

Updated Classification Tables

Business Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

- Water Resources Overlay

- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment

11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors

13 The carport:

- (a) is located so that vehicle access:

- i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or

- ii. will use a driveway that:

- A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

- B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or

- iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

- (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Future Road Widening Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%

11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors

12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

13 The garage:

(a) is located so that vehicle access:

i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or

ii. will use a driveway that:

A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or

iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- Airport Building Heights (Regulated) Overlay
- Future Road Widening Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Native Vegetation Overlay
- River Murray Flood Plain Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 60m²
- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply: Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Road Widening Overlay • Local Heritage Place Overlay • Historic Area Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 60m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	
<p>Water tank (underground)</p> <ul style="list-style-type: none"> • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1
Change of use from a shop, office or consulting room to a shop, office, consulting room or	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
any combination of these uses where the area to be occupied by the proposed development is located in an existing building and is provided with existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 				Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes Overlay: DTS 3.1
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay 	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Character Area Overlay: DTS 2.1 Coastal Areas Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1		Future Road Widening Overlay: DTS 1.1 Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		
Detached Dwelling Semi-Detached Dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1	None	Airport Building Heights (Regulated) Overlay: All DTS Future Road Widening Overlay: DTS 1.1 Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South	None	Housing Renewal: All DTS	None	Airport Building Heights (Regulated) Overlay: All DTS Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes Overlay: All DTS

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Australian Housing Authority Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay 				

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay 				
Land division Except where any of the following apply: <ul style="list-style-type: none"> Character Area Overlay Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Area Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	Future Road Widening Overlay: DTS 1.1 Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1 Urban Transport Routes Overlay: All DTS

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay 				
Temporary change of use to a sales office within an existing building for no more than 2 years Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous	None	None	None	None

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<p>3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All

				<p>Future Road Widening Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>
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				Urban Transport Routes Overlay: All Water Resources Overlay: All
Carport Outbuilding (in the form of a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less - Car parking, Access and Manoeuvrability]: PO 23.4, 23.5	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All

				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Consulting room Office</p>	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development -Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	<p>None</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Community facility	[Land use and intensity]: All	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated) Overlay: All

	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development -Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>
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		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place Overlay: All</p> <p>State Heritage Place Overlay: All</p>
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	<p>Historic Area Overlay: All</p> <p>State Heritage Area Overlay: All</p>
Detached dwelling Semi-detached dwelling	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p>

		<p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>	<p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>
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		<p>Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		<p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
Dwelling addition	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p>

		<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>	<p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>
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		<p>Less – Water Sensitive Design]: PO 22.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>	None	Housing Renewal: All	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p>

				<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>
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				<p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Area Overlay: All</p>
Fence	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: PO 8.1	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources Overlay: All</p>
Group dwelling	[Land use and intensity]: All	Clearance from Overhead Powerlines: PO 1.1	None	<p>Airport Building Heights (Regulated) Overlay: All</p>

	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>
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				Urban Transport Routes: All Water Resources Overlay: All
Land division	[Land Division]: All	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Bushfire – Urban Interface) Overlay Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All

				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Residential flat building	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p>

		<p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	<p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

				<p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources Overlay: All</p>
Row dwelling	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p>	None	<p>Advertising Near Signalised Intersections Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p>

		<p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and</p>	<p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p>
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		<p>Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		<p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
Shop	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All Hazards (Bushfire – Regional) Overlay: All</p> <p>Historic Area Overlay: All</p>

		<p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
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		<p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p>

				State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
General industry	
Motor repair station	
Shop	Restaurant Any other shop with a gross leasable floor area less than 500m2

Capital City Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply:	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground)</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Local Heritage Place Overlay State Heritage Place Overlay 	[Advertisements]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: DTS 1.1
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> an office to a consulting room or shop 	None	None	None	None

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- a shop to an office or consulting room
- a dwelling to an office or consulting room
- an office or consulting room to a dwelling(s) other than on the ground floor

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	City Frame: All	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): All Building Near Airfields: All Local Heritage Place: All Sloping Land Overlay: All State Heritage Place: All
Apartment	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	City Frame: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Noise and Air Emissions: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All		Sloping Land Overlay: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Child Care Centre	All	Clearance from Overhead Powerlines: PO 1.1	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting Room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	City Frame: All	Airport Building Heights (Regulated): All Building Near Airfields: All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	All	None	None	Local Heritage Place: All State Heritage Place: All
Dwelling	All	Clearance from Overhead Powerlines: PO 1.1	City Frame: All	Affordable Housing: All Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>		<p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hotel	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6	City Frame: All	Airport Building Heights (Regulated): All Building Near Airfields: All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Entertainment Premises	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	City Frame: All	Airport Building Heights (Regulated): All Building Near Airfields: All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Traffic Generating Development: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Premises	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	City Frame: All	Airport Building Heights (Regulated): All Building Near Airfields: All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Residential Flat Building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	City Frame: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Noise and Air Emissions: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Restaurant	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All Building Near Airfields: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Student Accommodation	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9	City Frame: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Noise and Air Emissions: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All		

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Design in Urban Areas [Student Accommodation]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	City Frame: All	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light Industry

Caravan and Tourist Park Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Local Heritage Place Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
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	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

<ul style="list-style-type: none"> • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Local Heritage Place Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site

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| <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay • Water Resources Overlay | <ol style="list-style-type: none"> 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour. |
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Private bushfire shelters

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Areas Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Primary street setback – at least as far back as the building to which it is ancillary
- 3 Secondary street setback – at least 900mm from the boundary of the allotment
- 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Shade sail

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Marine Parks (Managed Use) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Areas Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a caravan and tourist park erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.

<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay • Water Resources Overlay. 	
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Coastal Areas Overlay
- Native Vegetation Overlay
- Sloping Land Overlay
- State Significant Native Vegetation Areas Overlay
- Ramsar Wetlands Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Ramsar Wetlands Overlay 	[Advertisements]: DTS 5.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	[Built Form and Character]: DTS 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Earthworks]: DTS 7.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 		Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay 	[Built Form and Character]: DTS 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Earthworks]: DTS 7.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: All DTS Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay 		Design in Urban Areas [Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6		Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		Design in Urban Areas [Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		
Detached dwelling Except where any of the following apply:	[Land Use and Intensity]: DTS 1.1, 1.4	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 	[Built Form and Character]: DTS 2.2, 2.3, 2.4	Design in Urban Areas [All Development – Earthworks]: DTS 7.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3		Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		Design in Urban Areas [Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1, 21.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Site Contamination: DTS 1.1 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		
Office Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay 	[Land Use and Intensity]: DTS 1.1, 1.7 [Built Form and Character]: DTS 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development - Car Parking Appearance]: DTS 6.4, 6.5 Design in Urban Areas [All Development – Earthworks]: DTS 7.1 Interface Between Land Uses [Hours of Operation]: DTS 2.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay 		Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Outbuilding (in the form of a garage) Except where any of the following apply:	[Built Form and Character]: DTS 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Earthworks]: DTS 7.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 				
Shop Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay 	[Land Use and Intensity]: DTS 1.1, 1.6 [Built Form and Character]: DTS 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Design in Urban Areas [All Development – Earthworks]: DTS 7.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS 1.1 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 		Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Air Quality]: DTS 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Resources Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist Accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay 	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: DTS 2.2, 2.3, 2.4 [Land Division]: DTS 3.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Design in Urban Areas [All Development – Earthworks]: DTS 7.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Air Quality]: DTS 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Resources Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisements	[Advertisements]: PO 5.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None (applies only in the area affected by the Subzone)	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Carport	[Built Form and Character]: PO 2.3, 2.4	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Detached dwelling	[Land Use and Intensity]: PO 1.1, 1.4 [Built Form and Character]: PO 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1 Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2		Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – Flooding]: PO 17.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3		Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Key Railway Crossings: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>		<p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Dwelling addition	[Built Form and Character]: PO 2.2, 2.3, 2.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3		Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Marine Parks (Managed Use): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>		<p>Major Transport Routes: PO 8.1, 10.1</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land Overlay</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		
Office	<p>[Land Use and Intensity]: PO 1.1, 1.7</p> <p>[Built Form and Character]: PO 2.2, 2.3, 2.4</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>		<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>	(applies only in the area affected by the Subzone)	<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Outbuilding (in the form of a garage)	[Built Form and Character]: PO 2.3, 2.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5</p>		<p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation Areas: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Shop Except where any of the following apply:	[Land Use and Intensity]: PO 1.1, 1.6	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> The gross leasable floor area is more than 300m² 	[Built Form and Character]: PO 2.2, 2.3, 2.4	Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
Tourist accommodation	[Land Use and Intensity]: PO 1.1 [Built Form and Character]: PO 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>	(applies only in the area affected by the Subzone)	<p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Verandah	[Built Form and Character]: PO 2.3, 2.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				<p>Defence Aviation Area: PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation Areas: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light industry
Land division	Land division where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i>
Shop	Where: (a) the gross leasable floor area is no more than 300m ² ; or (b) it is a restaurant.

City Living Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary

- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area - does not exceed 40m²
- 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height - does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

	<p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%

11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors

12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

13 The garage:

(a) is located so that vehicle access:

i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or

ii. will use a driveway that:

A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or

iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Sloping Land Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 40m²
- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Shade sail

Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²

<ul style="list-style-type: none"> • State Heritage Place Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site

<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carpport Except where any of the following apply: <ul style="list-style-type: none"> • North Adelaide Low Density Subzone • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less - Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5	None	None
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • North Adelaide Low Density Subzone 	[Built Form and Character]: DTS 2.2 [Building Setbacks]: DTs	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	Medium – High Intensity Subzone [Built Form and Character]: DTS 2.1, 2.2,	Airport Building Heights (Regulated): All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay 	<p>3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Site Dimensions and Land Division]: DTS 5.1</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3</p>	<p>2.3, 2.4; and exclude Zone DTS 2.2, 3.1, 3.2, 3.4</p>	

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1
- Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1
- Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1
- Site Contamination: DTS 1.1
- Design in Urban Areas [All Development – Earthworks] DTS 7.1
- Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1
- Design in Urban Areas [All Residential Development – 3 Building Levels or Less –

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6		
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5	None	None
Outbuilding (not being a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	None

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- Sloping Land Overlay
- State Heritage Place Overlay

Verandah

Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- Sloping Land Overlay
- State Heritage Place Overlay

None

Design in Urban Areas [All Residential Development – Ancillary Development]:
DTS 16.1, 16.2

None

None

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Carport	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>
Consulting room	All	Clearance from Overhead Powerlines: PO 1.1	Medium – High	Airport Building Heights (Regulated): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Development - External Appearance]: PO 1.4

Design in Urban Areas [All Development -Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7

Design in Urban Areas [All Development – Earthworks]: PO 7.1

Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

Intensity:
Subzone: All;
plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4

North Adelaide Low Density
Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3

Aircraft Noise Exposure: All

Building Near Airfields: All

Design Overlay: All

Historic Area: All

Local Heritage Place: All

Sloping Land: All

State Heritage Place: All

Traffic Generating Development: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
Demolition of a State or Local Heritage Place	All	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay	All	None	None	Historic Area: All
Dwelling addition	[Built Form and Character]: PO 2.2 [Building Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More	Airports Building Heights (Regulated): All Aircraft Noise Exposure: All Historic Area: All Historic Area Statement: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p>	<p>Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3</p>	<p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1
Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1
Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1
Site Contamination: PO 1.1
Design in Urban Areas [All Development – Earthworks] PO 7.1

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6		
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Detached Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building	Airports Building Heights (Regulated): All Aircraft Noise Exposure: All Design Overlay: All Historic Area: All Local Heritage Place: All Sloping Land: All
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3</p>	<p>Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3</p>	State Heritage Place: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water</p>		
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Educational establishment

All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude</p>	<p>Airports Building Heights (Regulated): All</p> <p>Aircraft Noise Exposure: All</p> <p>Building Near Airfields: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>	<p>Zone PO 3.1, 3.2, 3.3</p>	
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Access to People with Disabilities]: All

Transport, Access and Parking [Vehicle Parking Rates]: All

Transport, Access and Parking [Vehicle Parking Areas]: All

Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All

Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Fence

None

Design in Urban Areas [All Development – Fences and Walls]: PO 8.1

None

Historic Area: All
Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

				Sloping Land: All State Heritage Place: All
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Group Dwelling

All

Clearance from Overhead Powerlines: PO 1.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development]: All

Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4

North Adelaide Low Density Subzone: All;

Airports Building Heights (Regulated): All
Affordable Housing: All
Aircraft Noise Exposure: All
Design Overlay: All
Historic Area: All
Local Heritage Place: All
Sloping Land: All
State Heritage Place: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>	<p>plus exclude Zone PO 3.1, 3.2, 3.3</p>	
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Class of Development**Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone**General Development Policies**

Subzone
(applies only in the area affected by the Subzone)

Overlay
(applies only in the area affected by the Overlay)

		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Land division	[Site Dimensions and Land Division]; PO 5.1	Land Division in Urban Areas: All	North Adelaide Low Density Subzone: All	None
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4	Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All	Airports Building Heights (Regulated): All Aircraft Noise Exposure: All Design Overlay: All Historic Area: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [All Development -Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	<p>Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3</p>	<p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
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Class of Development**Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone**General Development Policies****Subzone**

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Outbuilding (in the form of a garage)

None

Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2

Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1

Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5

None

Airports Building Heights (Regulated): All

Historic Area: All

Local Heritage Place: All

State Heritage Place: All

Outbuilding (not being a garage)

None

Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2

None

Airports Building Heights (Regulated): All

Historic Area: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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				Local Heritage Place: All State Heritage Place: All
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Residential flat building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All	Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4 North Adelaide Low Density Subzone: All;	Airports Building Heights (Regulated): All Affordable Housing: All Aircraft Noise Exposure: All Design Overlay: All Historic Area: All Local Heritage Place: All Sloping Land: All State Heritage Place: All
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>	<p>plus exclude Zone PO 3.1, 3.2, 3.3</p>	
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4

Site Contamination: PO 1.1

Retirement facility

All

Clearance from Overhead Powerlines: PO 1.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude

Airports Building Heights (Regulated): All

Affordable Housing: All

Aircraft Noise Exposure: All

Design Overlay: All

Historic Area: All

Local Heritage Place: All

Sloping Land: All

State Heritage Place: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 5.1</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p>	<p>Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3</p>	
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Design in Urban Areas [All Development – 4 or More Building Levels]: All
- Design in Urban Areas [All Residential Development]: All
- Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All
- Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All
- Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All
- Design in Urban Areas [Supported Accommodation, Housing for Aged

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Persons, and People with Disabilities]: All
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4
 Interface Between Land Uses [Air Quality]: PO 5.2
 Interface Between Land Uses [Light Spill]: All
 Site Contamination: PO 1.1

Row dwelling

All

Clearance from Overhead Powerlines: PO 1.1

Medium – High Intensity: Subzone: All;

Airports Building Heights (Regulated): All
 Affordable Housing: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>	<p>plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Design in Urban Areas [All Residential Development – Flooding]: PO 17.1
- Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3
- Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1
- Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3
- Design in Urban Areas [All Residential Development – 3

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Building Levels or Less – Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Site Contamination: PO 1.1 Design in Urban Areas [All Development – Earthworks] PO 7.1		
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Semi-detached dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4	Airports Building Heights (Regulated): All Aircraft Noise Exposure: All Design Overlay: All Historic Area: All Local Heritage Place: All Sloping Land: All State Heritage Place: All
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1

Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2

Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1

Design in Urban Areas [All Residential Development – Flooding]: PO 17.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3

Design in Urban Areas [All Residential Development – 3

North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone
(applies only in the area affected by the Subzone)

Overlay
(applies only in the area affected by the Overlay)

and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Shop

All

Clearance from Overhead Powerlines: PO 1.1

Design in Urban Areas [External Appearance]: PO 1.4

Medium – High Intensity: Subzone: All; plus Design

Airports Building Heights (Regulated): All

Building Near Airfields: All

Design Overlay: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	<p>In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3</p>	<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Student accommodation

All

Clearance from Overhead Powerlines: PO 1.1

Medium – High

Airports Building Heights (Regulated): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9

Transport, Access and Parking [Access for People with Disabilities]: All

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: All

Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4

North Adelaide Low Density Subzone: All; plus exclude Zone PO 3.1, 3.2, 3.3

Affordable Housing: All

Aircraft Noise Exposure: All

Design Overlay: All

Historic Area: All

Local Heritage Place: All

Sloping Land: All

State Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
Design in Urban Areas [All Development]: All
Design in Urban Areas [All Development – 4 or More Building Levels]: All
Design in Urban Areas [All Residential Development]: All
Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All
Design in Urban Areas [All Residential Development – 4 Or

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>More Building Levels (Including Serviced Apartments): All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Site Contamination: PO 1.1		
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Supported accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p>	<p>Medium – High Intensity: Subzone: All; plus Design In Urban Areas [All Development – 4 or More Building Levels]: All; plus exclude Zone PO 2.2, 3.1, 3.2, 3.4</p> <p>North Adelaide Low Density Subzone: All; plus exclude</p>	<p>Airports Building Heights (Regulated): All</p> <p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: All

Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All

Design in Urban Areas [All Development]: All

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Residential Development]: All

Zone PO 3.1, 3.2, 3.3

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree Damaging Activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	Medium – High Intensity Subzone: All North Adelaide Low	Any Relevant Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Density
Subzone: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Development associated with or ancillary to any existing non-residential or institutional activity identified on any relevant Concept Plan contained in the <i>Concept Plan Technical and Numeric Data Overlay</i> that is not within, or on a site directly adjoining, the site identified on the Concept Plan.	
Shop	Shop that comprises a change in use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof) Shop with a gross leasable floor area less than 200m ² Shop located on a site with a frontage to an arterial or collector road or adjacent a Main Street zone and it has a gross leasable floor area less than 1000m ² . Restaurant

City Main Street Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay 	8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 Shade sail consists of permeable material 10 The total area of the sail - does not exceed 40m ² 11 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 12 Primary street setback – at least as far back as the building line of the building to which it is ancillary 13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<ul style="list-style-type: none"> A State Heritage Place identified in the State Heritage Place Overlay 	
Water tank (underground)	<p>3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>4 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Local Heritage Place Overlay Sloping Land Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5		
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> • an office to a consulting room or shop • a shop to an office or consulting room • a dwelling to an office or consulting room • an office or consulting room to a dwelling(s) other than on the ground floor 	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements : All	None	Airport Building Heights (Regulated): All Building near Airfields: All Local Heritage Place: All Sloping Land: All State Heritage Place: All
Apartment	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	Rundle Street: All Rundle Mall: All Hindley Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>	<p>Gouger Street: All</p>	<p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
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Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	All	None	None	Local Heritage Place: All State Heritage Place: All
Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	Rundle Street: All Rundle Mall: All Hindley Street: All Gouger Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Hotel	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	<p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
Licensed Entertainment Premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	<p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
Licensed Premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Non Residential Development]: All

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6

Interface Between Lands Uses [Air Quality]: PO 5.2

Hindley Street: All

Gouger Street: All

Local Heritage Place: All

Sloping Land: All

State Heritage Place: All

Traffic Generating Development Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	Rundle Street: All Rundle Mall: All	Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Non Residential Development]: All P

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Hindley Street: All

Gouger Street: All

Sloping Land: All

State Heritage Place: All

Traffic Generating Development Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Residential Flat Building	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>	<p>Gouger Street: All</p>	<p>State Heritage Place: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone
(applies only in the area affected by the Subzone)

Overlay
(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development]: All

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Residential Development]: All

Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All

Gouger Street: All

State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Restaurant	All	Clearance from Overhead Powerlines: PO 1.1	Rundle Street: All	Airport Building Heights (Regulated): All
		Design in Urban Areas [All Development]: All	Rundle Mall: All	Design Overlay: All
		Design in Urban Areas [All Development – 4 or More Building Levels]: All	Hindley Street: All	Local Heritage Place: All
		Design in Urban Areas [All Non Residential Development]: All	Gouger Street: All	Sloping Land: All
		Interface Between Land Uses [Hours of Operation]: PO 2.1		State Heritage Place: All
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Traffic Generating Development Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
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Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
Student Accommodation	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	Rundle Street: All Rundle Mall: All Hindley Street: All Gouger Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Sloping Land: All State Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
- Design in Urban Areas [All Development]: All
- Design in Urban Areas [All Development – 4 or More Building Levels]: All
- Design in Urban Areas [All Residential Development]: All
- Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	All	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light Industry

City Park Lands Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be:

	<p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>2 Panels and associated components do not overhang any part of the roof</p> <p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Temporary advertisements Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) • Local Heritage Place • State Heritage Place • Water Resources Overlay 	[Advertisements]: 4.2	None	None	None
Temporary public service depots associated with public infrastructure, Park Lands management and construction activities Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) • Local Heritage Place 	DTS 1.4	None	None	None

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Major Urban Transport Routes
- Sloping Land
- State Heritage Place
- Traffic Generating Development
- Urban Transport Routes
- Water Resources Overlay:

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	<p>Adelaide Oval: All</p> <p>Eastern Parklands: All</p>	<p>Airport Building Heights (Regulated) Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		Water Resources: All
Shop	All	Clearance from Overhead Powerlines: PO 1.1	<p>Adelaide Oval: All</p> <p>Eastern Parklands: All</p>	<p>Airport Building Heights (Regulated)</p> <p>Building Near Airfields</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Temporary public service depots associated with public infrastructure, Park Lands management and construction activities	PO 1.4	None	None	Future Road Widening: All Hazards (Flooding): All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Tree damaging activity	None	None	None	Regulated Tees: All
All other Code Assessed Development	All	All	Any Relevant Subzone: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Educational Establishment Hotel Public infrastructure	

City Riverbank Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m²

<ul style="list-style-type: none"> • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> • a shop to an office or consulting room • an office or consulting room to a shop 	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertising]: PO 3.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None (applies only in the area affected by the Subzone)	Airport Building Heights (Regulated): All Building Near Airfields: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Water Resources Overlay: All
Consulting room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Local Heritage Place: All Sloping Land: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Non Residential Development]: All

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

State Heritage Place: All

Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	All	None	None	Local Heritage Place: All State Heritage Place: All
Hotel	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Local Heritage Place: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>		<p>State Heritage Place: All</p> <p>Water Resources Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
Licensed premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>		Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
Light industry	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Airport Building Heights (Regulated): All Design: All Local Heritage Place: All Sloping Land: All State Heritage Place: All Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2
- Interface Between Lands Uses [Air Quality]: PO 5.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Serviced apartments	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Affordable Housing: All Airport Building Heights (Regulated): All Design: All Local Heritage Place: All Noise and Air Emissions: All Sloping Land: All State Heritage Place: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>	<p>Cultural Institutions: All</p>	<p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Tree Damaging Activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	Any Relevant Subzone: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None specified	

Coastal Waters and Offshore Islands Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
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	(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. There will be no increase in the total floor area of the building 2. There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

<ul style="list-style-type: none"> • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A.is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B.will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p> <p>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p>

<ul style="list-style-type: none"> • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2. Primary street setback – at least as far back as the building to which it is ancillary 3. Secondary street setback – at least 900mm from the boundary of the allotment 4. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Protective tree netting structure

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Protection Area Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)
- 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour
- 4 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:
 - (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or
 - (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site
- 5 No part of the netting canopy of the protective tree netting structure:
 - (a) will cover native vegetation; or
 - (b) will be within 5m of a road (including any road reserve)
- 6 The points of attachment of any cables will not be located:
 - (a) outside the boundaries of the site; or
 - (b) within a watercourse (within the meaning of the *Natural Resources Management Act 2004*)
- 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:

	<p>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

- A State Heritage Place identified in the State Heritage Place Overlay

Spa pool

Swimming pool

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Verandah

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback –as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level

<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>6 Building height - does not exceed 5m</p> <p>7 Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
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<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>3 The tank is part of a roof drainage system</p> <p>4 Total floor area - not exceeding 15m²</p> <p>5 The tank is located wholly above ground</p> <p>6 Tank height – does not exceed 4m above natural ground level</p> <p>7 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
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<p>Water tank (underground)</p> <p>Except where any of the following apply:</p>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The tank (including any associated pump) is located wholly below the level of the ground.</p>
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- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Historic Shipwrecks Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
None Specified	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use]: PO 1.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation: All Urban Transport Routes: All Water Resources: All
Aquaculture	[Land Use]: PO 1.1 [Environmental Protection]: All [Built Form and Character]: All	Aquaculture: All Marinas and On Water Structures: All	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Outback): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Agricultural Building	[Land Use] PO 1.1 [Environmental Protection]: All [Built Form and Character]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1		Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All Water Resources: All
Boat Berth	[Land Use] PO 1.1 [Environmental Protection]: All	Marinas and On-Water Structures: All	None	Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Area: All State Heritage Area: All
Farming	[Land Use]: PO 1.1 [Development on off-shore islands]: PO 2.2 [Environment Protection]: All	None	None	Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All State Heritage Place: All State Significant Native Vegetation: All Water Protection Area: All Water Resources: All
Jetty	[Land Use] PO 1.1 [Environmental Protection]: All	Marinas and On-Water Structures: All	None	Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Area: All Historic Shipwrecks: All Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Solar farm	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, 2.2, 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1, 5.3 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Solar Power)]: PO 9.1, 9.2, 9.3, 9.4,	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2 Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 30.1 Interface Between Land Uses [General land use compatibility]: PO 1.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6		Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All: All Historic Shipwrecks: All: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Non-stop Corridor: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All Water Resources: All
Wind farm	All	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, 2.2, 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1, 5.3 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1		Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All: All Historic Shipwrecks: All: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farm)]: PO 8.1, 8.2, 8.3, 8.4, 8.5 Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2 Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 30.1 Interface Between Land Uses [General land use compatibility]: PO 1.2 Interface Between Land Uses [Overshadowing]: PO 3.4 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1		Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6</p>		<p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Telecommunications Facility	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, 2.2, 2.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2 Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 30.1 Interface Between Land Uses [General land use compatibility]: PO 1.2 Interface Between Land Uses [Overshadowing]: PO 3.4 Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4		Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All: All Historic Shipwrecks: All: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Non-stop Corridor: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: PO 2.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.8 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6		Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
None Specified	

Commonwealth Facility Zone

Table 1 – Accepted Development Classification

Class of Development	Accepted Development Classification Criteria
<p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p> <p>Building work on railway land</p>	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Regional) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

- Hazards (Bushfire – Urban Interface) Overlay
- Hazards (Flooding) Overlay
- Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Native Vegetation Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>None.</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Local Heritage Place Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

- Sloping Land Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors
- 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 13 The garage:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

- Outbuilding (not being a garage)**
 Except where any of the following apply:
- Airport Building Heights (Regulated) Overlay
 - Coastal Areas Overlay
 - Defence Aviation Area Overlay
 - Future Road Widening Overlay
 - Hazards (Bushfire – General Risk) Overlay
 - Hazards (Bushfire – Regional) Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 40m²
- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m

<ul style="list-style-type: none"> • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>3 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Shade sail consists of permeable material</p>

<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p>	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.

Verandah

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Bushfire – Urban Interface) Overlay
- Hazards (Flooding) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m
- 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment
- 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

Water tank (above ground)

Except where any of the following apply:

- Aircraft Noise Exposure Overlay
- Airport Building Heights (Regulated) Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- Native Vegetation Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Coastal Areas Overlay
- Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 6 The points of attachment of any cables will not be located: <ol style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the Natural Resources Management Act 2004) 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following: <ol style="list-style-type: none"> (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling (b) in any other case, no part of the netting canopy is within 15m of the dwelling.

Table 2 - Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
None specified				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
All Code Assessed Development	All	All	None	Any Relevant Overlays: All

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Community Facilities Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

Private bushfire shelters

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Building Near Airfields Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- Ramsar Wetlands Overlay
- Regulated Trees Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Traffic Generating Development Overlay
- Urban Transport Routes Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Primary street setback – at least as far back as the building to which it is ancillary
- 3 Secondary street setback – at least 900mm from the boundary of the allotment
- 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

- Water Resources Overlay
- Water Resources Overlay

Shade sail

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<ul style="list-style-type: none"> • Major Urban Transport Routes Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Spa pool

Swimming pool

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a building erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a building on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Water tank (above ground)

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Coastal Areas Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Hazards (Acid Sulfate Soils) Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1, 10.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: DTS 8.1, 10.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Acid Sulfate Soils): All
- Hazards (Flooding): All
- Historic Area: All
- Key Outback and Rural Routes: All
- Local Heritage Place: All
- Major Urban Transport Routes: All
- Mt Lofty Ranges Catchment (Area 2): All
- Native Vegetation: All
- Non-stop Corridor: All
- Ramsar Wetlands: All
- River Murray Flood Plain: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay or State Heritage Area Overlay	All	None	None	Historic Area: All State Heritage Area: All
Tree Damaging Activity	None	None	None	Regulated Trees: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
All other Code Assessed Development	All	All	None (applies only in the area affected by the Subzone)	Any Relevant Overlay: All (applies only in the area affected by the Overlay)

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Conservation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) General Overlay • Historic Area Overlay • Historic Shipwrecks Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

<ul style="list-style-type: none"> • Local Heritage Place Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) General Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Historic Shipwrecks Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 - Deemed-to-Satisfy Development Classification

Development Type The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Relevant Requirements Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) General Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay 	[Advertisement]: DTS 6.1, 6.2	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: All DTS Key Outback and Rural Route Overlay: DTS 8.1, 10.1 Major Urban Transport Routes: DTS 8.1, DTS 10.1 Native Vegetation: DTS 1.11.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Development Type The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Relevant Requirements Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Development Type	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisement]: PO 6.1, 6.2	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding) General: All Historic Area: All Historic Shipwrecks: All Key Outback and Rural Route: All Local Heritage Place: All

				<p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Agricultural building	<p>[Land Use] PO 1.1, 1.3</p> <p>[Environmental Protection]: PO 3.1</p> <p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Access and Car Parking]: PO 5.1, 5.2, 5.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>	<p>Visitor Experience Subzone: All</p> <p>Dwelling Subzone: All</p> <p>Small-scale settlement Subzone: All</p> <p>Aquaculture and Recreation Subzone: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

				<p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	<p>Historic Area: All</p> <p>State Heritage Area: All</p>

<p>Dwelling</p> <p>Where any of the following apply:</p> <ul style="list-style-type: none"> • Dwelling Subzone • Small Scale Settlement Subzone 	<p>[Land use]: PO 1.1 [Built Form and Character]: PO 4.1, 4.2, 4.4 [Hazard Risk Minimisation]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2</p> <p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1, 11.2</p>	<p>Dwelling Subzone: All Small-scale settlement Subzone: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p>
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		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6. 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>	<p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p>
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				<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Dwelling addition	<p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Hazard Risk Minimisation]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p>	<p>Visitor Experience Subzone: All</p> <p>Dwelling Subzone: All</p> <p>Small-scale settlement Subzone: All</p> <p>Aquaculture and Recreation Subzone: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p>

				<p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Resources: All</p>
<p>Farming</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Dwelling Subzone • Small Scale Settlement Subzone • Visitor Experience Subzone 	<p>[Land Use]: PO 1.1, 1.3</p> <p>[Environmental Protection]: PO 3.1</p>	None	None	<p>Character Preservation District: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Local Heritage Place: All</p>

				<p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Land division	[Land Division]: PO 2.1 [Environmental Protection]: PO 3.1	Land Division in Rural Areas: All	<p>Visitor Experience Subzone: All</p> <p>Dwelling Subzone: All</p> <p>Small-scale settlement Subzone: All</p> <p>Aquaculture and Recreation Subzone: All</p>	<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Environment and Food Production Area: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire - General Risk) [Land Division]: All</p> <p>Hazards (Bushfire - High Risk) [Land Division]: All</p> <p>Hazards (Bushfire - Medium Risk) [Land Division]: All</p>

			<p>Hazards (Bushfire - Regional) [Land Division]: All Hazards (Bushfire – Urban Interface) [Land Division]: All Hazards (Flooding) [Land Division]: All Historic Area: All Key Outback and Rural Routes: All Limited Land Division Overlay: All Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure (Gas Pipelines): All</p>
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				Traffic Generating Development: All Water Resources: All
<p>Tourist accommodation</p> <p>Where any of the following apply:</p> <ul style="list-style-type: none"> • Visitor Experience Subzone • In an area proclaimed under the <i>National Parks and Wildlife Act 1972</i> and is contemplated by the relevant ‘management plan’ prepared in accordance with that Act. • In an area proclaimed under the <i>Wilderness Protection Act 1992</i> and is contemplated by the relevant ‘plan of management’ prepared in accordance with that Act. 	<p>[Land Use]: PO 1.1, 1.2 [Environmental Protection]: PO 3.1 [Built Form and Character]: PO 4.1, 4.2, 4.4 [Access and Car Parking]: PO 5.1, 5.2, 5.3</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Rural Areas [All Development – Landscaping]: PO 3.1 Design in Rural Areas [All Development – Water Sensitive Design]: PO 5.1 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5 Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1 Site Contamination: All Tourism Development: All Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	<p>Visitor Experience Subzone: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire – Outback): All Hazards (Bushfire - Regional): All Hazards (Bushfire – Urban Interface): All Hazards (Flooding): All Historic Area: All</p>

		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6,6</p>	<p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p>
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				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	All	All	Any Relevant Subzone: All	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	Detached dwelling in the Dwelling Subzone where it will not result in more than one dwelling per allotment. In the Small-scale Settlement Subzone .
Land division	Where Conservation Zone DTS / DPF 2.1 is met. In the Visitor Experience Subzone to create an allotment with an area of 5ha or more for existing tourist accommodation. In the Small Scale Settlement Subzone .
Tourist Accommodation	In the Visitor Experience Subzone . In an area proclaimed under the <i>National Parks and Wildlife Act 1972</i> and is contemplated by the relevant 'management plan' prepared in accordance with that Act. In an area proclaimed under the <i>Wilderness Protection Act 1992</i> and is contemplated by the relevant 'plan of management' prepared in accordance with that Act.

