



Mount Barker District Council

SUBMISSION ON THE REVISED PLANNING AND
DESIGN CODE FOR PHASE 3
DECEMBER 2020

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INTRODUCTION

Council has attempted to review the Revised Planning and Design Code (over 8,000 pages of policy) in the required 6 week period, whilst also processing an unprecedented number of Development Applications under the Homebuilder Stimulus package. For this reason, this submission should be read in conjunction with Councils submission on the original version of the Code (submitted in February 2020) and the verification comments (submitted in October 2020). It should be noted that a lack of comment on certain policy does not necessarily indicate support for that policy.

This report details 11 recommendations to PLUS as described below.

1. Recommendation 1: Change from Suburban Neighbourhood Zone to the Neighbourhood Zone

Council requests that Suburban Neighbourhood Zone (as it currently applies to the Mount Barker District Council) be replaced with the Neighbourhood Zone.

We believe that the Neighbourhood Zone best reflects the current policy settings in the Residential Zone whilst also taking into account the service provision our townships (no sewer and sporadic potable water connections).

For additional context, the table below shows alignment between the Neighbourhood Residential zones.

Table 1: Zone comparison

Neighbourhood Zone (Code)	Residential Zone (Development Plan)
DO 1 Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.	Objectives 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing. 2 Residential development within a landscaped setting that provides visual separation between dwellings. 4 Limited non-residential development which is undertaken in a manner that minimises adverse impacts on residential amenity and character.
PO 1.2 Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents. PO 1.3	PDC 6 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that: (a) serves the local community (b) is consistent with the character of the locality

<p>Non-residential development is located and designed to improve community accessibility to services, and is primarily in the form of: small-scale offices, personal and domestic services and consulting rooms community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services and facilities ancillary to the function or operation of supported accommodation or retirement facilities open space and recreation facilities.</p> <p>PO 1.4 Non-residential development is compatible with the residential character and amenity of the neighbourhood.</p>	<p>(c) does not detrimentally impact on the amenity of nearby residents.</p>
<p>DTS/DPF 1.2 Shops, offices and consulting rooms (or any combination thereof) do not exceed 50m² in gross leasable floor area or Shops, offices and consulting rooms (or any combination thereof) is to be located in an existing building that is being lawfully used as a shop, office or consulting room (or any combination thereof).</p>	<p>5 Non-residential development should be restricted to one of the following:</p> <ul style="list-style-type: none"> (a) community centres (b) consulting rooms where the maximum floor area is no greater than 50 square metres, vehicular access to the site is not gained from an arterial road or major local road and they do not front onto an arterial road (c) schools (d) pre-schools (e) an indoor recreation centre, active recreation area, auditorium or theatre, where it is sited within the grounds of a school (f) hospitals (g) places of worship

Council also notes the alignment of this zoning to nearby Local Government Areas with townships that share similar attributes such as Alexandrina Council and Coorong Council.

Table 2: Council areas with similar zoning

Alexandrina Council	Coorong Council
Strathalbyn	Tailem Bend
Goolwa	Wellington East
Port Elliot	
Middleton	
Mount Compass	
Milang	

2. Recommendation 2: Reinsertion of existing and updated concept plans

Council notes that more Concept Plans have been incorporated in this Draft version of the Code, which is appreciated. However, we note that not all of the Concept Plans requested to be added in our February 2020 submission have been incorporated, nor have the amended version of the Concept Plan that were forwarded to PLUS on 14 September 2020. We also note that some of the plans that have been included in the Draft Code have been amended by PLUS, but unfortunately some information has been missed from these Concept Plans (see the below list).

Missing information from amended Concept plans in the Code

- Concept plan map MtB/1 (Hawthorn Road) – Watercourses not shown;
- Concept plan map MtB/9 (Meadows) – Information removed from the plan regarding the widening of Mill Street and Nottage Road;

As previously stated Council submitted a package of amended Concept Plans on 14 September 2020 which were updated to reflect current policy requirements listed in Development Plan that have not been transitioned to the Code. If these provisions are not included on the Concept Plans it would make the delivery of this required infrastructure problematic as there is no specific reference in the Code to the provision of this infrastructure (nor is it covered by a Deed or other agreement). Without this information the inclusion of this information, the Concept Plans become meaningless.

As such, Council requests that the package of amended Concept Plans be included in the Code along with the following Concept Plans that have not been included.

Concept Plans that have not been included in the Code:

- Concept plan map MtB/10
- Concept plan map MtB/11
- Concept plan map MtB/13
- Concept plan map MtB/14
- Concept plan map MtB/18
- Concept plan map MtB/19

- Concept plan map MtB/20
- Concept plan map MtB/21

3. Recommendation 3: Further protection of the Strassendorf and Hufendorf land division patterns

Council has significant concerns that the historic and important Strassendorf and Hufendorf pattern of land division will not be properly recognised in the Code. Currently this detail is not carried over to the Code either in a subzone, concept plan (Concept Plan Map MtB/14, overlay or the Design Guidelines for Hahndorf State Heritage Area (contained in Table MtB/6). The “*Hahndorf – State Heritage Area: guidelines for development*” produced by the Department of Environment and Water (DEW) does not include the same level of detail regarding the Strassendorf and Hufendorf historic pattern of land division.

Many aspects of the State Heritage guidelines (produced by DEW) and the Design Guidelines (produced by Council) are similar however; there are noticeable differences between the documents. For this reason the following should items should be included in the State Heritage Guidelines. If this does not occur then the chances of inappropriate development occurring in the Hahndorf State Heritage Area increase. Alternatively, there should be another mechanism within the Code to recognise this important information.

From the design of the Draft Code and the loss of important heritage policy Council does not have the faith that inappropriate development can be refused in the same manner that it currently is when assessed under the Development Plan.

Table 3: Issues and solutions

Issue	Solution
Loss of diagrams showing the Strassendorf pattern of development (see Concept Plan Map MtB/14)	Add Concept Plan MtB/14 to the Code and to the DEW Heritage Guidelines
Loss of diagrams showing the Hufendorf pattern of development (see Concept Plan Map MtB/14)	Add Concept Plan MtB/14 to the Code and to the DEW Heritage Guidelines
Not all issues mentioned in Section 3.1 Original Finishes of Table MtB/6 are included.	Include those missing issues from Section 3.1 into the DEW Heritage Guidelines
Signage diagrams contained in Table MtB/6 are more comprehensive than in the Heritage Guidelines produced by DEW.	Include the signage diagrams from Table MtB/6 to the DEW Heritage Guidelines

DEW guidelines do not contemplate signs being lit or illuminated.	Include Section 9.6 (Lighting) from Table MtB/6
Section 5.4 – Roof forms contains diagrams that would be beneficial to the public understanding what types of roof forms are acceptable	Include diagrams from Section 5.4 into the DEW Heritage Guidelines
Section 5.8 provides diagrams detailing the types of windows that are acceptable	Include diagrams from Section 5.8 into the DEW Heritage Guidelines

4. Recommendation 4: Correction of building heights in the Regional Town Centre Zone

Currently the Draft Code shows building heights, under the TNV for maximum building height in levels, for the Regional Town Centre Zone. However the building heights shown for much of the Regional Town Centre (RTC) are incorrect and do not follow the heights/building levels listed in the Development Plan.

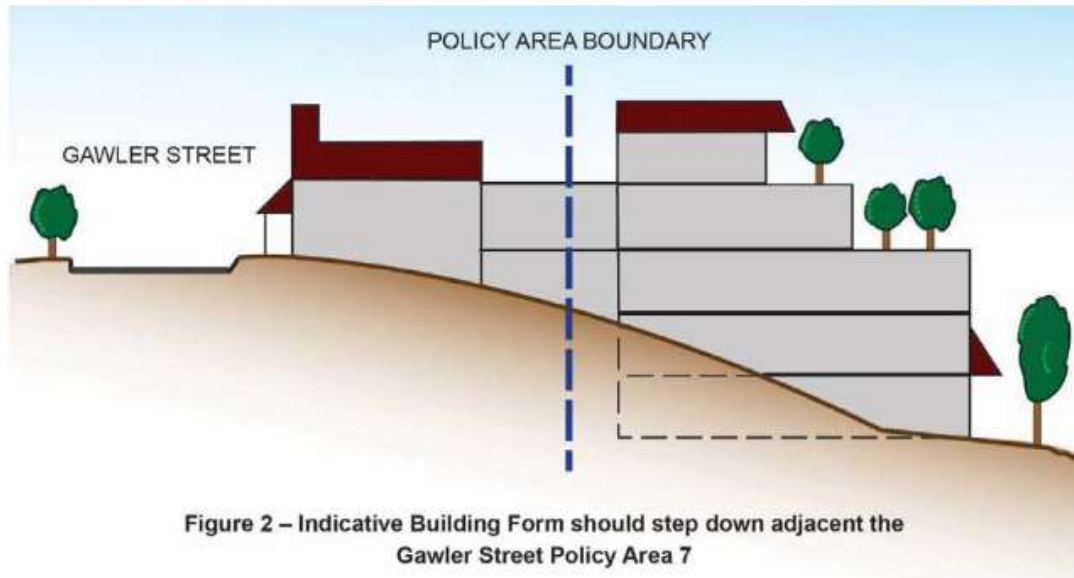
Attached is a marked up plan denoting areas that need to be amended to comply with the current building heights listed in the Development Plan (see **Appendix 4**).

4.1 Multiple heights in one TNV

Councils current Development Plan has several areas in the RTC that provide for multiple building heights. Scenarios include two storey buildings fronting the street with a third storey located further back into the allotment or interface provisions between infill areas and heritage areas. A complete list of these provisions is provided in **Appendix 1** however, PDC 14 and the diagram (below) provides a good representation of this issue.

