.

Commission’s Recommendations:

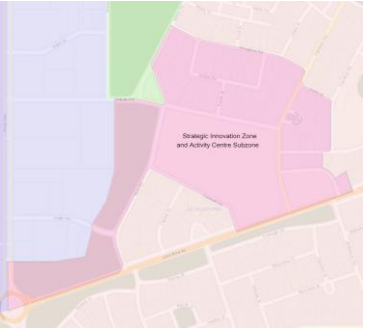
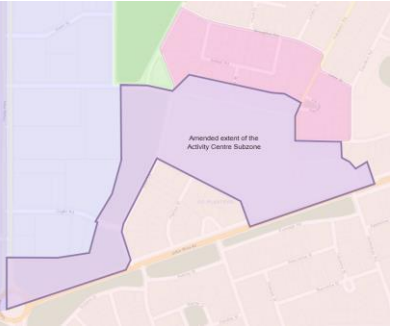
Amendments to spatial application

SA.49 **SPATIALLY APPLY** the Retail Activity Centre Subzone to the existing Commercial Zone, Munno Para Commercial Precinct 50 within the City of Playford which is proposed to transition to the Code Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Commercial Zone, Munno Para Commercial Precinct 50		

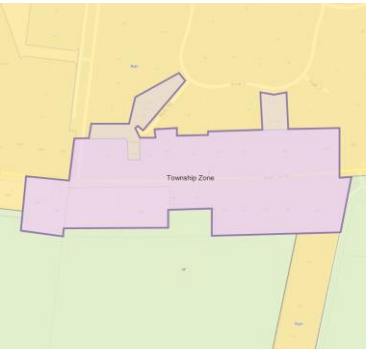

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.50 **AMEND THE SPATIAL APPLICATION** of the Activity Centre Subzone of the Strategic Innovation Zone at the current Lyell McEwin Health Node Policy Area site within the City of Playford to the area defined in the amended application diagram:

Location within Council area	Draft application for consultation	Amended application
Lyell McEwin Health Node Policy Area		

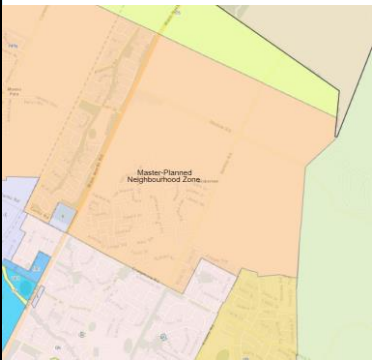
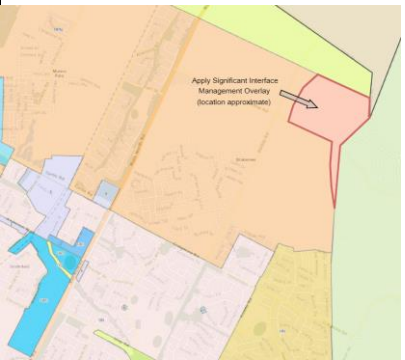
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.51 **AMEND THE SPATIAL APPLICATION** of the Township Zone at One Tree Hill to include two areas of current Policy Area 34 within the City of Playford into the Rural Neighbourhood Zone as defined in the amended application diagram:

Location within Council area	Draft application for consultation	Amended application
Policy Area 34		



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.52 **SPATIALLY APPLY** the Significant Interface Management Overlay to land at Blakeview identified on Concept Plan Map Play/14 in the City of Playford Development Plan as being within a 500/1000 metre buffer area in relation to the Medlow Road Landfill site as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Land at Blakeview identified on Concept Plan Map Play/14 of the Development Plan		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.53 **REMOVE SPATIAL APPLICATION** of the Master Planned Neighbourhood Zone from the areas of Angle Vale and Virginia referenced as being within the ‘Concept Plan Boundary’ from current Concept Plans Play/36 and Play/38 of the City of Playford Development Plan **AND REPLACE** with the Master Planned Township Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
‘Concept Plan Boundary’ from current Concept Plans Play/36 and Play/38 of the Development Plan		



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Playford</p> <p>Recommend amendments to application of the Mount Lofty Water Supply Catchment (Area 1) Overlay which would rationalise the application of this overlay to road and allotment boundaries.</p>	<p>The spatial extent of the Mount Lofty Water Supply Catchment (Area 1) Overlay is informed by data provided by other agencies.</p> <p>As such, the Commission considers that proposed amendments to the spatial extent of this overlay are best addressed via a separate Code Amendment.</p>
<p>City of Playford</p> <p>Create and apply a new Virginia Value Adding Subzone of the Rural Intensive Enterprise Zone for the Mitolo Site at Virginia to ensure that the envisaged future land uses for the site can be more appropriately accommodated, and undesirable uses explicitly referenced by the policies of the Code.</p>	<p>The Commission acknowledges the matters raised in relation to the need for the provision of an appropriate policy transition for matters considered by the current policy area, especially policy regarding land uses and intensity, land division, setbacks, building height, operating hours and minimum site areas.</p> <p>Instead of creating a bespoke subzone for this facility, the Commission has resolved to make a series of policy amendments to the proposed Rural Intensive Enterprise Zone to better accommodate a transition of the policy intent from the current policy area.</p>
<p>City of Playford</p> <p>Ensure that the latest flood mapping for the whole of the Council area is included in the Planning and Design Code, noting that the mapping for the Smith Creek catchment has not been included in the Code.</p>	<p>The Commission has resolved to retain the current spatial extent of both flood hazard overlays, in alignment with the flood datasets originally provided by councils.</p> <p>The Commission considers flood hazard policy an important part of the Code and it is proposed that an extensive flood policy review will form the centrepiece of an upcoming Code Amendment.</p>

<p>City of Playford</p> <p>Apply the General Neighbourhood Zone instead of the Housing Diversity Neighbourhood Zone to the area of Elizabeth Grove currently within the Residential Regeneration Zone.</p>	<p>The Commission has resolved to retain the originally proposed transition of this area to the Housing Diversity Neighbourhood Zone.</p> <p>Although it is acknowledged that a small number of variances from the policies of the current zone will occur through the Code transition, it is considered that the policies Housing Diversity Neighbourhood Zone offer the most suitable transition zone option.</p> <p>This area of Elizabeth Grove is considered a strategically-important urban regeneration area which presents a significant renewal opportunity in close proximity to existing infrastructure and services.</p>
<p>City of Playford</p> <p>Remove the Local Activity Centre Zone from the site adjacent Willison Road / Pacific Boulevard and replace with the proposed adjacent zoning which is the Residential Hills Zone.</p>	<p>The Commission has resolved to retain the proposed Code zone transition for this site as it is considered to provide the most appropriate transition for the policies of the zone as they currently appear within the development plan.</p>
<p>City of Playford</p> <p>Remove the proposed Local Activity Centre Zoning from the majority of the proposed Elizabeth Grove Local Activity Centre and replace with the Housing Diversity Zone.</p>	<p>The Commission has resolved to retain the proposed Code zone transition for this site as it is considered to provide the most appropriate transition for the policies of the zone as they currently appear within the development plan.</p>
<p>City of Playford</p> <p>Apply a series of recommended spatial changes to the Lyell McEwin Health Node Policy Area 23 of the Suburban Activity Node Zone, which is proposed to transition to the Code Strategic Innovation Zone, including:</p> <ul style="list-style-type: none"> • transitioning an area of the zone along the southern frontage to Broughton Road to the Housing Diversity Neighbourhood Zone as a buffer residential area • incorporating a Concept Plan to identify helipad flightpaths, building height limits, landmark buildings, retail frontages and other matters • reducing the spatial extent of the Activity Node Subzone • applying an Interface Management Overlay over the former windbreak land along the western side of Mark Road to help manage interface impacts with land uses in the adjoining Employment Zone to the west. 	<p>The Commission has resolved to amend the spatial extent of the Activity Centre Subzone to ensure a more suitable transition of development plan policies for the Lyell Mc Ewin Health Node site.</p> <p>The Commission has also resolved the following in relation to this site:</p> <ul style="list-style-type: none"> • The area adjacent to Broughton Road will remain within the Strategic Innovation Zone, as a zone split at this location is considered beyond the scope of this Code Amendment. • A Concept Plan will not be included for this site, as it is considered that Concept Plans transitioned to the Code should only address matters associated with the staging and provision of infrastructure for growth areas. Policies associated with the protection of helipad flightpaths are considered to be a matter to be addressed as part of a future Code Amendment to be undertaken in conjunction with major stakeholders including Adelaide Airport Limited and the Civil Aviation Safety Authority.

