Holdfast Bay

Development Plan Map

West Torrens

Holdfast Bay

Land Not Within
a Council
Area (Metro)

Marion

Onkaparinga

CROSS RD

OAKLANDS RD

OAKLANDS RD

STUART RD

SEACOMBE RD

Legend

- Commercial
- Community Facilities
- Environmental Constraint
- Industrial
- Miscellaneous
- Open Space
- Residential
- Development Plan

- Zoning
- Policy Area
- Precinct
- Local government boundary
- Cadastre
- Coastline / River Murray

N

0   220   440   660 metres

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Planning Division
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www.sa.gov.au

Projection Lambert Conformal Conic
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Government
of South Australia

Department of Planning,
Transport and Infrastructure

PLN ID: 9467

Zoning
C - Commercial
CP - Caravan and Tourist Park
CelCon - Coastal Conservation
CstOS - Coastal Open Space
Cu - Community
DCe - District Centre
GFP - Glenelg Foreshore and Patawalonga
LCe - Local Centre
LIn - Light Industry
MU - Mixed Use
NCe - Neighbourhood Centre
OS - Open Space
R - Residential
RC - Residential Character
RHD - Residential High Density

Policy Area
1 - Recreation
10 - Mature Road
11 - New Glenelg
12 - Seacliff

13 - Streetscape Character (Brighton and Glenelg East)
14 - Streetscape Character (Glenelg and Glenelg North)
15 - Urban Glenelg
16 - Brighton and Hove
1 - Glenelg
2 - Central West
3 - Medium Density
5 - North West
6 - South West
7 - South West
8 - Central Glenelg Village
9 - Da Costa Park

Precinct
3 - Three Storey
4 - Five Storey
5 - Twelve Storey
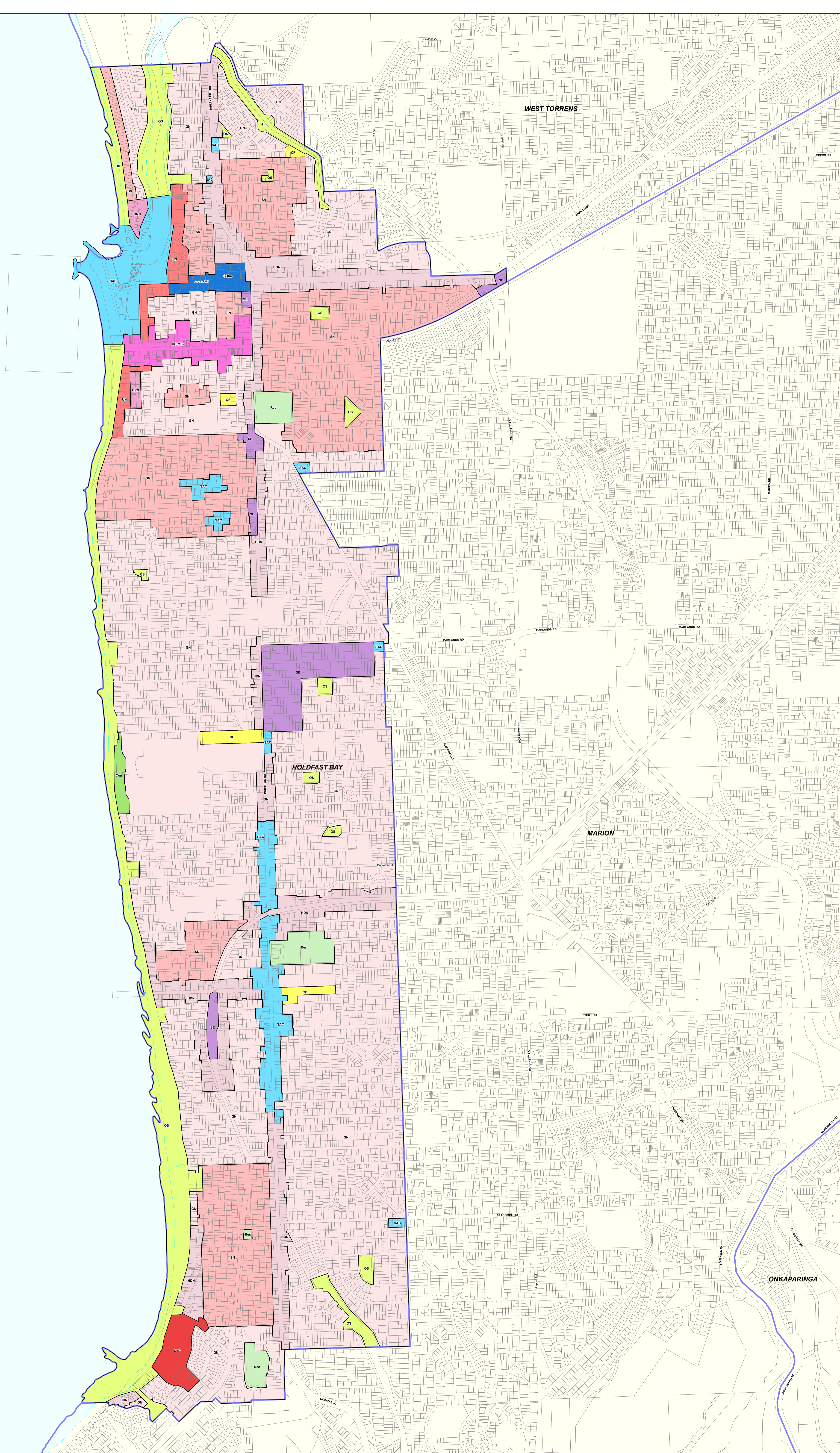
Holdfast Bay