PDC 14: *Multi-storey development which is greater than 2 storeys in height and located adjacent to the Gawler Street Policy Area 7 should be sited and designed to:*

- (a) minimise any detrimental impact on the historic streetscape of Gawler Street*
- (b) to ensure that only 2 storeys of the development will be visible when viewed from the Gawler Street streetscape*
- (c) to maximise the use of site topography and fall from Gawler Street and ensure the building is set back from the policy area boundary in accordance with the Figure below:*



It is difficult to see how policy such as that shown above or contained in **Appendix 1** is addressed in the Code. It appears that this cannot be solved via a TNV as they appear to be restricted to one numeric value. Further to this, the General Development Policy module Design in Urban Areas (“External Appearance” and “All Development – 4 or more Building Levels) is extremely vague when speaking of external appearance and multiple building heights. As such, it is suggested that more specific detail be introduced into the Code to address these concerns. New policy could be taken from the existing development plan policies that have been listed in **Appendix 1**.

5. Recommendation 5: Reconsideration of policies applying to the Master Planned Neighbourhood Zone

Council has participated in forums regarding amendments to the Master Planned Neighbourhood Zone, Building Envelope Plans and the Emerging Activity Centre Subzone. From these forums, it is pleasing to see that some of the previous comments provided by Council have been considered and included in the Draft version of the Code.

However, there are still some outstanding issues with this zone, which are further expanded upon in **Appendix 2**. These issues can be categorised in the following manner:

- Inconsistent terminology (See PO1.3, DTS/DPF 16.1 and Accepted Table)
- Unachievable criteria (See driveway grades)
- Lost policy
- Inadequate Code policy

Building Envelope Plans

Council notes that some additional information, in the form of a draft Practice Direction, has been released. However, Council still has concerns regarding the Zone, BEP's, their processing and implementation.

- Complexity of the process for BEP's and the Accepted pathway compared to the DTS pathway;
- Timeframes to process the BEP and have it become operational;
- How to process amendments to the BEP;
- The Stage that BEP's are considered in the land division assessment process;
- Minor variations should not apply to BEP requirements for Deemed to Satisfy applications.

5.1 Emerging Activity Centre Subzone

Council supports the intent of the Emerging Activity Centre Subzone and has been involved in forums discussing how activity centres can be delivered. However, we still have a number of concerns regarding this policy and request that the following changes be implemented.

Catchment of Centres:

Council has concerns that the anticipated catchment and future population of growth areas (as contemplated in PO 1.2 (b)) is such that it can be argued that a higher order centre (i.e. a new District or Regional Centre) be developed. This would undermine the work that Council, business and the community have undertaken to elevate the Regional Town Centre. For this reason, Council would like the following (or similar words) to be included:

PO X.X Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role whilst not hindering the development or function of any other centre.

PO X.X The hierarchy of centres is as follows:

- Regional Town Centre (Urban Activity Centre)
- Neighbourhood Centre (Suburban Activity Centre, Suburban Main Street, Township Activity Centre or Township Main Street)
- Local Centre (Local Activity Centre)

The above policies match what is currently within Councils Development Plan and are similar to what is contained in the SAPPPL. In regards to the hierarchy we've tried to relate the new zone names to those they are replacing.

<p>PO 1.2</p> <p>Land division design designates land for activity centres that is:</p> <ul style="list-style-type: none"> (a) distributed to maximise convenient access to shopping and services (b) of sufficient size to cater for the anticipated catchment and future population. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
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Building Heights:

Currently Councils Local/Neighbourhood Centre Zones have a maximum height 3 stories. However, PO 2.1 indicates that buildings, in certain circumstances, can be 6 storeys or 22 metres in height. This height would rival the Regional Town Centre in Mount Barker and appear to undermine the primacy of the existing town centre. For this reason Council requests that building heights within the Emerging Centre Subzone be dealt with via a TNV which would allow Councils to decide on the level and intensity of development within their growth areas.

Built Form and Character	
<p>PO 2.1</p> <p>A range of low-to-medium rise buildings within Activity Centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.</p>	<p>DTS/DPF 2.1</p> <p>Buildings within Activity Centres not exceeding the following maximum building heights:</p> <ul style="list-style-type: none"> (a) where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 3 storeys or 12 metres (b) in all other cases 6 storeys or 22 metres.

Spatial location of the Subzone:

Council does not understand why the Emerging Activity Centre Subzone is activated for the entire Master Planned Neighbourhood Zone within our district. In other Council areas (as shown below) it is only located over a portion of the subzone. It makes no sense for the Subzone to be activated over areas that have established dwellings or have been subdivided into residential allotments (see screenshot below for this detail). These areas contain small allotments for residential land uses can never be developed to achieve the outcomes of the Subzone (i.e. the establishment of a local or neighbourhood centre). As such, Council requests that either:

- A) this subzone be removed for areas where residential allotments have been created; or
- B) the subzone be applied to areas corresponding with the rough locations shown in Concept Plan Map MtB/16. This could be done by creating a 1km area box around the rough location

Image 3: Example located in Victor Harbour Council

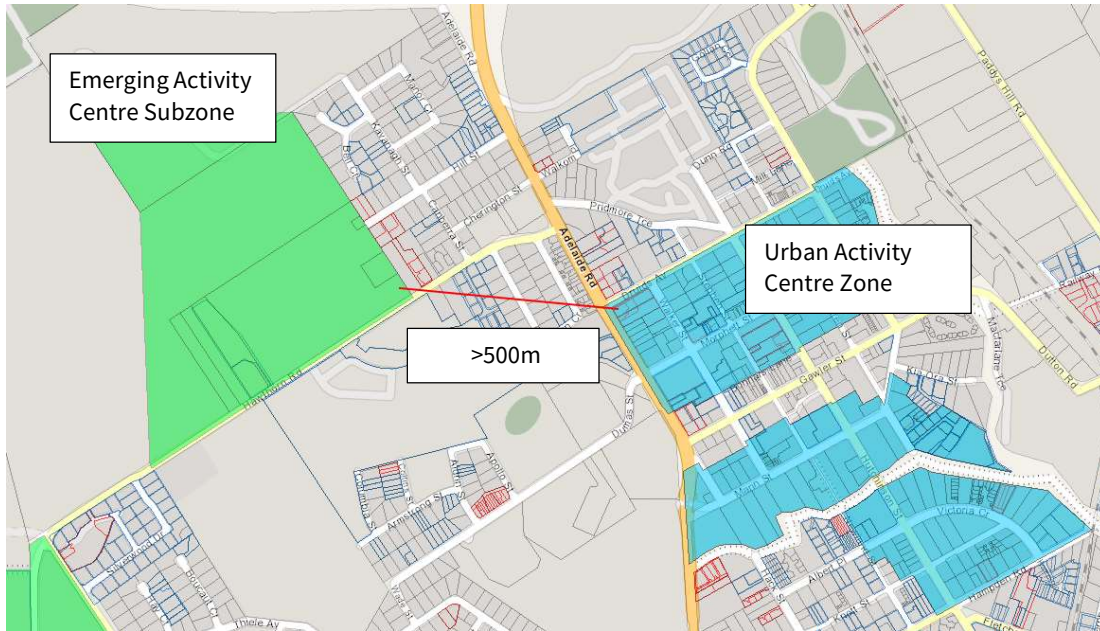


Image 4: Example located in the Town of Gawler



Hawthorn Road:

Why is the Subzone located over portion of the Master Planned Neighbourhood Zone bordered by Hawthorn Road? This land is located within 500 metres of the current Regional Town Centre Zone (Urban Activity Centre under the Code) and most importantly it is not shown to have an activity centre on Concept Plan MtB/16. As such, Council requests that the Subzone is removed from the locality.



6. Recommendation 6: Clarification of definitions for value adding in the Rural Zone and Adelaide Country Zone

Council supports value adding land uses in the Rural Zone and Adelaide Country Zones and the streamlining of policy and process. Whilst we note that, several of the issues raised in our submission in February 2020 have been addressed. However, it is noted that there are several outstanding matters from the verification process that are outstanding (see **Appendix 3**). These issues cover areas such max floor area for tourist accommodation (why not use max visitor numbers as this relates to waste control, parking, noise, etc.), the extent of “value adding” industries and definitions around transport distribution, locally sourced.

Rural Zone - Tourist accommodation

<p>PO 6.3</p> <p><u>Tourist accommodation</u> is associated with the primary use of the land for primary production or primary production related value adding <u>industry</u> to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p><u>Tourist accommodation</u>:</p> <p>(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding <u>industry</u></p> <p>(b) in relation to the area used for accommodation:</p> <p>(i) where in a new building, does not exceed a <u>total floor area</u> of 100m²</p> <p>(ii) where in an existing building, does not exceed a <u>total floor area</u> of 150m²</p> <p>(c) does not result in more than one facility being located on the same allotment.</p>
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Adelaide Country Zone – Tourist accommodation

<p>PO 6.3</p> <p><u>Tourist accommodation</u> is associated with the primary use of the land for primary production or primary production related value adding <u>industry</u> to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p><u>Tourist accommodation</u>, other than where located in The Cedars Subzone:</p> <p>(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding <u>industry</u></p> <p>(b) in relation to the area used for accommodation:</p> <p>(i) where in a new building, does not exceed a <u>total floor area</u> of 100m²</p> <p>(ii) where in an existing building, does not exceed 150m²</p> <p>(c) does not result in more than one facility being located on the same allotment.</p>
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Rural Zone - Value Adding

Rural <u>Industry</u>	
<p>PO 4.1</p> <p>Small-scale <u>industry</u> (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.</p>	<p>DTS/DPF 4.1</p> <p>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):</p> <p>(a) are directly related and ancillary to a primary production use on the same or adjoining allotment</p> <p>(b) are located on an allotment not less than 20ha in area</p> <p>(c) have a <u>total floor area</u> not exceeding 500m².</p>
<p>PO 4.2</p> <p>Expansion of established small-scale or new large scale <u>industry</u> (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:</p> <p>(a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality</p> <p>(b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like</p> <p>(c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

Adelaide Country Zone – Value Adding

Rural Industry	
<p>PO 4.1</p> <p>Small-scale <u>industry</u> (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.</p>	<p>DTS/DPF 4.1</p> <p>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):</p> <p>(a) are directly related and ancillary to a primary production use on the same or adjoining allotment</p> <p>(b) are located on an allotment not less than 2ha in area</p> <p>(c) have a <u>total floor area</u> not exceeding 350m².</p>
<p>PO 4.2</p> <p>Expansion of established small-scale or new large scale <u>industry</u> (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:</p> <p>(a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of locality</p> <p>(b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like</p> <p>(c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

Transport distribution activities are mentioned in the above PO and DPF but there is no Land Use definition for a Transport distribution activity, what constitutes this land use? Why should transport distribution activities be considered a value adding form of development? How do transport distribution activities add to the viability of farming activities?