Deferred Urban Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

<ul style="list-style-type: none"> • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
<p>Internal building work Except where any of the following apply:</p>	<ul style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors

<ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m²

<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>3 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • Water Resources Overlay. 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

<ul style="list-style-type: none"> • Water Resources Overlay 	
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands • Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 6 The points of attachment of any cables will not be located: <ol style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the Natural Resources Management Act 2004) 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following: <ol style="list-style-type: none"> (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling (b) in any other case, no part of the netting canopy is within 15m of the dwelling.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Ramsar Wetlands Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2): DTS 3.4 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	N/A	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area: All or State Heritage Area: All	None	None	N/A	Historic Area: All State Heritage Area: All
Tree damaging activity	None	None	N/A	Regulated Tree: All
All other Code Assessed Development	All	All	N/A	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted, subject to any 'Exclusions'	Exclusions
Dwelling that results in more than one dwelling on an allotment	None
Land division	Land division that does not create additional allotments other than for the purpose of providing public infrastructure

Employment (Bulk Handling) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to an office erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m²

<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Local Heritage Place Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 13 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
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	<p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to an office erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

<ul style="list-style-type: none"> • Local Heritage Place Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p>	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p>

<ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (above ground) Except where any of the following apply Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay 	[Advertisements]: DTS 4.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay 				
Office Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	[Land Use and Intensity]: DTS 1.3	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Design in Rural Areas [All Development – Earthworks]: DTS 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1		Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1 Major Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay 		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> Water Protection Area Overlay Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Protection Area Overlay Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisements]: PO 4.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area Overlay or State Heritage Area Overlay	None	None	None	Historic Area: All State Heritage Area: All
Light industry	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.4, 1.5 Design in Rural Areas [All development – On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All development – Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7	None.	Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Design in Rural Areas [All Non-Residential Development - Water Sensitive Design]: PO 29.1, 29.2</p> <p>Design in Rural Areas [All Non-Residential Development - Wash-down and Waste Loading and Unloading]: PO 30.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		
General industry	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.4, 1.5 Design in Rural Areas [All development – On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All development – Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [All Development – Earthworks]: PO 8.1	None.	Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Non-Residential Development - Water Sensitive Design]: PO 29.1, 29.2</p> <p>Design in Rural Areas [All Non-Residential Development - Wash-down and Waste Loading and Unloading]: PO 30.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Resource Extraction Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p>		<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		
Office	[Land Use and Intensity]: PO 1.1, 1.3	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - External Appearance]: PO 1.5</p> <p>Design in Rural Areas [All Development - Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p>	None.	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p>		<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Prescribed Wells Area: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Store	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [All development – On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All development – Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [All Development – Earthworks]: PO 8.1	None.	Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Non-Residential Development - Water Sensitive Design]: PO 29.1, 29.2</p> <p>Design in Rural Areas [All Non-Residential Development - Wash-down and Waste Loading and Unloading]: PO 30.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Air Quality]: PO 5.1</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Tree damaging activity	None	None	None	Regulated Tree: All
Warehouse	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [All development – On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All development – Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [All Development – Earthworks]: PO 8.1	None.	Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Non-Residential Development - Water Sensitive Design]: PO 29.1, 29.2</p> <p>Design in Rural Areas [All Non-Residential Development - Wash-down and Waste Loading and Unloading]: PO 30.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>		<p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Air Quality]: PO 5.1</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	Where ancillary to a non-residential land use and will not result in more than one dwelling on an allotment.

Employment Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply:	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Areas Overlay • River Murray Flood Plain Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Historic Area Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (above ground) Except where any of the following apply</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

- Marine Parks (Managed Use) Overlay
- Native Vegetation Overlay
- Sloping Land Overlay
- State Significant Native Vegetation Areas Overlay
- Water Resources Overlay

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • River Murray Flood Plain Overlay 	[Advertisements]: DTS 7.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				Urban Transport Routes: DTS 8.1, 10.1
Consulting room Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 3.3, 3.4, 3.5 [Interface Height]: DTS 4.1, 4.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development - External Appearance]: DTS 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: DTS 6.4, 6.5 Design in Urban Areas [All Development - Earthworks]: DTS 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: DTS 41.1, 41.3	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay 	<p>[Landscaping]: DTS 5.1, 5.2</p> <p>[Concept Plans]: DTS 8.1</p>	<p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>		<p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation Areas: DTS 1.1</p> <p>Urban Transport Routes: DTS All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Office Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 3.3, 3.4, 3.5 [Interface Height]: DTS 4.1, 4.2 [Landscaping]: DTS 5.1, 5.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development - External Appearance]: DTS 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: DTS 6.4, 6.5 Design in Urban Areas [All Development - Earthworks]: DTS 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: DTS 41.1, 41.3	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Resources Overlay 	[Concept Plans]: DTS 8.1	Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisements]: PO 7.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections : All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District : All Coastal Areas : All Defence Aviation Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Future Road Widening: All Hazards (Flooding) : All Historic Area : All Key Railway Crossings: All Local Heritage Place : All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Native Vegetation: All River Murray Flood Plain : All Sloping Land : All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area : All State Heritage Place : All State Significant Native Vegetation Areas: All Urban Transport Routes: All Water Resources : All
Bulky goods outlet	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Resource Extraction Protection Area Overlay</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7</p>		<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Consulting room	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Concept Plans]: PO 8.1	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p>		<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area Overlay or State Heritage Area Overlay	None	None	None	Historic Area: All State Heritage Area: All
General industry	[Land Use and Intensity]: PO 1.1 [Built Form and Character]: PO	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2, 6.4</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Water Resources: All
Light industry	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p>	None.	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>		<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		State Heritage Place: All State Significant Native Vegetation Areas: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Motor repair station	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None.	Airport Building Heights (Aircraft Landing Area): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.2, 6.4</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p>		<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Office	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>		<p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		<p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Personal or domestic services establishment	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p>	None	<p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p> <p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Resource Extraction Protection Area Overlay</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Retail fuel outlet	[Land Use and Intensity]: PO 1.1, 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO All</p> <p>Transport, Access and Parking [Sightlines]: PO All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Resource Extraction Protection Area Overlay</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Service trade premises	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>		<p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO All</p> <p>Transport, Access and Parking [Sightlines]: PO All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p>		<p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Resource Extraction Protection Area Overlay</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Shop</p> <p>Except where any of the following apply:</p>	[Land Use and Intensity]: PO 1.1, 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone <small>(applies only in the area affected by the Subzone)</small>	Overlay <small>(applies only in the area affected by the Overlay)</small>
<ul style="list-style-type: none"> The gross leasable floor area is more than 1000m² other than a bulky goods outlet or it is ancillary to an industry 	<p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Resource Extraction Protection Area Overlay</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO All</p> <p>Transport, Access and Parking [Sightlines]: PO All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7</p>		<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Store	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Concept Plans]: PO 8.1	Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3		Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Native Vegetation: All Non-stop Corridor: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Telecommunications facility	[Land Use and Intensity]: PO 1.1	Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: PO 6.1, 6.2	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Character Preservation District : All Coastal Areas : All Defence Aviation Area: All Future Road Widening: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding) : All Historic Area : All Key Railway Crossings: All Local Heritage Place : All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Native Vegetation: All Non-stop Corridor : All River Murray Flood Plain : All Sloping Land : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area : All State Heritage Place : All State Significant Native Vegetation Areas: PO 1.1 Urban Transport Routes: All Water Resources : All
Tree damaging activity	None	None	None	Regulated Tree: All
Warehouse	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Built Form and Character]: PO 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: PO 4.1, 4.2</p> <p>[Landscaping]: PO All</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p>		<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Special Industry	
Shop	Where: (c) the gross leasable floor area is no more than 1000m ² : or (d) it is a bulky goods outlet; or (e) it is ancillary to an industry on the same allotment.

General Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m²

- Hazards (Bushfire - Medium Risk) Overlay
 - Hazards (Bushfire - Regional) Overlay
 - Hazards (Flooding) Overlay
 - Historic Area Overlay
 - Local Heritage Place Overlay
 - Marine Parks (Managed Use) Overlay
 - Native Vegetation Overlay
 - State Heritage Area Overlay
 - State Heritage Place Overlay
 - State Significant Native Vegetation Overlay
 - Ramsar Wetlands Overlay
 - River Murray Flood Plain Overlay
 - Sloping Land Overlay
 - Key Railway Crossings Overlay where an existing access is altered or a new access is created
 - Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
 - Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
 - Non-stop Corridor Overlay where an existing access is altered or a new access is created
 - Urban Transport Routes Overlay where an existing access is altered or a new access is created
 - Water Resources Overlay
- 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)
 - 7 Building height - does not exceed 5m
 - 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
 - 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
 - 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
 - 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
 - 12 The carport:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or

	<p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	None.
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Native Vegetation Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The garage:
- (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

	<p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%

	12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment

<ul style="list-style-type: none"> • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment:

<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay. 	<p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary

- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Marine Parks (Managed Use) Overlay
- Native Vegetation Overlay
- Noise and Air Emissions Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- River Murray Tributaries Area Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

- Except where any of the following apply:
- Character Preservation District Overlay
 - Coastal Areas Overlay
 - Native Vegetation Overlay
 - State Significant Native Vegetation Overlay
 - Ramsar Wetlands Overlay
 - Sloping Land Overlay
 - Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary Accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Character Area Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [All Residential Development – Flooding]: All		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				Urban Transport Routes: All DTS
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Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Outbuilding (not being a garage)

Verandah

Except where any of the following apply:

- Character Area Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay

Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2

- Airport Building Heights (Aircraft Landing Area) Overlay: All DTS
- Airport Building Heights (Regulated) Overlay: All DTS
- Defence Aviation Area Overlay: DTS 1.1, 1.3
- Future Road Widening Overlay: DTS 1.1
- Native Vegetation Overlay: DTS 1.1, 1.3
- State Significant Native Vegetation Overlay: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Hazards (Flooding) Overlay
 - Historic Area Overlay
 - Local Heritage Place Overlay
 - Marine Parks (Managed Use) Overlay
 - RAMSAR Wetlands Overlay
 - River Murray Flood Plain Overlay
 - Significant Landscape Protection Overlay
 - Sloping Land Overlay
 - State Heritage Area Overlay
 - State Heritage Place Overlay
- Water Resources Overlay

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Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Character Area Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay 				Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay 				
Detached Dwelling (not being in a Battle-axe arrangement) Semi-Detached Dwelling Row Dwelling Except where any of the following apply: <ul style="list-style-type: none"> Aircraft Noise Exposure Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay 	Site Dimensions and Land Division: DTS 2.1 Site Coverage: DTS 3.1 Building Height: 4.1 Primary Street Setback: DTS 5.1, 5.2 Secondary Street Setback: 6.1 Boundary Walls: DTS 7.1, 7.2	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2		Affordable Housing Overlay [Land Division]: DTS 1.1 Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay 		<p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2</p>		<p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p>		

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Dwelling addition

Except where any of the following apply:

- Aircraft Noise Exposure Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay

Site Dimensions and Land Division: DTS 2.1
 Site Coverage: DTS 3.1
 Building Height: 4.1
 Primary Street Setback: DTS 5.1, 5.2
 Secondary Street Setback: 6.1
 Boundary Walls: DTS 7.1, 7.2

Clearance from Overhead Powerlines: DTS 1.1
 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2
 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2
 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1
 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2
 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1

Airport Building Heights (Aircraft Landing Area) Overlay: All DTS
 Airport Building Heights (Regulated) Overlay: All DTS
 Character Area Overlay: DTS 2.1
 Defence Aviation Area Overlay: DTS 1.1, 1.3
 Future Road Widening Overlay: DTS 1.1
 Historic Area Overlay: DTS 2.1
 Key Railway Crossings Overlay: All DTS
 Major Urban Transport Routes Overlay: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		<p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Site Contamination: DTS 1.1</p>	
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Dwelling, dwellings or residential flat building undertaken by:		Housing Renewal: All DTS	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p>
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Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or
b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

Except where any of the following apply:

- Affordable Housing Overlay
- Aircraft Noise Exposure Overlay
- Character Area Overlay

Defence Aviation Area Overlay: DTS 1.1, 1.3
Future Road Widening Overlay: DTS 1.1
Key Railway Crossings Overlay: All DTS
Major Urban Transport Routes Overlay: All DTS
Native Vegetation Overlay: DTS 1.1, 1.3
State Significant Native Vegetation Overlay: DTS 1.1
Urban Transport Routes: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay

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Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Ancillary accommodation		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Bushfire – Medium Risk)
Overlay: All
- Hazards (Bushfire – High Risk)
Overlay: All
- Hazards (Bushfire – Regional)
Overlay: All
- Hazards (Flooding) Overlay: All
- Historic Area Overlay: All
- Local Heritage Place Overlay: All
- Marine Parks (Managed Use)
Overlay: All
- Native Vegetation Overlay: All
- RAMSAR Wetlands Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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			River Murray Flood Plain Overlay: All Significant Landscape Protection Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All
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Carport Outbuilding (in the form of a garage)		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1

Design in Urban Areas [Residential Development – 3 Building Levels or Less – [Car parking, Access and Manoeuvrability]: 23.4, 23.5

- Character Area Overlay: All
- Character Preservation District Overlay: All
- Coastal Areas Overlay: All
- Defence Aviation Area Overlay: All
- Future Road Widening Overlay: All
- Hazards (Bushfire – General Risk) Overlay: All
- Hazards (Bushfire – Medium Risk) Overlay: All
- Hazards (Bushfire – High Risk) Overlay: All
- Hazards (Bushfire – Regional) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Flooding) Overlay: All
- Historic Area Overlay: All
- Key Railway Crossings Overlay: All
- Local Heritage Place Overlay: All
- Major Urban Transport Routes Overlay: All
- Marine Parks (Managed Use) Overlay: All
- Native Vegetation Overlay: All
- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All
- River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
<p>Consulting room</p> <p>Office</p> <p>Preschool</p>	<p>[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6.</p> <p>[Site Coverage]: DTS 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Building Height]: 4.1
[Primary Street Setback]: DTS 5.1, 5.2
[Secondary Street Setback]: 6.1
[Boundary Walls]: DTS 7.1, 7.2

Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7
Design in Urban Areas [All Development – Earthworks]: PO 7.1
Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3
Interface Between Land Uses [Hours of Operation]: PO 2.1
Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Character Area Overlay: All
Character Preservation District Overlay: All
Coastal Areas Overlay: All
Defence Aviation Area Overlay: All
Future Road Widening Overlay: All
Hazards (Bushfire – General Risk) Overlay: All
Hazards (Bushfire – Medium Risk) Overlay: All
Hazards (Bushfire – High Risk) Overlay: All
Hazards (Bushfire – Outback) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Hazards (Bushfire – Regional) Overlay: All

Hazards (Flooding) Overlay: All

Historic Area Overlay: All

Key Railway Crossings Overlay: All

Local Heritage Place Overlay: All

Major Urban Transport Routes Overlay: All

Marine Parks (Managed Use) Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All
- Resource Extraction Protection Area Overlay: All
- River Murray Flood Plain Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Urban Transport Routes: All
- Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area Overlay	None	None	Local Heritage Place: All State Heritage Place: All
Dwelling addition	[Site Dimensions and Land Division]: DTS 2.1 [Site Coverage]: DTS 3.1 [Building Height]: 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2	Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Primary Street Setback]: DTS 5.1, 5.2
 [Secondary Street Setback]: 6.1
 [Boundary Walls]: DTS 7.1, 7.2

Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1
 Design in Urban Areas [All Residential Development – Flooding]: PO 17.1
 Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3
 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1
 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2

Coastal Areas Overlay: All
 Defence Aviation Area Overlay: All
 Future Road Widening Overlay: All
 Hazards (Bushfire – General Risk) Overlay: All
 Hazards (Bushfire – Medium Risk) Overlay: All
 Hazards (Bushfire – High Risk) Overlay: All
 Hazards (Bushfire – Regional) Overlay: All
 Hazards (Flooding) Overlay: All
 Historic Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>	<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes: All Water Resources Overlay: All
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Detached Dwelling (not being in a Battle-axe arrangement) Semi-Detached Dwelling Row Dwelling	[Site Dimensions and Land Division]: DTS 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Site Coverage]: DTS 3.1</p> <p>[Building Height]: 4.1</p> <p>[Primary Street Setback]: DTS 5.1, 5.2</p> <p>[Secondary Street Setback]: 6.1</p> <p>[Boundary Walls]: DTS 7.1, 7.2</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>	<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Less – Water Sensitive Design]: PO 22.1

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Non-Stop Corridor Overlay: All

RAMSAR Wetlands Overlay: All

River Murray Flood Plain Overlay: All

Significant Landscape Protection Overlay: All

Sloping Land Overlay: All

State Heritage Area Overlay: All

State Heritage Place Overlay: All

State Significant Native Vegetation Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Detached dwelling (in a Battle-axe arrangement)
Group Dwelling
Residential Flat Building

[Site Dimensions and Land Division]: PO 2.1
[Site Coverage]: PO 3.1
[Building Height]: PO 4.1
[Primary Street Setback]: PO 5.1, 5.2
[Secondary Street Setback]: PO 6.1

Clearance from Overhead Powerlines: PO 1.1
Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2
Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2
Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
Design in Urban Areas [All Development]: All
Design in Urban Areas [All Residential Development]: All

Affordable Housing Overlay: All
Aircraft Noise Exposure Overlay: All
Airport Building Heights (Aircraft Landing Area) Overlay: All
Airport Building Heights (Regulated) Overlay: All
Character Area Overlay: All
Character Preservation District Overlay: All
Coastal Areas Overlay: All
Defence Aviation Area Overlay: All
Future Road Widening Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>[Boundary Walls]: PO 7.1, 7.2</p>	<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Marine Parks (Managed Use) Overlay: All
- Native Vegetation Overlay: All
- Noise and Air Emissions Overlay: All
- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All
- River Murray Flood Plain Overlay: All
- Significant Landscape Protection Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in		Housing Renewal: All POs		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

housing renewal programs endorsed by the South Australian Housing Authority

- Character Preservation District Overlay: All
- Coastal Areas Overlay: All
- Defence Aviation Area Overlay: All
- Future Road Widening Overlay: All
- Hazards (Bushfire – General Risk) Overlay: All
- Hazards (Bushfire – Medium Risk) Overlay: All
- Hazards (Bushfire – High Risk) Overlay: All
- Hazards (Bushfire – Regional) Overlay: All
- Hazards (Flooding) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Historic Area Overlay: All
- Key Railway Crossings Overlay: All
- Local Heritage Place Overlay: All
- Major Urban Transport Routes Overlay: All
- Marine Parks (Managed Use) Overlay: All
- Native Vegetation Overlay: All
- Noise and Air Emissions Overlay: All
- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- River Murray Flood Plain Overlay: All
- Significant Landscape Protection Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Urban Transport Routes: All
- Water Resources Overlay: All

Fence

Design in Urban Areas [All Development – Fences and Walls]: PO 8.1

Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Airport Building Heights (Regulated) Overlay: All
- Character Area Overlay: All
- Character Preservation District Overlay: All
- Coastal Areas Overlay: All
- Defence Aviation Area Overlay: All
- Future Road Widening Overlay: All
- Hazards (Flooding) Overlay: All
- Historic Area Overlay: All
- Local Heritage Place Overlay: All
- Marine Parks (Managed Use) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Native Vegetation Overlay: All
- RAMSAR Wetlands Overlay: All
- River Murray Flood Plain Overlay: All
- Significant Landscape Protection Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Land division

[Site Dimensions and Land Division]: PO 2.1
[Concept Plans]: PO 9.1

Land Division in Urban Areas: All

Affordable Housing Overlay: All
Character Area Overlay: All
Character Preservation District Overlay: All
Coastal Areas Overlay: All
Environment and Food Production Area Overlay : All
Future Road Widening Overlay: All
Hazards (Bushfire - General Risk) Overlay: All
Hazards (Bushfire - High Risk) Overlay: All
Hazards (Bushfire - Medium Risk) Overlay: All
Hazards (Bushfire - Regional) Overlay: All
Hazards (Bushfire - Urban Interface) Overlay: All
Hazards (Flooding) Overlay: All
Historic Area Overlay: All
Key Railway Crossings Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Marine Parks (Managed Use) Overlay: All
Native Vegetation Overlay: All
Non-stop Corridor Overlay: All
Ramsar Wetlands Overlay: All
River Murray Flood Plain Overlay: All
River Murray Tributaries Area Overlay: All
Sloping Land Overlay: All
State Heritage Area Overlay: All
State Heritage Place Overlay: All
State Significant Native Vegetation Overlay: All
Strategic Infrastructure Gas Pipelines Overlay: All
Traffic Generating Development Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All Water Resources Overlay: All
Retirement facility Supported Accommodation	[Land Use and Intensity]: PO 1.3 [Site Dimensions and Land Division]: PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Primary Street Setback]: PO 5.1, 5.2 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: PO 15.2, 17.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All		Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All
Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Interface Between Land Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: All

Site Contamination: PO 1.1

Major Urban Transport Routes Overlay: All

Marine Parks (Managed Use) Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay: All

Non-Stop Corridor Overlay: All

RAMSAR Wetlands Overlay: All

Resource Extraction Protection Area Overlay: All

River Murray Flood Plain Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Development – Earthworks] PO 7.1

- Significant Industry Interface Overlay: All
- Significant Landscape Protection Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Urban Transport Routes: All
- Water Resources Overlay: All

Shop

[Land Use and Intensity] PO

Clearance from Overhead Powerlines: PO 1.1

- Airport Building Heights (Aircraft Landing Area) Overlay: All
- Airport Building Heights (Regulated) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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<p>1.3, 1.4, 1.5, 1.6. [Site Coverage]: DTS 3.1 [Building Height]: 4.1 [Primary Street Setback]: DTS 5.1, 5.2 [Secondary Street Setback]: 6.1 [Boundary Walls]: DTS 7.1, 7.2</p>	<p>Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development - Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1</p>		<p>Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Marine Parks (Managed Use) Overlay: All
Native Vegetation Overlay: All
Non-stop Corridor Overlay: All
Ramsar Wetlands Overlay: All
Regulated Trees Overlay: All
River Murray Flood Plain Overlay: All
Sloping Land Overlay: All
State Heritage Area Overlay: All
State Heritage Place Overlay: All
State Significant Native Vegetation Overlay: All
Traffic Generating Development Overlay: All
Urban Transport Routes Overlay: All
Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Interface Between Lands Uses [Air Quality]: PO 5.2

Student accommodation

[Land Use and Intensity]: PO 1.3
[Site Dimensions and Land Division]: PO 2.1
[Site Coverage]: PO 3.1
[Building Height]: PO 4.1

Clearance from Overhead Powerlines: PO 1.1
Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2
Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2
Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5 3.8, 3.9
Transport, Access and Parking [Access for People with Disabilities]: All

Affordable Housing Overlay: All
Aircraft Noise Exposure Overlay: All
Airport Building Heights (Aircraft Landing Area) Overlay: All
Airport Building Heights (Regulated) Overlay: All
Character Area Overlay: All
Character Preservation District Overlay: All
Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Primary Street Setback]: PO 5.1, 5.2 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: 15.2, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All		Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Design in Urban Areas [Student Accommodation]: All

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Interface Between Land Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: All

Site Contamination: PO 1.1

Key Railway Crossings Overlay: All

Local Heritage Place Overlay: All

Major Urban Transport Routes Overlay: All

Marine Parks (Managed Use) Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay: All

Non-Stop Corridor Overlay: All

RAMSAR Wetlands Overlay: All

River Murray Flood Plain Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Significant Landscape Protection Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Urban Transport Routes: All
- Water Resources Overlay: All

Tree Damaging Activity

Regulated Tree Overlay: All

All other Code Assessed Development

All

All

None

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m².

Greenfield Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carpport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The carport:
- (a) is located so that vehicle access:
- i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- 13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

Outbuilding (in the form of a garage)

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Bushfire – Urban Interface) Overlay
- Major Urban Transport Routes Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area - does not exceed 40m²
- 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height - does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The garage:
 - (a) is located so that vehicle access:

	<ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure.</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Future Road Widening Overlay • Character Preservation District Overlay • Hazards (Acid Sulfate Soils) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p>	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 8 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment:

<ul style="list-style-type: none"> • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>6 not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system

<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary Accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • RAMSAR Wetlands Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [All Residential Development – Flooding]: All		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Hazards (Acid Sulfate Soils) Overlay: DTS 1.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

<ul style="list-style-type: none"> • Resource Extraction Protection Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: DTS 1.1</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p>

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5</p>		<p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: DTS 1.1</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>
<p>Dwelling addition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay 	<p>[Building Height]: DTS 8.1</p> <p>[Primary Street Setback]: DTS 9.1</p> <p>[Secondary Street Setback] 10.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: DTS 1.1</p>

<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • RAMSAR Wetlands Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>[Boundary Walls]: DTS 11.1. 11.2</p> <p>[Side Boundary Setback]: DTS 12.1</p> <p>[Rear Boundary Setback]: DTS 13.1</p>	<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.4, 23.5</p>	<p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-detached Dwelling</p> <p>Row Dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay 	<p>[Building Height]: DTS 8.1</p> <p>[Primary Street Setback]: DTS 9.1</p> <p>[Secondary Street Setback] 10.1</p> <p>[Boundary Walls]: DTS 11.1. 11.2</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: DTS 1.1</p> <p>Limited Dwelling Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p>

<ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • RAMSAR Wetlands Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>[Side Boundary Setback]: DTS 12.1</p> <p>[Rear Boundary Setback]: DTS 13.1</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1,</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1,</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.4, 23.5</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>	<p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually</p>		<p>Housing Renewal: All</p>	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p>

<p>or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Significant Industry Interface Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay 			<p>Future Road Widening Overlay: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: DTS 1.1</p> <p>Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>
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<ul style="list-style-type: none">• State Heritage Place Overlay• Water Resources Overlay				
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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Ancillary Accommodation		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>Outbuilding (not being a garage)</p> <p>Verandah</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Significant Landscape Protection Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Consulting room Office Preschool	[Land Use and Intensity]: PO 1.1, 1.2 [Building Height]: DTS 8.1 [Primary Street Setback]: DTS 9.1 [Secondary Street Setback] 10.1 [Boundary Walls]: DTS 11.1. 11.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Side Boundary Setback]: DTS
12.1
[Rear Boundary Setback]: DTS
13.1

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Hazards (Bushfire – Medium Risk) Overlay: All

Hazards (Bushfire – High Risk) Overlay: All

Hazards (Bushfire – Regional) Overlay: All

Major Urban Transport Routes Overlay: All

Native Vegetation Overlay: All

RAMSAR Wetlands Overlay: All

River Murray Flood Plain Overlay: All

State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		State Significant Native Vegetation Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Dwelling addition	[Building Height]: DTS 8.1	Clearance from Overhead Powerlines: PO 1.1		Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Primary Street Setback]: DTS 9.1
 [Secondary Street Setback] 10.1
 [Boundary Walls]: DTS 11.1. 11.2
 [Side Boundary Setback]: DTS 12.1
 [Rear Boundary Setback]: DTS 13.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2
 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2
 Development – 3 Building Levels or Less – External Appearance]: PO 18.1
 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1
 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1
 Site Contamination: PO 1.1

Airport Building Heights (Regulated) Overlay: All
 Character Preservation District Overlay: All
 Future Road Widening Overlay: All
 Hazards (Acid Sulfate Soils) Overlay: All
 Hazards (Bushfire – General Risk) Overlay: All
 Hazards (Bushfire – Medium Risk) Overlay: All
 Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.4, 23.5</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Detached Dwelling (not being in a Battle-axe arrangement) Semi-Detached Dwelling Row Dwelling	[Land Use and Intensity] 1.3 [Building Height]: DTS 8.1 [Primary Street Setback]: DTS 9.1 [Secondary Street Setback] 10.1 [Boundary Walls]: DTS 11.1. 11.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Side Boundary Setback]: DTS 12.1</p> <p>[Rear Boundary Setback]: DTS 13.1</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1,</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.4, 23.5

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

State Significant Native Vegetation Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Dwelling, dwellings or residential flat building undertaken by:

Housing Renewal: All

Airport Building Heights (Aircraft Landing Area) Overlay: All

Airport Building Heights (Regulated) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>				<p>Character Preservation District Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes: All Water Resources Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Character Preservation District Overlay: All Local Heritage Place Overlay: All Native Vegetation Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Residential Flat Building	[Building Height]: DTS 8.1 [Primary Street Setback]: DTS 9.1 [Secondary Street Setback] 10.1 [Boundary Walls]: DTS 11.1. 11.2 [Side Boundary Setback]: DTS 12.1 [Rear Boundary Setback]: DTS 13.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		<p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		
Land division	All	Land Division in Urban Areas: All		<p>Character Preservation District Overlay</p> <p>Future Road Widening Overlay</p> <p>Hazards (Bushfire - General Risk) Overlay</p> <p>Hazards (Bushfire - High Risk) Overlay</p> <p>Hazards (Bushfire - Regional) Overlay</p> <p>Hazards (Bushfire – Urban Interface) Overlay</p> <p>Major Urban Transport Routes Overlay</p> <p>Native Vegetation Overlay</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Ramsar Wetlands Overlay River Murray Flood Plain Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Traffic Generating Development Overlay Urban Transport Routes Overlay Water Resources Overlay
Shop	[Land Use and Intensity] PO 1.1, 1.2 [Building Height]: DTS 8.1 [Primary Street Setback]: DTS 9.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7		Airport Building Heights (Aircraft Landing Area): All Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Secondary Street Setback] 10.1
 [Boundary Walls]: DTS 11.1. 11.2
 [Side Boundary Setback]: DTS 12.1
 [Rear Boundary Setback]: DTS 13.1

Design in Urban Areas [All Development – Earthworks]: PO 7.1
 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3
 Design in Urban Areas [Water Supply]: PO 12.1, 12.2
 Interface Between Land Uses [Hours of Operation]: PO 2.1
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3
 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Character Preservation District Overlay: All
 Future Road Widening Overlay: All
 Hazards (Acid Sulfate Soils) Overlay: All
 Hazards (Bushfire - General Risk) Overlay: All
 Hazards (Bushfire - High Risk) Overlay: All
 Hazards (Bushfire - Medium Risk) Overlay: All
 Hazards (Bushfire - Regional) Overlay: All
 Major Urban Transport Routes Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

- Native Vegetation Overlay: All
- Ramsar Wetlands Overlay: All
- River Murray Flood Plain Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Traffic Generating Development Overlay: All
- Urban Transport Routes Overlay: All
- Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Lands Uses [Air Quality]: PO 5.2		
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All	All	All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m2.