2019 Code Consultation Map

P&D Code Zones
DRAFT

WEST TORRENS

MARION

ONKAPARINGA

HOLDFAST BAY

P&D Code Zones

Infrastructure & Movement Systems
- Community Facilities

People & Neighbourhoods - Residential
- General Neighbourhood
- Housing Diversity Neighbourhood
- Suburban Neighbourhood
- Urban Corridor (Main Street)

- Urban Neighbourhood
- Urban Renewal Neighbourhood

Productive Economy - Employment
- Suburban Activity Centre
- Suburban Business and Innovation
- Suburban Employment

- Caravan and Tourist Park

Resilient Communities & Environment
- Conservation
- Open Space

- Recreation
- Local government boundary
- Cadastre
- Coastline HWM

N

0   220   440   660 metres

P&D Code Zones Abbreviations
CF - Community Facilities
CTP - Caravan and Tourist Park
Con - Conservation
GN - General Neighbourhood
HDN - Housing Diversity Neighbourhood
OS - Open Space
Rec - Recreation
SAC - Suburban Activity Centre
SBInv - Suburban Business and Innovation
SE - Suburban Employment
SN - Suburban Neighbourhood
UC(MS) - Urban Corridor (Main Street)
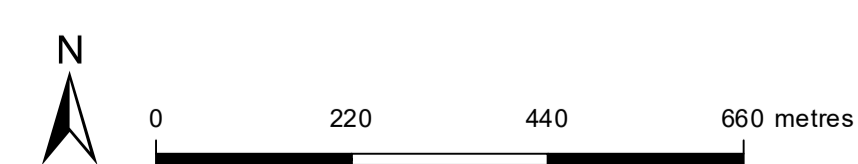UN - Urban Neighbourhood
URN - Urban Renewal Neighbourhood