Outstanding Questions:

- Cellar doors – how are they classified and assessed? Are they a shop? A restaurant? Function Centre?
- Seeing that Function Centres have two PO's and DPF's dedicated to them why are they not listed in the Part 7 Land Use definitions? What is a function centre?

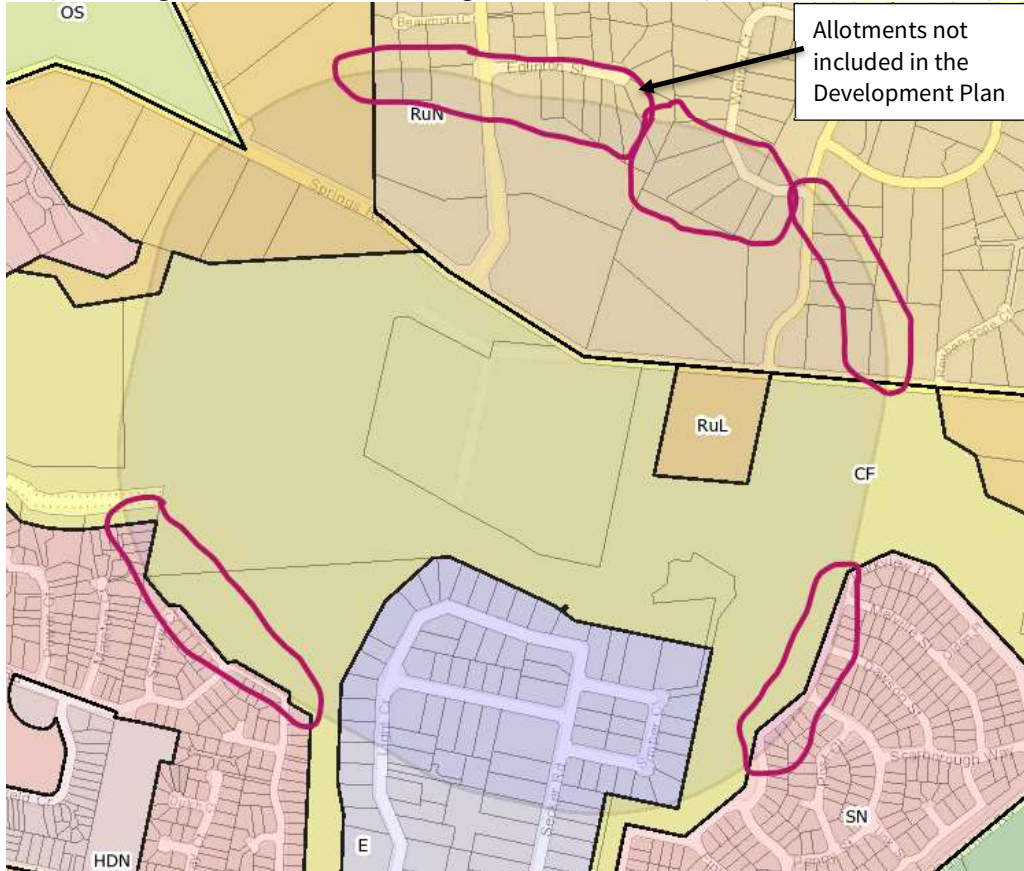
7. Recommendation 7: Clarification on the extent of Significant Interface Management Overlay

It appears that the boundary of the Significant Interface Management Overlay is significantly larger than the current 350 metre separation distance (from Council's Waste Water Treatment lagoons) shown on Concept Plan Map MtB/13 (see comparison below, new areas covered are shown in pink).

Council would like to understand how this expanded separation distance was calculated and whether this is an error in drawing this separation distance or if this is a new requirement under the Code?

Council suggests that the Overlay follows the existing boundary/setback in Concept Plan Map MtB/13 as development in the locality has followed this existing setback.

Proposed Significant Interface Management Overlay (expanded area shown in pink)



Excerpt from Concept Plan Map MtB/13



8. Recommendation 8: Reinstatement of Desired Character Statements into the Code

The removal of Desired Character Statements from planning policy has been seen by many Councils as one of the biggest losses in the transition to the Planning and Design Code.

Desired Character Statements help to define the historic and current character of an area while also providing key guidance for future development. These statements assist to define the local, unique characteristics of individual townships and have been used as an integral assessment tool to assist Council in delivering necessary infrastructure, providing for open space, detailing future upgrades and the overall character of an area.

9. Recommendation 9: Resolution of all outstanding matters raised during previous consultation

Council has attached a table (see **Appendix 3**) showing outstanding matters raised in its submission on the Draft Code lodged in February 2020 as well as the verification process in October 2020. To date there has been no resolution to these matters; Council requests that these matters are investigated and where appropriate changes are made to the Code. If changes cannot be made to the Code to facilitate these amendments then Council requests that either the State Planning Commission or PLUS provide this feedback in writing along with the reasons for not making the requested change.

Some notable issues that have yet to be fixed are:

- Missing links for the provision of and connection to waste water systems and potable water throughout the Council. This is an issue not only for residential development but also for commercial and industrial land uses.

10. Recommendation 10: Standardisation of Heritage Area Statements

When Council initially wrote and submitted our Heritage Area Statements, it was on the belief that these statements would follow a set standard. However after reviewing statements from different Council areas this appears not to be the case. For this reason, Council has concerns that important information such as the discouragement of certain forms and styles of development has not been included.

Council requests that PLUS standardises Heritage Area Statements across the State and reinstate policy regarding forms and styles of development that are to be discouraged.

11. Recommendation 11: Further clarification on the Urban Tree Fund

Council understands that the Commission is currently exploring the option of establishing an offset scheme to enable applicants to pay into a fund rather than plant a tree on the site of the development. The funds collected through the offset scheme could then be used to plant trees on public land.

Council has concerns regarding the establishment and use of this fund such as:

- The location where trees are to be planted in relation to the development site;
- The desirability to use the fund rather than plant trees on the development site;
- The costs to manage the fund;
- The cost for payment of the tree and maintenance over a two year period;
- The ability for Council to control the fund and where the money is spent; and
- The availability of public land within the vicinity of the development site.

APPENDICES

Appendix 1 – Multiple building height policies (Development Plan)

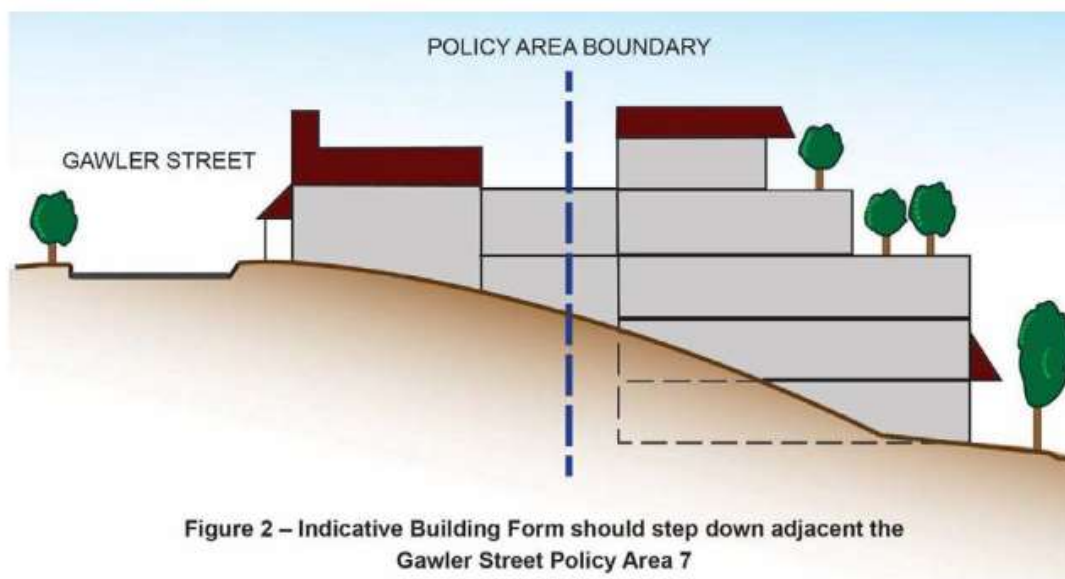
Regional Town Centre Zone

Desired Character Statement – Building Design and Character

Development will make a positive contribution to achieving high quality urban design outcomes through the design and placement of buildings. Critical to this is providing interesting and attractive streetscapes by ensuring building facades that face a public road or space are meaningfully activated and designed to maximise pedestrian comfort. Pedestrian comfort should be provided through canopies and verandas, and through buildings that are designed to reflect human scale at the street level through the use of a base podium that frames street and provides a continuous built form edge. Importantly facades will allow for the adaptive reuse of ground floor tenancies, including activities that may spill out onto the street, such as outdoor dining.