Hills Face Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Private bushfire shelters Except where any of the following apply:	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary

<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground)</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Farming Except where any of the following apply: <ul style="list-style-type: none"> • Mount Lofty Ranges Catchment (Area 1) Overlay 	[Land Use and Intensity]: DTS 1.1	None	None	None

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Carport Outbuilding (in the form of a Garage)</p>	<p>[Built Form and Character]: PO 2.1, 2.2, 2.4 [Excavation and Filling]: PO 3.1, 3.2 [Driveways, Access Tracks and Car Parking]: PO 8.1 [Native Vegetation]: PO 11.1, 11.2, 11.3</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the State Heritage Area Overlay	None	None	None	State Heritage Area Overlay: All
Detached dwelling	[Built Form and Character]: PO 2.1, 2.2, 2.4, 2.5 [Excavation and Filling]: PO 3.1, 3.2 [Driveways, Access Tracks and Car Parking]: PO 8.1 [Native Vegetation]: PO 11.1, 11.2, 11.3	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire - High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6. 9.7</p>		<p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Dwelling addition	<p>[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4</p> <p>[Excavation and Filling]: PO 3.1, 3.2</p> <p>[Native Vegetation]: PO 11.1, 11.2, 11.3</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire - High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>(applies only in the area affected by the Subzone)</p> <p>Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>
Spa pool Swimming pool	[Built Form and Character]: PO 2.1, 2.2, 2.4 [Excavation and Filling]: PO 3.1, 3.2 [Native Vegetation]: PO 11.1, 11.2, 11.3	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2	None	Future Road Widening Overlay: All Hazards (Bushfire - High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Hazards (Flooding) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
Outbuilding (not being a Garage) Verandah	[Built Form and Character]: PO 2.1, 2.2, 2.4 [Excavation and Filling]: PO 3.1, 3.2	Clearance from Overhead Powerlines: PO 1.1	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Native Vegetation]: PO 11.1, 11.2, 11.3	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2		Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire - High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Flooding) Overlay: All Hazards (Flooding) Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Caravan and tourist park	
Dwelling	Except where it achieves all of the following: <ul style="list-style-type: none"> (a) it will not result in more than one dwelling on an allotment; (b) the scale and design is such that: <ul style="list-style-type: none"> (i) the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is less than 3m, other than gable ends of the dwelling where the distance is less than 5m; (ii) there is no building level directly above another building level, except where the upper floor level is located wholly at or below finished ground level; (iii) the depth of excavation and/or height of filling of land is less than 1.5m; (iv) access to a new dwelling is provided by a private vehicular access track that is less than 30m in length and which has a gradient of less than 16 degrees (1-in-3.5) at any point; and (v) it does not involve the clearance of native vegetation; (c) where located within the Mount Lofty Ranges Catchment (Area 1) Overlay, the dwelling and allotment: <ul style="list-style-type: none"> (i) is located outside the 1% AEP flood event area and not sited on land fill which would interfere with the flow of such flood waters; (ii) is sited at least 25m from any lake, watercourse or wetland; (iii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method that meets relevant public health and environmental standards;

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
	<ul style="list-style-type: none"> (iv) does not have any part of a septic tank effluent drainage field or any other waste water disposal area (e.g. irrigation area) located within 50m of a lake, watercourse or wetland; (v) does not have a waste water disposal area located on any land with a slope greater than 20% (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2m; (vi) does not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10-year return period flood event.
Educational establishment	
Electricity generating station	
Excavation	Except where: <ul style="list-style-type: none"> (a) the depth of the excavation is less than 3m below natural ground level; or (b) the excavation is directly required for the portion of a building that is fully underground, an underground dwelling, pool, underground tank, cellar, pipeline or waste disposal and treatment system.
Filling	Except where: <ul style="list-style-type: none"> (a) the height of filling is less than 3m above natural ground level; or (b) the filling is directly required for an underground dwelling, underground tank, or cellar.
Industry	Except light industry
Intensive animal husbandry	
Land division	
Landfill	
Prescribed mining operations	
Renewable energy facility	

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Residential flat building	
Telecommunications facility	
Transport depot	
Waste treatment and management facility	
Wrecking yard	

Home Industry Zone

Table 1 – Accepted Development Classification

Class of Development	Accepted Development Classification Criteria
The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

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| <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay | <p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and |
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	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

	<p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)

<ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

<ul style="list-style-type: none"> • Urban Transport Routes Overlay • Water Resources Overlay 	
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m

<ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 20px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p style="padding-left: 20px;">(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system

<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Native Vegetation Overlay • Water Resources Overlay <p>Overlay</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Local Heritage Place Overlay River Murray Flood Plain Overlay Sloping Land Overlay Water Resources Overlay 	[Advertising]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None.	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1, 10.1 Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes Overlay: DTS 8.1, 10.1
Carpport Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 		Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5		Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes: All DTS
Dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	[Land Use and Intensity]: DTS 1.4 [Built Form and Character]: DTS 2.1 [Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2	None.	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 		Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Water Sensitive Design]: DTS 22.1, 22.2, 22.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Site Contamination: DTS 1.1		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	[Built Form and Character]: DTS 2.1 [Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6		
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3
Verandah Except where any of the following apply:	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 				Airport Building Heights (Regulated) Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertising]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None.	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: PO 8.1, 10.1 Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Urban Transport Routes Overlay: PO 8.1, 10.1</p> <p>Water Resources Overlay: All</p>
Carport	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Consulting room	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1, 2.2 [Building Setbacks]: DTS	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

3.1, 3.2, 3.3, 3.4, 3.5, 3.6

Design in Urban Areas [All Development – Earthworks]: PO 7.1

Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Hazards (Bushfire – General Risk) Overlay: All

Hazards (Bushfire – High Risk) Overlay: All

Hazards (Bushfire – Regional) Overlay: All

Local Heritage Place Overlay: All

Major Urban Transport Routes Overlay: All

Native Vegetation Overlay: All

River Murray Flood Plain Overlay: All

Sloping Land Overlay: All

Traffic Generating Development Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Urban Transport Routes: All Water Resources Overlay: All
Dwelling addition	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Sloping Land Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		
Dwelling	<p>[Land Use and Intensity]: PO 1.4</p> <p>[Built Form and Character]: PO 2.1</p> <p>[Building Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p>	None.	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Light industry	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1, 2.2 [Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Major Urban Transport Routes Overlay: All

Murray Darling Basin: All

Native Vegetation Overlay: All

Prescribed Water Resource Areas Overlay: All

Prescribed Wells Area Overlay: All

River Murray Flood Plain Overlay: All

Sloping Land Overlay: All

Traffic Generating Development Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
Office	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1, 2.2 [Building Setbacks]: DTS	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	3.1, 3.2, 3.3, 3.4, 3.5, 3.6	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>		<p>Character Preservation District Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Traffic Generating Development Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
Outbuilding (in the form of a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain Overlay: All Sloping Land Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Outbuilding (not being a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Local Heritage Place Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Shop</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> The gross leasable floor area is more than 250m² 	<p>[Land Use and Intensity]: PO 1.1, 1.2, 1.3</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>		<p>Sloping Land Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
Store	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1, 2.2 [Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Development – Earthworks]: PO 7.1

Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Hazards (Bushfire – High Risk) Overlay: All

Hazards (Bushfire – Regional) Overlay: All

Major Urban Transport Routes Overlay: All

Murray Darling Basin: All

Native Vegetation Overlay: All

Prescribed Water Resource Areas Overlay: All

Prescribed Wells Area Overlay: All

River Murray Flood Plain Overlay: All

Sloping Land Overlay: All

Traffic Generating Development Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
Tree damaging activity	None	None	None	Regulated Tree: All
Verandah	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Airport Building Heights (Regulated) Overlay: All
- Character Preservation District Overlay: All
- Hazards (Bushfire – General Risk) Overlay: All
- Hazards (Bushfire – High Risk) Overlay: All
- Hazards (Bushfire – Regional) Overlay: All
- Local Heritage Place Overlay: All
- Native Vegetation Overlay: All
- River Murray Flood Plain Overlay: All
- Sloping Land Overlay: All
- Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Warehouse	<p>[Land Use and Intensity]: PO 1.1, 1.2, 1.3</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Prescribed Water Resource Areas Overlay: All

Prescribed Wells Area Overlay: All

River Murray Flood Plain Overlay: All

Sloping Land Overlay: All

Traffic Generating Development Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Industry	Light industry

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Where the gross leasable floor area is no more than 250m ² .

Housing Diversity Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p>	<p>1 There will be no increase in the total floor area of the building</p>

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>2 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%

<ul style="list-style-type: none"> • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)

<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure

<ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.

- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Verandah

Except where any of the following apply:

- Character Preservation District Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m
- 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment
- 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.

Water tank (above ground)

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Defence Aviation Area Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level

- Character Preservation District Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<p>Ancillary Accommodation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Character Area Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Non-Stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay Water Resources Overlay				Urban Transport Routes: All DTS
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				Future Road Widening Overlay: DTS 1.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Character Area Overlay Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – High Risk) Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-Stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				Urban Transport Routes: All DTS
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay 	[Site Dimensions and Land Division]: DTS 2.1 [Building Height]: DTS 3.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Character Area Overlay: DTS 2.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	[Primary Street Setback]: DTS 4.1, 4.2 [Secondary Street Setback]: DTS 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: DTS 7.1 [Rear Boundary Setback]: DTS 8.1	Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2, 20.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1		Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1 Site Contamination: DTS 1.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-detached Dwelling</p> <p>Row Dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Character Area Overlay • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 	[Site Dimensions and Land Division]: DTS 2.1 [Building Height]: DTS 3.1 [Primary Street Setback]: DTS 4.1, 4.2 [Secondary Street Setback]: DTS 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: DTS 7.1 [Rear Boundary Setback]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less]		Affordable Housing Overlay [Land Division]: DTS 1.1 Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		<ul style="list-style-type: none"> – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2, 20.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less 		<ul style="list-style-type: none"> State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		– Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1 Site Contamination: DTS 1.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or		Housing Renewal: All DTS		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Except where any of the following apply: <ul style="list-style-type: none"> • Affordable Housing Overlay • Aircraft Noise Exposure Overlay • Character Area Overlay • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay 				Hazards (Acid Sulfate Soils) Overlay: DTS 1.1 Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Historic Shipwrecks Overlay: All DTS Key Outback and Rural Routes Overlay: All DTS Key Railway Crossings Overlay: All DTS Limited Dwelling Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				Urban Transport Routes: All DTS

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary Accommodation	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Outbuilding (not being a garage) Verandah		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Future Road Widening Overlay: All
- Hazards (Bushfire – General Risk) Overlay: All
- Hazards (Bushfire – Medium Risk) Overlay: All
- Hazards (Bushfire – High Risk) Overlay: All
- Hazards (Bushfire – Regional) Overlay: All
- Hazards (Flooding) Overlay: All
- Historic Area Overlay: All
- Local Heritage Place Overlay: All
- Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>		<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Residential Development – 3 Building Levels or Less –

Car parking, Access and Manoeuvrability]: 23.4, 23.5

Character Preservation District Overlay: All

Coastal Areas Overlay: All

Defence Aviation Area Overlay: All

Future Road Widening Overlay: All

Hazards (Bushfire – General Risk) Overlay: All

Hazards (Bushfire – Medium Risk) Overlay: All

Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Consulting room Office Preschool	[Land Use and Intensity]: PO 1.3, 1.4, 1.5, 1.6. [Building Height]: 3.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking]		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	[Primary Street Setback] PO 4.1, 4.2 [Secondary Street Setback] PO 5.1 [Boundary Walls] PO 6.1 [Side Boundary Setback] PO 7.1 [Rear Boundary Setback] PO 8.1	Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1		Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Dwelling addition	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Building Height]: PO 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Primary Street Setback]: PO 4.1, 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3</p>		<p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone
(applies only in the area affected by the Subzone)

Overlay
(applies only in the area affected by the Overlay)

Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1

Site Contamination: PO 1.1

Hazards (Bushfire – Regional) Overlay: All

Hazards (Flooding) Overlay: All

Historic Area Overlay: All

Key Railway Crossings Overlay: All

Local Heritage Place Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay: All

Non-Stop Corridor Overlay: All

River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-Detached Dwelling</p> <p>Row Dwelling</p>	[Site Dimensions and Land Division]: PO 2.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>		<p>Affordable Housing Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.1, 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Rear Boundary Setback]: PO 8.1	<p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less – Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p>		<p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		
<p>Detached dwelling (in a Battle-axe arrangement)</p> <p>Group Dwelling</p> <p>Residential Flat Building</p>	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Building Height]: PO 3.1</p> <p>[Primary Street</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Affordable Housing Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Setback]: PO 4.1, 4.2 [Secondary Street Setback]: PO 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: PO 7.1 [Rear Boundary Setback]: PO 8.1 [Group Dwelling,	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2	<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust</p>		Housing Renewal: All POs		<p>Affordable Housing Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>				<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Noise and Air Emissions Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Flood Plain Overlay: All
Land division	[Site Dimensions and Land Division] PO 2.1	Land Division in Urban Areas: All		Affordable Housing Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire - General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				Hazards (Bushfire - High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Retirement facility</p> <p>Supported Accommodation</p>	<p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.1, 4.2</p> <p>[Secondary Street</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Affordable Housing Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Setback]: PO 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: PO 7.1 [Rear Boundary Setback]: PO 8.1 [Group Dwelling, Residential Flat Buildings and Battle-Axe	Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, , 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All		Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Development – External Appearance]: PO 10.1, 10.2	<p>Design in Urban Areas [All Residential Development]: 15.2, 17.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Shop	[Building Height]: PO 3.1	Clearance from Overhead Powerlines: PO 1.1		Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Primary Street Setback]: PO 4.1, 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development - Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Bushfire - Urban Interface) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone
(applies only in the area affected by the Subzone)

Overlay
(applies only in the area affected by the Overlay)

Transport, Access and Parking [Movement Systems]: PO 1.4

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Hazards (Flooding) Overlay: All

Historic Area Overlay: All

Key Railway Crossings Overlay: All

Local Heritage Place Overlay: All

Major Urban Transport Routes Overlay: All

Native Vegetation Overlay: All

Non-stop Corridor Overlay: All

River Murray Flood Plain Overlay: All

Sloping Land Overlay: All

State Heritage Area Overlay: All

State Heritage Place Overlay: All

State Significant Native Vegetation Overlay: All

Traffic Generating Development Overlay: All

Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Student Accommodation	[Building Height]: PO 3.1 [Primary Street Setback]: PO 4.1, 4.2 [Secondary Street Setback]: PO 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Setbacks]: PO 7.1 [Rear Boundary Setback]: PO 8.1 [Group Dwelling, Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: 15.2, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All		Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All		All

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m².

Infrastructure (Airfield) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carpport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 There will be no increase in the total floor area of the building</p> <p>2 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

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| <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay | <ol style="list-style-type: none"> 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or |
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	<ul style="list-style-type: none"> iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>15 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p> <p>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>6 Total floor area does not exceed 40m²</p> <p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

<ul style="list-style-type: none"> • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 - Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1
Carport Outbuilding (in the form of a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 		Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5		Airport Building Heights (Regulated) Overlay: All DTS Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS
Outbuilding Except where any of the following apply:	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 				Airport Building Heights (Regulated) Overlay: All DTS Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements] : PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: PO 8.1, 10.1 Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: PO 8.1, 10.1</p> <p>Water Resources Overlay: All</p>
Carport	<p>[Land Use]: PO 1.2</p> <p>[Hazard Management]: PO 4.1</p>	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5</p>	<p>Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.3</p> <p>Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1</p> <p>Residential Aviation Estate</p>	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			Subzone [Secondary Street Setback]: PO 5.1 Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1 Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1	Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling Addition	<p>[Land Use]: PO 1.2</p> <p>[Hazard Management]: PO 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p>	<p>Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.3</p> <p>Residential Aviation Estate Subzone [Building Height]: PO 3.1</p> <p>Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1</p> <p>Residential Aviation Estate Subzone [Secondary</p>	<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>	<p>Street Setback]: PO 5.1</p> <p>Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1</p> <p>Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1</p>	<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<p>Detached Dwelling</p> <p>Where any of the following apply:</p> <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	<p>[Land Use]: PO 1.2</p> <p>[Hazard Management]: PO 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.1, 1.3</p> <p>Residential Aviation Estate Subzone [Building Height]: PO 3.1</p>	<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p>	<p>Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1</p> <p>Residential Aviation Estate Subzone [Secondary Street Setback]: PO 5.1</p> <p>Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1</p>	<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less</p>	<p>Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1</p>	<p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>– Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<p>Light industry</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	<p>[Land Use]: PO 1.2</p> <p>[Built Form and Character]: PO 2.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1, 4.2	Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development – Water Sensitive Design]: PO 5.1 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3		Coastal Areas Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Prescribed Water Resource Areas Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (in the form of a garage)	<p>[Land Use]: PO 1.2</p> <p>[Built Form and Character]: PO 2.1</p> <p>[Hazard Management]: PO 4.1</p>	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>	<p>Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.2</p> <p>Residential Aviation Estate Subzone [Building Height]: PO 3.1</p> <p>Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1</p> <p>Residential Aviation Estate Subzone [Secondary</p>	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			Street Setback]: PO 5.1 Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1 Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1	Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Outbuilding (not being a garage or a hangar)	[Land Use]: PO 1.2 [Built Form and Character]: PO 2.1	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.2, 1.3	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1		Residential Aviation Estate Subzone [Building Height]: PO 3.2 Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1 Residential Aviation Estate Subzone [Secondary Street Setback]: PO 5.1 Residential Aviation Estate Subzone [Side	Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			Boundary Setback]: PO 6.1 Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1	
Shop Except where any of the following apply: <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	[Land Use]: PO 1.2 [Built Form and Character]: PO 2.1 [Hazard Management]: PO 4.1, 4.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development – Water Sensitive Design]: PO 5.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		Water Resources Overlay: All
<p>Store Except where any of the following apply:</p>	[Land Use]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Residential Aviation Estate Subzone 	<p>[Built Form and Character]: PO 2.1</p> <p>[Hazard Management]: PO 4.1, 4.2</p>	<p>Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development – Water Sensitive Design]: PO 5.1</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p>		<p>Building Near Airfields: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resource Areas Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
Verandah	[Land Use]: PO 1.2 [Hazard Management]: PO 4.1	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Warehouse Except where any of the following apply: <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	[Land Use]: PO 1.2 [Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1, 4.2	<p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development – Water Sensitive Design]: PO 5.1</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resource Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Prescribed Wells Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
All other Code Assessed Development	All	All	None	Any Relevant Overlays: All

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Where: <ol style="list-style-type: none"> (a) the gross leasable floor area is no more than 250m²; or (b) it is ancillary to and located on the same allotment as an airfield passenger terminal.

Infrastructure (Ferry and Marina Facilities) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

Shade sail

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Marine Parks (Managed Use) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Areas Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- A Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof
- 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Spa pool**Swimming pool**

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - High Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Marine Parks (Managed Use) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Areas Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling or tourist accommodation erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Water tank (above ground)

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Significant Native Vegetation Areas Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None.	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	None	Advertisements [Appearance]: All Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Native Vegetation: All

				<p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within State Heritage Area Overlay	None	None	None	<p>State Heritage Area: All</p>
Office	[Land Use and Intensity]: PO 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All Development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Regional): All</p>

		<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		
Shop	[Land Use and Intensity]: PO 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>State Significant Native Vegetation Areas: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Tourist accommodation	[Land Use and Intensity]: PO 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Bushfire - General Risk): All</p>

		<p>Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface between Land Uses [Interface with Rural Activities]: All</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: All</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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		Transport, Access and Parking [Vehicle Parking Areas]: All		
Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Infrastructure Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to an office erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p>	<p>1 There will be no increase in the total floor area of the building</p>

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>2 There will be no alteration to the external appearance of the building.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>2 Panels and associated components do not overhang any part of the roof</p> <p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The tank is part of a roof drainage system</p> <p>3 Total floor area - not exceeding 15m²</p> <p>4 The tank is located wholly above ground</p> <p>5 Tank height – does not exceed 4m above natural ground level</p> <p>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

<ul style="list-style-type: none"> • Water Resources Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
None Specified	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
None Specified				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Office	[Land Use and Intensity]: PO 1.1, 1.2, 1.3	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>		<p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Innovation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 13 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
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	<p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

<ul style="list-style-type: none"> • Water Resources Overlay 	<ol style="list-style-type: none"> 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and 14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access 15 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 60m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources 	<ol style="list-style-type: none"> 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Verandah Except where any of the following apply: Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 60m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (underground)</p> <ul style="list-style-type: none"> • Future Road Widening Overlay • Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1
Change of use from a shop, office or consulting room to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 				
Dwelling, dwellings or residential flat building undertaken by: <ol style="list-style-type: none"> the South Australian Housing Trust either individually or jointly with other persons or bodies; or registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Except where any of the following apply: <ul style="list-style-type: none"> Character Area Overlay 	None	Housing Renewal: All DTS	None	Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Limited Dwelling Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				
Land division Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Local Heritage Place Overlay • Non-Stop Corridors Overlay • Sloping Land Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	Affordable Housing Overlay: DTS 1.1 Dwelling Excision Overlay: DTS 1.1 Future Road Widening Overlay: DTS 1.1 Key Outback and Rural Routes Overlay: All DTS Limited Land Division Overlay: DTS 1.1 Major Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Resources Overlay 				Native Vegetation Overlay: DTS 1.1 Significant Industry Interface Overlay: DTS 1.1 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes Overlay: All DTS
Temporary change of use to a sales office within an existing building for no more than 2 years Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	Rehabilitation Subzone: [Built Form and Character]: All	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All State Heritage Area Overlay State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Consulting room	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Rehabilitation Subzone: [Land Use and Intensity]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All</p>	<p>[Built Form and Character]: All</p>	<p>Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Community facility Library	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Car park Car parking structure	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All	Rehabilitation Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Movement and access]: All [Concept Plans]: All	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>	None	Housing Renewal: All	None	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Educational establishment	[Land use and intensity]: PO 1.1-1.5 (inclusive)	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	Rehabilitation Subzone:	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All</p>	<p>[Land Use and Intensity]: All [Built Form and Character]: All</p>	<p>Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	Rehabilitation Subzone: [Built Form and Character]: All	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Hospital	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All</p>	<p>Rehabilitation Subzone: [Land Use and Intensity]: All [Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Hotel	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Light industry	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Urban Transport Routes Overlay: All Water Resources Overlay: All
Land division	[Land Division]: All	Land Division in Urban Areas: All	Rehabilitation Subzone: [Land Use and Intensity]: All	Affordable Housing Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Office Bank Civic centre	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	Rehabilitation Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Concept Plans]: All</p>	<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Outbuilding Store	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	None	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
Place of worship	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All</p>	<p>[Built Form and Character]: All</p>	<p>Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Pre-school	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Public transport terminal	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All</p>	<p>Rehabilitation Subzone: [Land Use and Intensity]: All [Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Recreation area	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Movement and access]: All [Concept Plans]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All	Rehabilitation Subzone: [Land Use and Intensity]: All	Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Restaurant	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Rehabilitation Subzone:</p> <p>[Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All		State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	Rehabilitation Subzone: [Built Form and Character]: All	Future Road Widening Overlay: All Local Heritage Place Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Shop (not being a restaurant)	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	Rehabilitation Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Telecommunications facility	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All	Rehabilitation Subzone: [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	Rehabilitation Subzone: [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Local Heritage Place Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All
All other Code Assessed Development	All	All	Rehabilitation Subzone: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light Industry
Shop	Restaurant Any other shop with a gross leasable floor area less than 500m ²

Master-planned Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)

- Hazards (Flooding) Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 7 Building height - does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The carport:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding) Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site

<ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be:

<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay Water Resources Overlay 	<p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>2 Panels and associated components do not overhang any part of the roof</p> <p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is ancillary to a dwelling erected on the site</p> <p>3 Allotment boundary setback – not less than 1m</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Location of filtration system from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is ancillary to a dwelling erected on the site</p>

<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<p>Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<p>Ancillary accommodation Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>		<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>

<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay				
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p>		<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Hazards (Bushfire – General Risk) Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1</p>		<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p>

<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay <p>Water Resources Overlay</p>		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5</p>	<p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>
<p>Dwelling addition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay <p>Water Resources Overlay</p>	<p>[Building Height]: DTS 5.1</p> <p>[Primary Street Setback]: DTS 6.1</p> <p>[Secondary Street Setback]: DTS 7.1</p> <p>[Boundary Walls]: DTS 8.1, 8.1</p> <p>[Side Boundary Setback] DTS 9.1</p> <p>[Rear Boundary</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p>	<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>

	Setback] DTS 10.1	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.4, 23.5		
<p>Detached Dwelling</p> <p>Semi-detached Dwelling</p> <p>Row Dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay <p>Water Resources Overlay</p>	<p>[Building Height]: DTS 5.1</p> <p>[Primary Street Setback]: DTS 6.1</p> <p>[Secondary Street Setback]: DTS 7.1</p> <p>[Boundary Walls]: DTS 8.1, 8.1</p> <p>[Side Boundary Setback] DTS 9.1</p> <p>[Rear Boundary Setback] DTS 10.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –</p>		<p>Affordable Housing Overlay [Land Division]: DTS 1.1</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>

		Car Parking and Manoeuvrability]: DTS 23.4, 23.5		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay 		Housing Renewal: All		<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>

- Non-Stop Corridor Overlay
 - Sloping Land Overlay
 - State Heritage Place Overlay
- Water Resources

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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Ancillary Accommodation		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Hazards (Bushfire – Regional) Overlay: All
Hazards (Flooding) Overlay: All
Local Heritage Place Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Water Resources Overlay: All

Outbuilding (not being a garage)

Verandah

Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2

Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1

Airport Building Heights (Regulated) Overlay: All
Defence Aviation Area Overlay: All
Future Road Widening Overlay: All
Hazards (Bushfire – General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1

Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5

- Future Road Widening Overlay: All
- Hazards (Bushfire – General Risk) Overlay: All
- Hazards (Bushfire – Medium Risk) Overlay: All
- Hazards (Bushfire – High Risk) Overlay: All
- Hazards (Flooding) Overlay: All
- Key Railway Crossings Overlay: All
- Local Heritage Place Overlay: All
- Major Urban Transport Routes Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Native Vegetation Overlay: All
- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All
- Significant Landscape Protection Overlay: All
- Sloping Land Overlay: All
- State Heritage Place Overlay: All
- Urban Transport Routes Overlay: All
- Water Resources Overlay: All

Consulting room
Office
Preschool

[Land Use and Intensity] PO 1.1

Clearance from Overhead Powerlines: PO 1.1

- Airport Building Heights (Regulated) Overlay: All
- Defence Aviation Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Land Use and Intensity] PO 1.5, 1.6, 1.7
 [Building Height]: PO 5.1
 [Primary Street Setback]: PO 6.1
 [Secondary Street Setback]: PO 7.1
 [Boundary Walls]: PO 8.1, 8.2

Design in Urban Areas [All Development - External Appearance]: PO 1.4
 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7
 Design in Urban Areas [All Development - Earthworks]: PO 7.1
 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3
 Interface Between Land Uses [Hours of Operation]: PO 2.1
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Future Road Widening Overlay: All
 Hazards (Bushfire - General Risk) Overlay: All
 Hazards (Bushfire - Medium Risk) Overlay: All
 Hazards (Bushfire - High Risk) Overlay: All
 Hazards (Flooding) Overlay: All
 Key Railway Crossings Overlay: All
 Local Heritage Place Overlay: All
 Major Urban Transport Routes Overlay: All
 Native Vegetation Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Side Boundary Setback] PO 9.1
[Rear Boundary Setback] PO 10.1
[Activity Centres and Community Facilities]: All
[Concept Plans]: 14.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2
Transport, Access and Parking [Movement Systems]: PO 1.4
Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6
Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6
Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Non-Stop Corridor Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
State Significant Native Vegetation Overlay: All
Strategic Infrastructure Gas Pipelines: All
Traffic Generating Development Overlay: All
Urban Transport Routes: All
Water Resources Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition	[Building Height]: PO 5.1 [Primary Street Setback]: PO 6.1 [Secondary Street Setback]: PO 7.1 [Boundary Walls]: PO 8.1, 8.2 [Side Boundary Setback] PO 9.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or		Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>[Rear Boundary Setback] PO 10.1</p>	<p>Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Site Contamination: PO 1.1 Design in Urban Areas [All Development – Earthworks] PO 7.1 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6	
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Detached Dwelling Semi-Detached Dwelling Row Dwelling	[Building Height]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All
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Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Primary Street Setback]: PO 6.1 [Secondary Street Setback]: PO 7.1 [Boundary Walls]: PO 8.1, 8.2 [Side Boundary Setback] PO 9.1 [Rear Boundary Setback] PO 10.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Flooding]: PO 17.1		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1,

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.4, 23.5,

Non-Stop Corridor Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Urban Transport Routes: All
Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or</p>		Housing Renewal: All		<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

jointly with other persons or bodies; or

b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

Hazards (Bushfire – General Risk)
Overlay: All

Hazards (Bushfire – Medium Risk)
Overlay: All

Hazards (Bushfire – High Risk)
Overlay: All

Hazards (Flooding) Overlay: All

Key Railway Crossings Overlay: All

Local Heritage Place Overlay: All

Major Urban Transport Routes
Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay:
All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-Stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Excavation and filling		Design in Urban Areas [Earthworks] PO 7.1		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Future Road Widening Overlay: All
Hazards (Bushfire – High Risk)
Overlay: All
Hazards (Bushfire - Medium Risk)
Overlay: All
Hazards (Bushfire - General Risk)
Overlay: All
Hazards (Bushfire – Urban Interface) Overlay: All
Hazards (Flooding) Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Murray Darling Basin Overlay: All
Native Vegetation Overlay: All
Noise and Air Emissions Overlay: All
Non-stop Corridor Overlay: All
Ramsar Wetlands Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

River Murray Flood Plain Overlay: All
River Murray Tributaries Area Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
State Significant Native Vegetation Overlay: All
Strategic Infrastructure (Gas Pipelines) Overlay: All
Traffic Generating Development Overlay: All
Urban Transport Routes Overlay: All
Water Resources Overlay: All

Fence

Design in Urban Areas [All Development – Fences and Walls]: PO 8.1

Coastal Areas: All
Future Road Widening: All
Hazards (Flooding): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Historic Area: All
- Local Heritage Place: All
- Major Urban Transport Routes: All
- Noise and Air Emissions: All
- Regulated Trees: All
- Sloping Land: All
- State Heritage Area: All
- State Heritage Place: All
- Local Heritage Place Overlay: All
- Character Area Overlay: All
- Historic Areas Overlay: All
- Urban Transport Routes: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Key Railway Crossings Overlay: All
Major Urban Transport Routes: All
Native Vegetation Overlay [Environmental Protection]: All
State Significant Native Vegetation Areas Overlay: All
Future Road Widening Overlay: All
Hazards (Acid Sulfate Soils) Overlay: All
Non-Stop Corridors Overlay: All
Character Preservation District Overlay: All
Hazards (Flooding) Overlay: All
Coastal Areas Overlay : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Tributaries Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>
Residential Flat Building	<p>[Land Use and Intensity]: PO 1.2, 1.3, 1.4</p> <p>[Activity Centres and Community Facilities]: PO 3.6, 3.7, 3.8, 5.1</p> <p>[Primary Street</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>		<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development**Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone**General Development Policies****Subzone**

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Setback]: PO 6.1
[Secondary Street Setback]: PO 7.1
[Boundary Walls]: PO 8.1, 8.2
[Side Boundary Setback] PO 9.1
[Rear Boundary Setback] PO 10.1

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
Design in Urban Areas [All Development]: All
Design in Urban Areas [All Development – 4 or More Building Levels]: All
Design in Urban Areas [All Residential Development]: All
Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All
Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All

Hazards (Bushfire – High Risk) Overlay: All
Hazards (Flooding) Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Noise and Air Emissions Overlay: All
Non-Stop Corridor Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All

Class of Development**Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Urban Transport Routes: All Water Resources Overlay: All
Land division	All	Land Division in Urban Areas: All	Affordable Housing Overlay Environment and Food Production Area Overlay Future Road Widening Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire – High Risk) Overlay

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire – Urban Interface) Overlay
- Hazards (Flooding) Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- River Murray Tributaries Area Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- Strategic Infrastructure Gas Pipelines Overlay
- Traffic Generating Development Overlay
- Urban Transport Routes Overlay

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay
Retirement facility Supported accommodation	[Land Use and Intensity]: PO 1.2, 1.3, 1.4 [Activity Centres and Community Facilities]: PO 3.6, 3.7, 3.8, 5.1 [Primary Street Setback]: PO 6.1 [Secondary Street	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Setback]: PO 7.1
[Boundary Walls]: PO 8.1, 8.2
[Side Boundary Setback] PO 9.1
[Rear Boundary Setback] PO 10.1

Transport, Access and Parking [Vehicle Parking Areas]: All
Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
Design in Urban Areas [All Development]: All
Design in Urban Areas [All Residential Development]: 15.2, 17.1
Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All
Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Historic Area Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Noise and Air Emissions Overlay: All
Non-Stop Corridor Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Strategic Infrastructure Gas Pipelines: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All
Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Interface Between Land Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: All

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Urban Transport Routes: All
Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Shop

<p>[Land Use and Intensity] PO 1.1</p> <p>[Land Use and Intensity] PO 1.5, 1.6, 1.7</p> <p>[Building Height]: PO 5.1</p> <p>[Primary Street Setback]: PO 6.1</p> <p>[Secondary Street</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development - Earthworks]: PO 7.1</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Setback]: PO 7.1
[Boundary Walls]: PO 8.1, 8.2
[Side Boundary Setback] PO 9.1
[Rear Boundary Setback] PO 10.1
[Activity Centres and Community Facilities]: All
[Concept Plans]: 14.1

Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Non-Stop Corridor Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Traffic Generating Development Overlay: All
Urban Transport Routes: All
Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
- Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6
- Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1
- Interface Between Lands Uses [Air Quality]: PO 5.2

Tree damaging activity

Regulated Trees Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

All other Code Assessed Development

All

All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Nil	

Motorsport Park Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Advertisements	<ol style="list-style-type: none"> 1 The development does not exceed 10m in height 2 The development is setback at least 10m from an arterial road 3 The development is associated with a business or activity within the Zone 4 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 5 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
Demolition	None.