	<ul style="list-style-type: none"> The interface policies associated with the Interface Between Land Uses General Development Policy are considered sufficient for land within this zone.
<p>Public Submission</p> <p>Apply the Suburban Activity Centre Zone to the District Centre Zone and apply the Master Planned Neighbourhood Zone to the northern portion to facilitate low density residential development.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Peregrine Corporation requested 41 Peachy Road, Davoren Park be rezoned Suburban Activity Centre Zone as a better reflection of the locality and range of existing commercial and community land uses.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zoning would require a separate Code Amendment with further policy investigations and consultation.</p>

City of Port Adelaide Enfield

Feedback received by the Commission sought the following alterations to the spatial application of the Code in the City of Port Adelaide Enfield local government area:

- Review zoning of Employment (Bulk Handling) Zone for the Woolworths distribution hub.
- Apply the Interface Management Overlay to the newly rezoned residential area south of the GRSA site at Angle Park.
- Review the application of the Master Planned Neighbourhood Zone to land at Northfield (off Briens Road).
- Review the application of the Master Planned Neighbourhood Zone to land at Northgate (Lightsview).
- Review application of the Master Planned Neighbourhood Zone at Oakden and Gilles Plains and create a Concept Plan for this area showing building height transition requirements.
- Remove the Emerging Activity Centre subzone from Master Planned Neighbourhood Zone at Regency Park.
- Removal of Representative Buildings, formally Contributory Items (listed in the current Development Plan), which have since been demolished and/or redeveloped as new dwellings.
- Apply the Suburban Activity Centre Zone to the Islington Shopping Centre site, instead of the Employment Zone.
- Create and apply a new light industry-type zone (or create and apply a new Light Industry Overlay) over Light Industry-zoned land.
- Apply the Hazards (Acid Sulfate Soils) Overlay to the Industry Zone, Gillman Policy Area 74.
- Review zone for Biodiversity Park, Outer Harbor rezone to Conservation Zone.
- Review zoning for current Residential Zone, North Haven (South of Victoria Road) Policy Area 59.
- Spatially apply the Urban Tree Canopy Overlay and Stormwater Management Overlay to the Master Planned Neighbourhood Zone.
- Apply either the Open Space Zone or the Infrastructure Zone to the land on Mersey Road, Taperoo, instead of the Employment Zone.



Non-council submissions:

- Apply the Infrastructure (Ferry and Marina Facilities) Zone to the walkway between both parts of the marina at North Haven, instead if the Waterfront Neighbourhood Zone.
- Create and apply a new subzone of the Infrastructure (Ferry and Marina Facilities) Zone for additional stand-alone retail/commercial/tourism development in North Haven.
- Review the application of the Master Planned Neighbourhood to Northfield and Oakden.

Commission’s Recommendations:

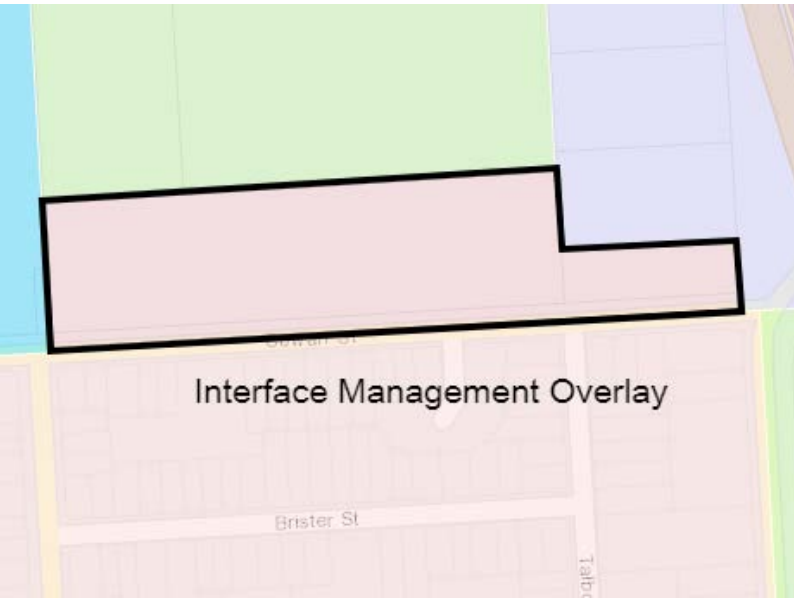
Amendments to spatial application

SA.54 REMOVE SPATIAL APPLICATION of the Employment (Bulk Handling) Zone from the existing Bulk Handling Zone within the City of Port Adelaide Enfield **AND REPLACE** with the Employment Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Bulk Handling Zone		

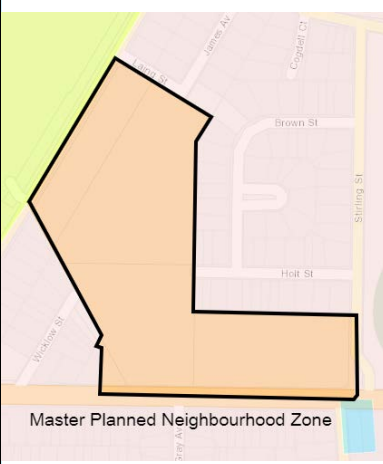

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.55 **SPATIALLY APPLY** the Interface Management Overlay the area in the existing Residential Zone, Medium Density Policy Area 73 (area south of the GRSA site at Angle Park) within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Recommended amendment to the spatial application of the Code
Residential Zone, Medium Density Policy Area 73 (area south of the GRSA site at Angle Park)	 <p>The map shows a residential area with a pink shaded region outlined in black, indicating the proposed Interface Management Overlay. The overlay covers a large rectangular area with a small notch on the right side. Below the overlay, the text 'Interface Management Overlay' is written. Street names 'Briser St' and 'Talbot St' are visible on the map.</p>