PDC 14: Multi-storey development which is greater than 2 storeys in height and located adjacent to the Gawler Street Policy Area 7 should be sited and designed to:

- (a) minimise any detrimental impact on the historic streetscape of Gawler Street
- (b) to ensure that only 2 storeys of the development will be visible when viewed from the Gawler Street streetscape
- (c) to maximise the use of site topography and fall from Gawler Street and ensure the building is set back from the policy area boundary in accordance with the Figure below:



PDC 20: *The ground and first floor of buildings should be built with a minimum ceiling height of 4.5 metres to allow for adaptation to a range of land uses including shops, offices and residential.*

PDC 21: *Development of a 'Landmark Building Site' as shown on Concept Plan Map MtB/11 - Regional Town Centre - Public Realm should seek to emphasise and enhance the site and (in particular) the street corner setting to create a comfortable, attractive and vibrant pedestrian environment.*

PDC 22: *Development on corner sites adjacent to a 'Town Centre Gateway' as shown on Concept Plan Map MtB/11 - Regional Town Centre - Public Realm should provide high quality development that reflects the prominence of these locations and their role as important entries into the centre and reinforces or creates a sense of arrival. This can be achieved through the use of additional height, higher quality materials and design treatments.*

Business and Retail Core Policy Area 5

Desired Character Statement

Development will need to be carefully designed at the interface of the policy area with the adjoining Gawler Street Policy Area 7, with respect to height and materials, so that it does not detract from the historic streetscape character, and visual primacy of Gawler Street. These buildings will need to take into account the visual outlook along the Gawler Street streetscape and be positioned away from the Gawler Street frontage and limited in height adjacent to the policy area boundary so as not to be visible along Gawler Street.

It is expected that building heights will transition down along the Hampden Road east of Hutchinson Street frontage to a height of three storeys where it is adjacent to the Residential Zone as indicated by the 'Residential Height Interface' shown on Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape.

The western side of Hutchinson Street, between Albert Place and Hampden Road represents the interface between the Business and Retail Core Policy Area 5 and the Urban Renewal Policy Area 13 Residential Zone. It is envisaged that buildings will transition down to two storeys where indicated by the 'Residential Height Interface' shown on Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape. The existing character of the immediate locality north of Knott Street is influenced by the concentration of Local Heritage Places and other 19th Century cottages. The design and siting of development is to be undertaken so as not to detrimentally affect the heritage values of the Local Heritage Places and enhance the existing character. Here, land use will be of a smaller scale, building on opportunities that the existing character and historical cadastral pattern present.

PDC 5: Where podiums are required along the designated street frontages delineated as 'Base Podium and Tower' on Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape they should be two storeys so as to maintain human scale.

PDC 7: Development should be designed to ensure that:(a) the highest point of the development is in the centre of the site.

PDC 19: Buildings to the west of Hutchinson Street between Albert Place and Hampden Road, as delineated as "Residential Height Interface" on Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape, and adjoining the Residential Zone should be: (a) no taller than two storeys in height (b) not compromise the heritage values of adjoining Local Heritage Places.

PDC 20: Buildings fronting Hampden Road east of Hutchinson Street, as delineated as "Residential Height Interface" on Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape, and adjoining the Residential Zone should be no taller than three storeys in height.

Precinct 1 Dunn Mill

PDC 23: Development along the Cameron Road frontage should utilise or pay regard to materials, form, and design elements that are indicative of the period of construction of the State and Local Heritage Places as indicated on Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape.

Residential Infill Policy Area 9

Desired Character Statement

Development will be coordinated and utilise consolidated sites to achieve buildings of 2-3 storeys in height that take advantage of the outlook over Littlehampton and Western Creeks and to the Rural Landscape Protection Zone that provides the significant visual backdrop to the Town Centre.

Sites abutting the boundary to the Western Flat Creek corridor may potentially achieve additional storeys along their northern edge, taking advantage of views over the creek, where the impact on adjoining or adjacent allotments can be reduced. It is envisaged that any additional storeys will be setback from the building façades to reduce the impact by the increased height on the amenity of adjoining or adjacent allotments.

Development in those portions of the policy area adjacent to the Residential Zone will result in building height at the street frontage / zone boundary interface to a maximum of 3 storeys along Albert Place and will be a maximum of 2 storeys along Cameron Road. Additional storeys on land fronting Cameron Road will be gained

by maximising the use of the existing topography, fall to Littlehampton Creek and depth of existing allotments.

It is envisaged that development will be the form of residential flat buildings and row dwellings between two and three storeys high. Buildings three storeys in height will be sited between Western Flat Creek and Albert Place, decreasing in height to two storeys at the interface with the Residential Character Policy Area 10 as indicated in Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape.

PDC 8: *Buildings that have frontage to Cameron Road should not exceed two storeys in height when viewed from Cameron Road.*

PDC 9: *Development to the rear of existing buildings with frontage to Mann Street and are located on the higher parts of the land / site should not exceed two storeys in height when viewed from Mann Street.*

PDC 11: *Buildings which adjoin the Residential Character Policy Area 10 and the adjoining Historic Conservation Area should:*

- (a) not exceed two storeys in height when located in the area designated as Residential Height Interface as indicated on Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*

Appendix 2 – Master Planned Neighbourhood Zone

Inconsistent Terminology:

Density

PO 1.3 (shown below) does not reference the Administrative Term “low net residential density” or “medium net residential density”. This is confusing as it is unclear whether these densities apply to the Zone or not.

PO 1.3

Land division results in a low-to-medium density neighbourhood that contains a diverse range of housing types and allotment sizes.

Retaining Walls

The term “measured from the lower of the 2 adjoining finished ground levels” is not included in DTS/DPF 16.1 and is found throughout Table 1. This may be improved by

changing the wording in both the Table and the DTS/DPF to refer to ‘measured from ground level’

Accepted Table

<p>Retaining wall Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. Retains a difference in ground levels not exceeding 1.5 m (measured from the lower of the 2 adjoining finished ground levels) 2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
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Earthworks and sloping land	
<p>PO 16.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 16.1 Development does not involve:</p> <ol style="list-style-type: none"> (a) excavation exceeding a vertical height of 1.5m (b) filling exceeding a vertical height of 1.5m (c) a total combined excavation and filling vertical height of 3m or more.

Unachievable Criteria:

Driveway grades

This is not achievable as 1:4 is the max grade a driveway can have for only a section and not a transition.

Accepted Table – Detached Dwellings

<p>11. Driveways are designed and sited so that:</p> <ol style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary.

Lost Policy:

High Voltage Power Lines

Currently our Residential Neighbourhood Zone has PDC 36 which deals with the ensuring that new development accommodates the duplication of the State significant 66kV power lines. This should be reflected within a DTS/DPF.

PO 11.3 – Dwellings prior to Issue of Title

How does the new system contemplate dwelling applications being submitted prior to the release of title in growth areas? It is common practice now that an assessment is undertaken and approval only released at the point of title, this helps speed up the process. It appears that this will no longer be possible?

PO 11.3 Sites for residential purposes are consistent with an authorised plan of division or master plan.	DTS/DPF 11.3 Development will not result in more than 1 <u>dwelling</u> on an existing allotment.
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Inadequate Code Policy:

Earthworks

This PO needs to be more design specific. I think the following elements could possibly be included:

- Earthworks that reduce the vertical profile of buildings;
- Assist in providing safe and convenient access;
- Reduce the potential for conflict between uses via overlooking and overshadowing;
- Provide a single solution between adjoining properties.

Earthworks and sloping land	
PO 16.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 16.1 Development does not involve: <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1.5m (b) filling exceeding a vertical height of 1.5m (c) a total combined excavation and filling vertical height of 3m or more.

Emerging Activity Centre Subzone:

What about existing approved land divisions? Can the Activity Centre definition be amended to contemplate existing lots? For example; could it say that allotments greater than 1000m² approved under the Development Act that are located in close proximity to activity centres on a Concept Plan are considered an Activity Centre allotment?

PO 1.4 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: <ul style="list-style-type: none"> (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment <p>or</p> <ul style="list-style-type: none"> (c) adjacent high frequency public transport. 	DTS/DPF 1.4 None are applicable.
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Appendix 3 – Comments from Verification Process

Table – Comments addressed in revised version of the Code?

Item No.	First round of consultation comments (27 Feb 2020)	Were changes made? Y/N/Partial	What were the changes?	Additional issues?
1	Desired Character Statements should be summarised and included in the Code, much like Historic Area Statements.	N	Nil	Desired Character Statements should be transitioned to the Code
2	Missing Concept Plans	Partial	Concept Plans 1, 3, 7, 8, 9, 16 and 22 have been included in the recent consultation version	<p>The plans that were included are not the updated versions that were presented to Plus on 14 September 2020. The updated plans reference the details in the Development Plan that provides context to the use of the plans. This information is required and should be included.</p> <p>Council requested that Concept plans 10, 11, 18, 19, 20 and 21 (the Cedars) be included. To date these have not been included</p> <p>Concept Map 13 which deals with the setback to Councils waste water lagoons has not been included however, this issue has</p>

				been solved via a different method.
Hahndorf Township				
3	Encouragement of currently non-complying land uses;	Partial	A new Zone which removed max floor areas for these land uses (Shops, offices and consulting rooms)	Floor area limits would be extremely beneficial to manage the northern approach to Hahndorf
4	Missing TNV's (allotment sizes, building heights);	Y	Min Site Area: 800m ² Min Frontage: 20 metres Max building height: 9 metres Max site coverage: 35%	Front and secondary side setbacks were not transitioned to the Code Front setback: 8 metres Secondary side setback: 3 metres
5	Lack of recognition of the Strassendorf and Hufendorf patterns of land division and development	N	Nil	These patterns of division are recognised in the Desired Character Statements for the Township Zone, Hufendorf Policy Area and the Strassendorf Policy Area. They are also shown on Concept Plan 14 as a visual representation. None of the above has been transitioned to the Code. It should be noted that the concept plan is the visual representation showing the entirety of the original Strassendorf and Hufendorf pattern of land division. The State Heritage Guidelines miss key

