



**CERTIFICATE OF SPATIAL LAYERS CONTAINED IN THE PHASE THREE (URBAN AREAS) PLANNING AND DESIGN CODE AMENDMENT**

The table below and spatial layers presented at <https://uat.sappa.plan.sa.gov.au/> represent the spatial layers (zones, subzones and overlays) contained within the Phase Three (Urban Areas) Planning and Design Code Amendment.

Pursuant to the State Planning Commission’s Spatial Information Standard pursuant to Section 51 of the *Planning Development and Infrastructure Act* dated 25 February 2021 (the Standard), this certificate confirms the Surveyor-General has reviewed the spatial layers in the list against the requirements of the Standard and is satisfied that the spatial layers:

- (1) comply with the Standard
- (2) are certified as accurate.

Section 66(4) of the Act provides that the Code may include provisions that provide for the adaptation of the rules that apply in relation to a specified zone or subzone or as an overlay to provide for necessary and appropriate local variations in specified circumstances. These local variations are included in the Code as Technical and Numeric Variations (TNVs). While TNVs are not ‘spatial layers’ under section 66 of the *Planning, Development and Infrastructure Act 2016*, they have been included on this certificate given they are spatially applied through the operation of the Code and its interaction with the SA planning database.

ID	Name	Date	Version
	P&D Code Zones	19_03_2021	3
	P&D Code Subzones	19_03_2021	3
V0002	Maximum Building Height (Metres)	19_03_2021	3
V0008	Maximum Building Height (Levels)	19_03_2021	3
V0009	Minimum Building Height (Metres)	19_03_2021	3
V0003	Minimum Building Height (Levels)	19_03_2021	3
V0001	Finished Ground and Floor Level	19_03_2021	3
V0005	Minimum Site Area	19_03_2021	3
V0004	Minimum Frontage	19_03_2021	3
V0006	Concept Plans	19_03_2021	3
V0007	Minimum Dwelling Allotment Size	19_03_2021	3
V0010	Minimum Primary Street Setback	19_03_2021	3
V0011	Minimum Side Boundary Setback	19_03_2021	3
V0012	Site Coverage	19_03_2021	3
V0013	Building Envelope	19_03_2021	3
V0015	Gradient Minimum Frontage (General)	19_03_2021	3
V0016	Gradient Minimum Site Area (General)	19_03_2021	3
V0017	Gradient Minimum Frontage (Detached)	19_03_2021	3
V0018	Gradient Minimum Frontage (Semi-detached)	19_03_2021	3
V0019	Gradient Minimum Frontage (Row)	19_03_2021	3
V0020	Gradient Minimum Frontage (Group)	19_03_2021	3