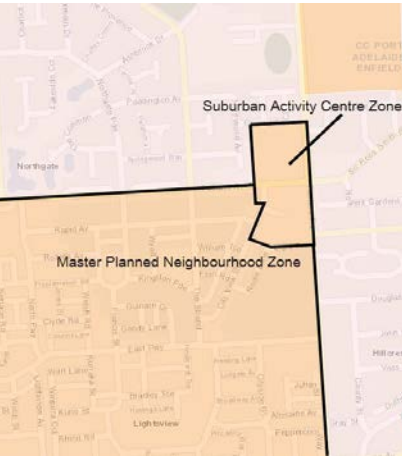
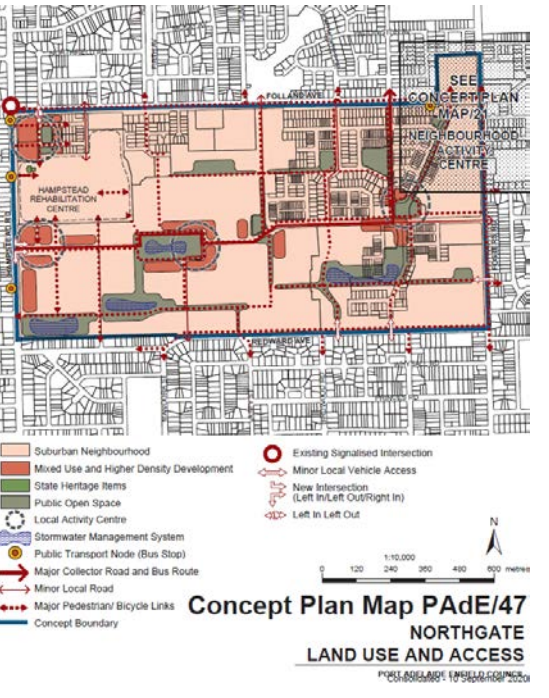
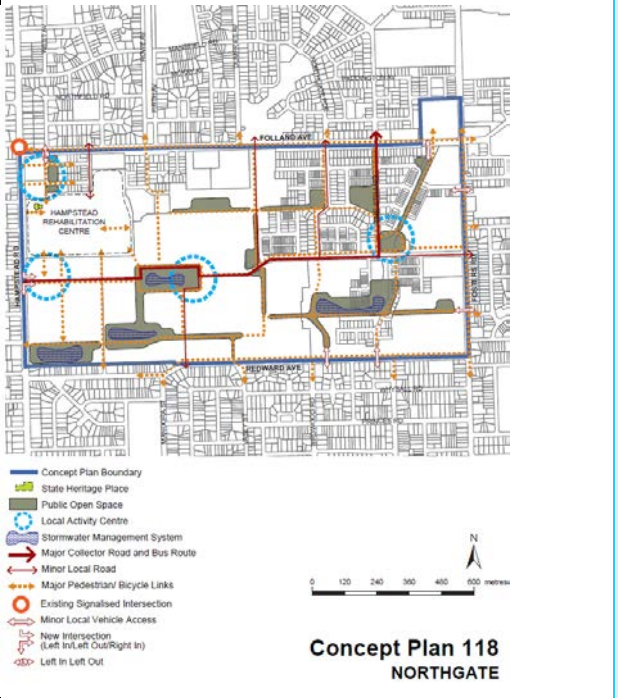
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.56 REMOVE SPATIAL APPLICATION of the Master Planned Neighbourhood Zone from the existing Suburban Neighbourhood Zone (identified in the Concept Plan PAdE/51 Northfield – Neighbourhood Activity Centre) within the City of Port Adelaide Enfield **AND REPLACE** with the Suburban Activity Centre Zone. Also **REMOVE SPATIAL APPLICATION** of the Emerging Activity Centre Subzone for the area remaining within the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Suburban Neighbourhood Zone - Northfield		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.57 REMOVE SPATIAL APPLICATION of the Master Planned Neighbourhood Zone Suburban Neighbourhood Zone (identified in the Concept Plan PAdE/21 Northgate – Neighbourhood Activity Centre) within the City of Port Adelaide Enfield **AND REPLACE** with the Suburban Activity Centre Zone. Also **SPATIALLY APPLY** the Concept Plan TNV (existing Concept Plan PAdE/47) to the area remaining within the Master Planned Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
<p>Suburban Neighbourhood Zone – Northgate (Lightsview)</p> <p>(Identified in the Concept Plan PAdE/21 Northgate – Neighbourhood Activity Centre).</p>		
Existing Concept Plan Map		Amended application
 <p>Concept Plan Map PAdE/47 NORTHGATE LAND USE AND ACCESS</p>		 <p>Concept Plan 118 NORTHGATE</p>

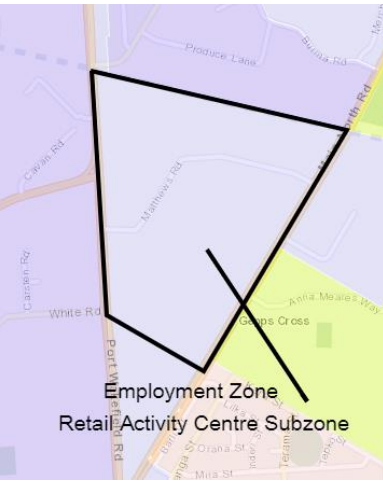
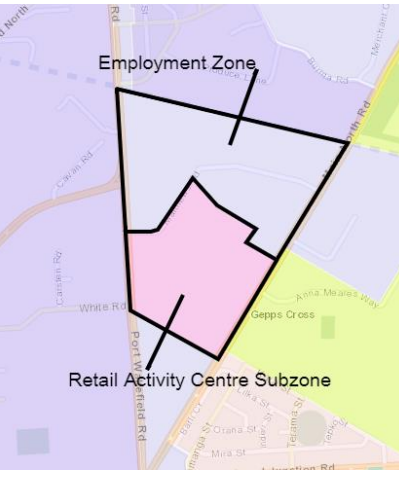
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.58 REMOVE SPATIAL APPLICATION of the Emerging Activity Centre Subzone from the existing Suburban Neighbourhood Zone – Regency Park (Code – Master Planned Neighbourhood Zone) within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Recommended amendment to the spatial application of the Code
Suburban Neighbourhood Zone – Regency Park	

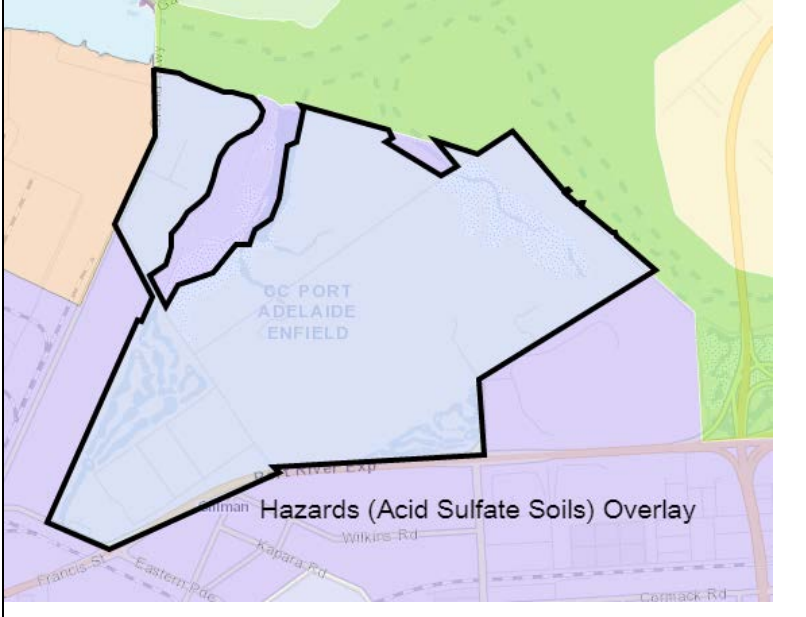
Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.59 REMOVE SPATIAL APPLICATION of the Retail Activity Centre Subzone from the existing Industry/Business (Gepps Cross Gateway) Zone within the City of Port Adelaide Enfield. **RETAIN** the spatial application of the Retail Activity Centre Subzone from the existing Discount Outlet, Entertainment and Distribution Centre Policy Area 76 of the Industry/Business (Gepps Cross Gateway) Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Industry/Business (Gepps Cross Gateway) Zone Discount Outlet, Entertainment and Distribution Centre Policy Area 76		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.60 SPATIALLY APPLY the Hazards (Acid Sulfate Soils) Overlay to the existing Industry Zone, Gillman Policy Area 74 (Code – Strategic Employment, Gillman Subzone) within the City of Port Adelaide Enfield as identified in the recommended amendment map:

Location within Council area	Recommended amendment to the spatial application of the Code
Industry Zone, Gillman Policy Area 74	

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Port Adelaide Enfield</p> <p>Review application of the Master Planned Neighbourhood Zone at Oakden and Gilles Plains and create a Concept Plan for this area showing building height transition requirements.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>Concept plans are limited to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>
<p>City of Port Adelaide Enfield</p>	<p>The Employment Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>