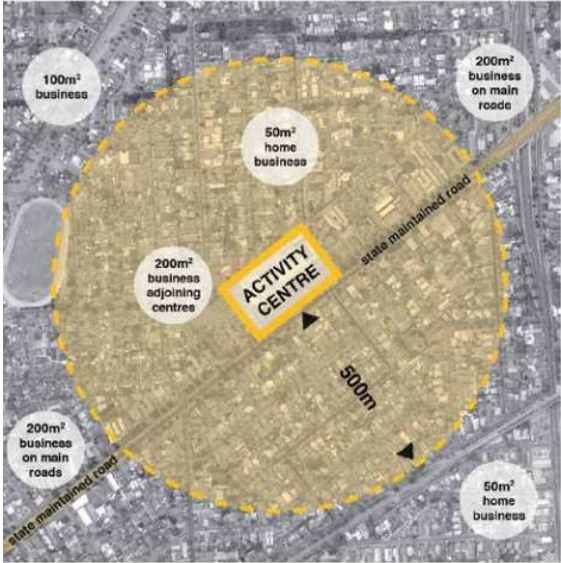
				areas for the Hufendorf division and does not even show the Strassendorf pattern
6	<p>Flooding overlays</p> <p>Incorporate creek line details from Concept Plan Map MtB/14 into the Hazards (Flooding) Overlay. Council is also exploring providing additional flooding information from a 2004 flood study undertaken into the Upper Onkaparinga Catchment.</p>	Y	Parts of the township were shown in the new Hazards (Flooding) Overlay	<p>This data appears to be taken from the Upper Onkaparinga Flood Study 2004 and does not include information from Concept Plan 14</p> <p>Will need to check to see if this is acceptable</p>
7	<p>Land contained within Residential Policy Area 21 must be transitioned to either a new Zone that only permits residential land uses;</p> <p>Or a new subzone be created that adopts the provisions of Residential Policy Area 21.</p>	Maybe	A new Zone was established (Township Neighbourhood) but this allows for non-residential land uses and there appears to be no floor area cap for these land uses	Max floor areas for non-residential land uses must be considered
8	For Policy Areas 20 and 22 (Hufendorf and Strassendorf) the Commission should consider whether the Township Zone or the Township Main Street Zone is most appropriate.	Y	Township Main Street added to Hufendorf and Strassendorf Policy Areas	
9	TNV's for minimum allotment size and frontage must be introduced to cover the entirety of the township of Hahndorf. These TNV's should take guidance from PDC 7 of the Residential Policy Area 21 (Development Plan).	Y	<p>Min Site Area: 800m²</p> <p>Min Frontage: 20 metres</p> <p>Max building height: 9 metres</p> <p>Max site coverage: 35%</p>	<p>Minimum Site area and frontage complies with PDC 7 of Residential Policy Area 21</p> <p>Will need to see if dwelling types other than detached dwellings and group dwellings are allowed</p>
Regional Town Centre Zone				
10	Community Facilities Zone (replaces RTC Zone, Auchendarroch Community Policy Area 6 and Dunn Bickle Community Policy Area 12):	N	PLUS have indicated that re-zoning land will not be considered during the Code Transition Phase	This is acceptable as the Community Facilities Zone does not restrict the continuation of

	Consider a Zone change to the Caravan and Tourist Park Zone for the Mount Barker Caravan Park;			existing land uses (i.e. the Caravan Park)
11	Reconsider the envisaged land uses within the Community Facilities Zone removing offices, consulting rooms and health care facilities to align the Community Facilities Zone with the current (Development Plan) zoning.	Y	Added greater clarity on when offices, consulting rooms and health care facilities can be developed. Shops and offices <i>“are of a scale that is subordinate to the principal community use of land”</i> .	This change satisfies Councils concerns
12	Introduce a TNV restricting the Gross Leasable Floor Area (GLA) for commercial land uses (such as offices, consulting rooms and health care facilities);	N	Shops and office have a maximum Gross Leasable Floor Area of 250m ² and need to be subordinate to a community use on the land.	While the floor area is high (250m ²), tying the shop or office to the principle use of the land resolves this issue.
13	Introduce a TNV over the Auchendarroch Community Policy Area 6 restricting building heights to two stories in height.	N	The response from PLUS states that the 2 storey limit deals with views of Auchendarroch house and this concern is resolved by the Heritage Adjacency Overlay and the State Heritage Overlay	This method of resolution needs further research
14	Suburban Employment Zone (replaces RTC Zone, Bulky Goods Policy Area 4) Council has reviewed other commercial and employment zones contained in the Draft Planning and Design and has not found a zone that is more suitable than the Suburban Employment Zone. It appears that there has been a conscious decision of DPTI and the Commission to allow zones to contain a myriad of different land uses. For this reason, Council		The Suburban Employment Zone has changed	

	calls upon the Commission to consider introducing a new zone that allows solely for Bulky Goods land uses.			
15	Urban Activity Centre Zone (replaces RTC Zone, Business and Retail Core Policy Area 5): Retain Concept Plan Maps MtB/11, MtB/18 and MtB/19;	N	PLUS have indicated that Concept Plans that are important for infrastructure and staging of development will be included. These Concept Plans principally deal with building heights, active street frontages and traffic and access	Nuanced policy that provides for gradual setbacks is not part of the Code. Officers are exploring alternative methods that allow for similar outcomes as these concept plans
16	Introduce TNV's for building heights that reflect requirements listed in PDC's 17-20 of the Business and Retail Core Policy Area 5;	Partial	TNV's now cover building heights	Nuanced policy that provides for gradual setbacks is not part of the Code
17	Transition Precinct 1 Dunn Mill to the Code and incorporate PDC's 22 to 25.	N	This Precinct has been transitioned to the Urban Activity Centre Zone	The Urban Activity Centre contains: A TNV for 3 storey buildings (same as the Precinct) Heritage Adjacency overlay applies to the whole Precinct. This Overlay states that development that materially affects a State Heritage Item requires referral to the State Heritage Branch. The Overlay also contains policy reinforcing that development not encourage or unduly impacting on Heritage Places. What's not included is:

				Policy regarding the design and use of materials, forms and design elements of nearby heritage items. Nor is there any policy regarding the activation of the creek.
18	<p>Suburban Main Street Zone (replaces RTC Zone, Gawler Street Policy Area 7):</p> <p>Transition the requirements of Table MtB/5 – Heritage and Design Guidelines to the Code or combine into the Historic Area Statements</p>	N	Draft Design Advisory Guidelines have been written by PLUS. However these guidelines are specific to Gawler Street or Mount Barker	More input into these design guidelines including the use of Table 5 (Heritage Design Guidelines) from Councils Development is required.
19	<p>Suburban Business and Innovation Zone (replaces RTC Zone, Mixed Use Policy Area 11): *NOW URBAN NEIGHBOURHOOD ZONE*</p> <p>Council suggests a zone change to either the Housing Diversity Neighbourhood Zone or possibly the Business Neighbourhood Zone. However, it is noted that the Business Neighbourhood Zone seeks low rise development while the Mixed Use Policy Area allows for more generous building height limits. The Commission may wish to consider keeping these height limits (in PDC 7 of the Policy Area) as a TNV.</p>	Partial	<p>The Urban Neighbourhood Zone allows for: large scale shops, offices and consulting rooms with a floor area of 500m² for single premises and 1000m² for a group of businesses in a building</p> <p>Encourages the establishment of Light Industry land uses</p>	<p>The Mixed Use Policy Area currently allows for: Small scale offices, shops and consulting rooms with a floor area of 250m²</p> <p>Light Industry is not an envisaged land use</p>
20	If a Zone change is considered, then a TNV that restricts the GLA for commercial land uses should be considered to further align the Code policy to the current Policy Area.	N		Currently there is no appropriate Zone that has a GLFA of 250m ²
21	<p>Suburban Neighbourhood Zone (replaces RTC Zone, Residential Character Policy Area 10): *NOW ESTABLISHED NEIGHBOURHOOD ZONE*</p>	N	New policy has been included on non-residential development in residential areas	The Residential Character Policy Area states that “ <i>Retail and commercial development is generally not supported within the</i>

<p>Given the difference in the intent and policies of the Policy Area and the proposed Zone a Zone change is required. However, it is noted that the Code does not contain any Zones that are purely for residential purposes only. All residential / neighbourhood zones contained in the Code seek some amount of commercial development. As such it is considered that a new Zone or Sub-Zone be established that is solely focussed on maintaining and enhancing the residential character of a locality by encouraging residential developments and restricting or prohibiting commercial land uses.</p>	<p>This now states that: PO 1.2 <i>Shops, consulting rooms and offices either:</i> (c) <i>contribute to ease of walkability to services in areas without convenient access to Activity Centres while maintaining the residential character and amenity of the neighbourhood</i> (d) <i>support the limited expansion of existing Activity Centres.</i></p> <p>DTS/DPF 1.2 (c) <i>is located more than 500m from an Activity Centre and:</i></p> <p>(i) <i>does not exceed 100m2 gross leasable floor area (in a single building)</i> (ii) <i>does not exceed 200m2 gross leasable floor area (in a single building) where the site has a street frontage to a State Maintained Road</i></p> <p>or</p> <p>(d) <i>does not exceed 200m2 gross leasable floor area (in a single building) where located adjoining an Activity Centre (including where</i></p>	<p><i>policy area due to the existing land division patterns and limited road capacities (particularly within Kia Ora Street). However, small scale tourist accommodation, principally in the form of bed and breakfast accommodation, may be appropriate in the policy area”.</i></p> <p>There has been no evidence provided by the Government to justify this massive increase in commercial land uses and floor areas. Without this evidence it is considered that this new policy is poorly considered and will have long term major impacts on our streets and neighbourhoods.</p> <p>If Council were to pick from the Zones on offer in the Code, then the Established Neighbourhood Zone is considered the least bad option.</p> <p>Impact on the current pattern of land use (in Mill Street and Kia Ora Street) is as follows: Both of these locations are located within 500m of an “Activity Centre” so they don’t</p>
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			<p><i>the site would adjoin if not separated by a public road).</i></p>	<p>meet the requirements of DTS/DPF 1.2 (c)(ii) (i.e. 200m² shops). However Kia Ora is adjacent an Activity Centre so could meet DTS/DPF 1.2 (d) and see 200m² shops</p>
				
