

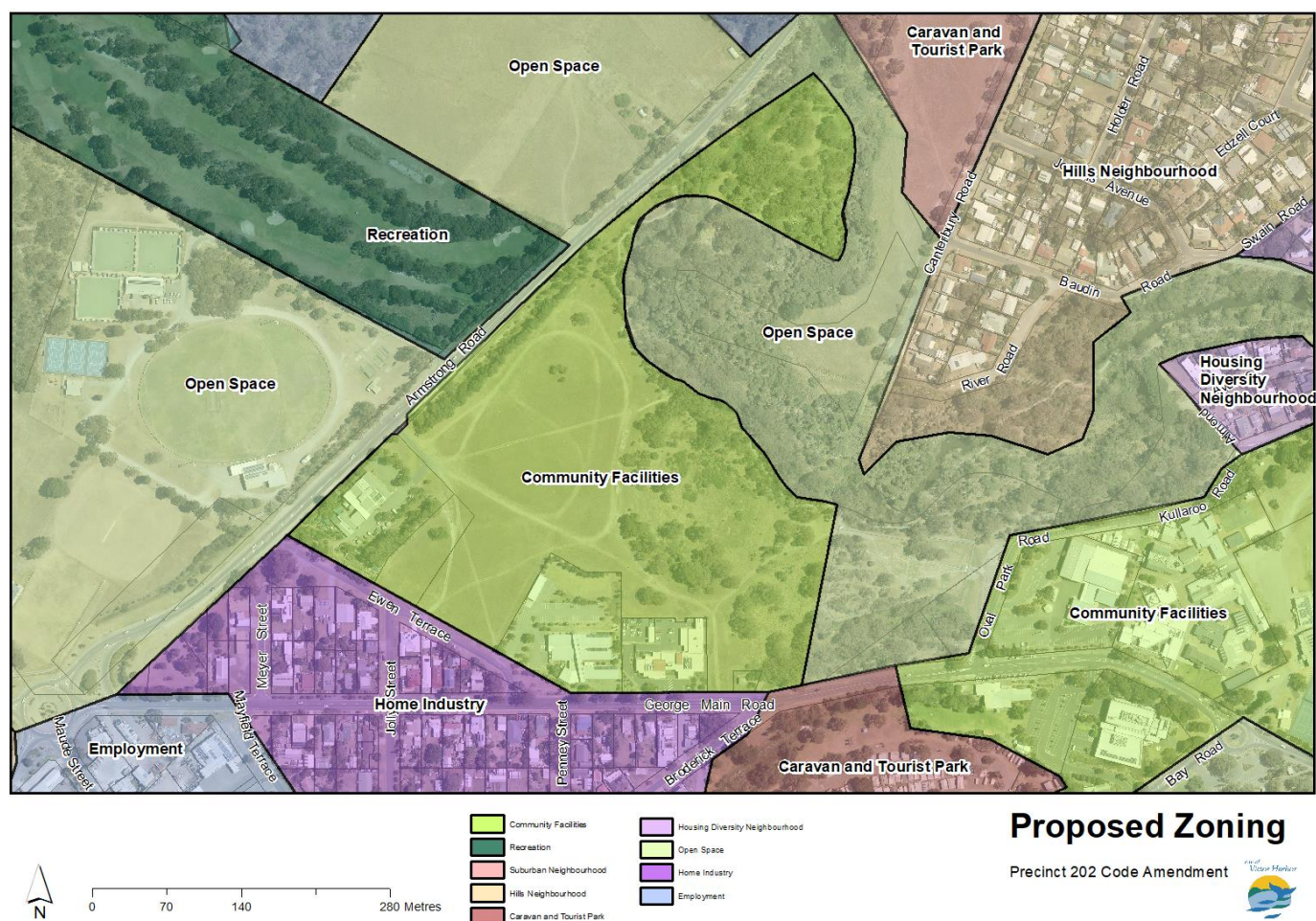


Attachment C Proposed Code Policy

Table 1: Proposed Code Policy Summary

Summary	
Property Zoning Details	Zone Community Facilities
	Subzone Nil
	Overlays • Hazards (Flooding) • Hazards (Bushfire - Urban Interface) • Hazards (Flooding - General) • Native Vegetation • Prescribed Water Resources Area • Traffic Generating Development • Urban Transport Routes • Water Resources
	Local Technical Variation (TNV) Concept Plan

Figure 1: Proposed Code Zoning Spatial Extents





The remainder of the document is an extract from the Planning and Design Code, as it relates to the Community Facilities Zone and associated policy.