<p>Apply the Suburban Activity Centre Zone to the Islington Shopping Centre site, instead of the Employment Zone.</p>	
<p>City of Port Adelaide Enfield</p> <p>Create and apply a new light industry-type zone (or a new Light Industry Overlay) over land currently zoned Light Industry.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>City of Port Adelaide Enfield</p> <p>Review zone for Biodiversity Park, Outer Harbor and rezone to Conservation Zone.</p>	<p>The proposed amendment is not supported as the current spatial application of the Code is more consistent with Council's current Development Plan policy.</p> <p>These matters require a subsequent Code Amendment after Phase Three is implemented.</p>
<p>City of Port Adelaide Enfield</p> <p>Apply either the Open Space Zone or the Infrastructure Zone to the land on Mersey Road, Taperoo, instead of the Employment Zone.</p>	<p>The proposed amendment is not supported as the current spatial application of the Code is more consistent with Council's current Development Plan policy.</p> <p>These matters require a subsequent Code Amendment after Phase Three is implemented.</p>
<p>Public Submission</p> <p>Apply the Infrastructure (Ferry and Marina Facilities) Zone to the walkway between both parts of the marina at North Haven, instead if the Waterfront Neighbourhood Zone.</p> <p>Create and apply a new subzone of the Infrastructure (Ferry and Marina Facilities) Zone for additional stand-alone retail/commercial/tourism development in North Haven.</p>	<p>The proposed amendment is not supported as the current spatial application of the Code is more consistent with Council's current Development Plan policy.</p> <p>These matters require a subsequent Code Amendment after Phase Three is implemented.</p>
<p>Public Submission</p> <p>Review the application of the Master Planned Neighbourhood to Northfield and Oakden.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

Port Augusta City Council

Feedback received from the Port Augusta City Council sought the following amendments to the spatial application of the Code within its local government area:

- Review application of the Rural Living Zone given policy for setbacks and minimum site area have changed significantly.
- Review application of the Suburban Neighbourhood Zone to Stirling North as the area is not connected to a sewer or CWMS.
- Review application of the Suburban Activity Centre Zone to the centres of Port Augusta and Stirling North, which have different characteristics.

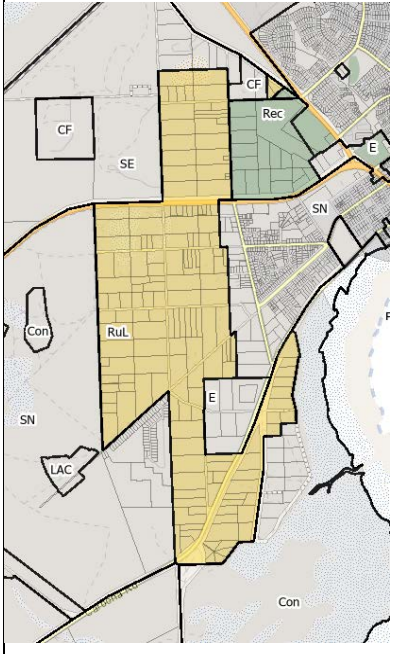
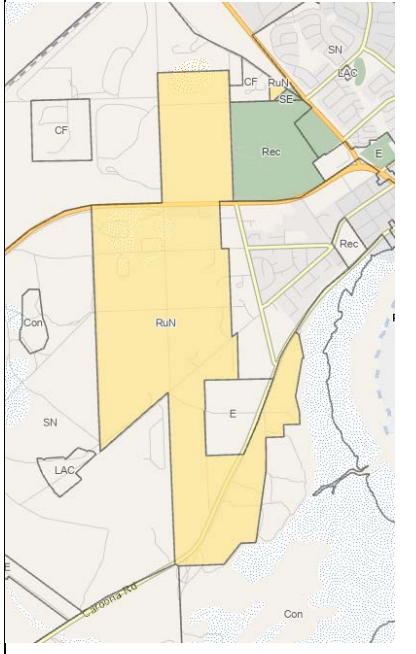
Non-council Submissions:

- Two requests to apply a Neighbourhood Zone to an area near Stirling North, instead of the Rural Zone.

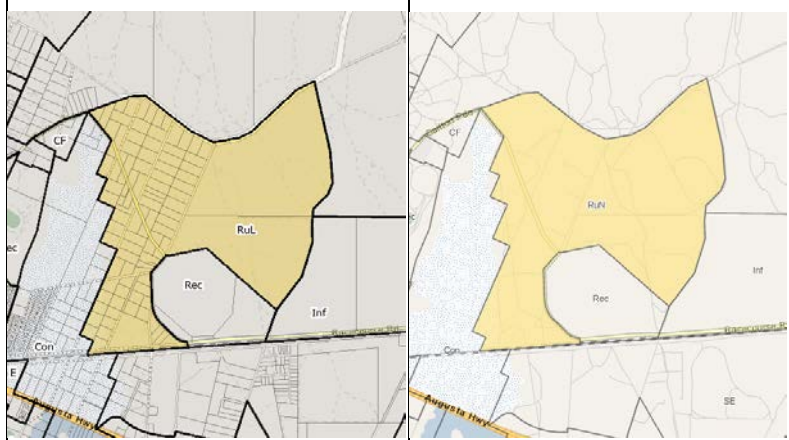
Commission's Recommendations:

Amendments to spatial application

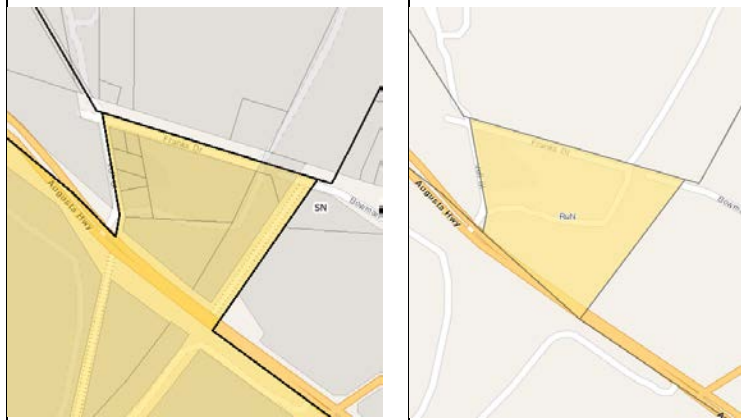
SA.61 REMOVE SPATIAL APPLICATION of the Rural Living Zone from the existing Rural Living Zone in Port Augusta West, Port Augusta and Stirling North within the Port Augusta City Council **AND REPLACE** with the Rural Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Rural Living Zone, Port Augusta West	 <p>The draft application map shows a large area in yellow, labeled 'RuL' (Rural Living Zone). Surrounding areas are labeled with other zone codes: 'CF', 'SE', 'Rec', 'E', 'SN', 'Con', and 'LAC'. The map shows a grid of streets and a river or waterway on the right side.</p>	 <p>The amended application map shows the same area as the draft, but the yellow area is now labeled 'RuN' (Rural Neighbourhood Zone). The surrounding area labels ('CF', 'SE', 'Rec', 'E', 'SN', 'Con', 'LAC') and the map features (streets, waterway) are identical to the draft map.</p>

Rural Living Zone, Port Augusta

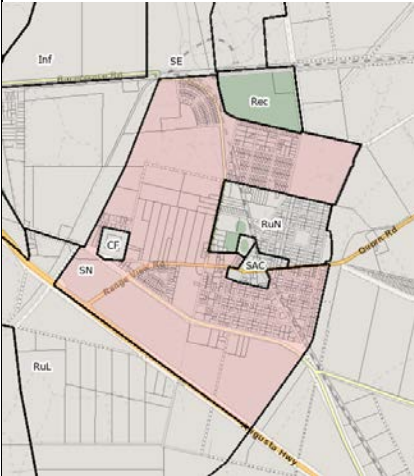



Rural Living Zone, Stirling North



Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.62 REMOVE SPATIAL APPLICATION of the Suburban Neighbourhood Zone from the existing Residential Zone in Stirling North within the Port Augusta City Council **AND REPLACE** with the Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Stirling North		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Port Augusta City Council</p> <p>Review application of the Suburban Activity Centre Zone to the centres of Port Augusta and Stirling North, which have different characteristics.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Public Submission</p> <p>Apply a Neighbourhood Zone to an area near Stirling North, instead of the Rural Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

City of Port Lincoln

No feedback was received by the Commission regarding the spatial application of the Code in the City of Port Lincoln local government area.

Commission's Recommendations:

Amendments to spatial application

Nil

Port Pirie Regional Council

Feedback received by the Commission sought the following alterations to the spatial application of the Code in the Port Pirie Regional Council local government area:

- Apply the Suburban Neighbourhood Zone to an area at Crystal Brook, instead of the Suburban Activity Centre Zone.