22	<p>Introducing a new TNV restricting the GLA for non-residential land uses (shops, offices, consulting rooms, etc.) is also recommended.</p>	N	<p>The amended Code does provide some soft caps as discussed above however these are considered too large (100m² and 200m²)</p>	<p>As previously this ill-considered and justified policy will dramatically impact car parking, walkability and residential amenity. As such this new policy should be amended.</p>

23	<p>Housing Diversity Neighbourhood Zone (replaces RTC Zone, Residential Infill Policy Area 9):</p> <p>As with the Policy Area above Council suggests that a Zone be created that solely deals with residential development and does not seek to encourage commercial or other forms of non-residential development.</p>	N	The Housing Diversity Neighbourhood Zone suffers from the same issues as the Established Neighbourhood Zone	As previously this ill-considered and justified policy will dramatically impact car parking, walkability and residential amenity. As such this new policy should be amended.
24	As with other Policy Areas in the Regional Town Centre Zone the retention of Concept Plan MtB/19 is needed.	N	See previous comments on Concept Plans	The Code struggles with graduated height requirements such as: <i>“Development in those portions of the policy area adjacent to the Residential Zone will result in building height at the street frontage / zone boundary interface to a maximum of 3 storeys along Albert Place and will be a maximum of 2 storeys along Cameron Road. Additional storeys on land fronting Cameron Road will be gained by maximising the use of the existing topography, fall to Littlehampton Creek and depth of existing allotments”.</i>
25	Consideration should be given to how existing setbacks can be incorporated in the Zone, whether this be by new Zone policy, Sub-zones or TNV’s.	N	Same as above	Same as above
Car Parking Fund				

26	Provide greater details and a clear pathway for Council's to transition their car parking funds to the PDI Act and the Code.	Y	The Car parking can be carried over to the new planning system	Additional details will be released by PLUS and the LGA in the future
Rural Living Zone (Development Plan) - Waste Water Lagoons				
27	Council strongly recommends that Concept Plan MtB/13 and PDC 3 are retained in the Code to prevent residential encroachment towards Council's CWMS lagoons and to maintain required EPA separation distances.	No – BUT achieved in a different manner	Introduced the Significant Interface Management Overlay to deal with this issue.	This solution should adequately cover this situation. It is noted that the borders for this overlay are currently incorrectly shown.
The Cedars Precinct				
28	<p>Council believes that there are two options to solve this issue.</p> <p>Firstly, the option that leads to the least disruption to the Cedars land and project is to create a new Sub-zone over the Cedars site utilising all of the current Policy (including the Concept Plan) contained in the Cedars Precinct. This is seen as the best solution as the existing policy framework delivers a robust assessment framework whilst providing flexibility and certainty for the developer. As such the existing policy framework is considered best practice.</p> <p>Alternatively, the Tourism Development Zone could be spatially applied to the current Cedars precinct. However, this adoption of a new Zone would also require the Concept Plan to be retained and referenced in the Tourism Zone. The Tourism Zone provides some benefits over the proposed Peri-Urban in that land division is no longer a Restricted form of development.</p>	Y	Sub-Zone added to the 2 nd consultation version of the Code	<p>Council officers were able to write the new subzone to reflect the original Precinct and retain existing policy direction.</p> <p>However, we would still like to update the concept plan to ensure that the SA Water pumping main is shown and that all new development needs to connect to this</p>

	<p>However, there are still some cons to this approach as it is not a like for like transition with most forms of development requiring public notification as the site of the development would be adjacent land in a different zone. Therefore, the transition would be moving to a policy framework that delivers less than the existing policy framework which is undesirable.</p>			
<p>Local Centre Zone (was suburban activity centres) *NOW LOCAL ACTIVITY CENTRE ZONE*</p>				
29	<p>A radical increase to building heights of up to six storeys in height. To prevent this a TNV for building heights should be introduced across Council's townships to restrict buildings to two storeys or nine metres in height.</p> <p>The potential visual and amenity impact of a larger scale building with a smaller township should not be underestimated.</p>	Y	<p>The reference to medium rise buildings (six storey's) was removed. In its place TNV's were introduced, however if no TNV is referenced then: <i>"in all other cases - 2 building levels up to a height of 8m".</i> This will cover Council's Local Centres with a blanket 8 metre height</p>	<p>This should resolve the issue and bring the maximum building height in the Local Activity Centre Zone in line with the Development Plan provisions.</p>
30	<p>Massive increase to residential density (advocating for medium and high density development);</p>	N	<p>The newly created Local Activity Centre still encourages standalone residential development</p>	<p>This issues has not been adequately resolved.</p> <p>A simple fix would be to require that dwellings be developed in conjunction with commercial development (i.e. shop top or behind the commercial use)</p>

				The other issue is that there is no minimum site area for dwellings in this zone meaning that any size allotment could be considered, potentially causing waste water issues.
31	Increase to gross leasable floor areas and new land uses;	N	Floor area caps were not introduced	Continue to advocate for the inclusion of floor area caps and the hierarchy of centres
32	Increase to public notification levels;	Partial	Public notification tables and criteria have been re-written.	However, there is still scope for a significant number of developments to require public notification as the exceptions rely on the Assessment Manager deeming the development to be of a minor nature and to not unreasonably impact on the owners or occupiers of land in the locality of the site
33	The introduction of land uses which were previously listed as non-complying in the Local Centre Zone: <ul style="list-style-type: none"> • Bus depot (see public transport terminal in the Code) • Bus station (see public transport terminal in the Code) • Service trade premises 	Y	Bus depot, bus station and service trade premises removed from the list of envisaged land uses	Fixed
Neighbourhood Centre Zone (Suburban Activity Centre Zone)				
34	A radical increase to building heights of up to six storeys in height. To prevent this a TNV for building heights should be introduced across Council's	Y	The reference to medium rise buildings (six storey's) was removed.	The Desired Character Statement for the Neighbourhood Centre Zone states that " <i>Buildings and structures will be low in scale in</i>

	<p>townships to restrict buildings to two storeys or nine metres in height.</p> <p>The potential visual and amenity impact of a larger scale building with a smaller township should not be underestimated.</p>		<p>In its place TNV's were introduced, however if no TNV is referenced then: <i>"in all other cases - 3 building levels up to a height of 12m"</i>.</p>	<p><i>order to be compatible with the development in the adjoining Residential Zone"</i>.</p> <p>This is considered to advocate for a maximum building height of 2 storeys.</p> <p>As such retaining this level of building height should be pursued</p>
35	Increase to residential density;	N	<p>The Zone still encourages medium and high density (PO 1.4 of the Zone). Furthermore, no minimum allotment size covers this zone.</p> <p>However the Suburban Activity Centre Zone does state that dwellings should only be developed in conjunction with non-residential activities.</p>	<p>Linking residential development to commercial development is a welcome addition, however the density of residential has not been adequately resolved.</p> <p>Adding to the density issue is the fact that there is no minimum site area for dwellings in this zone meaning that any size allotment could be considered, potentially causing waste water issues.</p> <p>Council recommends that a TNV for minimum allotment size for dwellings be introduced that matches the nearby Suburban Neighbourhood Zone</p>
36	Increase to gross leasable floor areas and new land uses	Y	DTS/DPF 1.5 encourages shops up to a gross leasable floor area of 500m ²	Fixed

37	Increase to public notification levels;	Maybe	Public notification tables and criteria have been re-written.	However, there is still scope for a significant number of developments to require public notification as the exceptions rely on the Assessment Manager deeming the development to be of a minor nature and to not unreasonably impact on the owners or occupiers of land in the locality of the site
38	Encouragement of (currently) non-complying land uses	Y	The list of envisaged land uses in the Suburban Activity Centre Zone has been amended	Fixed
Restricted Urban Policy Area				
39	<p>These parcels of land (in the Restricted Urban Policy Area) are located nearby significant intensive animal keeping activities. The Draft version of the Code transitions this land to Deferred Urban Zone which would unnecessarily restrict the future division of the land.</p> <p>A change of Zone or a new subzone is requested to allow for future subdivision to occur in a timely and efficient manner.</p>	Y	<p>This land has now been Zoned – Master Planned Neighbourhood Zone, however to resolve this issue the Significant Interface Management Overlay has been introduced.</p> <p>The Desired Outcome for the Overlay states <i>“The prevention of the establishment of new, and intensification of sensitive receivers to mitigate community exposure to potential adverse hazards and environmental and amenity impacts generated by the lawful operation of proximate significant activities”</i>.</p>	<p>It is considered that this new Overlay adequately deals with the issue of introducing “sensitive receivers” (dwellings) near to existing intensive animal keeping activities.</p> <p>Fixed</p>

Master Planned Suburban Neighbourhood Zone				
40	There are no forms of development (such as carports, verandahs, etc) that are 'Deemed to Satisfy' due to the Code's Hazard Bushfire (Medium Risk) Overlay (which relates to bushfire risk level rating)	Y	Removed Hazard Bushfire (Medium Risk) Overlay from non-habitable buildings such as verandahs and carports	This decision is supported as there is no reason for a planning assessment to be undertaken as there is no relevant bushfire policy for non-habitable buildings. FIXED
41	Centres in the growth area - Add Objectives 1, 4, Desired Character Statement references and Principles of Development Control 2, 4, 26, 40 of the Residential Neighbourhood Zone to Concept Plan Map MtB/16.	N	Concept Plan has been added to the Code, however this is not the amended version that Council provided to PLUS The newly created Emerging Activity Centre subzone has been added to the entire growth area	The Concept Plan is not the updated version The way that the Emerging Activity Subzone has been implemented is concerning as this covers all land within the growth regardless of whether it has been developed for residential uses or not. It is considered that this subzone is a blunt instrument and is not useful when trying to develop new centres. Further discussion with PLUS is required to rectify the short comings of this subzone and its implementation
42	Update the Accepted Development tables to remove restrictions from carports and outbuildings (and similar domestic structures) due to the Native Vegetation Overlay.	Y	The clearance of Native Vegetation is now dealt with via a declaration which is submitted by the applicant.	This new process allows for development where there is no removal of native vegetation to be dealt with as an Accepted or even