<p>Dwelling addition</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
<p>Internal building work</p>	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Museum</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The garage is located so that vehicle access is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land;
<p>Outbuilding (not being a garage)</p>	<ol style="list-style-type: none"> 1 The development is sited within a recreation area will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
<p>Shade sail</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>

Solar photovoltaic panels (roof mounted)	<ol style="list-style-type: none"> 1 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 2 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Spa pool Swimming pool	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
Verandah	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Amenities Block	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	None
Alterations or extensions to a motorsport circuit or strip	[Land Use and Intensity]: DTS 1.4	Clearance from Overhead Powerlines: DTS 1.1	None	None
Automotive collision repair	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Caravan and tourist park	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: DTS 1.1 Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Driver Training Facility	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Dwelling	[Land Use and Intensity]: DTS 1.5, 1.6	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1		
Dwelling addition	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1 Site Contamination: DTS 1.1	None	TBD
Excavation and filling	None	None	None	TBD

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Fence	None	TBD	None	TBD
Function Centre	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Hotel	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Indoor recreation facility	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Light industry	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Motor repair station	None	Clearance from Overhead Powerlines: DTS 1.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Motorsport circuit or strip	[Land Use and Intensity]: DTS 1.4	Clearance from Overhead Powerlines: DTS 1.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Office	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Outbuilding (not being a garage) Verandah	None	Clearance from Overhead Powerlines: DTS 1.1	None	TBD
Retail Fuel Outlet	[Land Use and Intensity]: DTS 1.8	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Service Trade Premises	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop	[Land Use and Intensity]: DTS 1.2	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Spectator viewing structures	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1	None	TBD
Store	None	Clearance from Overhead Powerlines: DTS 1.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist facilities or accommodation	[Land Use and Intensity]: DTS 1.6	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1		
Warehouse	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Workers accommodation	[Land Use and Intensity]: DTS 1.6	Clearance from Overhead Powerlines: DTS 1.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1</p>	
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Table 3 - Performance Assessed Development Assessment Table

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following provisions are applicable to the assessment of the identified Class of Development. Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Built Form and Character]: PO 2.1 [Advertisements]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	
Automotive collision repair	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		
Carport	[Built Form and Character]: PO 2.1	Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Dwelling	[Built Form and Character]: PO 2.1 [Land Use and Intensity]: PO 1.5, 1.6, 1.7	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p>		
Dwelling addition	[Built Form and Character]: PO 2.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	None

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p>		
Excavation and filling	None	None	None	None
Fence	None	Clearance from Overhead Powerlines: PO 1.1	None	None

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hotel	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Industry	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		
Land division	<p>[Land Division]: PO 3.1</p> <p>[Road and Vehicle Parking Areas]: PO 5.1</p>		None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Motor repair station	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Office	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		
Outbuilding (in the form of a garage)	[Built Form and Character]: PO 2.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage)	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1	None	None
Restaurant	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development

Applicable Policies

The following provisions are applicable to the assessment of the identified Class of Development. Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Retail fuel outlet

[Built Form and Character]: PO 2.1

[Land Use and Intensity]: PO 1.8

Clearance from Overhead Powerlines: PO 1.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

None

Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Shop

[Built Form and Character]: PO 2.1

Clearance from Overhead Powerlines: PO 1.1

None

Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Land Use and Intensity]: PO 1.2, 1.3	Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		
Store	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist accommodation	<p>[Built Form and Character]: PO 2.1</p> <p>[Land Use and Intensity]: PO 1.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1		
Workers Accommodation	[Built Form and Character]: PO 2.1 [Land Use and Intensity]: PO 1.6	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Design in Urban Areas [All Residential Development – Flooding]: PO 17.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1		
Verandah	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1	None	None
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None specified	

Open Space Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

- | | |
|--|---|
| <ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay | <p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and |
|--|---|

	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

<ul style="list-style-type: none"> • Key Railway Crossings Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p style="padding-left: 20px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 20px;">ii. will use a driveway that:</p> <p style="padding-left: 40px;">A.is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 40px;">B.will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p style="padding-left: 20px;">iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>15 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p>

<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
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Shade sail

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated)
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area/Historic Area Overlay
- Key Railway Crossings
- Local Heritage Place Overlay
- Major Urban Transport Routes
- Marine Parks (Managed Use) Overlay
- Marine Parks (Restricted Use) Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-Stop Urban Corridor Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

<ul style="list-style-type: none"> • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Areas) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defense Aviation Area Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soil) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

<ul style="list-style-type: none"> • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening OverlayCoastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • State Significant Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

ater Resources Overlay

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Hazards (Acid Sulfate Soil): DTS 1.1 Historic Shipwrecks Overlay: All DTS Major Transport Routes: DTS 8.1, 10.1 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Resources Overlay

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Native Vegetation Overlay: DTS 1.1, 1.3

Urban Transport Routes Overlay: DTS 8.1, 10.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	<p>[Built Form and Character]: PO 2.1</p> <p>[Concept Plans]: PO 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements: All</p>	None	<p>Advertising Near Signalised Intersections Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soil) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Historic Shipwrecks Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Marine Parks (Restricted Use) Overlay: All</p>

Class of Development

Applicable Policies

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Native Vegetation Overlay: All
- Ramsar Wetlands Overlay: All
- River Murray Flood Plain Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Urban Transport Routes Overlay: PO 8.1, 10.1
- Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Verandah	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.3 [Concept Plans]: PO 4.1	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - General Risk) Overlay: All

Class of Development

Applicable Policies

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Bushfire - High Risk) Overlay: All
- Hazards (Bushfire - Medium Risk) Overlay: All
- Hazards (Bushfire - Regional) Overlay: All
- Hazards (Flooding) Overlay: All
- Historic Area Overlay: All
- Historic Shipwrecks Overlay: All
- Local Heritage Place Overlay: All
- Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Marine Parks (Restricted Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Shop	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1 [Concept Plans]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Historic Shipwrecks Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Major Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Marine Parks (Restricted Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p>

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	All

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None specified	

Peri-Urban Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 11 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 12 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
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	<p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
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<p>Demolition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>None.</p>
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<p>Farming</p>	<ol style="list-style-type: none"> 1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation
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<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
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Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	
<p>Outbuilding (in form of garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

Accepted Development Classification Criteria

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The garage:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- 13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Character Preservation District Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 60m²
- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 11 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Private bushfire shelters

Except where any of the following apply:

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- (a) will cover native vegetation; or
- (b) will be within 5m of a road (including any road reserve)
- 6 The points of attachment of any cables will not be located:
 - (a) outside the boundaries of the site; or
 - (b) within a watercourse (within the meaning of the Natural Resources Management Act 2004)
- 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:
 - (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling
 - (b) in any other case, no part of the netting canopy is within 15m of the dwelling.

Shade sail

Except where any of the following apply:

- Character Preservation District Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Solar photovoltaic panels (ground mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay • State Significant Native Vegetation Overlay 	1 The system is freestanding rather than attached to a building or other structure. 2 No part of the system: <ul style="list-style-type: none"> (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 3 The generating capacity of the system does not exceed 30 kW 4 Does not result in the clearance of any native vegetation.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 60m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment.

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Water tank (above ground)

Except where any of the following apply:

- Character Preservation District Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay 	[Siting and Design] DTS 2.1, 2.2.	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Agricultural Buildings]:DTS 13.1	Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1		Building Near Airfields: All DTS Defence Aviation Area: DTS 1.1, 1.3 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Route: All DTS Mount Lofty Ranges Catchment (Area 2): DTS 3.4 Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 1.1 Water Resources: DTS 1.5
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 14.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): ALL DTS Airport Building Heights (Regulated): ALL DTS Key Outback and Rural Routes: ALL DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				Key Railway Crossings: ALL DTS Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.4 Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: ALL DTS Water Resources: DTS 1.5
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) • Sloping Land Overlay • State Heritage Area Overlay 	[Siting and Design] DTS 2.2. [Dwellings]: DTS 5.3	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Areas): ALL DTS Airport Building Heights (Regulated): ALL DTS Hazards (Bushfire – General Risk): DTS 3.2, 5.1, 5.2 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Key Outback and Rural Routes: ALL DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay State Significant Native Vegetation Areas Overlay 				Key Railway Crossings: ALL DTS Major Urban Transport Routes: DTS 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.5 Native Vegetation: DTS 1.1, 1.3 Significant Industry Interface: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: ALL DTS Water Resources: DTS 1.5
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Flooding) Overlay Mount Lofty Ranges Catchment (Area 1) Overlay State Heritage Area Overlay State Heritage Place Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Character Preservation District: DTS 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.9

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> Mount Lofty Ranges Catchment (Area 1) 	[Siting and Design]: DTS 2.2	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	None	Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.7 Water Resources: DTS 1.5
Horticulture Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Flooding) Overlay Mount Lofty Ranges Catchment (Area 1) Significant Landscape Protection Overlay State Significant Native Vegetation Areas Overlay 	[Siting and Design]: DTS 2.2 [Horticulture]: DTS 3.1	Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1	None	Building Near Airfields Overlay: DTS 1.1, 1.2 Mount Lofty Ranges Catchment (Area 2): DTS 3.8 Native Vegetation: DTS 1.1, 1.3
Outbuilding (in the form of a garage) Except where any of the following apply:	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): ALL DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	Verandahs]: DTS 14.1	Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Airport Building Heights (Regulated): DTS Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.4 Sloping Land: DTS 3.1 Water Resources: DTS 1.5
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 14.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): ALL DTS Airport Building Heights (Regulated): ALL DTS Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Catchment (Area 2): DTS 3.4 Sloping Land: DTS 3.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops, Tourism and Function Centres]: DTS 6.1, 6.2 [Adaptive Reuse of Existing Buildings]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development – External Appearance]: DTS 1.4 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: DTS 2.1	None	Airport Building Heights (Aircraft Landing Areas): ALL DTS Airport Building Heights (Regulated): ALL DTS Building Near Airfields Overlay: ALL DTS Key Outback and Rural Routes: ALL DTS Key Railway Crossings: DTS 1.1 Major Urban Transport Route: All DTS Mount Lofty Ranges Catchment (Area 2): DTS 3.6 Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Tourist accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Hazard (Bushfire – High Risk) Overlay • Local Heritage Place Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops, Tourism and Function Centres]: DTS 6.3, 6.4 [Adaptive Reuse of Existing	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Airport Building Heights (Aircraft Landing Areas): ALL DTS Airport Building Heights (Regulated): ALL DTS Key Outback and Rural Routes: All DTS Key Railway Crossings: DTS 1.1

Class of Development
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mount Lofty Ranges Catchment (Area 1) • Significant Landscape Protection Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay 	Buildings]: DTS 8.1	Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface between Land Uses [Interface with Rural Activities]: DTS 9.3, 9.4, 9.5. Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.6 Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 1.1 Water Resources: DTS 1.5
Verandah Except where any of the following apply:	[Siting and Design] DTS 2.2. [Outbuildings, Carports and	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): ALL DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	Verandahs]: DTS 14.2			Airport Building Heights (Regulated): ALL DTS Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.4 Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 11.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Defence Aviation Area: All Local Heritage Place: All Native Vegetation: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Agricultural building	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Built Form and Character]: PO 11.1 [Agricultural Buildings] PO 13.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Area : All Character Preservation District : All Defence Aviation Area : All Hazards (Flooding) : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Major Urban Transport Routes : All Mt Lofty Ranges Catchment (Area 1) : All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Mt Lofty Ranges Water Supply Catchment (Area 2) : All Murray Darling Basin : All Native Vegetation : All Non-stop Corridor Overlay: All Prescribed Water Resources Area : All Prescribed Watercourses : All Prescribed Wells Area : All Regulated Trees : All Significant Landscape Protection : All Sloping Land : All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Brewery	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Major Urban Transport Routes : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Carport	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2. [Built Form and Character]: PO 11.1 [Outbuildings, Carports and Verandahs]: PO 14.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All Native Vegetation : All Prescribed Watercourses : All Regulated Trees : All Significant Landscape Protection : All Sloping Land : All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All Urban Transport Routes : All
Cidery	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Major Urban Transport Routes : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Significant Landscape Protection : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Demolition	None	None	None	Local Heritage Place: All State Heritage Area: All State Heritage Place: All
Detached dwelling	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Dwellings]: PO 5.1, 5.2 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Development – Earthworks] PO 8.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2</p> <p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p>		<p>Hazards (Acid Sulfate Soils) : All</p> <p>Hazards (Bushfire – High Risk) : All</p> <p>Hazards (Bushfire – Medium Risk) : All</p> <p>Hazards (Bushfire – General Risk) : All</p> <p>Hazard (Bushfire - Urban Interface) : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Major Urban Transport Routes : All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.1, 1.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Resource Extraction Protection Area: All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5		Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Distillery	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4		Local Heritage Place : All Major Urban Transport Routes : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All Murray Darling Basin : All Native Vegetation : All Non-stop Corridor : All Prescribed Water Resources Area : All Prescribed Watercourses : All Prescribed Wells Area : All Regulated Trees : All Significant Landscape Protection : All Sloping Land : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		State Heritage Area : All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Dwelling addition	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Dwellings]: PO 5.3 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2		Hazards (Acid Sulfate Soils) : All Hazards (Bushfire – High Risk) : All Hazards (Bushfire – Medium Risk) : All Hazards (Bushfire – General Risk) : All Hazard (Bushfire - Urban Interface) : All Hazards (Flooding) : All Historic Area : All Local Heritage Place : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All Native Vegetation : All Non-stop Corridor : All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Water Resources Area : All Prescribed Watercourses : All Prescribed Wells Area : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Urban Transport Routes : All Water Protection Area : All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Character Preservation District: All Local Heritage Place: All Mount Lofty Ranges Catchment (Area 1): All Mount Lofty Ranges Water Supply Catchment (Area 2): All Native Vegetation: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Local Heritage Place: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Water Resources: All
Function centre	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Shops, Tourism and Function Centres]: PO 6.5, 6.6 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Bushfire – High Risk) : All Hazards (Bushfire – Medium Risk) : All Hazards (Bushfire – General Risk) : All Hazard (Bushfire - Urban Interface) : All Hazards (Flooding) : All Historic Area : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Major Urban Transport Routes : All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p> <p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Significant Landscape Protection : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Sloping Land : All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Horse keeping	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Built Form and Character]: PO 11.1	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2 Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.1, 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1	None	Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All State Heritage Area : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Use [General Land Use Compatibility] PO 1.2		State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Horticulture	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Horticulture]: PO 3.1 [Built Form and Character]: PO 11.1	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.6	None	Building Near Airfields : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All Prescribed Surface Water Area: All Prescribed Water Resources Area : All Prescribed Watercourses : All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas: All Water Protection Area : All Water Resources: All
Industry	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [All Development – Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Key Railway Crossings : All Local Heritage Place: All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All Native Vegetation: All Prescribed Surface Water Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Land division (in the form of a boundary realignment)	None	Land Division in Rural Areas [Allotment Configuration]: PO 1.1, 1.2 Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6 Land Division in Rural Areas [Roads and Access]: 3.1, 3.6, 3.7, 3.8, 3.9 Land Division in Rural Areas [Infrastructure]: 4.2, 4.3	None	Character Area: All Character Preservation District: All Dwelling Excision: All Environment and Food Production: All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Limited Land Division: All Local Heritage Place: All Mt Lofty Ranges Catchment (Area 1) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p> <p>Native Vegetation: All</p> <p>Significant Industry Interface: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Gas Pipelines: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p>
Outbuilding (in the form of a garage)	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.1, 2.2.</p> <p>[Built Form and Character]: PO 11.1</p> <p>[Outbuildings, Carports and Verandahs]: PO 14.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	None	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Mt Lofty Ranges Water Supply Catchment (Area 2) : All Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Resources: All
Outbuilding (not being a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 11.1 [Outbuildings, Carports and Verandahs]: PO 14.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Mt Lofty Ranges Catchment (Area 1) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Mt Lofty Ranges Water Supply Catchment (Area 2) : All Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Resources: All
Shop	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops, Tourism and Function Centres]: PO 6.1, 6.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.4, 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Adaptive Reuse of Existing Buildings]: PO 8.1 [Built Form and Character]: PO 11.1	Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.3, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Land Uses [Air Quality]: PO 5.2		Character Preservation District: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All Native Vegetation: All Prescribed Surface Water Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Small-scale ground mounted Solar Power facility	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design]: PO 2.1, 2.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p>	None	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Renewable Energy Facilities]: PO 10.1, 10.2 [Built Form and Character]: PO 11.1	Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2 Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2 Interface Between Land Uses [General land use compatibility]: PO 1.2 Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1		Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection: All State Significant Native Vegetation : All Water Resources: All
Store	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2.	Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [All Development – Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5		Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Tourist accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Shops, Tourism and Function Centres]: PO 6.3, 6.4</p> <p>[Adaptive Reuse of Existing Buildings]: PO 8.1</p> <p>[Built Form and Character]: PO 11.1</p>	<p>Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Development – Car Parking Appearance]: PO 7.4, 7.5</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: All</p>		<p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Access for People with Disabilities]: PO 4.1 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Prescribed Surface Water Area: All Regulated Tree: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Verandah	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2.	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Preservation District : All Hazards (Flooding) : All Historic Area : All Local Heritage Place : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 11.1 [Outbuildings, Carports and Verandahs]: PO 14.2			Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Water Supply Catchment (Area 2) : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation : All Water Resources: All
Warehouse	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p>		<p>Character Preservation District: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Winery	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Flooding) : All Historic Area : All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p>		<p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Major Urban Transport Routes : All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Water Supply Catchment (Area 2) : All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Workers' accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>[Adaptive Reuse of Existing Buildings]: PO 8.1</p> <p>[Workers' Accommodation]: PO 9.1</p> <p>[Built Form and Character]: PO 11.1</p>	<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Workers Accommodation and Settlements: All</p>		<p>Character Preservation District : All</p> <p>Hazards (Acid Sulfate Soils) : All</p> <p>Hazards (Bushfire – High Risk) : All</p> <p>Hazards (Bushfire – Medium Risk) : All</p> <p>Hazards (Bushfire – General Risk) : All</p> <p>Hazard (Bushfire - Urban Interface) : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Major Urban Transport Routes : All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p>
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Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Mt Lofty Ranges Water Supply Catchment (Area 2) : All Native Vegetation : All Non-stop Corridor : All Prescribed Water Resources Area : All Prescribed Watercourses : All Prescribed Wells Area : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Strategic Infrastructure (Gas Pipelines) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dairy where located in the Mount Lofty Ranges Catchment (Area 1) Overlay	
Intensive Animal Husbandry where located in the Mount Lofty Ranges Catchment (Area 1) Overlay	
Land Division within the Limited Land Division Overlay	Except where it is a boundary realignment
Landfill	
Shop	Except where: <ul style="list-style-type: none"> (a) it is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region; or (b) it has a gross leasable floor area less than 250m²; or (c) it is a restaurant.
Stock sales yard	
Stock slaughter works	
Special industry	
Windfarm	

Recreation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m ² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

<ul style="list-style-type: none"> • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p>	<p>1 There will be no increase in the total floor area of the building</p>

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>2 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site.</p> <p>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Total floor area - does not exceed 40m²</p> <p>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>7 Building height - does not exceed 5m</p> <p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p>

<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p style="padding-left: 20px;">(a) is located so that vehicle access:</p> <p style="padding-left: 40px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 40px;">ii. will use a driveway that:</p> <p style="padding-left: 60px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 60px;">B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p style="padding-left: 40px;">iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p style="padding-left: 20px;">(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p style="padding-left: 20px;">(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p> <p>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>6 Total floor area does not exceed 40m²</p> <p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p>

<ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Shade sail consists of permeable material</p> <p>3 The total area of the sail - does not exceed 40m²</p> <p>4 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Mt Lofty Ranges Catchment (Area 1) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Traffic Generating Development Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

- Solar photovoltaic panels (roof mounted)**
 Except where any of the following apply:
- Historic Area Overlay
 - A Local Heritage Place identified in the Local Heritage Place Overlay
 - State Heritage Area Overlay
 - A State Heritage Place identified in the State Heritage Place Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof
- 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Verandah

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Mt Lofty Ranges Catchment (Area 1) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m
- 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment
- 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

Water tank (above ground)

Except where any of the following apply:

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system

<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

- State Significant Native Vegetation Overlay
- Water Resources Overlay

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay 	[Built Form and Character]: DTS 2.1, 2.2	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Mt Lofty Ranges Catchment (Area 1) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Resources Overlay

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Table 3 - Performance Assessed Development Assessment Table

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Future Road Widening Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: PO 8.1</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Outbuilding (not being a garage) Verandah	[Built Form and Character]: PO 2.1, 2.2	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development

Applicable Policies

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

All other Code Assessed Development

All

All

None

Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Remote Areas Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m²

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 11 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 12 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a Garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • State Heritage Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 The garage: <ol style="list-style-type: none"> ○ is located so that vehicle access:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
- ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
- iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
- o is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- o The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- Coastal Areas Overlay
- Historic Shipwrecks Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 60m²

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Accepted Development Classification Criteria

- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 11 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Private bushfire shelters

Except where any of the following apply:

- Coastal Areas Overlay
- Historic Shipwrecks Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Primary street setback – at least as far back as the building to which it is ancillary
- 3 Secondary street setback – at least 900mm from the boundary of the allotment
- 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Protective tree netting structure

Except where any of the following apply:

- Coastal Areas Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Protection Area Overlay
- Water Resources Overlay

- 1 development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)
- 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour
- 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:
 - (c) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or
 - (d) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site
- 5 No part of the netting canopy of the protective tree netting structure:
 - (c) will cover native vegetation; or
 - (d) will be within 5m of a road (including any road reserve)

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- 6 The points of attachment of any cables will not be located:
 - (c) outside the boundaries of the site; or
 - (d) within a watercourse (within the meaning of the Natural Resources Management Act 2004)
- 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:
 - (c) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling
 - (d) in any other case, no part of the netting canopy is within 15m of the dwelling.

Shade sail

Except where any of the following apply:

- Coastal Areas Overlay
- Historic Shipwrecks Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Solar photovoltaic panels (ground mounted) <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Significant Native Vegetation Overlay • RAMSAR Wetlands Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	1 The system is freestanding rather than attached to a building or other structure. 2 No part of the system: <ul style="list-style-type: none"> (d) is more than 4 metres in height (measured as a height above the natural surface of the ground); (e) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (f) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 3 The generating capacity of the system does not exceed 30 kW. 4 Does not result in the clearance of any native vegetation

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Spa pool

Swimming pool

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Shipwrecks Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Verandah

Except where any of the following apply:

Except where any of the following apply:

- TBC

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 60m²
- 5 Post height - does not exceed 3m measured from natural ground level

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate soils) Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay. 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.
Any of the following where it is located within the boundary of a mining settlement associated with an approved mining lease that has been granted final development approval: <ul style="list-style-type: none"> • Accommodation units • Building or building work • Bus terminal 	None

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none">• Car parking area• Commercial development• Community facility• Industry• Infrastructure• Office• Recreation facilities• Shop or group of shops• Site works• Tavern / club• Warehouse	

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Building Near Airfields: All DTS Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: All DTS Key Outback and Rural Routes: DTS 8.1 Key Railway Crossings: All DTS Native Vegetation: DTS1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Significant Landscape Protection Overlay Sloping Land Overlay 	None	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: All DTS Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Native Vegetation: DTS1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • 				
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay 	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Building Near Airfields: All DTS Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire - Outback): All DTS Historic Shipwrecks: All DTS Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Native Vegetation: DTS1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Ramsar Wetlands Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay • 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		
Dwelling addition Except where any of the following apply:	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Building Near Airfields: All DTS Hazards (Acid Sulfate Soils): DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Murray Darling Basin Overlay 		Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2		Hazards (Bushfire - Outback): DTS 1.1, 1.2 Historic Shipwrecks: All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Prescribed Watercourses Overlay
- Prescribed Wells Area Overlay
- Ramsar Wetlands Overlay
- Resource Extraction Protection Area Overlay
- River Murray Flood Plain Overlay
- Significant Landscape Protection Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Protection Area Overlay
- Water Resources Overlay

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Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Essential infrastructure where it is required to service development within the Local Infrastructure (Airfield) Zone located on the Andamooka Road (11km east of the eastern most boundary of Roxby Downs [Municipality]) and / or the site of Olympic Dam mining settlement (as per the approved Olympic Dam mining lease) provided it is sited within 150m north, and 50m south, of the existing road alignment of Andamooka Road, between the eastern boundary of the Roxby Downs (Municipality) and the eastern zone boundary of the Local Infrastructure (Airfield) Zone.	None	None	None	None
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Ramsar Wetlands Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Hazards (Acid Sulfate Soils): DTS 1.1. Historic Shipwrecks: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 				
Outbuilding (in the form of a garage)	None	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: DTS 1.1 Native Vegetation: DTS1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay 	None	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All DTS Building Near Airfields: All DTS Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Native Vegetation: DTS1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Protection Area Overlay • 				
Verandah	None	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): All DTS Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Native Vegetation: DTS1.1, 1.3 State Significant Native Vegetation: DTS 1.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
Agricultural building	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone	Overlay
	[Built Form and Character]: PO 2.1, 2.2	<p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>	(applies only in the area affected by the Subzone)	<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Area: All Water Resources: All
Carport	None	Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2 Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Historic Shipwrecks Overlay PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	None	None	None	Historic Area: All State Heritage Area: All
Detached dwelling	All	Clearance from Overhead Powerlines Overlay PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems] Overlay PO 6.1 Infrastructure and Renewable Energy Facilities [Water Supply] Overlay PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas) Overlay PO 10.1

Site Contamination Overlay PO 1.1

Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.5

Hazards (Flooding): All

Historic Shipwrecks: PO 1.1
Key Outback and Rural Routes: All
Key Railway Crossings: PO 1.1
Local Heritage Place: All

Marine Parks (Managed Use): All
Marine Parks (Restricted Use): All

Murray Darling Basin: All
Native Vegetation: PO 1.1, 1.2
Prescribed Watercourses: All

Prescribed Wells Area: All

Ramsar Wetlands: All

Resource Extraction Protection Area: All

River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines Overlay PO 1.2 Urban Transport Routes Overlay All Water Protection Area: All Water Resources: All
Dwelling addition	[Built Form and Character] Overlay PO 2.2	Clearance from Overhead Powerlines Overlay PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems] Overlay PO 6.1	None	Airport Building Heights (Aircraft Landing Area) Overlay PO 1.1, 1.2 Building Near Airfields Overlay PO 1.1 Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p>		<p>Hazards (Acid Sulfate Soils):PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Watercourses: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Wells Area: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: PO 1.2 Water Protection Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Excavation and filling	None	Design in Rural Areas [Earthworks] Overlay PO 8.1	None	Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1. Hazards (Flooding): All Historic Shipwrecks Overlay PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: PO 1.2 Water Protection Area: All Water Resources: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Farming

None

Interface Between Land Uses [General Land Use Compatibility] Overlay PO 1.2

None

- Coastal Areas: All
- Local Heritage Place: All
- Marine Parks (Managed Use): All
- Marine Parks (Restricted Use): All
- Murray Darling Basin: All
- Native Vegetation: PO 1.1, 1.2
- Ramsar Wetlands: All
- River Murray Flood Plain: All
- Significant Landscape Protection: All
- State Heritage Area: All
- State Heritage Place: All
- State Significant Native Vegetation: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Area: All Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls] Overlay PO 9.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Water Protection Area: All Water Resources: All
Outbuilding (in the form of a garage)	None	Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2

Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.5

Historic Shipwrecks Overlay PO 1.1
Hazards (Bushfire - General Risk): All
Hazards (Bushfire - Medium Risk): All
Hazards (Bushfire - Outback): All
Hazards (Bushfire - Regional): All
Hazards (Flooding): All
Key Outback and Rural Routes: All
Key Railway Crossings: PO 1.1
Local Heritage Place: All
Marine Parks (Managed Use): All
Marine Parks (Restricted Use): All
Murray Darling Basin: All
Native Vegetation: PO 1.1, 1.2
Ramsar Wetlands: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Outbuilding (not being a garage)	None	Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 12.1, 12.2	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2

- Hazards (Bushfire - General Risk): All
- Hazards (Bushfire - Medium Risk): All
- Hazards (Bushfire - Outback): All
- Hazards (Bushfire - Regional): All
- Hazards (Flooding): All
- Historic Shipwrecks: PO 1.1
- Local Heritage Place: All
- Marine Parks (Managed Use): All
- Marine Parks (Restricted Use): All
- Murray Darling Basin: All
- Native Vegetation: PO 1.1, 1.2
- Ramsar Wetlands: All
- River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Water Protection Area: All Water Resources: All
Solar farm	[Land Use and Intensity] Overlay PO 1.1 [Built Form and Character] Overlay PO 2.1, 2.2	Clearance from Overhead Powerlines Overlay PO 1.1 Infrastructure and Renewable Energy Facilities [General] Overlay PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity] Overlay PO 2.1, 2.2, 2.3	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Rehabilitation] Overlay PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management] Overlay PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities] Overlay PO 5.1 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] Overlay PO 7.1 Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Solar Power)] Overlay PO 9.1, 9.2 Infrastructure and Renewable Energy Facilities [Temporary Facilities] Overlay PO 13.1, 13.2		Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading] Overlay PO 31.1

Interface Between Land Uses [General land use compatibility] Overlay PO 1.2

Interface Between Land Uses [Activities Generating Noise or Vibration] Overlay PO 4.1

Interface Between Land Uses [Solar Reflectivity / Glare] Overlay PO 7.1

Transport, Access and Parking [Movement Systems] Overlay PO 1.1, 1.4

Transport, Access and Parking [Sightlines] Overlay PO 2.1

Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.3, 3.4, 3.8, 3.9

State Heritage Place: All

State Significant Native Vegetation: PO 1.1

Strategic Infrastructure Gas Pipelines Overlay: PO 1.2

Urban Transport Routes: All

Water Protection Area: All

Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas] Overlay PO 6.1, 6.2, 6.6		
Verandah	None	Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Wind farm	[Land Use and Intensity] Overlay PO 1.1 [Built Form and Character] Overlay PO 2.1, 2.2	Clearance from Overhead Powerlines Overlay PO 1.1 Infrastructure and Renewable Energy Facilities [General] Overlay PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity] Overlay PO 2.1, 2.2, 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation] Overlay PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management] Overlay PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities] Overlay PO 5.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Historic Shipwrecks: PO 1.1 Hazards (Flooding): All Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] Overlay PO 7.1

Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farm)] Overlay PO 8.1, 8.2, 8.3, 8.4, 8.5

Infrastructure and Renewable Energy Facilities [Temporary Facilities] Overlay PO 13.1, 13.2

Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading] Overlay PO 31.1

Interface Between Land Uses [General land use compatibility] Overlay PO 1.2

Interface Between Land Uses [Overshadowing] Overlay PO 3.4

Murray Darling Basin: All

Native Vegetation: PO 1.1, 1.2

Ramsar Wetlands: All

Resource Extraction Protection Area: All

River Murray Flood Plain: All

Significant Landscape Protection: All

Sloping Land: All

State Heritage Area: All

State Heritage Place: All

State Significant Native Vegetation: PO 1.1

Strategic Infrastructure Gas Pipelines: PO 1.2

Urban Transport Routes: All

Water Protection Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration] Overlay PO 4.1</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare] Overlay PO 7.1</p> <p>Transport, Access and Parking [Movement Systems] Overlay PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines] Overlay PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.3, 3.4, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Areas] Overlay PO 6.1, 6.2, 6.6</p>		Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
None Specified	

Residential Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 50% of the area of the allotment
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
- (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

<ul style="list-style-type: none"> • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>15 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site

<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Flooding) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Shade sail

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Defence Aviation Area Overlay
- Character Preservation District Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- Historic Area Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment

<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Defence Aviation Area Overlay • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Character Area Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 	[Ancillary Buildings and Structures] DTS 7.1,7.2	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Flooding) Overlay 	[Building Height] DTS 2.1 [Primary Street Setback 3.1] DTS 3.1 [Secondary Street Setback] DTS 4.1 [Side Boundary Setback] DTS 5.1 [Rear Boundary Setback] DTS 6.1 [Site Dimensions and Land Division]: DTS 8.1 [Site Coverage]: DTS 9.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Character Area Overlay: DTS 2.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1</p> <p>Site Contamination: DTS 1.1</p>		<p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		
<p>Detached Dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Affordable Housing Overlay • Character Area Overlay • Character Preservation District Overlay 	<p>[Building Height] DTS 2.1</p> <p>[Primary Street Setback 3.1] DTS 3.1</p> <p>[Secondary Street Setback] DTS 4.1</p> <p>[Side Boundary Setback] DTS5.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1,</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Rear Boundary Setback] DTS 6.1 [Site Dimensions and Land Division]: DTS 8.1 [Site Coverage]: DTS 9.1	12.2 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1		Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Water Resources Overlay

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1, 21.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Site Contamination: DTS 1.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1		
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 	[Ancillary Buildings and Structures] DTS 7.1,7.2	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay 				

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- State Heritage Place Overlay
- Water Resources Overlay

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a garage)	[Ancillary Buildings and Structures] PO 7.1,7.2	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>
				<p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	<p>Historic Areas: All</p> <p>State Heritage Area: All</p>
Dwelling addition	[Building Height] PO 2.1	Clearance from Overhead Powerlines: PO 1.1		Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Primary Street Setback 3.1] PO 3.1
 [Secondary Street Setback] PO 4.1
 [Side Boundary Setback] PO 5.1
 [Rear Boundary Setback] PO 6.1
 [Site Dimensions and Land Division]: PO 8.1
 [Site Coverage]: PO 9.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2
 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2
 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1
 Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3
 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1

Airport Building Heights (Regulated) Overlay: All
 Character Area Overlay: All
 Character Preservation District Overlay: All
 Defence Aviation Area Overlay: All
 Future Road Widening Overlay: All
 Hazards (Bushfire – General Risk) Overlay: All
 Hazards (Bushfire – Medium Risk) Overlay: All
 Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Historic Shipwrecks Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		<p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Detached Dwelling	[Building Height] PO 2.1 [Primary Street Setback 3.1] PO 3.1 [Secondary Street Setback] PO 4.1 [Side Boundary Setback] PO 5.1 [Rear Boundary Setback] PO 6.1 [Site Dimensions and Land Division]: PO 8.1 [Site Coverage]: PO 9.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1		Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		<p>Limited Dwelling Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Excavation and filling		<p>Design in Urban Areas [Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Development – Fences and Walls]: PO 8.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) Overlay :All Airport Building Heights (Regulated) Overlay :All Building Near Airfields Overlay :All Character Area Overlay :All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay : All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Land division	[Site Dimensions and Land Division]: PO 8.1	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire - General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Limited Land Division Overlay: All</p> <p>Local Heritage Place Overlay: All: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Watercourses Overlay: All Prescribed Wells Area Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure Gas Pipelines Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Murray Darling Basin Overlay: All
Native Vegetation Overlay: All
Noise and Air Emissions Overlay: All
Non-stop Corridor Overlay: All
Prescribed Water Resources Area Overlay: All
Prescribed Watercourses Overlay: All
Prescribed Wells Area Overlay: All
Ramsar Wetlands Overlay: All
River Murray Flood Plain Overlay: All
River Murray Tributaries Area Overlay: All
Sloping Land Overlay: All
State Heritage Area Overlay: All
State Heritage Place Overlay: All
State Significant Native Vegetation Overlay: All
Strategic Infrastructure Gas Pipelines Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All.