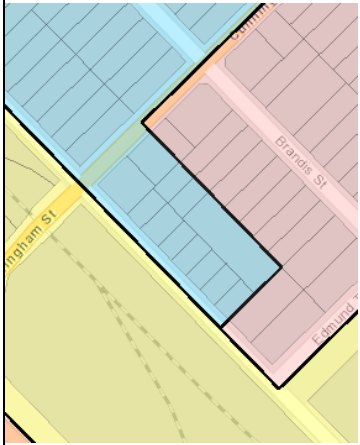
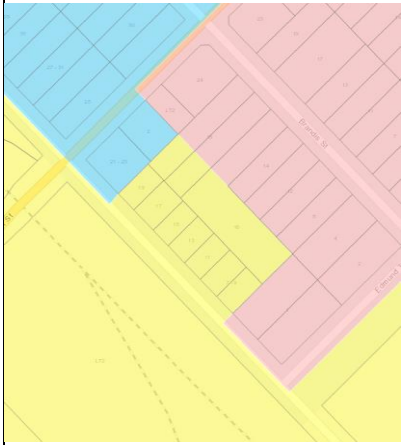
Non-council submissions:

- Nil

Commission's Recommendations:

Amendments to spatial application

SA.63 REMOVE SPATIAL APPLICATION of the Suburban Activity Centre Zone from an area of the existing Community Zone in Crystal Brook within the Port Pirie Regional Council **AND REPLACE** with the Community Facilities Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Community Zone, Crystal Brook		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

City of Prospect

Feedback received by the Commission sought the following alterations to the spatial application of the Code in the City of Prospect local government area:

No spatial requests were received from Council.



Non-council submissions:

- Create a new middle order zone to apply to existing Neighbourhood Centre Zones, instead of the Suburban Activity Centre Zone.
- Create a new zone or subzone for areas where only residential land uses are anticipated.
- Apply the Community Facilities Zone to a small portion operated by the North Road Cemetery, instead of the Established Neighbourhood Zone.

Commission’s Recommendations:

Amendments to spatial application

SA.64 SPATIALLY APPLY the new Urban Corridor Business Retail Subzone to the Urban Corridor Business Zone to allow retail with a gross leasable floor area of 2000m².

Location within Council area	Draft application for consultation	Amended application
<p>Urban Corridor (Business) Zone</p>		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Public Submission</p> <p>Create a new middle order zone to apply to existing Neighbourhood Centre Zones, instead of the Suburban Activity Centre Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>Public Submission</p> <p>Create a new zone or subzone to be applied to areas where only residential land uses are anticipated.</p>	<p>Current development plan policy envisages some level of non-residential development to be established outside of centres. In response to submissions, alterations are proposed in most neighbourhood zones to limit the scale of retail development depending on the zone and distance from an activity centre.</p>
<p>Public Submission</p> <p>Apply the Community Facilities Zone to a small portion operated by the North Road Cemetery, instead of the Established Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>

City of Salisbury

Feedback received from the City of Salisbury sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Housing Diversity Neighbourhood Zone to a portion of the wetland at Shoalhaven at Mawson Lakes, instead of the Open Space Zone.
- Apply the Rural Shack Settlement Zone to the Coast Settlement Zone at St Kilda, instead of the Rural Settlement Zone.
- Extend the application of the Strategic Innovation Zone to include the sites at 16-28, 19-23 and 25-31 Park Way, Technology Park, Mawson Lakes.
- Retain additional Concept Plans within the Code.
- Apply the Interface Management Overlay or Significant Interface Management Overlay to key interfaces between the Strategic Employment Zone and the General Neighbourhood Zone.
- Apply an alternative zone to the Mixed Use (Bulky Goods, Entertainment and Leisure) Zone to better reflect policy intent, instead of the Employment Zone.
- Review the application of the Hazard (Bushfire – Medium Risk) Overlay to land in Salisbury Heights.
- Apply the Strategic Employment Zone along Port Wakefield, Cavan, instead of the Open Space Zone, as the road is not a principal open space corridor.


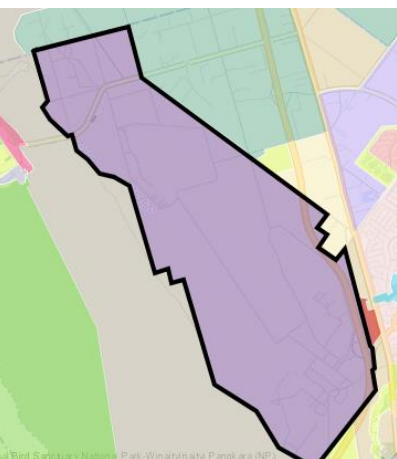
Non-council submissions:

- Apply a different neighbourhood zone to Mawson Lakes to reflect the desired built form outcomes and existing character of the area, instead of the Housing Diversity Neighbourhood Zone.
- Apply the Infrastructure Zone to the SA Water Bolivar Wastewater Treatment Plant, instead of the Employment Zone.
- Apply the Employment Zone to 859-885 Port Wakefield Road, Bolivar, instead of to Rural Zone
- Apply the General Neighbourhood Zone to 18-58 Beadell Street, Burton, instead of the Rural Zone.

Commission’s Recommendations:

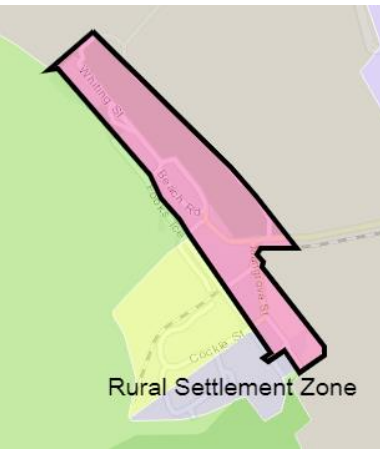
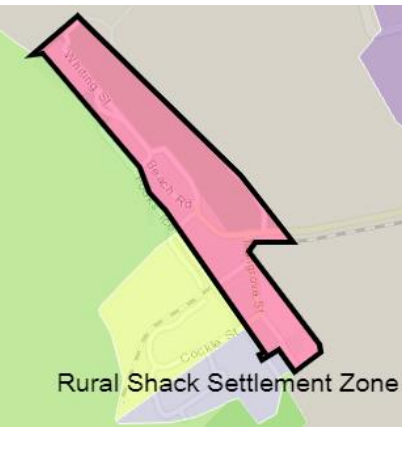
Amendments to spatial application

SA.65 REMOVE SPATIAL APPLICATION of the Employment Zone from the existing Industry Zone, Infrastructure Policy Area 9 (Bolivar Wastewater Treatment Plant) within the City of Salisbury **AND REPLACE** with the Infrastructure Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Industry Zone, Infrastructure Policy Area 9	 <p>The map shows a purple-shaded area labeled 'Employment Zone' within a larger grey-shaded area labeled 'Infrastructure Policy Area 9'. The area is bounded by a black outline. The background shows a mix of green, yellow, and grey areas representing different land uses.</p>	 <p>The map shows a purple-shaded area labeled 'Infrastructure Zone' within a larger grey-shaded area labeled 'Infrastructure Policy Area 9'. The area is bounded by a black outline. The background shows a mix of green, yellow, and grey areas representing different land uses.</p>

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.66 REMOVE SPATIAL APPLICATION of the Rural Settlement Zone from the existing Coastal Settlement Zone at St Kilda within the City of Salisbury **AND REPLACE** with the Rural Shack Settlement Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Coastal Settlement Zone – St Kilda		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Salisbury</p> <p>Apply the Housing Diversity Neighbourhood Zone to a portion of the wetland at Shoalhaven at Mawson Lakes, instead of the Open Space Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>City of Salisbury</p> <p>Extend the application of the Strategic Innovation Zone to include the sites at 16-28, 19-23 and 25-31 Park Way, Technology Park, Mawson Lakes.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>City of Salisbury</p> <p>Retain the following Concept Plans within the Code:</p> <ul style="list-style-type: none"> • Map Sal/4 – Globe Derby Park • Map Sal/10 North East Salisbury • Map Sal/34 Salisbury City Centre future 	<p>The retention of additional Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>Where relevant, Building Height TNVs have been spatially applied in lieu of the Concept Plan.</p>