Community Facilities Zone – Development Pathways

Accepted Development Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.	• Building alterations • Building work on railway land • Partial demolition of a building or structure • Shade sail • Solar photovoltaic panels (roof mounted) • Water tank (above ground) • Water tank (underground)
Code Assessed - Deemed to Satisfy Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.	• Temporary accommodation in an area affected by bushfire
Code Assessed - Performance Assessed Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.	• Advertisement • Consulting room • Demolition Office • Retaining wall • Tree-damaging activity
Impact Assessed - Restricted Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.	• Shop

Community Facilities Zone – Assessment Provisions

Desired Outcomes (DO)	
DO 1	Provision of a range of community, educational, recreational and health care facilities.
Performance Outcome (PO)	Deemed to Satisfy Criteria (DTS) / Designated Performance Feature (DPF)
Land Use and Intensity	
PO 1.1 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: a. Cemetery b. Child care facility c. Community facility d. Consulting room e. Educational facility f. Emergency services facility g. Health care facility h. Hospital i. Indoor recreation facility j. Library k. Office associated with community service l. Place of worship m. Recreation area n. Shop
PO 1.2 Shops including restaurants are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.2 Shop gross leasable floor area does not exceed 250m ² .
PO 1.3 Offices are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.3 Office gross leasable floor area does not exceed 250m ² .
PO 1.4 Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.	DTS/DPF 1.5 None are applicable.

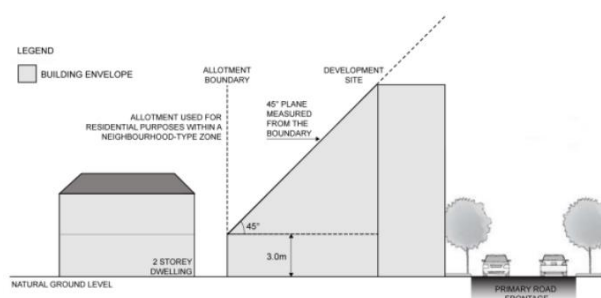
PO 1.6 Community facilities are designed to encourage flexible and adaptable use of open space and facilities for a range of uses over time.	DTS/DPF 1.6 None are applicable.
PO 1.7 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.7 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: a. set back at least 3m from any boundary shared with a residential land use b. building height not exceeding 1 building level c. the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration d. development satisfies Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Built Form and Character	
PO 2.1 Building height is consistent with the maximum height expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or is generally consistent with the prevailing character of the locality and height of nearby buildings.	DTS/DPF 2.1 Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s): In relation to DTS/DPF 2.1, in instances where: a. more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development b. only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other c. no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

PO 2.2

Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.

DTS/DPF 2.2

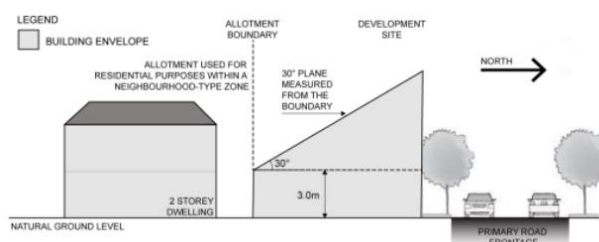
Except in the St Andrews Hospital Precinct Subzone and the part of the WHC and Memorial Hospital Precinct Subzone north of Kermode Street, buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):

**PO 2.3**

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 2.3

Buildings on sites with a southern boundary adjoining the an



allotment boundary used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):

PO 2.4

Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation.

DTS/DPF 2.4

Buildings are set back a minimum 3m from all boundaries where the subject land abuts an allotment used for residential purposes, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

Advertisements	
PO 3.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 3.1 Freestanding advertisements: - do not exceed 2m in height - do not have a sign face that exceeds 2m² per side.
Concept Plans	
PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 4.1, in instances where: - one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. - in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

Community Facilities Zone - Procedural Matters

The following table identifies, pursuant to section 107(6) of the Planning, Development and Infrastructure Act 2016, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): a. advertisement b. child care facility c. community facility d. educational facility e. protective tree netting structure f. recreation area.	Except development that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1 or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 2.2 2. Community Facilities Zone DTS/DPF 2.3.
3. Any development involving any of the following (or of any combination of any of the following): a. air handling unit, air conditioning system or exhaust fan b. carport c. deck d. fence e. internal building works f. land division g. outbuilding h. pergola i. private bushfire shelter j. replacement building k. retaining wall l. shade sail m. solar photovoltaic panels (roof mounted) n. swimming pool or spa pool and associated swimming pool safety features o. temporary accommodation in an area affected by bushfire p. tree damaging activity q. verandah r. water tank.	None specified.
4. Consulting room.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
5. Demolition	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

6. Office	Except office that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.3 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
7. Railway Line	Except where located outside of a rail corridor or rail reserve.
8. Shop	Except shop that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.2 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
9. Telecommunication facility	Except telecommunications facility that: 1. is within 50m of a neighbourhood-type zone or 2. exceeds 30m in height or 3. is on a site that is adjacent land to a site (or land) used for residential purposes.

Overlays and General Development Policies

The Affected Area has overlays and associated policy provisions. The Precinct 202 Code Amendment is not proposing to change these overlays and therefore no changes in the policy. If you want to view the policy applicable to these overlays, visit https://code.plan.sa.gov.au/home/property-details?type=valuation&sid=450775546*