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Restaurant With a gross leasable area less than 200m ² .

Residential Park Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 13 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition Except where any of the following apply: <ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	None.
Internal building work Except where any of the following apply: A State Heritage Place identified in the State Heritage Place Overlay	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m²

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Sloping Land Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- 14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 15 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 40m²
- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • River Murray Flood Plain Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: DTS 1.1 Defence Aviation Area Overlay: 1.1, 1.3 Major Urban Transport Routes Overlay: All Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Areas Overlay: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay 		Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: 1.1, 1.3 Future Road Widening Overlay: All Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay [Environmental Protection]: DTS 1.1

<p>Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1</p> <p>Site Contamination: DTS 1.1</p>		<p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Development – Earthworks] DTS 7.1 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6		
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Bushfire – High Risk) Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: 1.1, 1.3 Native Vegetation Overlay [Environmental Protection]: DTS 1.1

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 				<p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Future Road Widening Overlay: DTS 1.1</p>

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Verandah	All	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>	All	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	<p>Historic Areas: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2</p>		

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – Flooding]: PO 17.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Development – Earthworks] PO 7.1		
Excavation and filling		Design in Urban Areas [Earthworks]: PO 7.1		Coastal Areas Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Land Division	[Site Dimensions and Land Division] All	Land Division in Urban Areas: All		Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All		All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m².

Resource Extraction Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to an office erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire – Outback) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Areas Overlay
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 13 The carport:
- (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

	(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Farming</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation.

<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Shipwrecks Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 6 The points of attachment of any cables will not be located: <ol style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the Natural Resources Management Act 2004) 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following: <ol style="list-style-type: none"> (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling (b) in any other case, no part of the netting canopy is within 15m of the dwelling.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (above ground) Except where any of the following apply Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Sloping Land Overlay
- State Significant Native Vegetation Areas Overlay
- Water Resources Overlay

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

<ul style="list-style-type: none"> Water Resources Overlay 				
<p>Agricultural building Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Outback) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Historic Shipwrecks Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay 	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: DTS All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS All</p>

<ul style="list-style-type: none"> • Non-stop Corridor Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				
<p>Office Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay 	<p>[Land Use and Intensity]: DTS 1.1, 1.3</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design in Rural Areas [All Development - External Appearance]: DTS 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: DTS 7.4, 7.5</p> <p>Design in Rural Areas [All Development – Earthworks]: DTS 8.1</p> <p>Design in Rural Areas [All Non-Residential Development - Water Sensitive Design]: DTS 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: DTS All</p> <p>Major Urban Transport Routes: DTS All</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation Areas: DTS 1.1</p> <p>Urban Transport Routes: DTS All</p>

<ul style="list-style-type: none"> • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Non-stop Corridor Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6</p>		
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Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All

				<p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Native Vegetation: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Agricultural building	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p>

		<p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>	<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>
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				<p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Area: All or State Heritage Area: All	None	None	None	<p>Historic Area: All</p> <p>State Heritage Area: All</p>
Horse keeping	[Land Use and Intensity]: PO 1.2	<p>Animal Keeping and Horse Keeping [Siting and Design]: All</p> <p>Animal Keeping and Horse Keeping [Horse Keeping]: All</p> <p>Animal Keeping and Horse Keeping [Wastes]: All</p>	None	<p>Coastal Areas: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Tributaries Area: All</p>

				<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Horticulture	[Land Use and Intensity]: PO 1.2	<p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.6</p>	None	<p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p>

				<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Office	[Land Use and Intensity]: PO 1.1, 1.3	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - External Appearance]: DTS 1.4</p> <p>Design in Rural Areas [All Development - Car Parking Appearance]: PO 7.4, 7.5</p> <p>Design in Rural Areas [All Development – Earthworks]: DTS 8.1</p> <p>Design in Rural Areas [All Non-Residential Development - Water Sensitive Design]: DTS 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p>

		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Store	[Land Use and Intensity]: PO 1.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development – External appearance]: PO 1.4, 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Development - Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p>

		<p>Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Design in Rural Areas [All Non-Residential Development – Water Sensitive Design]: PO 29.1, 29.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	<p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	All	All	None	Any Relevant: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	A replacement dwelling
Land division	Boundary realignments

Rural Aquaculture Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>14 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Internal building work	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a Garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
	<p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted)	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Solar photovoltaic panels (ground mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay 	<ol style="list-style-type: none"> 1 The system is freestanding rather than attached to a building or other structure. 2 No part of the system: <ol style="list-style-type: none"> (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 3 The generating capacity of the system does not exceed 30 kW 4 Does not result in the clearance of any native vegetation.
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
Water tank (above ground) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m ² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground) <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Regulated): All DTS Building Near Airfields: All DTS
Carpport Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay 	[Siting and Design] DTS 2.1, 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Bushfire - High Risk) Overlay 	[Siting and Design] DTS 2.2.	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay 	[Siting and Design] DTS 2.1, 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Regulated): All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay 	[Siting and Design] DTS 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Verandah Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay 	[Siting and Design] DTS 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2	None	Airport Building Heights (Regulated): All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2		

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Land Use and Intensity] PO 1.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All
Aquaculture	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Environment and Amenity] PO 7.1, 7.2, 7.3, 7.4	Aquaculture: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All Prescribed Wells Area Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>		<p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Carport	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Environment and Amenity] PO 7.4	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Detached dwelling	[Land Use and Intensity] PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Siting and Design] PO 2.1, 2.2.</p> <p>[Dwellings] PO 3.1</p> <p>[Environment and Amenity] PO 7.4</p>	<p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Development – Earthworks] PO 8.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2</p> <p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p>		<p>Hazards (Bushfire - High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.1, 1.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5		
Dwelling addition	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Environment and Amenity] PO 7.4	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Hazards (Bushfire - High Risk) Overlay: All Native Vegetation Overlay: All Prescribed Wells Area Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Outbuilding (in the form of a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Environment and Amenity] PO 7.4	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5		Water Resources Overlay: All
Outbuilding (not being a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Environment and Amenity] PO 7.4	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Shop	[Siting and Design] DTS 4.1			
Small-scale ground mounted Solar Power facility	[Land Use and Intensity] PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>		<p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Verandah	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Environment and Amenity] PO 7.4	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None (applies only in the area affected by the Subzone)	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None specified	

Rural Horticulture Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Farming	<ol style="list-style-type: none"> 1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Historic Shipwreck identified in the Historic Shipwrecks Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- 12 The garage:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 60m²

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay Water Resources Overlay	<ol style="list-style-type: none"> 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ul style="list-style-type: none"> (e) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (f) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure: <ul style="list-style-type: none"> (e) will cover native vegetation; or (f) will be within 5m of a road (including any road reserve) 6 The points of attachment of any cables will not be located: <ul style="list-style-type: none"> (e) outside the boundaries of the site; or (f) within a watercourse (within the meaning of the Natural Resources Management Act 2004)

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following: (e) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling (f) in any other case, no part of the netting canopy is within 15m of the dwelling.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay Water Resources Overlay	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m ² 4 No part of the shade sail will be: (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (ground mounted) Except where any of the following apply:	1 The system is freestanding rather than attached to a building or other structure. 2 No part of the system:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • Native Vegetation Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay • State Significant Native Vegetation Overlay 	<ul style="list-style-type: none"> (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. <p>3 The generating capacity of the system does not exceed 30 kW</p> <p>4 Does not result in the clearance of any native vegetation.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ul style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Sloping Land Overlay
- Water Resources Overlay

Verandah

Except where any of the following apply:

- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m
- 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment

Water tank (above ground)

Except where any of the following apply:

- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Water tank (underground)

- Except where any of the following Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Major Urban Transport Routes Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: DTS 8.1 Major Urban Transport Routes: DTS 8.1 Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 	[Siting and Design] DTS 2.1, 2.2. [Agricultural Buildings] 12.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes Overlay: ALL DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Sloping Land State Heritage Area Overlay State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire - High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Resource Extraction Protection Area Overlay • Sloping Land • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Dwellings]: DTS 4.3	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Areas): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – General Risk): DTS 3.2, 5.1, 5.2 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 3.2, 4.2, 4.4, 6.3 Significant Industry Interface: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Murray Darling Basin Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 	[Siting and Design]: DTS 2.2	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	None	None
Horticulture Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 	[Siting and Design]: DTS 2.2 [Horticulture]: DTS 3.1	Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1	None	Building Near Airfields Overlay: DTS 1.1, 1.2 River Murray Flood Plain: DTS 4.4, 6.3, 7.4

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Protection Area Overlay 				
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Flooding) Overlay Local Heritage Place Overlay Sloping Land State Heritage Area Overlay State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Areas): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Prescribed Water Resources Area Overlay • Sloping Land • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Areas): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Shop Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire - High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Significant Industry Interface Overlay • Sloping Land Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops and Tourist Accommodation]: DTS 5.1, 5.2 [Adaptive Reuse of Existing	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development – External Appearance]: DTS 1.4 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	Buildings]: DTS 7.1	Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Tourist accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire - High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Significant Industry Interface Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops and , Tourist Accommodation]: DTS 5.3 [Adaptive Reuse of Existing Buildings]: DTS 7.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface between Land Uses [Interface with Rural Activities]: DTS 9.3, 9.4, 9.5. Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 10.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Historic Shipwrecks: All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage place: All State Significant Native Vegetation Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Areas: All Water Resources: All
Agricultural building	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Built Form and Character]: PO 10.1 [Agricultural Buildings] PO 12.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Brewery	[Land Use and Intensity] PO 1.1, 1.2 [Siting and Design: PO 2.1, 2.2. [Built Form and Character]: PO 10.1	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6

Interface Between Land Uses [Air Quality]: PO 5.1, 5.2

Interface Between Land Uses [Light Spill]: PO 6.1

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Key Outback and Rural Route: All

Key Railway Crossings : All

Local Heritage Place: All

Native Vegetation: All

RAMSAR Wetlands: All

River Murray Flood Plain: All

Significant Landscape Protection: All

Sloping Land: All

State Heritage Area: All

State Heritage Place: All

State Significant Native Vegetation Areas: All

Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Carport	[Siting and Design] PO 2.1, 2.2. [Outbuildings, Carports and Verandahs]: PO 13.2 [Built Form and Character]: PO 10.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Prescribed Watercourses : All Regulated Trees : All River Murray Flood Plain: All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Protection Area : All Water Resources: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Cidery

[Land Use and Intensity] PO 1.1, 1.2
 [Siting and Design: PO 2.1, 2.2.
 [Built Form and Character]: PO 10.1

Beverage Production in Rural Areas: All
 Clearance from Overhead Powerlines: PO 1.1
 Design in Rural Areas [All development – External appearance]: PO 1.5
 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1
 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7
 Design in Rural Areas [Earthworks]: PO 8.1
 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

None

Advertising Near Signalised Intersections: All
 Airport Building Heights (Aircraft Landing Areas): All
 Airport Building Heights (Regulated): All
 Building Near Airfields: All
 Character Area: All
 Character Preservation District: All
 Coastal Areas: All
 Hazard (Flooding): All
 Hazard (Bushfire – General Risk): All
 Hazard (Bushfire – High Risk): All
 Hazard (Bushfire – Medium Risk): All
 Hazard (Bushfire – Regional): All
 Hazard (Bushfire – Urban Interface): All
 Key Outback and Rural Route: All
 Key Railway Crossings : All
 Local Heritage Place: All
 Native Vegetation: All
 RAMSAR Wetlands: All
 River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Demolition	None	None	None	<p>Character Area: All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place: All State Heritage Area: All State Heritage Place: All
Detached dwelling	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Dwellings]: PO 4.1, 4.2 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Development – Earthworks] PO 8.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5 Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.1, 1.2 Interface Between Land Uses [Interface Between Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7		Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All RAMSAR Wetlands: All River Murray Flood Plain: All Regulated Tree: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1 Site Contamination: PO 1.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		
Distillery	[Land Use and Intensity] PO 1.1, 1.2 [Siting and Design: PO 2.1, 2.2. [Built Form and Character]: PO 10.1	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5		Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Dwelling addition	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Dwellings]: PO 4.3 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All RAMSAR Wetlands: All Regulated Tree: All Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Character Preservation District: All Local Heritage Place: All Native Vegetation: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Local Heritage Place: All River Murray Flood Plain: All State Heritage Area: All State Heritage Place: All Water Resources: All
Horse keeping	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Built Form and Character]: PO 10.1	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2 Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.1, 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1 Interface between Land Use [General Land Use Compatibility] PO 1.2	None	Murray-Darling Basin: All River Murray Flood Plain: All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horticulture	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Horticulture]: PO 3.1 [Built Form and Character]: PO 10.1	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.6	None	Building Near Airfields: All Murray-Darling Basin: All Prescribed Surface Water Area: All Prescribed Water Resources Area : All Prescribed Watercourses: All River Murray Flood Plain: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Protection Area: All Water Resources: All
Industry	[Land Use and Intensity] PO 1.1, 1.2 [Siting and Design]: PO 2.1, 2.2. [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All

Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7

Design in Rural Areas [All Development – Earthworks]: PO 8.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5

Interface Between Land Uses [Air Quality]: PO 5.1, 5.2

Interface Between Land Uses [Light Spill]: PO 6.1

Coastal Areas: All

Hazard (Flooding): All

Hazard (Bushfire – General Risk): All

Hazard (Bushfire – High Risk): All

Hazard (Bushfire – Medium Risk): All

Hazard (Bushfire – Regional): All

Hazard (Bushfire – Urban Interface): All

Key Outback and Rural Route: All

Key Railway Crossings : All

Local Heritage Place: All

Murray-Darling Basin: All

Native Vegetation: All

Prescribed Surface Water Area: All

RAMSAR Wetlands: All

River Murray Flood Plain: All

Significant Landscape Protection: All

Sloping Land: All

State Heritage Area: All

State Heritage Place: All

State Significant Native Vegetation Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Water Resources: All
Land division	[Land Division] PO 11.1	Land Division in Rural Areas [Allotment Configuration]: PO 1.1, 1.2 Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6 Land Division in Rural Areas [Roads and Access]: 3.1, 3.6, 3.7, 3.8, 3.9 Land Division in Rural Areas [Infrastructure]: 4.2, 4.3	None	Character Area: All Character Preservation District: All Dwelling Excision: All Environment and Food Production: All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2		Key Outback and Rural Route: All Key Railway Crossings : All Limited Land Division: All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Significant Industry Interface: All State Heritage Area: All State Heritage Place: All State Significant Gas Pipelines: All Strategic Infrastructure Gas Pipelines: All
Outbuilding (in the form of a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2.	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.1			Local Heritage Place : All Native Vegetation : All Regulated Trees : All River Murray Flood Plain: All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Protection Area : All Water Resources: All
Outbuilding (not being a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain: All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Protection Area : All Water Resources: All
Shop	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops and Tourist Accommodation]: PO 5.1, 5.2 [Adaptive Reuse of Existing Buildings]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.4, 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.3, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>[Built Form and Character]: PO 10.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access for People with Disabilities]: PO 4.1 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Small-scale ground mounted Solar Power facility	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Renewable Energy Facilities]: PO 9.1, 9.2 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Native Vegetation : All Regulated Trees : All River Murray Flood Plain: All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection: All State Significant Native Vegetation : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>		Water Resources: All
Store	<p>[Land Use and Intensity] PO 1.1, 1.2</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Rural Areas [All Development – Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4		Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Murray-Darling Basin: All Native Vegetation: All Prescribed Surface Water Area: All RAMSAR Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Tourist accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops and Tourist Accommodation]: PO 5.3 [Adaptive Reuse of Existing Buildings]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Development – Car Parking Appearance]: PO 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Built Form and Character]: PO 10.1

Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.

Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1

Tourism Development: All

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5
 Transport, Access and Parking [Access for People with Disabilities]: PO 4.1

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

- Historic Area: All
- Key Outback and Rural Route: All
- Key Railway Crossings : All
- Local Heritage Place: All
- Native Vegetation: All
- Noise and Air Emissions: All
- Prescribed Surface Water Area: All
- RAMSAR Wetlands: All
- Regulated Tree: All
- Resource Extraction Protection Area: All
- River Murray Flood Plain: All
- Significant Industry Interface: All
- Significant Landscape Protection: All
- Sloping Land: All
- State Heritage Area: All
- State Heritage Place: All
- State Significant Native Vegetation Areas: All
- Strategic Infrastructure (Gas Pipelines) : All
- Water Protection Area : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Tree damaging activity	None	None	None	Regulated Trees: All
Verandah	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Area: All Character Preservation District : All Historic Area : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Resources: All
Warehouse	[Land Use and Intensity] PO 1.1, 1.2 [Siting and Design: PO 2.1, 2.2.	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All

Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Built Form and Character]: PO 10.1

- Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1
- Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7
- Design in Rural Areas [All Development – Earthworks]: PO 8.1
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5
- Interface Between Land Uses [Air Quality]: PO 5.1, 5.2

- Building Near Airfields: All
- Character Area: All
- Character Preservation District: All
- Coastal Areas: All
- Hazard (Flooding): All
- Hazard (Bushfire – General Risk): All
- Hazard (Bushfire – High Risk): All
- Hazard (Bushfire – Medium Risk): All
- Hazard (Bushfire – Regional): All
- Hazard (Bushfire – Urban Interface): All
- Key Outback and Rural Route: All
- Key Railway Crossings : All
- Local Heritage Place: All
- Murray-Darling Basin: All
- Native Vegetation: All
- Prescribed Surface Water Area: All
- RAMSAR Wetlands: All
- River Murray Flood Plain: All
- Significant Landscape Protection: All
- Sloping Land: All
- State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Winery	<p>[Land Use and Intensity] PO 1.1, 1.2</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Beverage Production in Rural Areas: All</p> <p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p>		<p>Coastal Areas: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>RAMSAR Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Workers' accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Adaptive Reuse of Existing Buildings]: PO 7.1 [Workers' Accommodation]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	[Built Form and Character]: PO 10.1	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Workers Accommodation and Settlements: All	Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All RAMSAR Wetlands: All Regulated Tree: All Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling within the Limited Dwelling Overlay	Except where it is a replacement dwelling
Shop	Except where: <ul style="list-style-type: none"> (a) it is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region; or (b) it has a gross leasable floor area less than 250m²; or (c) it is a restaurant.

Rural Intensive Enterprise Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 11 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 12 The carport:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	None.
Internal building work Except where any of the following apply:	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- State Heritage Place identified in the State Heritage Place Overlay

Outbuilding (in the form of a garage)

Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area - does not exceed 60m²
- 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height - does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Water Resources Overlay

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors
- 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 12 The garage:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)
Except where any of the following apply:

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 60m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters Except where any of the following apply:	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> Local Heritage Place identified in the Local Heritage Place Overlay State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Solar photovoltaic panels (ground mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Local Heritage Place identified in the Local Heritage Place Overlay Native Vegetation Overlay State Heritage Place identified in the State Heritage Place Overlay State Significant Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The system is freestanding rather than attached to a building or other structure. 2 No part of the system: <ol style="list-style-type: none"> (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 3 The generating capacity of the system does not exceed 30 kW 4 Does not result in the clearance of any native vegetation.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Key Outback and Rural Routes: DTS 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> • • Hazards (Flooding) Overlay • 	[Siting and Design] DTS 2.1, 2.2. [Agricultural Buildings] DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1	None	Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Carport Except where any of the following apply:	[Siting and Design] DTS 2.1, 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1. Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Water Protection Area Overlay 	[Siting and Design] DTS 2.2.	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Native Vegetation Overlay: DTS 1.1, 1.3 Significant Industry Interface: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (in the form of a garage)	[Siting and Design] DTS 2.1, 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1. Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Key Outback and Rural Routes: All DTS Native Vegetation: DTS 1.1, 1.2 Water Resources: DTS 1.5
Outbuilding (not being a garage) <ul style="list-style-type: none"> • 	[Siting and Design] DTS 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1. Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
Verandah	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Siting and Design] DTS 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1. Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Local Heritage Place: All Native Vegetation: All Significant Landscape Protection: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Protection Areas: All Water Resources: All
Agricultural building	[Land Use and Intensity] PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All

	<p>[Siting and Design] PO 2.1, 2.2.</p> <p>[Agricultural Buildings] PO 5.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>		<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Hazard (Flooding): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Carport	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.1, 2.2.</p>	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	None	<p>Hazards (Flooding) : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Native Vegetation : All</p> <p>Sloping Land : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Demolition	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>

<p>Detached dwelling (in the form of a replacement dwelling or manager’s residence).</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Dwellings]: PO 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Development – Earthworks] PO 8.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5 Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All</p>
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Dwelling addition	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.2.</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Surface Water Area: All</p> <p>Resource Extraction Protection Area: All</p>

				<p>Significant Industry Interface: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	<p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Resources: All</p>
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>
Land division	[Land Division] PO 4.1	<p>Land Division in Rural Areas [Allotment Configuration]: PO 1.1, 1.2</p> <p>Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6</p> <p>Land Division in Rural Areas [Roads and Access]:3.1, 3.6, 3.7, 3.8, 3.9</p> <p>Land Division in Rural Areas [Infrastructure]: 4.2, 4.3</p>	None	<p>Dwelling Excision: All</p> <p>Environment and Food Production: All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Limited Land Division: All</p>

		Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2		Local Heritage Place: All Native Vegetation: All Significant Industry Interface: All State Heritage Place: All State Significant Gas Pipelines: All Strategic Infrastructure Gas Pipelines: All
Outbuilding (in the form of a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Hazards (Flooding) : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Sloping Land : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Protection Area : All Water Resources: All
Outbuilding (not being a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Hazards (Flooding) : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Sloping Land : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Protection Area : All Water Resources: All

<p>Small-scale ground mounted Solar Power facility</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>	<p>None</p>	<p>Native Vegetation : All Sloping Land : All State Heritage Place: All Significant Landscape Protection: All State Significant Native Vegetation : All Water Resources: All</p>
<p>Verandah</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2.</p>	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	<p>None</p>	<p>Hazards (Flooding) : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Sloping Land : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All</p>

				Water Protection Area : All Water Resources: All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	Except where it is a replacement dwelling or manager's residence.

Rural Living Zone

Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Building work on railway land</p>	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition	None.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay. 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 60m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay. 	<ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 60m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone</p> <p>(applies only in the area affected by the Subzone)</p>	<p>Overlay</p> <p>(applies only in the area affected by the Overlay)</p>
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay 	<p>None</p>	<p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: DTS 1.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): All DTS</p> <p>Airport Building Heights (Regulated): All DTS</p> <p>Building Near Airfields: All DTS</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: 8.1</p> <p>Major Urban Transport Routes: 8.1</p> <p>Native Vegetation: DTS 1.1</p> <p>State Significant Native Vegetation: DTS: 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay 	[Built Form and Character]: DTS 2.6	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 13.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 17.1, 17.3, 17.4, 17.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: All DTS Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All DTS Major Urban Transport Routes: All DTS Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.4

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay State Significant Native Vegetation Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Native Vegetation: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All Water Resources: DTS 1.5
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> Aircraft Noise Exposure Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire – High Risk) Overlay 	[Land Use and Intensity]:DTS 1.1 [Built Form and Character]: DTS 2.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Earthworks] DTS 8.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1, 10.2	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – Outback: DTS 1.1, 1.2 Key Outback and Rural Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 		Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 13.1, 13.2, 13.3 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: DTS 17.3, 17.4, 17.5 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1		Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Character Preservation District Overlay • Coastal Areas Overlay • • • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay 	[Built Form and Character]: DTS 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Mount Lofty Ranges Catchment (Area 1): DTS 2.1, 2.2, 3.5 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 2.1, 2.2, 3.5 Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • 				State Significant Native Vegetation Overlay: DTS 1.1
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Ramsar Wetlands Overlay 	[Land Use and Intensity]:DTS 1.2, 1.3 [Built Form and Character]: DTS 2.3	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	Animal Husbandry Subzone [Land Use and Intensity]: DTS 1.1, 1.3, 1.4	Mount Lofty Ranges Catchment (Area 1): DTS 3.7 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.7 Native Vegetation: DTS 1.1 State Significant Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Water Protection Area Overlay • 				
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	[Built Form and Character]: DTS 2.5	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 13.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 17.1, 17.3, 17.4, 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All DTS</p> <p>Airport Building Heights (Regulated): All DTS</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: All DTS</p> <p>Major Urban Transport Routes: All DTS</p> <p>Mount Lofty Ranges Catchment (Area 1): DTS 3.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.4</p> <p>Native Vegetation: DTS 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All Water Resources: DTS 1.5
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	[Built Form and Character]: DTS 2.5	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.4 Native Vegetation: DTS 1.1 State Significant Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • 				Water Resources: DTS 1.5
Shop Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay 	[Land Use and Intensity]:DTS 1.5 [Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development – External Appearance]: DTS 1.4 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: All DTS Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All DTS Major Urban Transport Routes: All DTS Mount Lofty Ranges Catchment (Area 1): DTS 3.6

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
(This cell is shared with the header above)	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • 		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Interface Between Lands Uses [Air Quality]: DTS 5.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.6 Native Vegetation: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Built Form and Character]: DTS 2.6	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Hazards (Acid Sulfate Soils): DTS 1.1 Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Water Supply Catchment (Area 2): DTS 3.4 Native Vegetation: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.4	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Future Road Widening: All Key Outback and Rural Routes: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use): All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: all State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All
Carport	[Built Form and Character]: PO 2.6	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 17.1, 17.3, 17.4, 17.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Place: All Local Heritage Place: All
Demolition with the Historic Area Overlay	All	None	None	Historic Area Overlay: All
Detached dwelling	[Land Use and Intensity]:PO 1.1 [Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Development – Earthworks] PO 8.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2	None	Advertising Near Signalised Intersections: All Affordable Housing: All Aircraft Noise Exposure: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Environment and Food Production Area: All</p> <p>Resource Extraction Protection Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional) : All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Limited Land Division: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure (Gas Pipelines): All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Dwelling addition	[Built Form and Character]: PO 2.4	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p>		<p>Defence Aviation Area: All Resource Extraction Protection Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire - Regional) : All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>
				<p>(applies only in the area affected by the Overlay)</p> <p>(applies only in the area affected by the Subzone)</p>
				<p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p>
Horse Keeping	<p>[Land Use and Intensity]: PO 1.2, 1.3, 1.4</p> <p>[Built Form and Character]: PO 2.3</p>	<p>Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2</p> <p>Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.1, 2.2, 2.3, 2.4, 2.5</p> <p>Animal Keeping and Horse Keeping [Wastes]: PO 4.1</p> <p>Interface between Land Use [General Land Use Compatibility] PO 1.2</p>	<p>Animal Husbandry Subzone [Land Use and Intensity]: PO 1.1, 1.3, 1.4</p> <p>Intensive Horse Establishments Zone [Land Use and Intensity] PO 1.1, 1.2</p>	<p>Coastal Areas: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Water Protection Area: All Water Resources: All
Land Division	[Land Division] PO 3.1	Land Division in Rural Areas [Allotment Configuration]: PO 1.1, 1.2 Land Division in Rural Areas [Design and Layout]:All Land Division in Rural Areas [Roads and Access]:3.1, 3.6, 3.7, 3.8, 3.9 Land Division in Rural Areas [Infrastructure]: 4.2, 4.3	None	Character Preservation District Overlay Coastal Areas Overlay Environment and Food Production Area Overlay Resource Extraction Protection Area Overlay Hazards (Acid Sulfate Soils) Overlay

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2		Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - General Risk) Overlay Hazard (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Key Outback and Rural Routes Overlay Key Railway Crossings Overlay Limited Land Division Overlay Local Heritage Place Overlay Major Urban Transport Routes Overlay

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay Non-stop Corridor Overlay Ramsar Wetlands Overlay Regulated Trees Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay State Heritage Area Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Strategic Infrastructure (Gas Pipelines) Overlay

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay Urban Transport Routes Overlay
Outbuilding (in the form of a garage)	[Built Form and Character]: PO 2.5	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less –Car parking, Access and Manoeuvrability]: PO 17.1, 17.3, 17.4, 17.5	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Landscape Protection: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All
Outbuilding (not being a garage)	[Built Form and Character]: PO 2.5	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Defence Aviation Area: All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Shop	[Land Use and Intensity]:DTS 1.5	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.4, 1.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	[Built Form and Character]: DTS 2.2	<p>Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: DTS 7.2, 7.3, 7.4, 7.5, 7.6, 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.2, 4.5, 4.6</p>		<p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional) : All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5</p> <p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6</p>		<p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Tree damaging activity	None	None	None	Regulated Trees: All
Verandah	[Built Form and Character]: DTS 2.6	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 12.1, 12.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Preservation District: All Coastal Areas: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Ramsar Wetlands: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Except where: (a) it has a gross leasable floor area less than 200m ² ; or (b) it is a restaurant.

Rural Settlement Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 13 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m²

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> Sloping Land Overlay Water Resources Overlay 	
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire – Outback) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay Water Resources Overlay 	<ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system Shade sail consists of permeable material The total area of the sail - does not exceed 40m² No part of the shade sail will be: <ol style="list-style-type: none"> 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment 5m above ground or floor level (depending on where it is situated) within any other part of the allotment Primary street setback – at least as far back as the building line of the building to which it is ancillary If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof Panels and associated components do not overhang any part of the roof

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- State Heritage Place identified in the State Heritage Place Overlay

3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Spa pool

Swimming pool

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire – Outback) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Verandah

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Sloping Land Overlay
- Water Resources Overlay

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Major Urban Transport Routes: DTS 8.1 Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: DTS 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Significant Native Vegetation Overlay Water Protection Area Overlay 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – High Risk) Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Major Urban Transport Routes: All Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: DTS 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5, 3.6		
Consulting room Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development - Car Parking Appearance]: DTS 6.4, 6.5	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 		<p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>		<p>Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2</p> <p>Major Urban Transport Routes: All DTS</p> <p>Native Vegetation: DTS 1.1</p> <p>Strategic Infrastructure (Gas Pipelines): DTS 2.1</p> <p>Traffic Generating Development: DTS 1.2, 1.3</p> <p>Urban Transport Routes: All DTS</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 				
<p>Detached dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay 	<p>[Land Use and Intensity]: DTS 1.1</p> <p>[Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6</p> <p>[Site Dimensions and Land Division]: DTS 3.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p>	<p>None</p>	<p>Airport Building Heights (Regulated): All DTS</p> <p>Building Near Airfields: All DTS</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3</p>		<p>Strategic Infrastructure (Gas Pipelines): DTS 2.1</p> <p>Urban Transport Routes: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Site Contamination: DTS 1.1 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay 	[Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay 		<p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3</p>		<p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2</p> <p>Native Vegetation: DTS 1.1</p>

<p>Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Water Protection Area Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Site Contamination: DTS 1.1</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	None	Housing Renewal: All	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Strategic Infrastructure (Gas Pipelines): DTS 2.1

<p>Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 				<p>Urban Transport Routes: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Office Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development - Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 		<p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>		<p>Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p> <p>Traffic Generating Development: DTS 1.2, 1.3</p> <p>Urban Transport Routes: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p>	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay 		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2		Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1 Major Urban Transport Routes: 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 				
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – Outback) Overlay: DTS 1.1, 2.2 Native Vegetation: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 1) Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Protection Area Overlay

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Marine Parks (Managed Use): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>
Carport	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Consulting room

[Land Use and Intensity] PO 1.2, 1.5
 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

Clearance from Overhead Powerlines: PO 1.1
 Design in Urban Areas [External Appearance]: PO 1.4
 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7
 Design in Urban Areas [All Development – Earthworks]: PO 7.1
 Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3
 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

None

Airport Building Heights (Regulated): All
 Building Near Airfields: All
 Character Preservation District: All
 Coastal Areas: All
 Defence Aviation Area: All
 Hazards (Acid Sulfate Soils): All
 Hazards (Bushfire – High Risk): All
 Hazards (Bushfire - Medium Risk): All
 Hazards (Bushfire - General Risk): All
 Hazard (Bushfire - Urban Interface): All
 Hazards (Bushfire – Outback): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>State Heritage Place: All</p> <p>Local Heritage Place: All</p>
Demotion within the Historic Area Overlay	All	None	None	Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Detached dwelling	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 [Site Dimensions and Land Division]: PO 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –</p>		<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		
Dwelling addition	[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p>		<p>Native Vegetation: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		State Significant Native Vegetation: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>	None	Housing Renewal: All	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Land division	[Site Dimensions and Land Division]: PO 3.1	Land Division in Urban Areas: All	None	Character Areas Overlay: All Character Preservation District: All Environment Food Protection Area: All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Regulated Trees: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All
Light industry	[Land Use and Intensity] PO 1.3, 1.5 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

- Prescribed Water Resources Area: All
- Prescribed Wells Area: All
- Ramsar Wetlands: All
- River Murray Flood Plain: All
- River Murray Tributaries Area: All
- Sloping Land: All
- State Heritage Place: All
- State Significant Native Vegetation: All
- Strategic Infrastructure (Gas Pipelines): All
- Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Resources: All
Office	[Land Use and Intensity] PO 1.2, 1.5 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay</p>
Outbuilding (in the form of a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>
Outbuilding (not being a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Historic Area: All
- Local Heritage Place: All
- Marine Parks (Managed Use): All
- Mt Lofty Ranges Catchment (Area 1): All
- Native Vegetation: All
- Ramsar Wetlands: All
- Sloping Land: All
- State Heritage Place: All
- State Significant Native Vegetation: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Shop

[Land Use and Intensity] PO 1.2, 1.5
 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

Clearance from Overhead Powerlines: PO 1.1
 Design in Urban Areas [External Appearance]: PO 1.4
 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7
 Design in Urban Areas [All Development – Earthworks]: PO 7.1
 Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3
 Interface Between Land Uses [Hours of Operation]: PO 2.1

None

Airport Building Heights (Regulated): All
 Building Near Airfields: All
 Character Preservation District: All
 Coastal Areas: All
 Defence Aviation Area: All
 Hazards (Acid Sulfate Soils): All
 Hazards (Bushfire – High Risk): All
 Hazards (Bushfire - Medium Risk): All
 Hazards (Bushfire - General Risk): All
 Hazard (Bushfire - Urban Interface): All
 Hazards (Bushfire – Outback): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure (Gas Pipelines): All Traffic Generating Development: All Urban Transport Routes: All Water Resources: All
Store	[Land Use and Intensity] PO 1.3, 1.5 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		<p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Trees: All
Verandah	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>
Warehouse	[Land Use and Intensity] PO 1.3, 1.5 [Built Form and Character]: PO	Clearance from Overhead Powerlines: PO 1.1	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	2.1, 2.2, 2.3, 2.4, 2.5, 2.6	<p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure (Gas Pipelines): All Traffic Generating Development: All Urban Transport Routes: All Water Resources: All
All other Code Assessed Development	All	All	None	Any relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None specified	

Rural Shack Settlement Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 13 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
- B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
- iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

Internal building work

Except where any of the following apply:

- A Local Heritage Place identified in the Local Heritage Place Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

- 1 There will be no increase in the total floor area of the building
- 2 There will be no alteration to the external appearance of the building.