<p>City of Salisbury</p> <p>Apply the Interface Management Overlay or Significant Interface Management Overlay to key interfaces between the Strategic Employment Zone and the General Neighbourhood Zone.</p>	<p>The Interface Between Land Uses Module of the Code has policies to address the issues raised.</p>
<p>City of Salisbury</p> <p>Apply an alternative zone to the Mixed Use (Bulky Goods, Entertainment and Leisure) Zone to better reflect policy intent, instead of the Employment Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>The Retail Activity Centre Subzone has now been applied to this area, which will improve consistency with Development Plan policy.</p>
<p>City of Salisbury</p> <p>Review the application of the Hazard (Bushfire – Medium Risk) Overlay to land in Salisbury Heights.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in application of the Overlay would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>City of Salisbury</p> <p>Apply the Strategic Employment Zone along Port Wakefield, Cavan, instead of the Open Space Zone, as the road is not a principal open space corridor.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply a different neighbourhood zone to Mawson Lakes to reflect the desired built form outcomes and existing character of the area, instead of the Housing Diversity Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply the Employment Zone to 859-885 Port Wakefield Road, Bolivar, instead of to Rural Zone</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply the General Neighbourhood Zone to 18-58 Beadell Street, Burton, instead of the Rural Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>

City of Tea Tree Gully

No feedback was received by the Commission regarding the spatial application of the Code in the City of Tea Tree Gully local government area:

Commission's Recommendations:

Amendments to spatial application

Nil

City of Unley

Feedback received from the City of Unley sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Suburban Main Street Zone to the Neighbourhood Centre Zone on Goodwood Road, Goodwood, instead of the Suburban Activity Centre Zone.
- Apply the Suburban Neighbourhood Zone to those parts of the Residential B350 Zone currently subject to Residential Code, instead of the General Neighbourhood Zone
- Remove Affordable Housing Overlay from Established Neighbourhood Zones.



Non- Council submissions:

- Create and apply a new zone or subzone to the Showgrounds Zone and three policy areas, instead of the Recreation Zone, Urban Corridor (Living) Zone and Suburban Business Zone.
- Apply the Suburban Neighbourhood Zone to the entirety of the Residential B350 Zone, instead of some areas being zoned General Neighbourhood.
- Create and apply a new subzone for the Office 1 Zone to allow increased floor areas, instead of the Business Neighbourhood Zone.

Commission’s Recommendations:

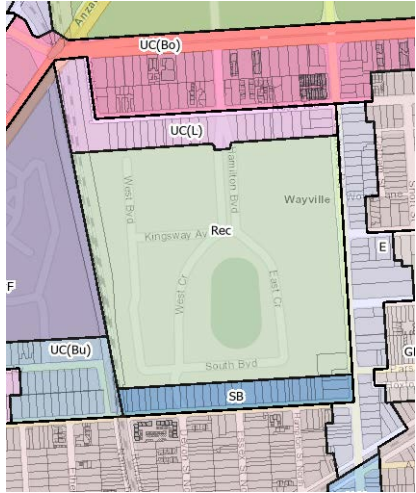

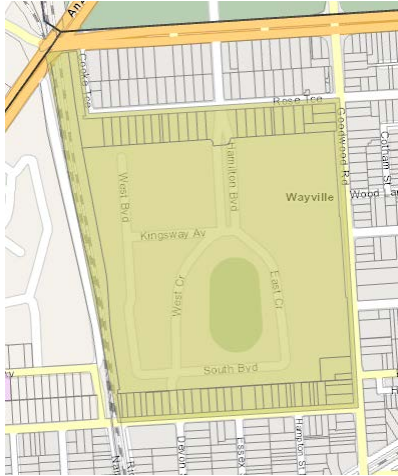
Amendments to spatial application

SA.67 SPATIALLY APPLY the Suburban Main Street Zone to the Neighbourhood Centre Zone on Goodwood Road:

Location within Council area	Draft application for consultation	Amended application
Neighbourhood Centre Zone, Goodwood Road, Goodwood		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.68 REPLACE SPATIAL APPLICATION of the Urban Corridor (Living) Zone and Suburban Business Zone with the Recreation Zone and **SPATIALLY APPLY** the new Adelaide Showgrounds Subzone to the full extent of the Adelaide Showgrounds:

Location within Council area	Draft application for consultation	Amended application
Showgrounds Zone		 

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Unley / Public Submission</p> <p>Apply the Suburban Neighbourhood Zone to all parts of the Residential B350 Zone (including areas currently subject to Residential Code), instead of the General Neighbourhood Zone.</p>	<p>The application of the General Neighbourhood Zone to parts of the Residential B350 Zone is consistent with the principles for application, namely:</p> <ul style="list-style-type: none"> • the areas are currently subject to Residential Code • the current zone envisages a variety of dwelling types; and <p>The current zone seeks a minimum allotment size is of 350m2.</p>
<p>City of Unley</p> <p>Remove the Affordable Housing Overlay from Established Neighbourhood Zones.</p>	<p>This overlay has been applied to areas where the current Development Plan seeks 15% affordable housing, irrespective of the zone.</p>
<p>Public Submission</p> <p>Create a new subzone for the Office 1 Zone, instead of the Business Neighbourhood Zone.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p> <p>There is sufficient scope within the Business Neighbourhood Zone to enable business and commercial land uses with floor areas >250m2 to be considered on merit, taking into consideration local context and character.</p>

City of Victor Harbor

Feedback received from the City of Victor Harbour sought the following amendments to the spatial application of the within its local government area:

- Apply the Gateway Overlay to the following Victor Harbor areas:
 - Adelaide to Victor Harbor Road and Port Elliot Road City entrances.
 - Hindmarsh Road Kleinig Hill entrance.
- Apply different zoning to the Mt Lofty Ranges Water Protection Area (MLRWPA) to reflect the new boundary proclaimed on 4 October 2018.
- Create and apply a new Subzone of the Conservation Zone that captures the policy intent of the Coastal Conservation Zone, Precinct 1 Granite Island Tourist Facilities.
- Apply the Conservation Zone to the shore line, to align with existing policy intent and for consistency with Alexandrina Council.
- Retain the following Concept Plans within the Code:
 - Map ViH3 – Regional Centre (Victor Harbor)
 - Map ViH/5 – Deferred Urban
 - Map ViH/7 – District Hospital Helipad Flightpath & Height Restrictions (Victor Harbor)
 - Map ViH/8 - Bacchus Road (Encounter Bay)
 - Map ViH/11- Mixed Use Victor Harbor
 - Map ViH/12 – Neighbourhood Centre (Hayborough)
 - Map ViH/13 – Neighbourhood Centre (McCracken)
- Apply the Urban Transport Route Overlay and Transport Generating Development Overlay to land bordering Bay Road.
- Remove the Water Resources Overlay from man-made salt water lakes that were created as part of a residential development.
- Apply the Community Facilities Zone to the Victor Harbor High School and Investigator College, instead of the Open Space Zone.


Non-council submissions:

- Remove the Limited Land Division Overlay and subsequent rezoning of land to Rural Living at Lower Inman Valley.
- Apply the General Neighbourhood Zone to the greenfield site at Encounter Bay instead of the Hills Neighbourhood Zone.