V0021	Gradient Minimum Frontage (Residential Flat)	19_03_2021	3
V0022	Gradient Minimum Site Area (Detached)	19_03_2021	3
V0023	Gradient Minimum Site Area (Semi-detached)	19_03_2021	3
V0024	Gradient Minimum Site Area (Row)	19_03_2021	3
V0025	Gradient Minimum Site Area (Group)	19_03_2021	3
V0026	Gradient Minimum Site Area (Residential Flat)	19_03_2021	3
O0308	Adelaide Dolphin Sanctuary	19_03_2021	3
O0305	Advertising Near Signalised Intersections	19_03_2021	3
O0306	Affordable Housing	19_03_2021	3
O0301	Aircraft Noise Exposure	19_03_2021	3
O0304	Airport Building Heights (Aircraft Landing Area)	19_03_2021	3
O0303	Airport Building Heights (Regulated)	19_03_2021	3
O0601	Building Near Airfields	19_03_2021	3
O0901	Character Area	19_03_2021	3
O0903	Character Preservation District	19_03_2021	3
O0902	Coastal Areas	19_03_2021	3
O0904	Coastal Flooding	19_03_2021	3
O1202	Defence Aviation Area	19_03_2021	3
O1203	Design	19_03_2021	3
O1201	Dwelling Excision	19_03_2021	3
O1502	Environment and Food Production Area	19_03_2021	3
O1802	Future Local Road Widening	19_03_2021	3
O1801	Future Road Widening	19_03_2021	3
O2101	Gateway	19_03_2021	3
O2102	Gas and Liquid Petroleum Pipelines	19_03_2021	3
O2103	Gas and Liquid Petroleum Pipelines (Facilities)	19_03_2021	3
O2401	Hazards (Acid Sulfate Soils)	19_03_2021	3
O2408	Hazards (Bushfire - General)	19_03_2021	3
O2408	Hazards (Bushfire - High Risk)	19_03_2021	3
O2408	Hazards (Bushfire - Medium Risk)	19_03_2021	3
O2408	Hazards (Bushfire - Outback)	19_03_2021	3
O2408	Hazards (Bushfire - Regional)	19_03_2021	3
O2408	Hazards (Bushfire - Urban Interface)	19_03_2021	3
O2403	Hazards (Flooding)	19_03_2021	3
O2414	Hazards (Flooding – General)	19_03_2021	3
O2416	Hazards (Flooding – Evidence Required)	19_03_2021	3
O2413	Heritage Adjacency	19_03_2021	3
O2406	Historic Area	19_03_2021	3
O2404	Historic Shipwrecks	19_03_2021	3
O2701	Interface Management	19_03_2021	3
O3301	Key Outback and Rural Routes	19_03_2021	3
O3302	Key Railway Crossings	19_03_2021	3
O3604	Limited Dwelling	19_03_2021	3
O3605	Limited Land Division	19_03_2021	3
O3602	Local Heritage Place	19_03_2021	3

O3907	Major Urban Transport Routes	19_03_2021	3
O3901	Marine Parks (Managed Use)	19_03_2021	3
O3902	Marine Parks (Restricted Use)	19_03_2021	3
O3903	Mount Lofty Ranges Water Supply Catchment (Area 1)	19_03_2021	3
O3905	Mount Lofty Ranges Water Supply Catchment (Area 2)	19_03_2021	3
O3904	Murray-Darling Basin	19_03_2021	3
O4202	Native Vegetation	19_03_2021	3
O4201	Noise and Air Emissions	19_03_2021	3
O4203	Non-stop Corridor	19_03_2021	3
O4801	Prescribed Surface Water Areas	19_03_2021	3
O4802	Prescribed Water Resources Area	19_03_2021	3
O4803	Prescribed Watercourses	19_03_2021	3
O4804	Prescribed Wells Area	19_03_2021	3
O5401	Ramsar Wetlands	19_03_2021	3
O5404	Regulated and Significant Tree	19_03_2021	3
O5405	Resource Extraction Protection Area	19_03_2021	3
O5402	River Murray Flood Plain Protection Area	19_03_2021	3
O5403	River Murray Tributaries Protection Area	19_03_2021	3
O5709	Scenic Quality	19_03_2021	3
O5711	Significant Interface Management	19_03_2021	3
O5701	Significant Landscape Protection	19_03_2021	3
O5703	State Heritage Area	19_03_2021	3
O5704	State Heritage Place	19_03_2021	3
O5706	State Significant Native Vegetation	19_03_2021	3
O5710	Stormwater Management	19_03_2021	3
O6001	Traffic Generating Development	19_03_2021	3
O6301	Urban Transport Routes	19_03_2021	3
O6302	Urban Tree Canopy	19_03_2021	3
O6901	Water Protection Area	19_03_2021	3
O6902	Water Resources	19_03_2021	3

## STATEMENT OF CERTIFICATION

I, Surveyor-General, have reviewed the the proposed spatial layers (zones, subzones and overlays) forming part of the Phase Three (Urban Areas) Planning and Design Code Amendment contained within the table above against the requirements of the Standard and:

- (1) am satisfied that the spatial layers comply with the Standard; and
- (2) certify the spatial layers as accurate.

I have turned my mind to each requirement of that Standard before making this certification.



**Michael Burdett**  
Surveyor General

Date: 3, March 2021