Outbuilding (in the form of a garage)

Except where any of the following apply:

- Airport Building Heights (Regulated) Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area - does not exceed 40m²
- 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Airport Building Heights (Regulated) Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

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Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The tank is part of a roof drainage system</p> <p>3 Total floor area - not exceeding 15m²</p> <p>4 The tank is located wholly above ground</p> <p>5 Tank height – does not exceed 4m above natural ground level</p> <p>6 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay 	[Ancillary Structures]: DTS 6.1	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less –	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Key Outback and Rural Routes Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay 		Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		Urban Transport Routes: All

<p>Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 				
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay 	<p>[Ancillary Structures]: DTS 6.1</p>	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p>	<p>None</p>	<p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Native Vegetation: DTS 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Key Outback and Rural Routes Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 		Car parking, Access and Manoeuvrability]: 23.4, 23.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		Urban Transport Routes: All

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 				
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 	<p>[Ancillary Structures]: DTS 6.1</p>	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p>	<p>None</p>	<p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Native Vegetation: DTS 1.1</p> <p>Key Outback and Rural Routes: 8.1</p> <p>Urban Transport Routes: DTS 8.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 				
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay 	[Ancillary Structures]: DTS 6.1	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 				<p>Native Vegetation: DTS 1.1</p> <p>Key Outback and Rural Routes: 8.1</p> <p>Urban Transport Routes: DTS 8.1</p>

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

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Table 3 - Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built Form and Character]: PO 2.1 [Ancillary Structures]: PO 6.1</p>	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	<p>None</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Native Vegetation: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>State Heritage Place: All</p> <p>Local Heritage Place: All</p>
Dwelling addition	<p>[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6</p> <p>[Hazard Risk Avoidance]: PO 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Native Vegetation: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Detached dwelling	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p>

	<p>[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6</p> <p>[Hazard Risk Avoidance]: PO 3.1</p> <p>[Environment]: PO 4.1</p>	<p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less</p>	<p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>
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		<p>– Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Outbuilding (in the form of a garage)	[Built Form and Character]: PO 2.1	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p>

	<p>[Ancillary Structures]: PO 6.1</p>	<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –Car parking, Access and Manoeuvrability]: PO 23.4, 23.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Native Vegetation: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
<p>All other Code Assessed Development</p>	<p>All</p>	<p>All</p>	<p>None</p>	<p>Any Relevant Overlay: All</p>

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	A detached dwelling that will not result in more than one dwelling on an allotment.
Land Division	Except where it involves one or more of the following: (a) each allotment created contains an existing dwelling; (b) the creation of a public road or a public reserve; (c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures and where no additional allotments are created partly or wholly in the zone.

Rural Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Carport

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created

- 3 It is required for the conduct or maintenance of railway activities.
- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area - does not exceed 60m²
- 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height - does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- 10 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 11 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 12 The carport:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

Demolition

Except where any of the following apply:

- Historic Area Overlay
- Historic Shipwreck identified in the Historic Shipwrecks Overlay

None.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	
Farming	<ol style="list-style-type: none"> 1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Historic Shipwreck identified in the Historic Shipwrecks Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Side boundary setbacks – at least 900mm from the boundary of the allotment
- 6 Total floor area does not exceed 60m²
- 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 8 Building height - does not exceed 5m
- 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 11 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Private bushfire shelters

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Primary street setback – at least as far back as the building to which it is ancillary
- 3 Secondary street setback – at least 900mm from the boundary of the allotment
- 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 6 The points of attachment of any cables will not be located:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- (a) outside the boundaries of the site; or
 - (b) within a watercourse (within the meaning of the Natural Resources Management Act 2004)
- 7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:
- (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling
 - (b) in any other case, no part of the netting canopy is within 15m of the dwelling.

Shade sail

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Sloping Land Overlay • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Solar photovoltaic panels (ground mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay • State Significant Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The system is freestanding rather than attached to a building or other structure. 2 No part of the system: <ul style="list-style-type: none"> (d) is more than 4 metres in height (measured as a height above the natural surface of the ground); (e) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (f) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 3 The generating capacity of the system does not exceed 30 kW 4 Does not result in the clearance of any native vegetation.
<p>Spa pool</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Swimming pool

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 2 It is ancillary to a dwelling erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Verandah

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 60m²
- 5 Post height - does not exceed 3m measured from natural ground level

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Water Resources Overlay

- 6 Building height - does not exceed 5m
- 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment

Water tank (above ground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation Area Overlay • Coastal Areas Overlay • Historic Areas Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Historic Shipwrecks: All DTS Key Outback and Rural Routes: DTS 8.1 Major Urban Transport Routes: DTS 8.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Significant Native Vegetation Areas Overlay 				
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Area Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay Significant Landscape Protection Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Agricultural Buildings] 12.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
•				State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Areas Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay 	[Siting and Design] DTS 2.2. [Dwellings]: DTS 5.5	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Areas): All DTS Airport Building Heights (Regulated): All DTS Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – General Risk): DTS 3.2, 5.1, 5.2 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Historic Area: DTS 2.1 Key Outback and Rural Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • 				Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 3.2, 4.2, 4.4, 6.3 Significant Industry Interface: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Murray-Darling Basin Overlay • Ramsar Wetlands Overlay • State Significant Native Vegetation Areas Overlay 	[Siting and Design]: DTS 2.2	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Protection Area Overlay 				
Horticulture Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Flooding) Overlay Murray-Darling Basin Overlay Prescribed Surface Water Area Overlay RAMSAR Wetlands Overlay State Heritage Area Overlay State Heritage Place Overlay State Significant Native Vegetation Areas Overlay Water Protection Area Overlay 	[Siting and Design]: DTS 2.2 [Horticulture]: DTS 3.1	Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1	None	Building Near Airfields Overlay: DTS 1.1, 1.2 River Murray Flood Plain: DTS 4.4, 6.3, 7.4

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Industry Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Area Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Murray-Darling Basin Overlay • Prescribed Surface Water Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Rural Industry]: DTS 4.1, 4.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: DTS 1.1, 1.2 Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 Sloping Land: DTS 3.1, 3.2 State Significant Native Vegetation Areas: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		Urban Transport Routes: All DTS Water Resources: DTS 1.5
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				Native Vegetation: DTS 1.1, 1.3 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 1.1 Water Resources: DTS 1.5
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Native Vegetation: DTS 1.1, 1.3 Sloping Land: DTS 3.1, 3.2 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Protection Area Overlay 				
Shop Except where any of the following apply: <ul style="list-style-type: none"> Character Area Overlay Coastal Areas Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops, Tourism and Function Centres]: DTS 6.1, 6.2 [Adaptive Reuse of Existing Buildings]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development – External Appearance]: DTS 1.4 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: DTS 2.1	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: All DTS Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Protection Area Overlay 		Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		Sloping Land: DTS 3.1, 3.2 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Store Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Area Overlay Coastal Areas Overlay Hazards (Flooding) Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Rural Industry]: DTS 4.1, 4.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Murray-Darling Basin Overlay • Prescribed Surface Water Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 		Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 Sloping Land: DTS 3.1, 3.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5
Tourist accommodation Except where any of the following apply:	[Siting and Design]: DTS 2.1, 2.2	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Area Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Industry Interface Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay 	[Shops, Tourism and Function Centres]: DTS 6.3, 6.4 [Adaptive Reuse of Existing Buildings]: DTS 8.1	Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface between Land Uses [Interface with Rural Activities]: DTS 9.3, 9.4, 9.5. Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: All DTS Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – General Risk): DTS 3.2, 5.1, 5.2 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS Native Vegetation: DTS 1.1, 1.3 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3 Sloping Land: DTS 3.1, 3.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5
Transport distribution Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Area Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Murray-Darling Basin Overlay • Prescribed Surface Water Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Rural Industry]: DTS 4.1, 4.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Building Near Airfields Overlay: DTS 1. Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: All DTS Key Railway Crossings: All DTS Major Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay 		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		Native Vegetation: DTS 1.1, 1.3 Sloping Land: DTS 3.1, 3.2 State Significant Native Vegetation Areas: DTS 1.1 Urban Transport Routes: All DTS Water Resources: DTS 1.5
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): All DTS Airport Building Heights (Regulated): All DTS Native Vegetation: DTS 1.1 State Significant Native Vegetation: DTS 1.1 Water Resources: DTS 1.5

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 10.1	Advertisements: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Historic Shipwrecks: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All

				<p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Protection Areas: All</p> <p>Water Resources: All</p>
Agricultural building	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.1, 2.2.</p> <p>[Built Form and Character]: PO 10.1</p> <p>[Agricultural Buildings] PO 12.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazard (Flooding): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p>

				<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Brewery	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Rural Industry]: PO 4.1, 4.2</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Beverage Production in Rural Areas: All</p> <p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Future Road Widening: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p>

		<p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Carport	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Built Form and Character]: PO 10.1</p> <p>[Outbuildings, Carports and Verandahs]: PO 13.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Preservation District : All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation : All</p>

				<p>Prescribed Watercourses : All</p> <p>Regulated Trees : All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation : All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Cidery	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Rural Industry]: PO 4.1, 4.2</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Beverage Production in Rural Areas: All</p> <p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Future Road Widening: All</p>

		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Demolition	None	None	None	<p>Character Area: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>
Detached dwelling	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2.	Clearance from Overhead Powerlines: PO 1.1	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p>

	<p>[Dwellings]: PO 5.1, 5.4 [Built Form and Character]: PO 10.1</p>	<p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Development – Earthworks] PO 8.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2</p> <p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.1, 1.2</p>	<p>Character Area: All Character Preservation District: All Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All Major Urban Transport Routes: All Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Surface Water Area: All</p> <p>Ramsar Wetlands: All</p> <p>Regulated Tree: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Industry Interface: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>
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		<p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Distillery	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Rural Industry]: PO 4.1, 4.2</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Beverage Production in Rural Areas: All</p> <p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p>

		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Dwelling addition	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] DTS 2.2.</p> <p>[Dwellings]: PO 5.5</p> <p>[Built Form and Character]: PO 11.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Hazards (Bushfire – General Risk): All</p>

				<p>Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Major Urban Transport Routes: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All Ramsar Wetlands: All Regulated Tree: All Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Urban Transport Routes: All</p>
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				Water Protection Area : All Water Resources: All
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Character Preservation District: All Local Heritage Place: All Native Vegetation: All River Murray Flood Plain: All State Significant Native Vegetation: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Local Heritage Place: All River Murray Flood Plain: All State Heritage Area: All State Heritage Place: All Water Resources: All
Function centre	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Shops, Tourism and Function Centres]: PO 6.5, 6.6	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All

	[Built Form and Character]: PO 10.1	<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Hazard (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Horse keeping	[Land Use and Intensity] PO 1.1	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2	None	<p>Coastal Areas: All</p> <p>Murray-Darling Basin: All</p>

	<p>[Siting and Design]: PO 2.2 [Built Form and Character]: PO 10.1</p>	<p>Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.1, 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1 Interface between Land Use [General Land Use Compatibility] PO 1.2</p>		<p>Ramsar Wetlands: All River Murray Flood Plain: All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation Areas: All Water Protection Area: All Water Resources: All</p>
Horticulture	<p>[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Horticulture]: PO 3.1 [Built Form and Character]: PO 10.1</p>	<p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.6</p>	None	<p>Building Near Airfields: All Coastal Areas: All Hazards (Flooding): All Murray-Darling Basin: All Prescribed Surface Water Area: All Prescribed Water Resources Area : All Prescribed Watercourses: All Ramsar Wetlands: All River Murray Flood Plain: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Protection Area: All Water Resources: All</p>

<p>Industry</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [All Development – Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	<p>None</p>	<p>Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Major Urban Transport Routes: All Murray-Darling Basin: All Native Vegetation: All Prescribed Surface Water Area: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All</p>
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		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Land division	[Land Division] PO 11.1	<p>Land Division in Rural Areas [Allotment Configuration]: PO 1.1, 1.2</p> <p>Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6</p> <p>Land Division in Rural Areas [Roads and Access]: 3.1, 3.6, 3.7, 3.8, 3.9</p> <p>Land Division in Rural Areas [Infrastructure]: 4.2, 4.3</p> <p>Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2</p>	None	<p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Dwelling Excision: All</p> <p>Environment and Food Production: All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Limited Land Division: All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Industry Interface: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Gas Pipelines: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Urban Transport Routes: All</p>

<p>Outbuilding (in the form of a garage)</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District : All Defence Aviation Area: All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection : All Sloping Land : All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation : All Urban Transport Routes: All Water Protection Area : All Water Resources: All</p>
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<p>Outbuilding (not being a garage)</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All River Murray Flood Plain: All Significant Landscape Protection : All Sloping Land : All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation : All Water Protection Area : All Water Resources: All</p>
<p>Shop</p>	<p>[Land Use and Intensity] PO 1.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p>	<p>None</p>	<p>Advertising Near Signalised Intersections: All</p>

	<p>[Siting and Design]: PO 2.1, 2.2</p> <p>[Shops, Tourism and Function Centres]: PO 6.1, 6.2</p> <p>[Adaptive Reuse of Existing Buildings]: PO 8.1</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Design in Rural Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.3, 7.4, 7.5, 7.6, 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p>
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		<p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		Water Resources: All
Small-scale ground mounted Solar Power facility	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design]: PO 2.1, 2.2</p> <p>[Renewable Energy Facilities]: PO 9.1, 9.2</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>	None	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Native Vegetation : All</p> <p>Regulated Trees : All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation : All</p> <p>Water Resources: All</p>

<p>Store</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [All Development – Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	<p>None</p>	<p>Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Major Urban Transport Routes: All Murray-Darling Basin: All Native Vegetation: All Prescribed Surface Water Area: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All</p>
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		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Tourist accommodation	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design]: PO 2.1, 2.2</p> <p>[Shops, Tourism and Function Centres]: PO 6.3, 6.4</p> <p>[Adaptive Reuse of Existing Buildings]: PO 8.1</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Development – Car Parking Appearance]: PO 7.4, 7.5</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Surface Water Area: All</p>

		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Access for People with Disabilities]: PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Ramsar Wetlands: All</p> <p>Regulated Tree: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Industry Interface: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Transport distribution	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Rural Industry]: PO 4.1, 4.2</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p>

		<p>Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Future Road Widening: All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Hazard (Flooding): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray-Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Tree damaging activity	None	None	None	Regulated Trees: All

<p>Verandah</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Character Area: All Character Preservation District : All Historic Area : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All River Murray Flood Plain: All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Resources: All</p>
<p>Warehouse</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p>	<p>None</p>	<p>Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All</p>

		<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Hazard (Flooding): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray-Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Winery	[Land Use and Intensity] PO 1.1	Beverage Production in Rural Areas: All	None	Advertising Near Signalised Intersections: All

	<p>[Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Hazard (Flooding): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Urban Transport Routes: All</p>
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		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Water Protection Area: All</p> <p>Water Resources: All</p>
Workers' accommodation	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design]: PO 2.1, 2.2</p> <p>[Dwellings] PO 5.2, 5.3, 5.4</p> <p>[Adaptive Reuse of Existing Buildings]: PO 8.1</p> <p>[Built Form and Character]: PO 11.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Workers Accommodation and Settlements: All</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Surface Water Area: All</p>

				Ramsar Wetlands: All Regulated Tree: All Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Urban Transport Routes: All Water Protection Area : All Water Resources: All
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling within the Limited Dwelling Overlay	Except where it is a replacement dwelling.
Land Division within the Limited Land Division Overlay	Except where it is a boundary realignment.
Land Division creating additional allotments for residential purposes within the Significant Industry Interface Overlay	
Renewable energy facility within either the: (a) Significant Landscape Protection Overlay (b) Character Preservation Area Overlay	
Shop	Except where: (a) it is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region; or (b) it has a gross leasable floor area less than 250m ² ; or (c) it is a restaurant.

Suburban Activity Centre Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Character Area Overlay • Defence Aviation Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment

<ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Major Urban Transport Routes Overlay: DTS 8.1 Urban Transport Routes Overlay: DTS 8.
Freestanding advertisement located on private land Except where any of the following apply:	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Area Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay 		Advertisements [Appearance]: DTS 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5		Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1
Change of use to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 				
Land division Except where any of the following apply: <ul style="list-style-type: none"> Character Area Overlay Coastal Areas Overlay Environment and Food Production Area Overlay Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	Affordable Housing Overlay: DTS 1.1 Future Road Widening Overlay: DTS 1.1 Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-Stop Corridors Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Resources Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Temporary change of use to a sales office within an existing building for no more than 2 years Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Coastal Areas Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
Bulky goods outlet	<p>[Land use and intensity]: PO 1.1 and 1.5</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Cinema	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Water Resources Overlay: All
Community facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Consulting room	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>[Concept Plans]: All</p>	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.4 (inclusive) [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Concept Plans]: All</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Educational establishment	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Emergency services facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>River Murray Flood Plain Overlay State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All</p>
Hospital	<p>[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Hotel	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All Water Resources Overlay: All
Indoor recreation facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Aircraft Noise Exposure Overlay: All Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Library	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Office Bank Civic centre	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Outbuilding Store	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p> <p>All</p>	None	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay : All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p> <p>(applies only in the area affected by the Subzone)</p>
				<p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Place of worship	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Pre-school	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Public transport terminal	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Recreation area	[Land use and intensity]: PO 1.1 [Built form and character]: All [Concept Plans]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All	None	Character Area Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay Sloping Land Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Retail fuel outlet	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Restaurant	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Water Resources Overlay: All
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	Character Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Telecommunications facility	[Built form and character]: All	<p>Infrastructure and Renewable Energy Facilities [General]: All</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: All</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All		Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted	Exclusions
Industry	Light industry

Suburban Business and Innovation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

<ul style="list-style-type: none"> • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay Native Vegetation Overlay • Non-stop Corridor Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p style="padding-left: 20px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 20px;">ii. will use a driveway that:</p> <p style="padding-left: 40px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 40px;">B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p style="padding-left: 20px;">iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p>	<p>1 There will be no increase in the total floor area of the building</p> <p>2 There will be no alteration to the external appearance of the building.</p>

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors

<ul style="list-style-type: none"> • Sloping Land Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p> <p>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>6 Total floor area does not exceed 60m²</p> <p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p>

<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Shade sail consists of permeable material</p> <p>3 The total area of the sail - does not exceed 40m²</p> <p>4 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>

<ul style="list-style-type: none"> • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Future Road Widening Overlay • Local Heritage Place Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.

<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 60m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (underground)</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening Overlay • Marine Parks (Managed Use) Overlay • Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Area Overlay Character Preservation District Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Major Urban Transport Routes Overlay: DTS 8.1 Urban Transport Routes Overlay: DTS 8.1
Change of use from a shop, office or consulting room to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
an existing building and is provided with existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay 	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Character Area Overlay: DTS 2.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		
Detached Dwelling Semi-Detached Dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Affordable Housing Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay 	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Earthworks] DTS 7.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 20.1, 20.2, 20.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	None	Housing Renewal: All DTS	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> • Affordable Housing Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay Water Resources Overlay				
Land division Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	Affordable Housing Overlay: DTS 1.1 Future Road Widening Overlay: DTS 1.1 Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Non-Stop Corridors Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 				
Temporary change of use to a sales office within an existing building for no more than 2 years Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Character Area Overlay • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Restricted Use) Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> State Heritage Place Overlay Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone <small>(applies only in the area affected by the Subzone)</small>	Overlay <small>(applies only in the area affected by the Overlay)</small>
Advertisement	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
Carport Outbuilding (in the form of a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>		<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>(applies only in the area affected by the Subzone)</p> <p>Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>
Consulting room Office	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Detached dwelling Semi-detached dwelling	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design In Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design In Urban Areas [Residential Development – 4 or More Building Levels (Including Serviced Apartments)]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Dwelling addition	<p>[Built form and character]: All [Building height and setbacks]: All [Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	None	Housing Renewal: All	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Fence	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: PO 8.1	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Group dwelling	<p>[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All</p>	None	<p>Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Land division	[Land Division]: All	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Light industry</p> <p>Warehouse</p> <p>Store</p>	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Motor repair station	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>	(applies only in the area affected by the Subzone)	<p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Residential flat building	<p>[Land use and intensity]: PO 1.1, 1.3</p> <p>[Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Concept plans]: All</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Row dwelling	<p>[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design In Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All</p>	None	<p>Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design In Urban Areas [Residential Development – 4 or More Building Levels (Including Serviced Apartments)]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Service trade premises	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Shop	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Concept plans]: All</p>	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Restaurant Any other shop with a gross leasable floor area less than 1000m ²

Suburban Employment Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply:	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Marine Parks (Managed Use) Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- State Significant Native Vegetation Areas Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Urban Transport Routes Overlay
- Water Resources Overlay

- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay Historic Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Areas Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

<ul style="list-style-type: none"> • Water Resources Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Future Road Widening Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Areas Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay 	[Advertisements]: DTS 6.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Impacts]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Railway Crossings: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation Areas: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay 				Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Urban Transport Routes Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Consulting room Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay 	[Land Use and Intensity]: DTS 1.1 [Building Height and Setbacks]: DTS 3.3, 3.4, 3.5	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development - External Appearance]: DTS 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: DTS 6.4, 6.5 Design in Urban Areas [All Development – Earthworks]: DTS 7.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay 	<p>[Landscaping]: DTS 5.1, 5.2</p> <p>[Concept Plans]: DTS 7.1</p>	<p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: DTS 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>		<p>Key Railway Crossings: DTS 1.1</p> <p>Major Urban Transport Routes: All DTS</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation Areas: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay 		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Resources Overlay 				
Office Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay 	[Land Use and Intensity]: DTS 1.1 [Building Height and Setbacks]: DTS 3.3, 3.4, 3.5	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development - External Appearance]: DTS 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: DTS 6.4, 6.5 Design in Urban Areas [All Development – Earthworks]: DTS 7.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<p>[Landscaping]: DTS 5.1, 5.2</p> <p>[Concept Plans]: DTS 7.1</p>	<p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: DTS 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>		<p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: All DTS</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation Areas: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisements]: PO 6.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None (applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay) Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: PO 8.1 Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p> <p>Water Resources Overlay: All</p>
Bulky goods outlet	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7</p>		<p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All Water Resources Overlay: All
Community centre	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 [Landscaping]: PO 5.1, 5.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Concept Plans]: PO 7.1	<p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
Consulting room Office	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]:</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7

State Significant Native Vegetation Areas Overlay: All

Traffic Generating Development Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

**Consulting room
Office**

[Land Use and Intensity]: PO 1.1, 1.2

[Built Form and Character]: PO 2.1, 2.2

[Building Height and Setbacks]:

Clearance from Overhead Powerlines: PO 1.1

Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5

Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7

None

Airport Building Heights (Aircraft Landing Area) Overlay: All

Airport Building Heights (Regulated) Overlay: All

Building Near Airfields: All

Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Areas Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition within an Historic Area Overlay or State Heritage Area Overlay	None	None	None	Historic Area: All State Heritage Area: All
Hotel	[Land Use and Intensity]: PO 1.1 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 [Landscaping]: PO 5.1, 5.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4, 1.5 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Concept Plans]: PO 7.1	Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				<p>State Significant Native Vegetation Areas Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Light industry	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]:</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2, 6.4</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Prescribed Water Resource Areas Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				<p>Strategic Infrastructure Gas Pipelines Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Motor repair station	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]:</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2, 6.4</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Preservation District Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Retail Fuel Outlet	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2, 6.4</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Areas Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Service trade premises	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7</p>		<p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Shop</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> The gross leasable floor area is more than 1000m² other than a bulky goods outlet or it is ancillary to a light industry 	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.4, 6.5, 6.6, 6.7</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Store	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2, 6.4</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>		<p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Prescribed Water Resource Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Prescribed Watercourses Overlay: All Prescribed Wells Area Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Areas Overlay: All Strategic Infrastructure Gas Pipelines Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Telecommunications facility	None	Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: PO 6.1, 6.2	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Areas Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Tourist accommodation	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.4, 6.5</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Areas Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Tree damaging activity	None	None	None	Regulated Tree: All
Warehouse	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.2, 6.4	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Design in Urban Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Non-Stop Corridor Overlay: All</p> <p>Prescribed Water Resource Areas Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas Overlay: All Strategic Infrastructure Gas Pipelines Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light industry
Shop	Where: (f) the gross leasable floor area is no more than 1000m ² : or (g) it is a bulky goods outlet; or (h) it is ancillary to a light industry on the same allotment.
Waste reception, storage, treatment or disposal	
Wrecking yard	

Suburban Main Street Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply:	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.

<ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • Historic Area Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • State Heritage Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<ul style="list-style-type: none"> • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground)</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening Overlay • Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1 Urban Transport Routes Overlay: DTS 8.1
Change of use to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 				
Land division Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	Affordable Housing Overlay: DTS 1.1 Future Road Widening Overlay: DTS 1.1 Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-Stop Corridors Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				
Temporary change of use to a sales office within an existing building for no more than 2 years <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: PO 8.1 Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Bulky goods outlet	<p>[Land use and intensity]: PO 1.1-1.3 (inclusive) and 1.6</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Cinema	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Community facility	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Consulting room	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Traffic, parking and access]: All	Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.4 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All	None	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
Hotel	<p>[Land use and intensity]: PO 1.1-1.3 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Indoor recreation facility	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Library	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Land division	[Land Division]: PO 6.1	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-stop Corridors Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Office Bank Civic centre	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Traffic, parking and access]: All	Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Outbuilding Store	<p>[Land use and intensity]: PO 1.1-1.3 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	None	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Place of worship	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Pre-school	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Restaurant	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	Character Area Overlay: All Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Telecommunications facility	[Built form and character]: All	<p>Infrastructure and Renewable Energy Facilities [General]: All</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: All</p> <p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted	Exclusions
Industry	n/a

Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Prescribed Watercourses Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 50% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Character Preservation District Overlay
- Coastal Areas Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Tributaries Area Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Verandah

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Character Preservation District Overlay
- Coastal Areas Overlay
- Defence Aviation Area Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none">• Ramsar Wetlands Overlay• State Significant Native Vegetation Overlay• Water Resources Overlay	

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [All Residential Development – Flooding]: All	All	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay
- RAMSAR Wetlands Overlay
- Resource Extraction Protection Area Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Character Area Overlay Coastal Areas Overlay Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5		Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Hazards (Acid Sulfate Soils) Overlay: DTS 1.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Overlay 				State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				
<p>Dwelling addition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 	<p>[Site Coverage]: DTS 3.1</p> <p>[Building Height]: DTS 4.1</p> <p>[Primary Street Setback]: DTS 5.1</p> <p>[Secondary Street Setback]: DTS 6.1</p> <p>[Boundary Walls] DTS 7.1, 7.2</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p>	<p>All</p>	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Character Area Overlay: DTS 2.1</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Historic Area Overlay: DTS 2.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	[Side Boundary Setback] DTS 8.1 [Rear Boundary Setback] DTS 9.1	Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Design in Urban Areas [All Residential Development – 3 Building Levels or		Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1, 1.3 State Significant Native Vegetation Overlay: DTS 1.1 Urban Transport Routes: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Less – Water Sensitive Design]: DTS 22.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Except where any of the following apply:</p>	<p>[Site Dimensions and Land Division]: DTS 2.1, 2.2</p> <p>[Site Coverage]: DTS 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>All</p>	<p>Affordable Housing Overlay [Land Division]: DTS 1.1</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay 	<p>[Building Height]: DTS 4.1</p> <p>[Primary Street Setback]: 5.1</p> <p>[Secondary Street Setback]: DTS 6.1</p> <p>[Boundary Walls]: DTS 7.1, 7.2</p> <p>[Side Boundary Setbacks]: DTS 8.1</p> <p>[Rear Boundary Setbacks]: 9.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>State Significant Native Vegetation Overlay: DTS 1.1</p> <p>Urban Transport Routes: All DTS</p>

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • RAMSAR Wetlands Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Overlay • Significant Industry Interface Overlay • Sloping Land Overlay • State Heritage Area Overlay 		<p>Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay • located within the Underground Subzone 		<p>Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or</p>	None	Housing Renewal: All DTS	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p>

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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jointly with other persons or bodies; or

b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

Except where any of the following apply:

- Character Area Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Bushfire – Regional) Overlay

Defence Aviation Area Overlay: DTS 1.1, 1.3

Future Road Widening Overlay: DTS 1.1

Key Railway Crossings Overlay: All DTS

Major Urban Transport Routes Overlay: All DTS

Native Vegetation Overlay: DTS 1.1, 1.3

State Significant Native Vegetation Overlay: DTS 1.1

Urban Transport Routes: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Noise and Air Emissions Overlay 				

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Non-Stop Corridor Overlay
- RAMSAR Wetlands Overlay
- Resource Extraction Protection Area Overlay
- River Murray Flood Plain Overlay
- Significant Industry Interface Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Resources Overlay
- located within the Underground Subzone

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Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Outbuilding (not being a garage)

Verandah

Except where any of the following apply:

- Character Area Overlay
- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay

Design in Urban Areas [All Residential Development – Ancillary Development]:
DTS 16.1, 16.2

Airport Building Heights (Aircraft Landing Area) Overlay: All DTS

Airport Building Heights (Regulated) Overlay: All DTS

Defence Aviation Area Overlay: DTS 1.1, 1.3

Future Road Widening Overlay: DTS 1.1

Native Vegetation Overlay: DTS 1.1, 1.3

State Significant Native Vegetation Overlay: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay
- RAMSAR Wetlands Overlay
- Resource Extraction Protection Area Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay

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Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay 				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Bushfire – Medium Risk)
Overlay: All
- Hazards (Bushfire – High Risk)
Overlay: All
- Hazards (Bushfire – Outback)
Overlay: All
- Hazards (Bushfire – Regional)
Overlay: All
- Hazards (Flooding) Overlay: All
- Historic Area Overlay: All
- Local Heritage Place Overlay: All
- Marine Parks (Managed Use)
Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All
- Native Vegetation Overlay: All
- RAMSAR Wetlands Overlay: All
- Resource Extraction Protection Area Overlay: All
- River Murray Flood Plain Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

**Carport
Outbuilding (in the form of a garage)**

Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2

Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1

Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 23.4, 23.5

Airport Building Heights (Aircraft Landing Area) Overlay: All

Airport Building Heights (Regulated) Overlay: All

Character Area Overlay: All

Character Preservation District Overlay: All

Coastal Areas Overlay: All

Defence Aviation Area Overlay: All

Future Road Widening Overlay: All

Hazards (Bushfire – General Risk) Overlay: All

Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All
- Native Vegetation Overlay: All
- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All
- Resource Extraction Protection Area Overlay: All
- River Murray Flood Plain Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Consulting room Office Preschool	[Land Use and Intensity]: PO 1.1, 1.3, 1.4, PO 1.5, 1.6 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development -Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Design in Urban Areas [All Development – Earthworks]: PO 7.1 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Local Heritage Place Overlay: All

Major Urban Transport Routes Overlay: All

Marine Parks (Managed Use) Overlay: All

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All

Native Vegetation Overlay: All

Non-Stop Corridor Overlay: All

RAMSAR Wetlands Overlay: All

Resource Extraction Protection Area Overlay: All

River Murray Flood Plain Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Significant Industry Interface Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Strategic Infrastructure Gas Pipelines: All
- Traffic Generating Development Overlay: All
- Urban Transport Routes: All
- Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Dwelling addition	[Land Use and Intensity]: PO 1.2 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Setback]: PO 5.1
[Secondary Street Setback]: PO 6.1
[Boundary Walls]: PO 7.1, 7.2
[Side Boundary Setback]: PO 8.1
[Rear Boundary Setback]: PO 9.1

Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1
Design in Urban Areas [All Residential Development – Flooding]: PO 17.1
Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3
Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1
Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2

Defence Aviation Area Overlay: All
Future Road Widening Overlay: All
Hazards (Bushfire – General Risk) Overlay: All
Hazards (Bushfire – Medium Risk) Overlay: All
Hazards (Bushfire – High Risk) Overlay: All
Hazards (Bushfire – Regional) Overlay: All
Hazards (Flooding) Overlay: All
Historic Area Overlay: All
Key Railway Crossings Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1
Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Local Heritage Place Overlay: All

Major Urban Transport Routes Overlay: All

Marine Parks (Managed Use) Overlay: All

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay: All

Non-Stop Corridor Overlay: All

RAMSAR Wetlands Overlay: All

Resource Extraction Protection Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6

- River Murray Flood Plain Overlay: All
- Significant Industry Interface Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Urban Transport Routes: All
- Water Resources Overlay: All

Detached dwelling (not being in a Battle-axe arrangement)

[Land Use and Intensity]: PO 1.2

Clearance from Overhead Powerlines: PO 1.1

Affordable Housing Overlay: All

Class of Development

Applicable Policies

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Semi-detached dwelling

<p>[Site Dimensions and Land Division]: 2.1, 2.2 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1</p>	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All</p>
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Boundary Walls]: PO 7.1, 7.2</p> <p>[Side Boundary Setback]: PO 8.1</p> <p>[Rear Boundary Setback]: PO 9.1</p>	<p>Design in Urban Areas [All Residential Development – Flooding]: PO 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay: All

Non-Stop Corridor Overlay: All

RAMSAR Wetlands Overlay: All

Resource Extraction Protection Area Overlay: All

River Murray Flood Plain Overlay: All

Significant Industry Interface Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p>		<p>Significant Landscape Protection Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or</p>	None	Housing Renewal: All	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p>

Class of Development

Applicable Policies

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

jointly with other persons or bodies; or

b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

- Airport Building Heights (Regulated) Overlay: All
- Character Area Overlay: All
- Character Preservation District Overlay: All
- Defence Aviation Area Overlay: All
- Future Road Widening Overlay: All
- Hazards (Bushfire – General Risk) Overlay: All
- Hazards (Bushfire – Medium Risk) Overlay: All
- Hazards (Bushfire – High Risk) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Bushfire – Outback) Overlay: All
- Hazards (Bushfire – Regional) Overlay: All
- Hazards (Flooding) Overlay: All
- Historic Area Overlay: All
- Key Railway Crossings Overlay: All
- Local Heritage Place Overlay: All
- Major Urban Transport Routes Overlay: All
- Marine Parks (Managed Use) Overlay: All
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Native Vegetation Overlay: All
- Noise and Air Emissions Overlay: All
- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All
- Resource Extraction Protection Area Overlay: All
- River Murray Flood Plain Overlay: All
- Significant Industry Interface Overlay: All
- Significant Landscape Protection Overlay: All
- Sloping Land Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

State Heritage Area Overlay: All
State Heritage Place Overlay: All
State Significant Native Vegetation Overlay: All
Urban Transport Routes: All
Water Resources Overlay: All

Excavation and filling

None

Design in Urban Areas [All Development – Fences and Walls]: PO 8.2

None

Coastal Areas: All
Future Road Widening: All
Hazards (Flooding): All
Historic Area: All
Local Heritage Place: All
Major Urban Transport Routes: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Noise and Air Emissions: All
- Regulated Trees: All
- Sloping Land: All
- State Heritage Area: All
- State Heritage Place: All
- Local Heritage Place Overlay: All
- Character Area Overlay: All
- Historic Areas Overlay: All
- Urban Transport Routes: All
- Key Outback and Rural Route Overlay All
- Key Railway Crossings Overlay: All
- Major Urban Transport Routes: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Mt Lofty Ranges Catchment (Area 2) Overlay: All
- Native Vegetation Overlay [Environmental Protection]: All
- State Significant Native Vegetation Areas Overlay: All
- Future Road Widening Overlay: All
- Hazards (Acid Sulfate Soils) Overlay: All
- Non-Stop Corridors Overlay: All
- Character Preservation District Overlay: All
- Hazards (Flooding) Overlay: All
- Coastal Areas Overlay : All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

River Murray Tributaries Overlay: All
River Murray Flood Plain Overlay: All

Fence

None

Design in Urban Areas [All Development – Fences and Walls]: PO 8.1

None

Coastal Areas: All
Future Road Widening: All
Hazards (Flooding): All
Historic Area: All
Local Heritage Place: All
Major Urban Transport Routes: All
Noise and Air Emissions: All
Regulated Trees: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Sloping Land: All
- State Heritage Area: All
- State Heritage Place: All
- Local Heritage Place Overlay: All
- Character Area Overlay: All
- Historic Areas Overlay: All
- Urban Transport Routes: All
- Key Outback and Rural Route Overlay All
- Key Railway Crossings Overlay: All
- Major Urban Transport Routes: All
- Mt Lofty Ranges Catchment (Area 2) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Native Vegetation Overlay [Environmental Protection]: All
- State Significant Native Vegetation Areas Overlay: All
- Future Road Widening Overlay: All
- Hazards (Acid Sulfate Soils) Overlay: All
- Non-Stop Corridors Overlay: All
- Character Preservation District Overlay: All
- Hazards (Flooding) Overlay: All
- Coastal Areas Overlay : All
- River Murray Tributaries Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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			River Murray Flood Plain Overlay: All
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Land division	[Site Dimensions and Land Division] PO 2.1, 2.2	Land Division in Urban Areas: All	Affordable Housing Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Environment and Food Production Area Overlay Future Road Widening Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – Regional) Overlay
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Bushfire – Urban Interface) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay
- Limited Land Division Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- Ramsar Wetlands Overlay
- Resource Extraction Protection Area Overlay
- River Murray Flood Plain Overlay
- River Murray Tributaries Area Overlay

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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			Significant Industry Interface Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Strategic Infrastructure Gas Pipelines Overlay Traffic Generating Development Overlay Urban Transport Routes Overlay Water Resources Overlay
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<p>Retirement facility</p> <p>Supported accommodation</p>	<p>[Land Use and Intensity] PO 1.2, 1.5</p> <p>[Site Dimensions and Land</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>Affordable Housing Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p>
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Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Division] PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5,3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All		Airport Building Heights (Regulated) Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Side Boundary Setback]: PO 8.1
[Rear Boundary Setback]: PO 9.1

Design in Urban Areas [All Development]: All
Design in Urban Areas [All Residential Development]: 15.2, 17.1
Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All
Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All
Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All
Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Hazards (Bushfire – Regional) Overlay: All
Hazards (Flooding) Overlay: All
Historic Area Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Marine Parks (Managed Use) Overlay: All
Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All
Native Vegetation Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Interface Between Land Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: All

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Noise and Air Emissions Overlay: All

Non-Stop Corridor Overlay: All

RAMSAR Wetlands Overlay: All

Resource Extraction Protection Area Overlay: All

River Murray Flood Plain Overlay: All

Significant Industry Interface Overlay: All

Sloping Land Overlay: All

State Heritage Area Overlay: All

State Heritage Place Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

State Significant Native Vegetation Overlay: All
Strategic Infrastructure Gas Pipelines: All
Urban Transport Routes: All
Water Resources Overlay: All

Shop

[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6
[Site Coverage]: PO 3.1
[Building Height]: PO 4.1

Clearance from Overhead Powerlines: PO 1.1
Design in Urban Areas [All Development - External Appearance]: PO 1.4
Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7

Airport Building Heights (Aircraft Landing Area) Overlay: All
Airport Building Heights (Regulated) Overlay: All
Building Near Airfields: All
Character Area Overlay: All
Character Preservation District Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Primary Street Setback]: PO 5.1
 [Secondary Street Setback]: PO 6.1
 [Boundary Walls]: PO 7.1, 7.2
 [Side Boundary Setback]: PO 8.1
 [Rear Boundary Setback]: PO 9.1

Design in Urban Areas [All Development – Earthworks]: PO 7.1
 Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3
 Interface Between Land Uses [Hours of Operation]: PO 2.1
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
 Transport, Access and Parking [Movement Systems]: PO 1.4
 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Coastal Areas Overlay: All
 Defence Aviation Area Overlay: All
 Future Road Widening Overlay: All
 Hazards (Bushfire – General Risk) Overlay: All
 Hazards (Bushfire – Medium Risk) Overlay: All
 Hazards (Bushfire – High Risk) Overlay: All
 Hazards (Bushfire – Outback) Overlay: All
 Hazards (Bushfire – Regional) Overlay: All
 Hazards (Flooding) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

- Historic Area Overlay: All
- Key Railway Crossings Overlay: All
- Local Heritage Place Overlay: All
- Major Urban Transport Routes Overlay: All
- Marine Parks (Managed Use) Overlay: All
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All
- Native Vegetation Overlay: All
- Non-Stop Corridor Overlay: All
- RAMSAR Wetlands Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Resource Extraction Protection Area Overlay: All
- River Murray Flood Plain Overlay: All
- Sloping Land Overlay: All
- State Heritage Area Overlay: All
- State Heritage Place Overlay: All
- State Significant Native Vegetation Overlay: All
- Traffic Generating Development Overlay: All
- Urban Transport Routes: All
- Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All	All	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m2.

Tourism Development Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

<ul style="list-style-type: none"> • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p style="padding-left: 20px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 20px;">ii. will use a driveway that:</p> <p style="padding-left: 40px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 40px;">B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p style="padding-left: 20px;">iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p>	<p>1 There will be no increase in the total floor area of the building</p>

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>2 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site.</p> <p>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Total floor area - does not exceed 40m²</p> <p>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>7 Building height - does not exceed 5m</p> <p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="padding-left: 20px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="padding-left: 20px;">(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="padding-left: 20px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors
- 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 13 The garage:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
- 14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Outbuilding (not being a garage)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site
- 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Shade sail

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- Historic Area Overlay
- A Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- A State Heritage Place identified in the State Heritage Place Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof
- 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

Water tank (above ground)

Except where any of the following apply

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Historic Shipwrecks Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay 	[Advertisements]: DTS 3.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Resources Overlay

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisements]: PO 3.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Area: All Historic Shipwrecks: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>State Significant Native Vegetation: PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: PO 8.1, 10.1 Water Resources: All
Caravan and tourist park Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 	[Land Use and Intensity]: PO 1.1	Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5, 7.6 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6,</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6,6</p>		<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Limited Land Division: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Regulated Trees: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Carport	None	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition within an Historic Area Overlay or State Heritage Area	None	None	None	Historic Area: All State Heritage Area: All
Detached Dwelling	[Land Use and Intensity]: PO 1.1, 1.4	Clearance from Overhead Powerlines: PO 1.1 - Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1, 13.2, 13.3</p> <p>Design in Rural Areas [Overlooking / Visual Privacy]: PO 14.1</p> <p>Design in Rural Areas [Private Open Space] PO 15.1, 15.2</p> <p>Design in Rural Areas [Residential Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6. 9.7 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1 Site Contamination: PO 1.1 Design in Rural Areas [All Development – Earthworks] PO 8.1		Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Dwelling addition		Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		<p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land Overlay</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Resources: All</p>
Hotel	[Land Use and Intensity]: PO 1.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1 Tourism Development: PO 1.1, 1.2	(applies only in the area affected by the Subzone)	State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Resources: All
Office	[Land Use and Intensity]: PO 1.1, 1.3	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development – Earthworks]: PO 7.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: PO All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
Outbuilding (in the form of a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Outbuilding (not being a garage) Verandah	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, 10.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Shop</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> the gross leasable floor area is more than 500m², other than for a restaurant it is a bulky goods outlet 	[Land Use and Intensity]: PO 1.1, 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development - External Appearance]: PO 1.4</p> <p>Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7</p> <p>Design in Urban Areas [All Development – Earthworks]: PO 7.1</p> <p>Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Tree damaging activity	None	None	None	Regulated Tree: All
Tourist accommodation	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: PO 1.1, 1.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p>		<p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Tourist information centre	[Land Use and Intensity]: PO 1.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: PO 1.1, 1.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p>		<p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Trees: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
All other Code Assessed Development	All	All	None (applies only in the area affected by the Subzone)	Any Relevant Overlay: All (applies only in the area affected by the Overlay)

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light industry
Shop	Where: (a) the gross leasable floor area is no more than 500m ² , other than a bulky goods outlet: or (b) it is a restaurant.

Township Activity Centre Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.

<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Character Preservation District Overlay • Coastal Areas Overlay Defence Aviation Area Overlay • Local Heritage Place Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<ul style="list-style-type: none"> • Native Vegetation Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay State Heritage Place Overlay • State Heritage Area Overlay • Water Resources Overlay 	
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground)</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • RAMSAR Wetlands Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1
Freestanding advertisement located on private land	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay RAMSAR Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay 		Advertisements [Appearance]: DTS 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5		Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Future Road Widening Overlay: DTS 1.1 Hazards (Acid Sulfate Soils) Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation Overlay: DTS 1.1, 1.3
Change of use to a shop, office, consulting room or any combination of these uses where	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 				
Land division Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Environment and Food Production Area Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	Affordable Housing Overlay: DTS 1.1 Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: DTS 1.1 Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay Strategic Infrastructure Gas Pipelines Overlay Water Resources Overlay 				
Temporary change of use to a sales office within an existing building for no more than 2 years Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>building has the same, or substantially the same, layout and external appearance as the previous building</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • RAMSAR Wetlands Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: PO 8.1 Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Bulky goods outlet	[Land use and intensity]: PO 1.1 and 1.4 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Carport Car park Car parking structure	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All	Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All		Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Cinema	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Water Resources Overlay: All
Community facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Consulting room	[Land use and intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.2 (inclusive)	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Educational establishment	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Emergency services facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Strategic Infrastructure Gas Pipelines Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Hospital	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Strategic Infrastructure Gas Pipelines Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hotel	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Indoor recreation facility	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Library	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	None	Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Coastal Areas Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area Overlay: All State Heritage Place Overlay: All Strategic Infrastructure Gas Pipelines Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Office Bank Civic centre	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1, 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay) Urban Transport Routes: All Water Resources Overlay: All
Outbuilding Store	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	None	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Place of worship	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>RAMSAR Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Pre-school	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Strategic Infrastructure Gas Pipelines: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Public transport terminal	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Strategic Infrastructure Gas Pipelines Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Recreation area	[Land use and intensity]: PO 1.1 [Built form and character]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All	None	Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Retail fuel outlet	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Strategic Infrastructure Gas Pipelines Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Restaurant	[Land use and intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Telecommunications facility	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				RAMSAR Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	All

The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted	Exclusions
Industry	Light industry

Township Main Street Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

Shade sail

Except where any of the following apply:

- Airport Building Heights (Aircraft Landing Area) Overlay
- Airport Building Heights (Regulated) Overlay
- Character Preservation District Overlay
- Defence Aviation Area Overlay
- Defence Aviation Area Overlay
- Hazards (Bushfire – General Risk) Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Bushfire – Regional) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Murray Tributaries Area Overlay
- Mt Lofty Ranges Catchment (Area 1) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- River Murray Flood Plain Overlay
- State Heritage Place Overlay
- State Heritage Area Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Historic Area Overlay Local Heritage Place Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Major Urban Transport Routes Overlay: DTS 8.1 Urban Transport Routes Overlay: DTS 8.1
Change of use to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 				
Land division Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Environment and Food Production Area Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-Stop Corridors Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Temporary change of use to a sales office within an existing building for no more than 2 years Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Hazards (Flooding) Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: PO 8.1 Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Bulky goods outlet	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive) and 1.5</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Cinema	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Community facility	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Consulting room	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All</p>
Hotel	<p>[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Indoor recreation facility	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Library	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Outback) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>
Land division	[Land Division]: PO 6.1	Land Division in Urban Areas: All	None	<p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridors Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Office</p> <p>Bank</p> <p>Civic centre</p>	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Traffic, parking and access]: All	Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Urban Transport Routes: All Water Resources Overlay: All
Outbuilding Store	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All	None	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Place of worship	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Pre-school	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Water Resources Overlay: All
Restaurant	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Retaining wall	[Built form and character]: All	<p>Design in Urban Areas [All Development – Fences and Walls]: All</p>	None	<p>Character Preservation District Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Outback) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Telecommunications facility	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay: All Native Vegetation Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted	Exclusions
Industry	n/a

Township Zone

Table 1 - Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 13 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
- (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
- (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

Demolition

Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place identified in the State Heritage Place Overlay

None.

Internal building work

Except where any of the following apply:

- Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay

- 1 There will be no increase in the total floor area of the building
- 2 There will be no alteration to the external appearance of the building.

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- State Heritage Place identified in the State Heritage Place Overlay

Outbuilding (in the form of a garage)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is detached from and ancillary to a dwelling erected on the site.
- 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 5 Total floor area - does not exceed 40m²
- 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 7 Building height - does not exceed 5m
- 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

	<p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none">• Character Preservation District Overlay• Coastal Areas Overlay• Hazards (Flooding) Overlay• Character Area Overlay• Historic Area Overlay• Local Heritage Place Overlay• State Heritage Area Overlay• State Heritage Place Overlay• Native Vegetation Overlay• State Significant Native Vegetation Overlay• Ramsar Wetlands Overlay• River Murray Flood Plain Overlay• Sloping Land Overlay• Water Resources Overlay	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>3 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none">• Character Preservation District Overlay• Coastal Areas Overlay• Hazards (Flooding) Overlay	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 2 Shade sail consists of permeable material
- 3 The total area of the sail - does not exceed 40m²
- 4 No part of the shade sail will be:
 - (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
 - (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place identified in the State Heritage Place Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof
- 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Spa pool

Swimming pool

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 2 It is ancillary to a dwelling erected on the site
- 3 Allotment boundary setback – not less than 1m
- 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 5 Location of filtration system from a dwelling on an adjoining allotment:
 - (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
 - (b) not less than 12m in any other case.

Verandah

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 It is ancillary to a dwelling erected on the site
- 3 Primary street setback – as far back as the building line of the building to which it is ancillary
- 4 Total floor area - does not exceed 40m²
- 5 Post height - does not exceed 3m measured from natural ground level
- 6 Building height - does not exceed 5m
- 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Water Resources Overlay

8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.

Water tank (above ground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>		<p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				
Consulting room Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay 		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>		<p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: All</p>

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Noise and Air Emissions Overlay
- Non-stop Corridor Overlay
- Prescribed Surface Water Area Overlay
- Prescribed Water Resources Area Overlay
- Prescribed Watercourses Overlay
- Prescribed Wells Area Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- River Murray Tributaries Area Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Protection Area Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Nairne Redevelopment Subzone Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay 	[Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay 	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay 		<p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1</p>		<p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p> <p>Traffic Generating Development: 1.2, 1.3</p> <p>Urban Transport Routes: All</p>

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Non-stop Corridor Overlay • Prescribed Surface Water Area Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by:	None	Clearance from Overhead Powerlines: DTS 1.1 Housing Renewal: All	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority </p> <p> Except where any of the following apply: </p> <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay 				Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Traffic Generating Development: 1.2, 1.3 Urban Transport Routes: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay 				

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Murray Darling Basin Overlay
- Native Vegetation Overlay
- Noise and Air Emissions Overlay
- Non-stop Corridor Overlay
- Prescribed Surface Water Area Overlay
- Prescribed Water Resources Area Overlay
- Prescribed Watercourses Overlay
- Prescribed Wells Area Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- River Murray Tributaries Area Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Office Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – General Risk) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay 		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>		<p>Urban Transport Routes: All</p>

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Prescribed Surface Water Area Overlay
- Prescribed Water Resources Area Overlay
- Prescribed Watercourses Overlay
- Prescribed Wells Area Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- River Murray Tributaries Area Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Protection Area Overlay
- Water Resources Overlay

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay 	<p>None</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 1) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay

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Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Semi-detached dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay 	<p>[Land Use and Intensity]: DTS 1.1</p> <p>[Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p> <p>Traffic Generating Development: 1.2, 1.3</p> <p>Urban Transport Routes: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Prescribed Surface Water Area Overlay • Prescribed Water Resources Area Overlay 		Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1		

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1		
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 1) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Native Vegetation Overlay
- Non-stop Corridor Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay

Native Vegetation: DTS 1.1

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding): All Historic Area: All Local Heritage Place: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Carport	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Major Urban Transport Routes: All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p>

Applicable Policies
 The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All
Consulting room	[Land Use and Intensity]: PO 1.2, 1.5	Clearance from Overhead Powerlines: PO 1.1	Nairne Redevelopment Subzone: Land	Airport Building Heights (Aircraft Landing Area): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7

Design in Urban Areas [External Appearance]: PO 1.4
 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5
 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3
 Interface Between Land Uses [Hours of Operation]: PO 2.1
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
 Transport, Access and Parking [Movement Systems]: PO 1.4

Use and Intensity] PO 1.1
 [Built Form and Character] PO 2.1, 2.2

Airport Building Heights (Regulated): All
 Building Near Airfields: All
 Character Area: All
 Character Preservation District: All
 Coastal Areas: All
 Defence Aviation Area: All
 Future Road Widening: All
 Hazards (Bushfire – High Risk): All
 Hazards (Bushfire – Medium Risk): All
 Hazards (Bushfire – General Risk): All
 Hazards (Bushfire – Urban Interface): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Hazards (Bushfire – Outback): All

Hazards (Bushfire – Regional): All

Hazards (Flooding): All

Historic Area: All

Key Outback and Rural Routes: All

Key Railway Crossings: All

Local Heritage Place: All

Major Urban Transport Routes: All

Marine Parks (Managed Use): All

Mt Lofty Ranges Catchment (Area 1): All

Mt Lofty Ranges Catchment (Area 2): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Murray Darling Basin: All
- Native Vegetation: All
- Noise and Air Emissions: All
- Non-stop Corridor: All
- Prescribed Surface Water Area: All
- Prescribed Water Resources Area: All
- Prescribed Watercourses: All
- Prescribed Wells Area: All
- Ramsar Wetlands: All
- River Murray Flood Plain: All
- River Murray Tributaries Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>State Heritage Place: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition within the Historic Area Overlay or State Heritage Area Overlay	All	None	None	Historic Area: All State Heritage Area: All
Dwelling addition	[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p>		<p>Defence Aviation Area: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>
Detached dwelling	<p>[Land Use and Intensity]: DTS 1.1</p> <p>[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Site Dimensions and Land Division]: PO 3.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1

Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2

Character Preservation District: All

Coastal Areas: All

Defence Aviation Area: All

Future Road Widening: All

Hazards (Bushfire – High Risk): All

Hazards (Bushfire – Medium Risk): All

Hazards (Bushfire – General Risk): All

Hazards (Bushfire – Urban Interface): All

Hazards (Bushfire – Outback): All

Hazards (Bushfire – Regional): All

Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p>		<p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>		<p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Dwelling, dwellings or residential flat building undertaken by:	None	Housing Renewal: All	Nairne Redevelopment Subzone: [Built	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>			Form and Character]: All	Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Outback): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Hazards (Bushfire – Regional): All
- Hazards (Flooding): All
- Historic Area: All
- Key Outback and Rural Routes: All
- Key Railway Crossings: All
- Local Heritage Place: All
- Major Urban Transport Routes: All
- Marine Parks (Managed Use): All
- Mt Lofty Ranges Catchment (Area 1): All
- Mt Lofty Ranges Catchment (Area 2): All
- Murray Darling Basin: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Native Vegetation: All
- Noise and Air Emissions: All
- Non-stop Corridor: All
- Prescribed Surface Water Area: All
- Prescribed Water Resources Area: All
- Prescribed Watercourses: All
- Prescribed Wells Area: All
- Ramsar Wetlands: All
- River Murray Flood Plain: All
- River Murray Tributaries Area: All
- Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Land division	[Site Dimensions and Land Division]: PO 3.1	Land Division in Urban Areas: All	None	Character Areas Overlay: All Character Preservation District: All Environment Food Protection Area: All Hazards (Bushfire – High Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Key Outback and Rural Routes: All Key Railway Crossings: All Limited Land Division: All Local Heritage Place: All Major Urban Transport Routes: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<ul style="list-style-type: none"> Native Vegetation: All Ramsar Wetlands: All Regulated Trees: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Light industry	<p>[Land Use and Intensity] PO 1.3, 1.5</p> <p>[Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character]: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Hazards (Bushfire – General Risk): All

Hazards (Bushfire – Urban Interface): All

Hazards (Bushfire – Outback): All

Hazards (Bushfire – Regional): All

Hazards (Flooding): All

Historic Area: All

Key Outback and Rural Routes: All

Key Railway Crossings: All

Local Heritage Place: All

Major Urban Transport Routes: All

Marine Parks (Managed Use): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p>
Office	[Land Use and Intensity]: PO 1.2, 1.5	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p>	Nairne Redevelopment Subzone: Land Use and	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

[Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7

Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5
 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3
 Interface Between Land Uses [Hours of Operation]: PO 2.1
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
 Transport, Access and Parking [Movement Systems]: PO 1.4
 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Intensity] PO 1.1
 [Built Form and Character] PO 2.1, 2.2

Building Near Airfields: All
 Character Area: All
 Character Preservation District: All
 Coastal Areas: All
 Defence Aviation Area: All
 Future Road Widening: All
 Hazards (Bushfire – High Risk): All
 Hazards (Bushfire – Medium Risk): All
 Hazards (Bushfire – General Risk): All
 Hazards (Bushfire – Urban Interface): All
 Hazards (Bushfire – Outback): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6
 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6
 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Hazards (Bushfire – Regional): All
 Hazards (Flooding): All
 Historic Area: All
 Key Outback and Rural Routes: All
 Key Railway Crossings: All
 Local Heritage Place: All
 Major Urban Transport Routes: All
 Marine Parks (Managed Use): All
 Mt Lofty Ranges Catchment (Area 1): All
 Mt Lofty Ranges Catchment (Area 2): All
 Murray Darling Basin: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All Prescribed Surface Water Area: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Outbuilding (in the form of a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		<p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Major Urban Transport Routes: All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Outbuilding (not being a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Local Heritage Place: All
- Marine Parks (Managed Use): All
- Mt Lofty Ranges Catchment (Area 1): All
- Mt Lofty Ranges Catchment (Area 2): All
- Native Vegetation: All
- Non-stop Corridor: All
- Ramsar Wetlands: All
- River Murray Flood Plain: All
- Sloping Land: All
- State Heritage Area: All
- State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
				State Significant Native Vegetation: All
Semi-detached dwelling	<p>[Land Use and Intensity]: DTS 1.1</p> <p>[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p> <p>[Site Dimensions and Land Division]: PO 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p>		<p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –</p>		<p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p>		<p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1</p> <p>Site Contamination: PO 1.1</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
Shop	<p>[Land Use and Intensity]: PO 1.2, 1.5</p> <p>[Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	<p>Redevelopment Subzone: Land Use and Intensity] PO 1.1</p> <p>[Built Form and Character] PO 2.1, 2.2</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All Prescribed Surface Water Area: All Prescribed Water Resources Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Area: All Water Resources: All
Store	[Land Use and Intensity] PO 1.3, 1.5 [Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1	Nairne Redevelopment Subzone: [Built Form and Character]: All	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
Transport, Access and Parking [Movement Systems]: PO 1.4
Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2
Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6
Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Hazards (Bushfire – High Risk): All
Hazards (Bushfire – Medium Risk): All
Hazards (Bushfire – General Risk): All
Hazards (Bushfire – Urban Interface): All
Hazards (Bushfire – Outback): All
Hazards (Bushfire – Regional): All
Hazards (Flooding): All
Historic Area: All
Key Outback and Rural Routes: All
Key Railway Crossings: All
Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

- Major Urban Transport Routes: All
- Marine Parks (Managed Use): All
- Mt Lofty Ranges Catchment (Area 1): All
- Mt Lofty Ranges Catchment (Area 2): All
- Murray Darling Basin: All
- Native Vegetation: All
- Non-stop Corridor: All
- Prescribed Surface Water Area: All
- Prescribed Water Resources Area: All
- Prescribed Watercourses: All
- Prescribed Wells Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All
Tree damaging activity	None	None	None	Regulated Trees: All
Verandah	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	Nairne Redevelopment Subzone: [Built	Advertising Near Signalised Intersections: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2

Form and Character] PO 2.2

- Airport Building Heights (Aircraft Landing Area): All
- Airport Building Heights (Regulated): All
- Building Near Airfields: All
- Character Area: All
- Character Preservation District: All
- Coastal Areas: All
- Defence Aviation Area: All
- Hazards (Flooding): All
- Historic Area: All
- Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Warehouse	<p>[Land Use and Intensity] PO 1.3, 1.5</p> <p>[Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character]: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Hazards (Bushfire – General Risk): All

Hazards (Bushfire – Urban Interface): All

Hazards (Bushfire – Outback): All

Hazards (Bushfire – Regional): All

Hazards (Flooding): All

Historic Area: All

Key Outback and Rural Routes: All

Key Railway Crossings: All

Local Heritage Place: All

Major Urban Transport Routes: All

Marine Parks (Managed Use): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Mt Lofty Ranges Catchment (Area 1): All
- Mt Lofty Ranges Catchment (Area 2): All
- Murray Darling Basin: All
- Native Vegetation: All
- Non-stop Corridor: All
- Prescribed Surface Water Area: All
- Prescribed Water Resources Area: All
- Prescribed Watercourses: All
- Prescribed Wells Area: All
- Ramsar Wetlands: All
- River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All
All other Code Assessed Development	All	All	Nairne Redevelopment Subzone: All	All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None specified	

Urban Activity Centre Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay Coastal Areas Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – High Risk) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Native Vegetation Overlay • River Murray Tributaries Area Overlay • State Heritage Place Overlay • State Heritage Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Coastal Areas Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay State Heritage Area Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Major Urban Transport Routes Overlay: DTS 8.1 Urban Transport Routes Overlay: DTS 8.1
Freestanding advertisement located on private land Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay 	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay 		Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5		Future Road Widening Overlay: DTS 1.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation Overlay: DTS 1.1, 1.3
Change of use to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	Port Adelaide Centre Subzone: Applies only to land in the following Concept Plans contained within the <i>Concept Plans Technical and Numeric Variation Overlay</i> : - Main Street - McLaren's Wharf	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Urban Transport Routes Overlay: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			- North West - Retail Core - Southern Gateway	
Land division Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Environment and Food Production Area Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay 	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Non-Stop Corridors Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				
Temporary change of use to a sales office within an existing building for no more than 2 years Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> • Mount Lofty Ranges Catchment (Area 1) Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay • 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	Port Adelaide Centre Subzone [Built form and character]: PO 2.6	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Bulky goods outlet	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive) and 1.6</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Cinema	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>	[Waterfront development]: All	<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Consulting room	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Community facility	[Land use and intensity]: PO 1.1-1.2 (inclusive)	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	Port Adelaide Centre Subzone:	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All</p>	<p>[Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All</p>	<p>Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Water Resources Overlay: All
<p>Carport</p> <p>Car park</p> <p>Car parking structure</p>	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All	Port Adelaide Centre Subzone: [Land use and intensity]: All [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Mount Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-Stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Educational establishment	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All	Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	[Waterfront development]: All	<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Emergency services facility	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All</p>	<p>Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	[Built form and character]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Water Resources Overlay: All
Hospital	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	<p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Hotel	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Concept Plans]: All</p>	<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>	<p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Indoor recreation facility	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Library	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	Port Adelaide Centre Subzone [Land division]: All	<p>Affordable Housing Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>(applies only in the area affected by the Subzone)</p> <p>(applies only in the area affected by the Overlay)</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridors Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Office Bank Civic centre	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive)	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All</p>	<p>Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All</p>	<p>[Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All</p>	<p>Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Outbuilding Store	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	None	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Place of worship	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Pre-school	[Land use and intensity]: PO 1.1-1.2 (inclusive)	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Port Adelaide Centre Subzone:	Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All</p>	<p>[Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All</p>	<p>Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Public transport terminal	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Recreation area	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Vehicle parking]: All [Concept Plans]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Retail fuel outlet	[Land use and intensity]: PO 1.1-1.2 (inclusive)	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Port Adelaide Centre Subzone:	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All</p>	<p>[Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All</p>	<p>Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Restaurant	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-Stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	[Built form and character]: All [Waterfront development]: All	Coastal Areas Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Vehicle parking]: All [Concept Plans]: All</p>	<p>Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All</p>	<p>[Building height]: All [Vehicle parking and access]: All [Waterfront development]: All</p>	<p>Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mount Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Non-Stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Telecommunications facility	[Built form and character]: All	<p>Infrastructure and Renewable Energy Facilities [General]: All</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: All</p> <p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All</p>	<p>Port Adelaide Centre Subzone: [Built form and character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	Port Adelaide Centre Subzone: [Built form and character]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	All	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light Industry

Urban Corridor (Boulevard) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

<ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay Local Heritage Place Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Sloping Land Overlay State Heritage Area Overlay Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All Building Near Airfields: DTS 1.1 Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1
Change of use in an existing building (that does not involve any building work or modification)	None	None	None	None

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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that would otherwise require planning consent) from:

- an office to a consulting room or shop
- a shop to an office or consulting room
- a dwelling to an office or consulting room
- an office or consulting room to a dwelling(s) other than on the ground floor

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Dwelling, dwellings or residential flat building undertaken by:

- the South Australian Housing Trust either individually or jointly with other persons or bodies; or**
- registered Community Housing providers participating in housing**