PLN ID: 5011

WEST TORRENS

HOLDFAST BAY

MARION

ONKAPARINGA
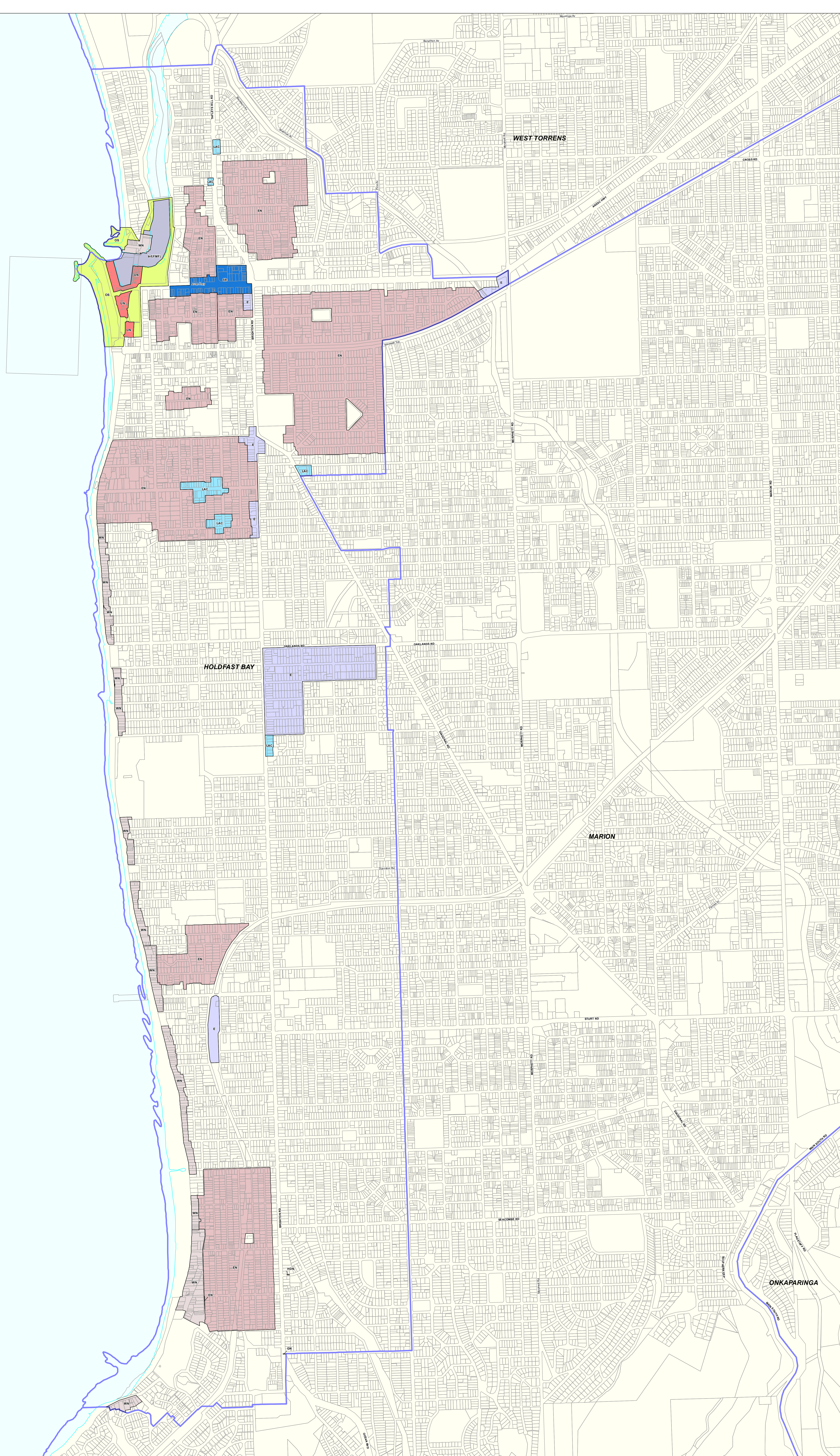
Holdfast Bay

2020 Updated Code Consultation Map

P&D Code Zones
DRAFT

P&D Code Zones
People & Neighbourhoods - Residential
- Established Neighbourhood
- General Neighbourhood
- Housing Diversity Neighbourhood
- Urban Neighbourhood
- Waterfront Neighbourhood

Productive Economy - Employment
- Local Activity Centre

- Suburban Business
- Employment

Infrastructure & Movement Systems
- Infrastructure (Ferry and Marina Facilities)

Resilient Communities & Environment
- Open Space
- Local government boundary
- Cadastre
- Coastline HWM

Current Development Plan Zone	Current Development Plan Policy Area	Current Development Plan Precinct	Consultation November 2019 Code Proposal	Consultation November 2020 Code Proposal	Planning & Design Code Subzone
Caravan and Tourist Park			Caravan and Tourist Park	Caravan and Tourist Park	
Coastal Conservation			Conservation	Conservation	
Coastal Open Space			Open Space	Open Space	
Commercial			Suburban Employment	Employment	
Community	Recreation		Recreation	Recreation	
Community			Community Facilities	Community Facilities	
District Centre	Brighton and Hove		Suburban Activity Centre	Suburban Activity Centre	
District Centre	Glenelg		Urban Corridor (Main Street)	Urban Corridor (Main Street)	
Glenelg Foreshore and Patawalonga			Suburban Activity Centre	**Zone Split** Urban Neighbourhood Infrastructure (Ferry and Marina Facilities) Waterfront Neighbourhood Open Space	
Light Industry			Suburban Employment	Employment	
Local Centre			Suburban Activity Centre	Local Activity Centre	
Mixed Use			Suburban Business and Innovation	Suburban Business	
Neighbourhood Centre			Suburban Activity Centre	Suburban Activity Centre	
Open Space			Open Space	Open Space	
Residential	Central West		Suburban Neighbourhood	Waterfront Neighbourhood	
Residential	Institution		Suburban Neighbourhood	General Neighbourhood	
Residential	Medium Density		Suburban Neighbourhood (Medium Density)	Housing Diversity Neighbourhood	
Residential	North West		Suburban Neighbourhood (Low Density)	Suburban Neighbourhood	
Residential	South West		Suburban Neighbourhood (Medium Density)	Waterfront Neighbourhood	
Residential			Suburban Neighbourhood	General Neighbourhood	

TRANSITION TABLE – Holdfast Bay

Current Development Plan Zone	Current Development Plan Policy Area	Current Development Plan Precinct	Consultation November 2019 Code Proposal	Consultation November 2020 Code Proposal	Planning & Design Code Subzone
Residential Character	Central Glenelg Village		Suburban Neighbourhood	Established Neighbourhood	
Residential Character	Da Costa Park		Suburban Neighbourhood (Low Density)	Established Neighbourhood	
Residential Character	Maturin Road		Suburban Neighbourhood (Low Density)	Established Neighbourhood	
Residential Character	New Glenelg		Suburban Neighbourhood (Low Density)	Established Neighbourhood	
Residential Character	Seacliff		Suburban Neighbourhood (Low Density)	Established Neighbourhood	
Residential Character	Streetscape Character (Brighton and Glenelg East)		Suburban Neighbourhood (Low Density)	Established Neighbourhood	
Residential Character	Streetscape Character (Glenelg and Glenelg North)		Suburban Neighbourhood (Low Density)	Established Neighbourhood	
Residential High Density	Urban Glenelg	Five Storey	Urban Neighbourhood	Urban Neighbourhood	
Residential High Density	Urban Glenelg	Three Storey	Urban Renewal	Urban Renewal Neighbourhood	
Residential High Density	Urban Glenelg	Twelve Storey	Urban Neighbourhood	Urban Neighbourhood	