				Deemed to Satisfy form of development. FIXED
43	Update the Public Notification tables to remove the trigger for development adjacent a different zone.	Y	Public notification tables have been completely re-written	This now solves the initial concerns raised.
Suburban Neighbourhood Zone				
44	The Native Vegetation Overlay removes carports, outbuildings, swimming pools, shade sails, water tanks and verandah's from Accepted and DTS pathways	Y	The clearance of Native Vegetation is now dealt with via a declaration which is submitted by the applicant.	This new process allows for development where there is no removal of native vegetation to be dealt with as an Accepted or even Deemed to Satisfy form of development. FIXED
45	Hazard (Medium Risk) – DTS / accepted development requirements for carports, shade sails, water tanks and verandahs	Y	Removed Hazard Bushfire (Medium Risk) Overlay from non-habitable buildings such as verandahs and carports	This decision is supported as there is no reason for a planning assessment to be undertaken as there is no relevant bushfire policy for non-habitable buildings. FIXED
46	Transition the requirements of PDC 30 of the Residential Zone to a TNV for minimum allotment sizes for the townships listed in the table.	Y	Minimum allotment sizes have been introduced that match the smallest listed in PDC 30 Apart from Nairne which for some reasons lists the minimum lot size as 800m ² rather than 600m ²	FIXED But advocate for Nairne to have a minimum lot size of 600m ²

47	Add requirements for the provision of rainwater tanks for those townships not connected to mains water (as listed in PDC 30)	Y	The Infrastructure and Renewable Energy Facilities module requires that all development is connected to an appropriate water supply to meet the needs of its use. For dwellings this means a minimum of 50,000 litres of potable water supply (PO 11.1 and 11.2)	The policy is fixed however it seems that this policy has not been attached to all forms of development or dwellings. So there is still work to do.
48	Add a TNV for minimum GLA for shops restricting floor areas to 80m ² . This will then mirror (or be like for like) the provisions of the Development Plan.	N	<p>New Zone policy was introduced into the Neighbourhood Suite of Zones standardising non-residential land uses across residential areas</p> <p><i>“PO 1.3 Shops, consulting rooms and offices contribute to walkability while maintaining the residential character and amenity of the neighbourhood”.</i></p> <p><i>“A shop, consulting room or office (or any combination thereof) that satisfies one of the following:</i></p> <p><i>(a) does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where located more than 500m from an Activity Centre</i></p>	<p>This new policy is a major concern as it applies to all townships across the District (except for Hahndorf)</p> <p>This could have a devastating effect on Main Streets within our townships and effectively creating ribbon development along entrances to towns.</p> <p>The disappointing aspect of this policy is the lack of rigorous research that has been provided to justify this extreme change to development plan policy.</p> <p>It is strongly recommended that this policy IS NOT spatially applied to townships.</p>

			<p>(b) does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where located more than 500m from an Activity Centre and where located on a site with a primary frontage to a State Maintained Road</p> <p>(c) reinstates a former shop, consulting room or office”.</p>	
49	<p>Amend the Public Notification table removing the need to notify developments such as:</p> <ul style="list-style-type: none"> o Four or more additional allotments requiring public notification; and o Any development adjacent a different zone 	Y	Public notification tables have been completely re-written	This now solves the initial concerns raised.
Brukunga Mine Zone				
50	Create a new subzone, over the same area as the Brukunga Mine Zone, to transition all of the provisions of the Brukunga Mine Zone.	N	<p>New policy in the Resource Extraction Zone (PO 1.2 and 2.2) talk about supporting the remediation of mining areas. There is also a site contamination overlay, however that does not form part of this version of the Code on public consultation</p>	Depending on how the site contamination overlay deals with this site further advocacy may be warranted.
Peri-Urban *NOW CALLED THE ADELAIDE COUNTRY ZONE*				
51	There are several types of land uses that are now envisaged (DTS/DPF 1.1) that were previously Non-	Partial	Warehouse and Industry are listed as envisaged land uses.	These changes go some way to satisfying Council’s concerns,

	<p>Complying activities in the Mount Lofty Ranges Watershed Area 3. These activities include:</p> <ul style="list-style-type: none"> • Warehouse (where located within the Watershed Area 3) • Industry (located in Watershed Area 3 - only if it's a service industry in association with processing of primary production including other requirements) 		<p>However, changes have been made to Zone provisions to try to ensure that these land uses relate to value adding industries benefitting the local area</p>	<p>however there is still wriggle room allowing for inappropriate development to occur. Also more thought should go into public notification levels</p>
52	<p>List protective tree netting as a Deemed to Satisfy form of development where located within the Sloping Land Overlay.</p>	Y	<p>The Sloping Land Overlay has been removed and protective tree netting is listed as an Accepted form of development (subject to certain criteria).</p>	FIXED
53	<p>Provide greater detail on how the assessment and establishment of shops and function centres would work. What does “primarily sourced, produced or manufactured” on the same allotment or region mean? What region would be used as the definition? Tourism Region, Planning Region, etc.?</p>	N	<p>No additional guidance or clarification has been provided by PLUS</p>	<p>Examples of how to assess and what forms of development are envisaged are important to assist in understanding how to apply this policy</p>
54	<p>Provide greater clarity on how 75 seats for customer dining would work in a 100m² GLA.</p>	N	<p>No additional guidance or clarification has been provided by PLUS</p>	<p>Unfortunately, policy regarding restaurants, function centres and cellar doors is vague which may have the potential to stymie development potential of an important industry to Councils economic growth.</p> <p>Therefore examples of how to assess and what forms of development are envisaged are important to assist in</p>

				understanding how to apply this policy.
Rural Zone				
55	There are several types of land uses that are now envisaged (DTS/DPF 1.1) that were previous non-complying in the Zone <ul style="list-style-type: none"> • Warehouse • Industry 	Partial	Warehouse and Industry are listed as envisaged land uses. However, changes have been made to Zone provisions to try to ensure that these land uses relate to value adding industries benefitting the local area	These changes go some way to satisfying Council's concerns, however there is still wriggle room allowing for inappropriate development to occur. Also more thought should go into public notification levels
56	List protective tree netting as a Deemed to Satisfy form of development where located within the Sloping Land Overlay	Y	The Sloping Land Overlay has been removed and protective tree netting is listed as an Accepted form of development (subject to certain criteria).	FIXED
57	Provide greater detail on how the assessment and establishment of shops and function centres would work. What does "primarily sourced, produced or manufactured" on the same allotment or region mean? What region would be used as the definition? Is this the Tourism region, planning region or something else?	N	No additional guidance or clarification has been provided by PLUS	Examples of how to assess and what forms of development are envisaged are important to assist in understanding how to apply this policy
58	Provide greater clarity on how 75 seats for customer dining would work in a 100m ² GLA	N	No additional guidance or clarification has been provided by PLUS	Unfortunately, policy regarding restaurants, function centres and cellar doors is vague which may have the potential to stymie development potential of an important industry to Councils economic growth.

				Therefore examples of how to assess and what forms of development are envisaged are important to assist in understanding how to apply this policy.
Nairne Redevelopment Subzone				
59	Spatially locate the Nairne Redevelopment Subzone in line with the current Redevelopment Policy Area.	Y	The subzone is now shown in the correct area	FIXED
Infrastructure				
60	The provision of Waste water infrastructure (on-site and CWMS) needs to occur prior the issuing of planning consent. This goes beyond planning and is a public health issue.	Y	Policy has now been introduced to the Infrastructure and Renewable Energy Facilities and Design in Urban Areas modules relating to the provision of waste water facilities. Furthermore Schedule 8 (2)(f) states that DTS applications must have evidence that a waste control consent has been issued.	FIXED
Heritage				
61	Allow Council's to maintain a list of buildings that display the attributes and characteristics listed in the Historic Area Statements. Without knowing which buildings display these attributes it is difficult for the community to understand which buildings these statements apply to. This will mean more enquires to Council and a greater reliance on gaining the advice of heritage consultants.	Y	Representative buildings (formerly named Contributory Items) are now included in the Code.	FIXED

62	Re-written Historic Area Statements will be provided prior to the close of consultation.	Partial	Council prepared these statements and submitted them to PLUS in February 2020.	After reviewing these in the consultation version it is noted that there is a great variance in how these Statements have been written. Also worth noting is that many of the parameters have changed since these statements were written and as such these statements need to be reviewed.
63	Include the demolition (whether partial or total) of a Local or State Heritage Item as a Public Notification trigger.	Y	The demolition of a State or Local Heritage Item now requires public notification	FIXED
64	Include the Heritage Design Guidelines (tables MtB/5 and MtB/6) as part of the Code.	N	PLUS are currently consulting on Draft Design Advisory Guidelines	Staff are pushing for the information from these tables to be include in these new draft guidelines
Errors				
65	Consider the attached list of errors and omissions (in appendices) and amend the Zone tables accordingly to remove the requirement for public notification and an assessment by the CAP.			
Other				
66	Consider the impact of Zone names on people's perception of the use of that Zone and change the Zone name accordingly. This is especially important for the Peri-Urban Zone.	N	The Peri Urban Zone has been amended to the Adelaide Country Zone. This name is considered to be just as bad	A more appropriate zone name that captures the locality is recommended
67	Thoroughly review Council's Development Plan to ensure that all minimum allotment sizes, minimum	Partial	Some figures have been included in the Code (such as allotment sizes), however many times	A complete list of these figures will be provide to PLUS to include as TNV's in the Code.