None	Housing Renewal: All	None	Airport Building Height (Regulated): All DTS Future Road Widening: DTS 1.1 Key Railway Crossings: PO 1.1 Major Urban Transport Routes: All DTS Urban Transport Routes: All DTS
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Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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renewal programs endorsed by the South Australian Housing Authority
Except where any of the following apply:

- Affordable Housing Overlay
- Design Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- Noise and Air Emissions Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- Water Resources Overlay

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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	Hard-edged Built Form: All; and exclude Zone PO 2.5 Soft-edged Landscaped: All; and exclude Zone PO 2.5	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): All Building Near Airfields: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: PO 8.1, 10.1

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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				Sloping Land: All State Heritage Place: All Water Resources: All
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Apartment	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8	Hard-edged Built Form: All; and exclude Zone PO 2.5 Soft-edged Landscaped: All; and exclude Zone PO 2.5	Affordable Housing: All Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Class of Development**Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone**General Development Policies****Subzone**

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Interface Between Land Uses [General Land Use Compatibility]: PO 1.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4

Site Contamination: PO 1.1

Child Care Centre

All

Clearance from Overhead Powerlines: PO 1.1

Design in Urban Areas [All Development]: All

Hard-edged Built Form: All; and exclude Zone PO 2.5

Airport Building Heights (Regulated): All

Design: All

Future Road Widening: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting Room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	Hard-edged Built Form: All; and exclude Zone PO 2.5	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition with the Historic Area Overlay	All	Noe	None	Historic Area: All

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All	Hard-edged Built Form: All; and exclude Zone PO 2.5 Soft-edged Landscaped: All; and exclude Zone PO 2.5	Affordable Housing: All Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All State Heritage Place: All Urban Transport Routes: All Water Resources: All
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
 Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Interface Between Land Uses [General Land Use Compatibility]: PO 1.1
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4
 Site Contamination: PO 1.1

Dwelling, dwellings or residential flat building undertaken by:

- a) the South Australian Housing Trust either individually or jointly with**

None

Housing Renewal: All

Hard-edged Built Form: All; and exclude Zone PO 2.5
 Soft-edged Landscaped: All; and

Affordable Housing: All
 Airport Building Heights (Regulated): All
 Design: All
 Future Road Widening: All
 Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
	<p>b) other persons or bodies; or registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>			<p>exclude Zone PO 2.5</p>
<p>Hotel</p>	<p>All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All</p>	<p>Hard-edged Built Form: All; and exclude Zone PO 2.5</p>	<p>Airport Building Heights (Regulated): All Building Near Airfields Design: All Future Road Widening: All</p>

Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Class of Development **Applicable Policies**

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		
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Class of Development **Applicable Policies**

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Entertainment Premises	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	Hard-edged Built Form: All; and exclude Zone PO 2.5	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All

Class of Development **Applicable Policies**

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		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Parking Rates]: All

Transport, Access and Parking [Vehicle Parking Areas]: All

Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All

Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Licensed Premises

All

Clearance from Overhead Powerlines: PO 1.1

Design in Urban Areas [All Development]: All

Hard-edged Built Form: All; and exclude Zone PO 2.5

Airport Building Heights (Regulated): All

Building Near Airfields: All

Design: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		
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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	Hard-edged Built Form: All; and exclude Zone PO 2.5	Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All

Class of Development **Applicable Policies**

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		
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Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and Parking [Vehicle Parking Rates]: All
Transport, Access and Parking [Vehicle Parking Areas]: All
Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
Transport, Access and Parking [Bicycle Parking in Designated Areas]: All

Residential Flat Building

All

Clearance from Overhead Powerlines: PO 1.1
Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2

Hard-edged Built Form: All; and exclude Zone PO 2.5

Affordable Housing: All
Airport Building Heights (Regulated): All
Design: All
Future Road Widening: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>	<p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

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Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All
- Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All
- Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All
- Interface Between Land Uses [General Land Use Compatibility]: PO 1.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	<p>Hard-edged Built Form: All; and exclude Zone PO 2.5</p> <p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development **Applicable Policies**

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		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1	Traffic Generating Development: All Urban Transport Routes: All Water Resources: All
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Class of Development

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground

Class of Development **Applicable Policies**

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	
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Shop	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	Hard-edged Built Form: All; and exclude Zone PO 2.5 Soft-edged Landscaped: All; and exclude Zone PO 2.5	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All
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Class of Development **Applicable Policies**

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All		
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Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p>	<p>Hard-edged Built Form: All; and exclude Zone PO 2.5</p> <p>Soft-edged Landscaped: All; and exclude Zone PO 2.5</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development **Applicable Policies**

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>		<p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
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Class of Development **Applicable Policies**

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		
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Class of Development **Applicable Policies**

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	Hard-edged Built Form: All	Any Relevant Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone
(applies only in the area affected by the Subzone)

Overlay
(applies only in the area affected by the Overlay)

Soft-edged
Landscaped:
All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exceptions
Industry	Light Industry
Shop	Restaurant Shop with a gross leasable floor area less than 4000m2

Urban Corridor (Business) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply:	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Major Urban Transport Routes Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All DTS Building Near Airfields: DTS 1.1 Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1
Change of use in an existing building (that does not involve any building work or modification)	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
that would otherwise require planning consent) from: <ul style="list-style-type: none"> • an office to a consulting room or shop • a shop to an office or consulting room • a dwelling to an office or consulting room • an office or consulting room to a dwelling(s) other than on the ground floor 				
Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or 	None	Housing Renewal: All	None	Airport Building Heights (Regulated) Overlay: All DTS Future Road Widening: DTS 1.1 Major Urban Transport Routes: All DTS Urban Transport Routes: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

Except where any of the following apply:

- Affordable Housing Overlay
- Design Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- Noise and Air Emissions Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- Traffic Generating Development Overlay
- Water Resources Overlay

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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): All Building Near Airfields: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: PO 8.1, 10.1 Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Place: All</p> <p>Water Resources: All</p>
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		<p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Non Residential Development]: All P

Interface Between Land Uses [Hours of Operation]: PO 2.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Major Urban Transport Routes: All

Noise and Air Emissions: All

Sloping Land: All

State Heritage Place: All

Traffic Generating Development: All

Urban Transport Routes: All

Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting Room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay	All	None	None	Historic Area: All
Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	None	Airport Building Heights (Regulated): All Affordable Housing: All Design: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Site Contamination: PO 1.1		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>3 registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>	None	Housing Renewal: All	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Resources: All
Hotel	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Licensed Entertainment Premises	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		Water Resources: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All
- Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Premises	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land Overlay: All State Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6

Interface Between Lands Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: PO 6.1, 6.2

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

Transport, Access and Parking [Movement Systems]: All

Traffic Generating Development: All

Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land Overlay: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Residential Flat Building

All

Clearance from Overhead Powerlines: PO 1.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development]: All

None

Airport Building Heights (Regulated): All

Affordable Housing: All

Design: All

Future Road Widening: All

Hazards (Flooding): All

Local Heritage Place: All

Major Urban Transport Routes: All

Noise and Air Emissions: All

Sloping Land Overlay: All

State Heritage Place: All

Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		Water Resources: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Service Trade Premises	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1	Major Urban Transport Routes: All Sloping Land Overlay: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All Water Resources: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Student Accommodation	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9	None	Airport Building Heights (Regulated): All Affordable Housing: All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>		<p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Tree damaging activity	None	None	None	Regulated Trees: All
Warehouse	All	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusion
Industry	Light Industry
Shop	Restaurant Shop with a gross leasable floor area less than 1000m²

Urban Corridor (Living) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Airport Building Heights (Regulated) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All Building Near Airfields: DTS 1.1 Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1
Change of use in an existing building (that does not involve	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> • an office to a consulting room or shop • a shop to an office or consulting room • a dwelling to an office or consulting room • an office or consulting room to a dwelling(s) other than on the ground floor 				
Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> c) the South Australian Housing Trust either individually or jointly 	None	Housing Renewal: All	None	Airport Building Height (Regulated): All DTS Future Road Widening: DTS 1.1 Major Urban Transport Routes: All DTS Urban Transport Routes: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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d) with other persons or bodies; or registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

Except where any of the following apply:

- Affordable Housing Overlay
- Airport Building Heights (Regulated) Overlay
- Design Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay

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Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Noise and Air Emissions Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): All Building Near Airfields: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: PO 8.1, 10.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8</p>	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Noise and Air Emissions: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Child Care Centre	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	Airport Building Heights (Regulated): All Design: All Future Road Widening: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Area: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All Water Resources: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area: All State Heritage Area: All
Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	None	Affordable Housing: All Airport Building Heights (Regulated): All Design: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development]: All

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Residential Development]: All

Future Road Widening: All

Hazards (Flooding): All

Local Heritage Place: All

Major Urban Transport Routes: All

Noise and Air Emissions: All

Sloping Land: All

State Heritage Area: All

State Heritage Place: All

Urban Transport Routes: All

Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Site Contamination: PO 1.1		
Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority 	None	Housing Renewal: All	None	Affordable Housing: All Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Urban Transport Routes: All Water Resources: All
Hotel	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

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Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed Entertainment Premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Licensed Premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

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Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Office	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p>

Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

- State Heritage Area: All
- State Heritage Place: All
- Traffic Generating Development: All
- Urban Transport Routes: All
- Water Resources: All

Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Residential Flat Building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8	None	Affordable Housing: All Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Local Heritage Place: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p>

Class of Development

Applicable Policies

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Design in Urban Areas [All Development – 4 or More Building Levels]: All
- Design in Urban Areas [All Non Residential Development]: All
- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2
- Interface Between Lands Uses [Air Quality]: PO 5.2

- Future Road Widening: All
- Hazards (Flooding): All
- Local Heritage Place: All
- Major Urban Transport Routes: All
- Sloping Land: All
- State Heritage Area: All
- State Heritage Place: All
- Traffic Generating Development: All
- Urban Transport Routes: All
- Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Hazards (Flooding): All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Tree damaging activity	None	None	None	Regulated Trees: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
All other Code Assessed Development	All	All	None (applies only in the area affected by the Subzone)	Any Relevant Overlay: All (applies only in the area affected by the Overlay)

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusion
Industry (other than a light industry)	
Shop	Restaurant Shop with a gross leasable floor area less than 1000m2

Urban Corridor (Main Street) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.

<ul style="list-style-type: none"> • Water Resources Overlay 	
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Water tank (underground)

Except where any of the following apply:

- Major Urban Transport Routes Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All Building Near Airfields: DTS 1.1 Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1
Change of use in an existing building (that does not involve any building work or modification)	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
that would otherwise require planning consent) from: <ul style="list-style-type: none"> • an office to a consulting room or shop • a shop to an office or consulting room • a dwelling to an office or consulting room • an office or consulting room to a dwelling(s) other than on the ground floor 				
Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing 	None	Housing Renewal: All	None	Airport Building Heights (Regulated): All DTS Future Road Widening: DTS 1.1 Key Railway Crossings: PO 1.1 Major Urban Transport Routes: All DTS Urban Transport Routes: All DTS

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

renewal programs endorsed by the South Australian Housing Authority

Except where any of the following apply:

- Advertising Near Signalised Intersections Overlay
- Affordable Housing Overlay
- Aircraft Noise Exposure Overlay
- Airport Building Heights (Regulated) Overlay
- Building Near Airfields Overlay
- Design Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Key Railway Crossings Overlay

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Local Heritage Place Overlay
- Noise and Air Emissions Overlay
- State Heritage Place Overlay
- Traffic Generating Development Overlay
- Water Resources Overlay

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): All Building Near Airfields: All Future Road Widening: PO1.1 Historic Area: All Local Heritage Place: All Major Urban Transport Routes: PO 8.1, 10.1 Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Water Resources: All
Apartment	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	None	Affordable Housing: All Aircraft Noise Exposure: All Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		<p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Design in Urban Areas [All Non Residential Development]: All P
- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

- Key Railway Crossings: All
- Local Heritage Place: All
- Major Urban Transport Routes: All
- Noise and Air Emissions: All
- Sloping Land: All
- State Heritage Place: All
- Traffic Generating Development: All
- Urban Transport Routes: All
- Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting Room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

- Major Urban Transport Routes: All
- Sloping Land: All
- State Heritage Place: All
- Traffic Generating Development: All
- Urban Transport Routes: All
- Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition with the Historic Area Overlay	All	None	None	Historic Area: All
Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	None	Affordable Housing: All Aircraft Noise Exposure: All Airport Building Heights (Regulated): All Design: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Design in Urban Areas [All Development]: All

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Residential Development]: All

Future Road Widening: All

Hazards (Flooding): All

Historic Area: All

Key Railway Crossings: All

Local Heritage Place: All

Major Urban Transport Routes: All

Noise and Air Emissions: All

Sloping Land: All

State Heritage Place: All

Urban Transport Routes: All

Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Site Contamination: PO 1.1		
Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority 	None	Housing Renewal: All	None	Affordable Housing: All Aircraft Noise Exposure: All Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Place: All Urban Transport Routes: All Water Resources: All
Hotel	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6
- Interface Between Lands Uses [Air Quality]: PO 5.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1

- Major Urban Transport Routes: All
- Sloping Land: All
- State Heritage Place: All
- Traffic Generating Development: All
- Urban Transport Routes: All
- Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Entertainment Premises	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Interface Between Land Uses [Hours of Operation]: PO 2.1
- Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2
- Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6
- Interface Between Lands Uses [Air Quality]: PO 5.2
- Interface Between Land Uses [Light Spill]: PO 6.1, 6.2
- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

- Major Urban Transport Routes: All
- Sloping Land: All
- State Heritage Place: All
- Traffic Generating Development: All
- Urban Transport Routes: All
- Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Premises	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated): All Building Near Airfields: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All
- Transport, Access and Parking [Vehicle Parking Areas]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Residential Flat Building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8	None	Affordable Housing: All Aircraft Noise Exposure: All Airport Building Heights (Regulated): All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Lands Uses [Air Quality]: PO 5.2		Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

- Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1
- Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1
- Transport, Access and Parking [Movement Systems]: All
- Transport, Access and Parking [Sightlines]: All
- Transport, Access and Parking [Vehicle Access]: All
- Transport, Access and Parking [Access to People with Disabilities]: All
- Transport, Access and Parking [Vehicle Parking Rates]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p>		<p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p>		

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Tree damaging activity	None	None	None	Regulated Trees: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light Industry

Urban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Non-Stop Corridor Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be:

<ul style="list-style-type: none"> • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>2 Panels and associated components do not overhang any part of the roof</p> <p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Non-Stop Corridor • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is ancillary to a dwelling erected on the site</p> <p>3 Allotment boundary setback – not less than 1m</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Water tank (underground) Except where any of the following apply:</p>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

<ul style="list-style-type: none"> • Major urban Transport Route Overlay • Non-Stop Corridor • Sloping Land Overlay • Water Resources Overlay 	2 The tank (including any associated pump) is located wholly below the level of the ground.
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Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Sloping Land Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1	None	Airport Building Heights (Regulated): All Building Near Airfields: DTS 1.1 Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1

<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay 		<p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p>		
<p>Dwelling addition Except where any of the following apply</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>[Built Form and Character]: 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9</p> <p>[Interface Height]: 3.1, 3.2</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1</p>	None	<p>Airport Building Heights (Regulated): All DTS</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Historic Area Overlay: DTS 2.1</p> <p>Key Railway Crossings: All DTS</p> <p>Major Urban Transport Routes: All DTS</p> <p>Urban Transport Routes: All DTS</p>

		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4</p>		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <ul style="list-style-type: none"> the South Australian Housing Trust either individually or jointly with other persons or bodies; or 	None	Housing Renewal: All	None	<p>Airport Building Height (Regulated): All DTS</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Key Railway Crossings: PO 1.1</p> <p>Major Urban Transport Routes: All DTS</p>

<ul style="list-style-type: none"> • registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority <p>Except where any of the following apply</p> <ul style="list-style-type: none"> • Affordable Housing Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Non-Stop Corridor Overlay • Sloping Land Overlay • State Heritage Place Overlay 				<p>Urban Transport Routes: All DTS</p>
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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections: Airport Building Heights (Regulated): All Building Near Airfields: All Defence Aviation Area: All Future Road Widening: PO 1.1 Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: PO 8.1, 10.1 Non-stop Corridor :All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Place: All Water Resources: All
Child care centre	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1	Main Street: All	Airport Building Heights (Regulated): All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Consulting room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Main Street: All	Airport Building Heights (Regulated): All Building Near Airfields: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Non-stop Corridor :All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place : All State Heritage Place: All
Demolition with the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area: All
Dwelling addition	<p>[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9</p> <p>[Interface Height]: PO 3.1, 3.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>	Main Street: All	<p>Airport Building Heights (Regulated) :All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p>		<p>Major Urban Transport Routes: All</p> <p>Noise and Emissions Overlay: All</p> <p>Non-Stop Corridor: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1</p> <p>Site Contamination: PO 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] PO 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Detached Dwelling	<p>[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9</p> <p>[Interface Height]: PO 3.1, 3.2</p> <p>[Movement Parking and Access]: PO 5.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p>	Main Street: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design In Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design In Urban Areas [Residential Development – 4 or More Building Levels (Including Serviced Apartments)]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		<p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South	None	Housing Renewal: All		Affordable Housing: All Airport Building Heights (Regulated): All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Australian Housing Authority				Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Non-Stop Corridor :All Sloping Land: All State Heritage Place: All Urban Transport Routes: All Water Resources: All
Group Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	Main Street	Affordable Housing: All Building Near Airfields: All Defence Aviation Area: All Design: All Future Road Widening: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Site Contamination: PO 1.1		
Hotel	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Main Street: All	Airport Building Heights (Regulated): All Building Near Airfields: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Licensed Premises	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Main Street: All	Airport Building Heights (Regulated): All Building Near Airfields: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Non-stop Corridor :All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Main Street: All	Airport Building Heights (Regulated): All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Non-stop Corridor :All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Residential flat building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Non-stop Corridor :All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	Main Street: All	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Row Dwelling	<p>[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9</p> <p>[Interface Height]: PO 3.1, 3.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	Main Street: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Movement Parking and Access]: PO 5.1	Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design In Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All		Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Non-stop Corridor :All Sloping Land: All State Heritage Place: All Urban Transport Routes: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design In Urban Areas [Residential Development – 4 or More Building Levels (Including Serviced Apartments)]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		
Semi Detached Dwelling	[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	Main Street: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Defence Aviation Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Interface Height]: PO 3.1, 3.2</p> <p>[Movement Parking and Access]: PO 5.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design In Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>		<p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design In Urban Areas [Residential Development – 4 or More Building Levels (Including Serviced Apartments)]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Shop	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3	Main Street: All	Airport Building Heights (Regulated): All Building Near Airfields: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Non-stop Corridor :All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Supported accommodation	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	Main Street: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>		<p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry other than a Light Industry	
Shop	Restaurant Shop or group of shops with a gross leasable floor area less than 10000m2

Urban Renewal Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

	<p>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site.

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| <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay • Water Resources Overlay | <ol style="list-style-type: none"> 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and |
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	<p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>13 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool Swimming pool</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary

	<p>7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Road Widening Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2 Design in Urban Areas [All Residential Development – Flooding]: All	Mixed Use Transition Subzone [Land Division]: DTS 2.1	Airport Building Heights (Regulated) Overlay: All DTS Defence Aviation Area Overlay: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Native Vegetation Overlay: DTS 1.1, 1.3 Significant Industry Interface Overlay: DTS 1.1 State Significant Native Vegetation Overlay: DTS 1.1

<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p>	<p>Mixed Use Transition Subzone [Land Division]: DTS 2.1</p>	<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1</p>		<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p>

<ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: DTS 23.4, 23.5</p>		<p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>
<p>Dwelling addition</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Resource Extraction Protection Area Overlay • Sloping Land Overlay • State Heritage Area Overlay 	<p>[Building Height] DTS 2.1</p> <p>[Primary Street Setback]: DTS 3.1</p> <p>[Secondary Street Setback]: DTS 4.1</p> <p>[Boundary Walls]: DTS 5.1, 5.2</p> <p>[Side Boundary Setback]: DTS 6.1</p> <p>[Rear Boundary Setback]: DTS 7.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1</p>	<p>Mixed Use Transition Subzone [Land Division]: DTS 2.1</p>	<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Historic Area Overlay: DTS 2.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>

<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>		
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-detached Dwelling</p>	<p>[Building Height] DTS 2.1</p> <p>[Primary Street Setback]: DTS 3.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p>	<p>Mixed Use Transition Subzone [Land</p>	<p>Affordable Housing Overlay [Land Division]: DTS 1.1</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p>

<p>Row Dwelling</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Design Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Overlay • Noise and Air Emissions Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 	<p>[Secondary Street Setback]: DTS 4.1</p> <p>[Boundary Walls]: DTS 5.1, 5.2</p> <p>[Side Boundary Setback]: DTS 6.1</p> <p>[Rear Boundary Setback]: DTS 7.1</p> <p>[Site Dimensions and Land Division] 8.1, 8.2</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 17.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 20.1, 20.2, 20.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>	<p>Division]: DTS 2.1</p>	<p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>
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		<p>Less – Water Sensitive Design]: DTS 22.1, 22.2, 22.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 24.1</p> <p>Site Contamination: DTS 1.1</p> <p>Design in Urban Areas [All Development – Earthworks] DTS 7.1</p>		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>		<p>Housing Renewal: All</p>	<p>Mixed Use Transition Subzone [Land Division]: DTS 2.1</p>	<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Future Road Widening Overlay: DTS 1.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: DTS 1.1, 1.3</p> <p>Urban Transport Routes: All DTS</p>

Except where any of the following apply:

- Aircraft Noise Exposure Overlay
- Design Overlay
- Hazards (Bushfire – Regional) Overlay
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Overlay
- Noise and Air Emissions Overlay
- Sloping Land Overlay
- State Heritage Place Overlay
- Water Resources Overlay

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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Ancillary accommodation		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [All Residential Development – Flooding]: All</p>	<p>Mixed Use Transition Subzone [Land Use]: PO 1.3</p> <p>Mixed Use Transition Subzone [Land Division]: PO 2.1</p>	<p>Affordable Housing Overlay</p> <p>Airport Building Heights (Regulated) Overlay</p> <p>Building Near Airfields Overlay</p> <p>Defence Aviation Area Overlay</p> <p>Future Road Widening Overlay</p> <p>Hazards (Bushfire – Medium Risk) Overlay</p> <p>Hazards (Bushfire – Regional) Overlay</p> <p>Hazards (Bushfire – Urban Interface) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Local Heritage Place Overlay</p> <p>Native Vegetation Overlay</p> <p>Sloping Land Overlay</p> <p>State Heritage Place Overlay</p> <p>Water Resources Overlay</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Outbuilding (not being a garage)
Verandah

Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 16.1, 16.2

- Airport Building Heights (Regulated) Overlay: All
- Defence Aviation Area Overlay: All
- Future Road Widening Overlay: All
- Hazards (Bushfire – Medium Risk) Overlay: All
- Hazards (Bushfire – Regional) Overlay: All
- Hazards (Flooding) Overlay: All
- Key Railway Crossings Overlay: All
- Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 16.1, 16.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: 23.4, 23.5</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Consulting room</p> <p>Office</p> <p>Preschool</p>	<p>[Land Use and Intensity] PO 1.3, 1.4, 1.5</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p>	<p>Mixed Use Transition Subzone [Land Use]:</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Building Height] PO 2.1
[Primary Street Setback] PO 3.1
[Secondary Street Setback] PO 4.1
[Boundary Walls] PO 5.1
[Side Boundary Setback] PO 6.1
[Rear Boundary

Design in Urban Areas [All Development - External Appearance]: PO 1.4
Design in Urban Areas [All Development -Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7
Design in Urban Areas [All Development – Earthworks]: PO 7.1
Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3
Interface Between Land Uses [Hours of Operation]: PO 2.1
Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3

PO 1.1, PO 1.3
Mixed Use Transition Subzone [Land Division]: PO 2.1

Design Overlay: All
Future Road Widening Overlay: All
Hazards (Bushfire – Medium Risk) Overlay: All
Hazards (Flooding) Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Non-Stop Corridor Overlay: All
RAMSAR Wetlands Overlay: All
State Heritage Area Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Setback] PO 7.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

State Heritage Place Overlay: All

Strategic Infrastructure Gas Pipelines: All

Traffic Generating Development Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-detached Dwelling</p> <p>Row Dwelling</p>	<p>[Site Dimensions and Land Division] PO 8.1, 8.2</p> <p>[Building Height] PO 2.1</p> <p>[Primary Street Setback] PO 3.1</p> <p>[Secondary Street Setback] PO 4.1</p> <p>[Boundary Walls] PO 5.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p>	<p>Mixed Use Transition Subzone [Land Use]: PO 1.3</p> <p>Mixed Use Transition Subzone [Land Division]: PO 2.1</p>	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Side Boundary Setback] 6.1
[Rear Boundary Setback] PO 7.1

Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1
Design in Urban Areas [All Residential Development – Flooding]: PO 17.1
Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3
Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1
Design in Urban Areas [All Residential Development – 3 Building Levels or

Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Noise and Air Emissions Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Urban Transport Routes: All
Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Less –Private Open Space]: PO 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Dwelling addition

[Building Height] PO 2.1
[Primary Street Setback] PO 3.1

Clearance from Overhead Powerlines: DTS 1.1

Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2

Mixed Use Transition Subzone [Land Division]: PO 2.1

Airport Building Heights (Regulated) Overlay: All

Defence Aviation Area Overlay: All

Future Road Widening Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
[Secondary Street Setback] PO 4.1 [Boundary Walls] PO 5.1 [Side Boundary Setback] 6.1 [Rear Boundary Setback] PO 7.1	Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Development – 3 Building Levels or Less – External Appearance]: DTS 18.1, 18.2, 18.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or		Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Sloping Land Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Less –Private Open Space]: DTS 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 21.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 22.1

Site Contamination: DTS 1.1

Design in Urban Areas [All Development – Earthworks] DTS 7.1

State Heritage Place Overlay: All
Urban Transport Routes: All
Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 23.1, 23.2, 23.3, 23.4, 23.5, 23.6</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p>		<p>Housing Renewal: All</p>	<p>Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land</p>	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

Division]: PO 2.1

- Hazards (Bushfire – Medium Risk) Overlay: All
- Hazards (Bushfire – Regional) Overlay: All
- Hazards (Flooding) Overlay: All
- Key Railway Crossings Overlay: All
- Local Heritage Place Overlay: All
- Major Urban Transport Routes Overlay: All
- Native Vegetation Overlay: All
- Noise and Air Emissions Overlay: All
- Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Urban Transport Routes: All Water Resources Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay : All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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			Urban Transport Routes Overlay : All Water Resources Overlay: All
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Land division	[Site Dimensions and Land Division]: All	Land Division in Urban Areas: All	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1 Affordable Housing Overlay Future Road Widening Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – Urban Interface) Overlay Hazards (Flooding) Overlay Key Railway Crossings Overlay Local Heritage Place Overlay Major Urban Transport Routes Overlay Native Vegetation Overlay Noise and Air Emissions Overlay Prescribed Wells Area Overlay Regulated Trees Overlay
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>
				<p>(applies only in the area affected by the Subzone)</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Sloping Land Overlay State Heritage Place Overlay Strategic Infrastructure Gas Pipelines Overlay Traffic Generating Development Overlay Urban Transport Routes Overlay Water Resources Overlay</p>
<p>Detached Dwelling (in a Battle-axe arrangement) Group Dwelling</p>	<p>[Site Dimensions and Land Division] PO 8.1, 8.2 [Building Height] PO 2.1 [Primary Street</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1</p>	<p>Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All</p>

Class of Development

Applicable Policies

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Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Setback] PO 3.1
[Secondary Street Setback] PO 4.1
[Boundary Walls] PO 5.1
[Side Boundary Setback] 6.1
[Rear Boundary Setback] PO 7.1

Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1
Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2
Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1
Design in Urban Areas [All Residential Development – Flooding]: PO 17.1
Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 18.1, 18.2, 18.3

Hazards (Bushfire – Regional) Overlay: All
Hazards (Flooding) Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Noise and Air Emissions Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Urban Transport Routes: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 20.1, 20.2, 20.3

Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 21.1, 21.2

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 22.1, 22.2, 22.3

Design in Urban Areas [All Residential Development – 3 Building Levels or

Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Less – Car Parking and Manoeuvrability]: PO 23.1, 23.2, 23.3, 23.4, 23.5, 23.6

Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 24.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Residential Flat Building

[Site Dimensions and Land

Clearance from Overhead Powerlines: PO 1.1

Mixed Use Transition Subzone

Affordable Housing Overlay: All
Airport Building Heights (Regulated) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

Overlay

(applies only in the area affected by the Subzone)

(applies only in the area affected by the Overlay)

Division] PO 8.1, 8.2
 [Building Height] PO 2.1
 [Primary Street Setback] PO 3.1
 [Secondary Street Setback] PO 4.1
 [Boundary Walls] PO 5.1
 [Side Boundary Setback] 6.1

Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2
 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2
 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
 Design in Urban Areas [All Development]: All
 Design in Urban Areas [All Development – 4 or More Building Levels]: All
 Design in Urban Areas [All Residential Development]: All

[Land Use]: PO 1.3
 Mixed Use Transition Subzone
 [Land Division]: PO 2.1

Defence Aviation Area Overlay: All
 Design Overlay: All
 Future Road Widening Overlay: All
 Hazards (Bushfire – Medium Risk) Overlay: All
 Hazards (Bushfire – Regional) Overlay: All
 Hazards (Flooding) Overlay: All
 Key Railway Crossings Overlay: All
 Local Heritage Place Overlay: All
 Major Urban Transport Routes Overlay: All
 Native Vegetation Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Rear Boundary Setback] PO 7.1

Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All

Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4

Site Contamination: PO 1.1

Noise and Air Emissions Overlay: All

Sloping Land Overlay: All

State Heritage Place Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Design in Urban Areas [All Development – Earthworks] PO 7.1		
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<p>Retirement facility</p> <p>Supported accommodation</p>	<p>[Building Height] PO 2.1</p> <p>[Primary Street Setback] PO 3.1</p> <p>[Secondary Street Setback] PO 4.1</p> <p>[Boundary Walls] PO 5.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, , 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p>	<p>Mixed Use Transition Subzone [Land Use]: PO 1.3</p> <p>Mixed Use Transition Subzone [Land Division]: PO 2.1</p>	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Side Boundary Setback] 6.1
[Rear Boundary Setback] PO 7.1

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1
Transport, Access and Parking [Vehicle Parking Areas]: All
Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All
Design in Urban Areas [All Development]: All
Design in Urban Areas [All Development – 4 or More Building Levels]: All
Design in Urban Areas [All Residential Development]: 15.2, 17.1

Hazards (Flooding) Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Noise and Air Emissions Overlay: All
Non-Stop Corridor Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Strategic Infrastructure Gas Pipelines: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All

Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Urban Transport Routes: All
Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Interface Between Land Uses [Air Quality]: PO 5.2

Interface Between Land Uses [Light Spill]: All

Site Contamination: PO 1.1

Design in Urban Areas [All Development – Earthworks] PO 7.1

Student Accommodation

[Building Height] PO 2.1

Clearance from Overhead Powerlines: PO 1.1

Mixed Use Transition Subzone

Affordable Housing Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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<p>[Primary Street Setback] PO 3.1 [Secondary Street Setback] PO 4.1 [Boundary Walls] PO 5.1 [Side Boundary Setback] 6.1 [Rear Boundary Setback] PO 7.1</p>	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, , 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All</p>	<p>[Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1</p>	<p>Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All

Design in Urban Areas [All Development]: All

Design in Urban Areas [All Development – 4 or More Building Levels]: All

Design in Urban Areas [All Residential Development]: 15.2, 17.2

Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All

Design in Urban Areas [All Residential Development – 4 Or More Building

Major Urban Transport Routes Overlay: All

Native Vegetation Overlay: All

Noise and Air Emissions Overlay: All

Sloping Land Overlay: All

State Heritage Place Overlay: All

Urban Transport Routes: All

Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Levels (Including Serviced Apartments): All

Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All

Design in Urban Areas [Student Accommodation]: All

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4

Interface Between Land Uses [Air Quality]: PO 5.2

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

		Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Shop	[Building Height] PO 2.1 [Primary Street Setback] PO 3.1 [Secondary Street Setback] PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development - External Appearance]: PO 1.4 Design in Urban Areas [All Development - Car Parking Appearance]: PO 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 Design in Urban Areas [All Development - Earthworks]: PO 7.1	Mixed Use Transition Subzone [Land Use]: PO 1.1, 1.4	Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

[Boundary Walls] PO 5.1
[Side Boundary Setback] 6.1
[Rear Boundary Setback] PO 7.1

Design in Urban Areas [All Non-Residential Development - Water Sensitive Design]: PO 41.1, 41.3
Design in Urban Areas [Water Supply]: PO 12.1, 12.2
Interface Between Land Uses [Hours of Operation]: PO 2.1
Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3
Interface Between Lands Uses [Air Quality]: PO 5.2
Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1

Hazards (Flooding) Overlay: All
Historic Area Overlay: All
Key Railway Crossings Overlay: All
Local Heritage Place Overlay: All
Major Urban Transport Routes Overlay: All
Native Vegetation Overlay: All
Sloping Land Overlay: All
State Heritage Place Overlay: All
Traffic Generating Development Overlay: All
Urban Transport Routes: All
Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

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Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2

Transport, Access and Parking [Movement Systems]: PO 1.4

Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6

Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1

Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6

Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1

Interface Between Lands Uses [Air Quality]: PO 5.2

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

All other Code Assessed Development

All

All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m².