Commission’s Recommendations:



Amendments to spatial application

SA.69 SPATIALLY APPLY the Gateway Overlay to the existing Commercial Zoned land on Adelaide Road with the Victor Harbor Council area as identified in the recommended amendment map:

Location within Council area	Amended application
Adelaide to Victor Harbor Road and Port Elliot Road City entrance	



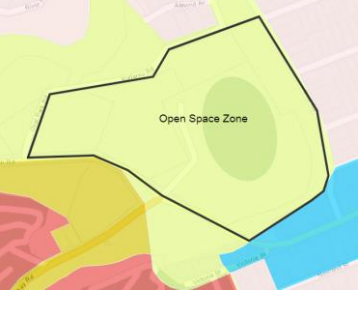

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.70 REMOVE SPATIAL APPLICATION of the Rural Neighbourhood Zone from the existing Residential Zone, Waitpinga Policy Area 23 within the Victor Harbor Council **AND REPLACE** with the Hills Neighbourhood Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Waitpinga Policy Area 23		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.71 REMOVE SPATIAL APPLICATION of the Open Space Zone from the Victor Harbor High School and Investigator College within the Victor Harbor Council **AND REPLACE** with the Community Facilities Zone as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Investigator College		
Victor Harbor High School		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of Victor Harbor</p> <p>Apply different zoning to the Mt Lofty Ranges Water Protection Area (MLRWPA) to reflect the new boundary proclaimed on 4 October 2018.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>City of Victor Harbor</p> <p>Create and apply a new Subzone of the Conservation Zone that captures the policy intent of the Coastal Conservation Zone, Precinct 1 Granite Island Tourist Facilities.</p>	<p>It is considered that the policy within the Conservation Zone provides for the types of activities envisaged by the existing policy.</p>

<p>City of Victor Harbor</p> <p>Apply the Conservation Zone to the shore line, to align with existing policy intent and for consistency with Alexandrina Council.</p>	<p>The Open Space Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>City of Victor Harbor</p> <p>Retain the following Concept Plans within the Code:</p> <ul style="list-style-type: none"> • Map ViH3 – Regional Centre (Victor Harbor) • Map ViH/5 – Deferred Urban • Map ViH/7 – District Hospital Helipad Flightpath & Height Restrictions (Victor Harbor) • Map ViH/8 - Bacchus Road (Encounter Bay) • Map ViH/11- Mixed Use Victor Harbor • Map ViH/12 – Neighbourhood Centre (Hayborough) • Map ViH/13 – Neighbourhood Centre (McCracken) 	<p>The retention of the Concept Plans is not supported as they do not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p> <p>Where relevant, Building Height and Site Area TNVs have been spatially applied in lieu of the Concept Plan.</p> <p>With respect to Maps ViH/12 and ViH/13, Adelaide Road is DPTI maintained road and therefore safe entry & exit points will be determined via the application of the Overlays.</p>
<p>City of Victor Harbor</p> <p>Apply the Urban Transport Route Overlay and Transport Generating Development Overlay to land bordering Bay Road.</p>	<p>Bay Road does not meet the principles for application of these overlays.</p>
<p>City of Victor Harbor</p> <p>Remove the Water Resources Overlay from man-made salt water lakes that were created as part of a residential development.</p>	<p>It is considered that hydrology and water quality remains an important consideration in the assessment of development adjacent man-made water bodies and therefore reasonable to require a performance assessment of an application within 20 metres of a watercourse. This is consistent with the EPAs Water Quality Policy that includes man-made water bodies.</p>
<p>Public Submission</p> <p>Remove the Limited Land Division Overlay and subsequent rezoning of land to Rural Living at Lower Inman Valley.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>Public Submission</p> <p>Apply the General Neighbourhood Zone to the greenfield site at Encounter Bay instead of the Hills Neighbourhood Zone.</p>	<p>The request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>

Town of Walkerville

Feedback received from the Town of Walkerville sought the following alterations to the spatial application of the Code within its local government area:

- Create a new subzone for the Residential Zone, Gilberton Medium Density Policy Area 7, to sit over the Urban Renewal Neighbourhood Zone.
- Apply an Urban Corridor Zone to the Mixed Use Zone, instead of the Suburban Business Zone.

Non-council submissions:

- Apply the Community Facilities Zone to land adjacent Wilderness School (acquired by the school), instead of the Established Neighbourhood Zone with a Character Area Overlay.

Commission's Recommendations:

Amendments to spatial application

Nil

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>Town of Walkerville</p> <p>Create a new subzone for the Residential Zone, Gilberton Medium Density Policy Area 7, to sit over the Urban Renewal Neighbourhood Zone.</p>	<p>The Urban Renewal Neighbourhood Zone will deliver desired policy outcomes that are consistent with the current Development Plan. There is sufficient policy within the zone to guide future development of the land and to manage the interface with other zones.</p>
<p>Town of Walkerville</p> <p>Apply an Urban Corridor Zone to the Mixed Use Zone, instead of the Suburban Business Zone.</p>	<p>The Suburban Business Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p> <p>A change in zone would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>Public Submission</p> <p>Apply the Community Facilities Zone to land adjacent Wilderness School (acquired by the school), instead of the Established Neighbourhood Zone with a Character Area Overlay.</p>	<p>The Established Neighbourhood Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p> <p>A change in zoning to Community Facilities would require a Code Amendment with targeted community consultation.</p>

City of West Torrens

Feedback received from the City of West Torrens sought the following alterations to the spatial application of the Code within its local government area:

- Apply the Suburban Neighbourhood and appropriate minimum site area and frontage TNV's for different dwelling types to all of Policy Area's 20 and 21 of the Residential Zone.
- Apply the Future Road Widening Overlay to several intersections (currently not contained within MARWP) within West Torrens that will require upgrading and road widening e.g. Airport Road/Sir Donald Bradman Drive, Rowells Road/ Sir Donald Bradman Drive, Anzac Highway/Cross Road and Marion Road/Mooringe Avenue.
- Apply the Future Road Widening Overlay to Tapleys Hill Road and Sir Donald Bradman Drive/Burbridge Road intersection (road widening here has not been captured in the online mapping tool).

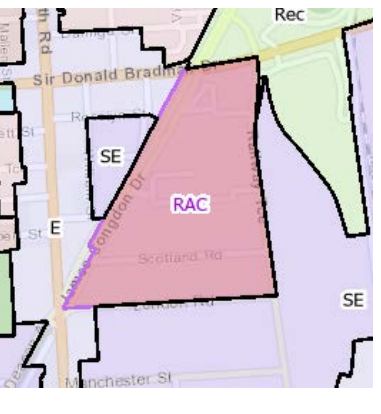
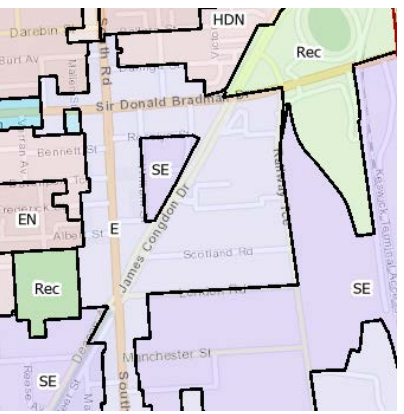
Non-council submissions:

- Apply the Established Neighbourhood Zone to residential allotments fronting Oakington Street, Torrensville, instead of the Urban Corridor (Living) Zone.
- Remove the Urban Corridor (Main Street) Zone from residential side streets.
- Apply the Housing Diversity Neighbourhood Zone to the southern side of Glenburnie Terrace, Plympton, to match the zoning of the northern side, instead of the Urban Corridor (Boulevard) Zone.
-

Commission's Recommendations:

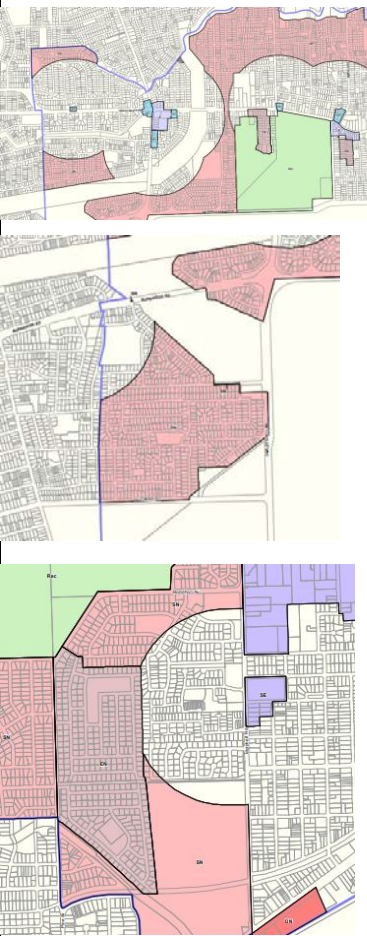
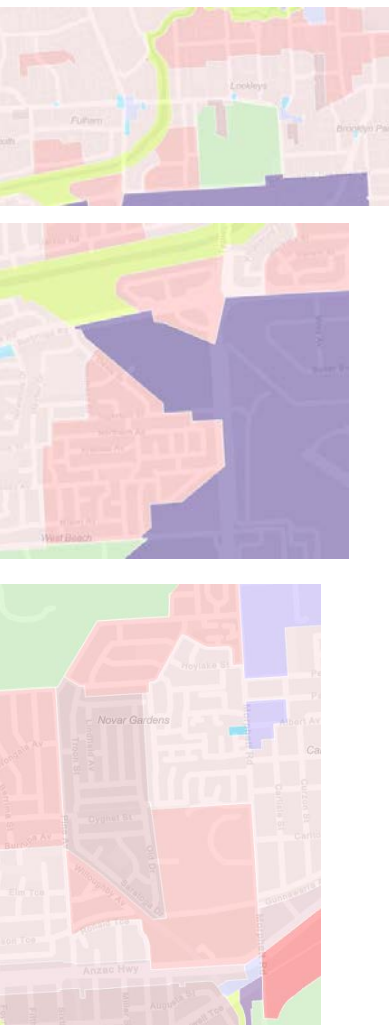
Amendments to spatial application

SA.72 REMOVE SPATIAL APPLICATION of the Retail Activity Subzone (in the proposed Employment Zone) from the existing Bulky Goods Zone at Mile End within the City of West Torrens as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Bulky Goods Zone		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it is considered that this will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

SA.73 SPATIALLY APPLY the Suburban Neighbourhood Zone / General Neighbourhood Zone boundary to existing Low Density Policy Area 21 of the Residential Zone so that the boundaries are consistent with either the centre-line of the nearest road or a property boundary (cadastre) as identified in the recommended amendment map:

Location within Council area	Draft application for consultation	Amended application
Residential Zone, Low Density Policy Area 21		

Reason: The Commission supports the proposed amendment to the spatial application of the Code in this location as it will ensure that only one zone applies to a property and will deliver desired policy outcomes that are more closely aligned with the current Development Plan.

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>City of West Torrens</p> <p>Apply the Suburban Neighbourhood and appropriate minimum site area and frontage TNV's for different dwelling types to all of Policy Area's 20 and 21 of the Residential Zone.</p>	<p>The request does not align with the State Planning Commission's approved principles for changing to Suburban Neighbourhood.</p> <p>It is therefore considered that the request is outside the scope of the current Phase Three Amendment. More extensive policy investigations and consultation would be required through a separate Code Amendment to progress this change.</p>
<p>City of West Torrens</p> <p>Apply the Future Road Widening Overlay to several intersections (currently not contained within MARWP) within West Torrens that will require upgrading and road widening e.g. Airport Road/Sir Donald Bradman Drive, Rowells Road/Sir Donald Bradman Drive, Anzac Highway/Cross Road and Marion Road/Mooringe Avenue.</p>	<p>The Future Road Widening Overlay is based on MARWP, therefore a direct representation is required. The intersections identified by Council have not been identified under State Government plans to require protection for future upgrades at this current time.</p> <p>A Future Local Road Widening Overlay exists in the Code and has been applied within other Council areas based on existing Development Plan policy.</p> <p>Application of the Future Local Road Widening Overlay to areas within the City of West Torrens would require a separate Code Amendment with further policy investigations and consultation.</p>
<p>City of West Torrens</p> <p>Apply the Future Road Widening Overlay to Tapleys Hill Road and Sir Donald Bradman Drive/Burbridge Road intersection (road widening here has not been captured in the online mapping tool).</p>	<p>The Future Road Widening Overlay is based on MARWP, therefore a direct representation is required.</p>
<p>Public Submission</p> <p>Apply the Established Neighbourhood Zone to residential allotments fronting Oakington Street, Torrensville, instead of the Urban Corridor (Living) Zone.</p>	<p>The Urban Corridor (Living) Zone will deliver desired policy outcomes that are more closely aligned with the Development Plan.</p>
<p>Public Submission</p> <p>Remove the Urban Corridor (main Street) Zone from residential side streets.</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>
<p>Public Submission</p> <p>Apply the Housing Diversity Neighbourhood Zone to the southern side of Glenburnie Terrace,</p>	<p>The current spatial application of the Code is consistent with Development Plan policy.</p>

Plympton, to match the zoning of the northern side,
instead of the Urban Corridor (Boulevard) Zone.

City of Whyalla

No feedback was received by the Commission regarding the spatial application of the Code in the City of Whyalla local government area.

Commission's Recommendations:

Amendments to spatial application

Nil

District Council of Yankalilla

Feedback received by the Commission sought the following alterations to the spatial application of the Code in the District Council of Yankalilla local government area:

- Apply the Scenic Routes Overlay over identified tourist routes within the Development Plan as well as South Australian Tourist Commission Scenic Routes.
- Retain the Wirrina Cove Structure Plan Map Ya/1 in the Code.
- Retain the Links Lady Bay Golfcourse Estate Concept Plan Fig R(LB)/1 in the Code.

Non-council submissions:

- Nil

Commission's Recommendations:

Amendments to spatial application

Nil

Spatial amendments <u>not</u> recommended by the Commission:	Reason:
<p>District Council of Yankalilla</p> <p>Seek to have a Scenic Routes Overlay applied over identified tourist routes within the current Development Plan as well as South Australian Tourist Commission Scenic Routes.</p>	<p>The Commission considers that there is inadequate existing policy to justify the application of this overlay and that a Code Amendment Process would be necessary.</p>
<p>District Council of Yankalilla</p> <p>Retain the Wirrina Cove Structure Plan Map Ya/1 in the Code.</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>
<p>District Council of Yankalilla</p> <p>Retain the Links Lady Bay Concept Plan in the Code</p>	<p>The retention of the Concept Plan is not supported as it does not meet the principles for retention, which seek to limit Concept Plans to those that show the location of key infrastructure or land that has not yet been developed.</p>

Phase Two (Rural Areas)

Feedback seeking amendment to spatial application of the Code was also received by several councils which were subject to the Phase Two (Rural Areas) Code Amendment:

Northern Areas Council

- Requested minor change to policy in the Significant Landscape Protection Overlay.

Wakefield Regional Council

- Requested changes to zone boundaries at Port Wakefield.

District Council of Franklin Harbour

- Requested ability to undertake land division in the Conservation Zone for farming purposes.

Municipal Council of Roxby Downs

- Requested changes to DTS criteria in the Roxby Downs Subzone of the Neighbourhood Zone.
- Requested review of application of the Hazards (Bushfire-Regional) Overlay and Key Outback and Rural Routes Overlay.

Copper Coast Council

- Requested addition of TNVs in several locations.
- Requested creation of a Subzone in the Employment Zone in Kadina.
- Questioned application of the Coastal Areas Overlay.
- Supported zoning changes requested by the owner of the Wallaroo Shores development site.

District Council of Lower Eyre Peninsula Council

- Requested addition of TNVs in several locations.
- Questioned application of a number of Overlays, including Aircraft Noise Exposure, Coastal Areas, Native Vegetation, Limited Land Division and Resource Extraction Protection Area.
- Requested the Township Activity Centre Zone is applied to a site in Cummins.
- Requested the Resource Extraction Zone is expanded at Duck Ponds.

Commission's Response:

The scope of the Phase Three Amendment includes the ability to adjust the Code content in relation to Phase Two (Rural Areas) to maintain compatibility and consistency across the policy suite.

For this reason, only spatial changes which are consequential from the Phase Three Amendment are able to be supported through this Code Amendment. Site-specific rezoning requests will require consideration through a separate Code Amendment.

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