	frontages, maximum building heights are captured by the Code.		frontages, graduated building heights and setbacks have not been included	
New and envisaged land uses				
68	Review Council's Development Plan to ensure that land uses which are currently non-complying do not become envisaged land uses for new Code Zones.	Partial	Zone changes brought in after consultation have solved some of these issues.	A complete list of these land uses will be provided to PLUS. It is also recommended that the Code contain a list of land uses that are not envisaged within the Zone. This would not preclude a performance based assessment to occur on these land uses but would better articulate what can and cannot occur with a zone/locality
Definitions				
69	Agricultural Buildings Include ancillary agricultural buildings that are used to support an existing agricultural purpose to be included in the definition of Agricultural Buildings.	Y	The definition has been amended to include buildings used to support the operations of the current/proposed agricultural land use	FIXED
70	Low Intensity Animal Husbandry and Intensive Animal Husbandry: The test for a land use to be defined as intensive animal husbandry comprises two parts: 1: Commercial production of animals kept in enclosures or other confinement, and 2: The main food source is introduced from outside of the enclosure or confinement	N	There is still no definition for grazing / foraging in the Code. There is also no link between the confinement of the animal and the intensity of the land use which is useful when considering free range animal keeping and dairying	Continue to advocate for these definitions to be included or the current definitions to be rewritten. A new definition for free range intensive animal keeping / production may be required

	For low intensity animal husbandry, the key determination is that the animal's main food source is obtained by grazing or foraging. As there is no definition for grazing then the differentiation between these two is not clear.			
71	Include ancillary uses and key infrastructure elements such as wastewater lagoons, feed mills etc. within the definition of intensive animal husbandry and dairying in the Code.	N	This matter has not been addressed in the consultation of the Code	Continue to advocate for these matters to be addressed in the Code
Comments submitted on 16 October 2020				
Township Neighbourhood Zone				
72	There are currently no Zone provisions for group dwellings, semi-detached dwellings, row dwellings or residential flat buildings. All of should have zone criteria such as PO 1.1, 2.1, 2.2, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, 9.1, 10.2, 12.1	Y	All recommended changes have been made	FIXED
73	Detached dwellings should include Zone provision (appearance) 10.2	N	No change made	Advocate for a change to be made
74	Detached Dwellings have no assessment criteria listed in the "Deemed to Satisfy" table	Y	Detached dwellings have been removed from the DTS table	FIXED
75	In the DTS table Outbuildings have no Zone policies guiding size, height, setbacks	Y	10.1, 11.1 and 11.2 added	FIXED
76	Zone provisions: PO 6.1 - the secondary street boundary setback should be 3 metres – will this be included as a TNV?	N	1 metre is listed in the Code	The Development Plan states 3 metres Advocate for 3 metres
77	PO 7.2 – Semi-detached, row and terrace dwellings are currently non-complying in Hahndorf (Township Zone, Residential Policy 21)	N	Semi-detached, row and terrace dwellings aren't listed as envisaged land uses. Allotment	The current Development Plan Zoning makes these forms of dwellings non-complying.

			size (800m) may preclude these forms of dwellings, however they still have assessment criteria that seems to encourage their development	It is recommended that there is a list of land uses that are not encourage/envisaged.
78	Accepted Development: Air handling unit – does this need Historic Area Overlay?	Y	Added the following: <i>“If the associated building is in a Historic 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”</i>	FIXED
79	Solar photovoltaic panels (roof mounted) – does this need Historic Area Overlay?	Y	Added the following: <i>“If the associated building is in a Historic 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”</i>	FIXED
80	Deemed to satisfy: Carport – The Local Heritage Place Overlay, Historic Area Overlay, Heritage Adjacency Overlay, State Heritage Area Overlay and the State Heritage Place Overlay should be added as exceptions for this form of development.	Partial	All of the requested overlays were added apart from the Heritage Adjacency Overlay	Heritage Adjacency Overlay still needs to be added
81	Detached Dwelling – there are no exceptions listed. We would like to see the Local Heritage Place Overlay, Historic Area Overlay, Heritage Adjacency Overlay,	Y	Detached dwelling removed from the DTS table/pathway	FIXED

	State Heritage Area Overlay and the State Heritage Place Overlay, Hazards (Bushfire), Significant Landscape, Water Resources and Hazard Flooding			
82	Detached Dwelling – There are no General Development Policies or Overlays added	Y	Detached dwelling removed from the DTS table/pathway	FIXED
83	Outbuilding - The Historic Area Overlay, Heritage Adjacency Overlay, and the State Heritage Place Overlay should be added as exceptions for this form of development?	Partial	All of the requested overlays were added apart from the Heritage Adjacency Overlay	Heritage Adjacency Overlay still needs to be added
84	Verandah - The Historic Area Overlay, Heritage Adjacency Overlay and the State Heritage Place Overlay should be added as exceptions for this form of development.	Partial	All of the requested overlays were added apart from the Heritage Adjacency Overlay	Heritage Adjacency Overlay still needs to be added
85	Performance Assessed: Residential Flat building – These forms of dwellings are currently Non-Complying in Hahndorf. I don't think that these provisions discourage this form of residential development	N	No change – still tacitly encourages this form of development	The current Development Plan Zoning makes these forms of dwellings non-complying. It is recommended that there is a list of land uses that are not encourage/envisaged.
86	Row dwelling - These forms of dwellings are currently Non-Complying in Hahndorf. I don't think that these provisions discourage this form of residential development	N	No change – still tacitly encourages this form of development	The current Development Plan Zoning makes these forms of dwellings non-complying. It is recommended that there is a list of land uses that are not encourage/envisaged.
87	Semi-detached dwelling - These forms of dwellings are currently Non-Complying in Hahndorf. I don't think that these provisions discourage this form of residential development	N	No change – still tacitly encourages this form of development	The current Development Plan Zoning makes these forms of dwellings non-complying. It is recommended that there is a list of land uses that are not encouraged/envisaged.

Established Neighbourhood Zone				
88	Accepted Development: Air handling unit – does this need Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic 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.</i>	FIXED
89	Solar photovoltaic panels (roof mounted) – needs the Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic 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.</i>	FIXED
90	Deemed To Satisfy: Ancillary accommodation – Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	Waste disposal policies not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
91	Carport - does this need Historic Area Overlay?	Y	Historic Area Overlay added	FIXED
92	Dwelling Addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	DTS 12.1 not added	Continue to push for the correct policies to be added
93	Replacement building – fall into PDI Regs, Schedule 8 provision re: Waste Control Approval? Or should	N	No policies attached to a replacement building	Continue to push for policies to be added. It is important that

	General Development Policies - Infrastructure and Renewable Energy Facilities DTS 12.1 apply?			replacement dwellings comply with new waste water, storm water and bushfire requirements
94	Performance Assessed: Ancillary accommodation – Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1 and Design in Urban Areas PO 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
95	Detached dwelling – Building Height should reference PO 4.1 (not PO 4.2)	Y	The correct PO (4.1) is referenced	FIXED
96	Detached dwelling - how does P.O 7.2 which relates to attached buildings apply to detached buildings?	Y	Removed the incorrect PO reference	FIXED
97	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
98	Dwelling addition – how would you give consideration to an addition that is forward of the building line but set behind the neighbouring development?	Unsure		Need to follow up with PLUS
99	Outbuilding - If an Outbuilding is a non-habitable building, then what would a detached rumpus room or studio be defined as? Does this definition only cover garages/carports as per PO 10.1?	Unsure		Need to follow up with PLUS
100	Outbuilding - Will outbuildings be structures that could have plumbing in them (i.e. toilets, showers, sinks, kitchens, etc)? If so, it will need policies regarding connection to waste disposal such as:	Unsure		Need to follow up with PLUS

	General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1			
101	Outbuilding – Heritage Adjacency overlay?	Y	Added	FIXED
102	Residential Flat building – PO 2.2 mentions anticipated dwelling forms but what are these forms?	N	Now listed as PO 2.1 but still unsure as to what the “anticipated dwelling form would be”	A way to fix this issue is to include a list of land uses that are not encouraged/envisaged.
103	Retaining wall – No Local Heritage Place Overlay policies attached (but there are State Heritage Place Overlay policies). If a retaining wall will have an impact on a State Heritage Place then surely it will have an impact on a Local Heritage Place?	Y	Local Heritage Place Overlay PO’s 1.1 and 1.5 added	FIXED
104	Row Dwelling - PO 2.2. mentions anticipated dwelling forms but what are these forms?	N	Now listed as PO 2.1 but still unsure as to what the “anticipated dwelling form would be”	A way to fix this issue is to include a list of land uses that are not encouraged/envisaged.
105	Semi-detached Dwelling - PO 2.2. mentions anticipated dwelling forms but what are these forms?	N	Now listed as PO 2.1 but still unsure as to what the “anticipated dwelling form would be”	A way to fix this issue is to include a list of land uses that are not encouraged/envisaged.
106	PO 2.2 – what is an anticipated dwelling form? Does this need to be listed in PO 1.1 or the DO?	N	Now listed as PO 2.1 but still unsure as to what the “anticipated dwelling form would be”	A way to fix this issue is to include a list of land uses that are not encouraged/envisaged.
107	PO 10.2 – should be written to be similar to PO 4.1 and mention the prevailing character of the Neighbourhood.	?	PO 10.2 talks about the predominant housing stock in the locality	
Housing Diversity Neighbourhood Zone				
108	Accepted Development: Air handling unit – does this need Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person</i>	FIXED

			<i>standing at ground level in a public street.</i>	
109	Solar photovoltaic panels (roof mounted) – does this need Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic 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.</i>	FIXED
110	Deemed To Satisfy: Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	Waste disposal policies not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
111	Carport – There appears to be no design criteria (height, size, materials, etc) for this DTS development	Y	Added DTS/DPF 11.1 and 11.2 from the zone (design criteria)	FIXED
112	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	Waste disposal policies not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
113	Land division – am unsure why DTS/DPF 2.1 and DTS/DPF 2.2 aren't included?	N	DTS/DPF 2.1 and 2.2 which deal with Site Dimensions and Land Division have not been added	These need to be added or what else do you assess against?
114	Land division – shouldn't Medium Bushfire requirements (for land divisions) either make this excluded or be referred to for a DTS/DPF requirement?	N	Medium Bushfire requirements not added	THIS NEEDS TO BE FIXED – Bushfire requirements are important

115	Outbuilding - Will outbuildings be structures that could have plumbing in them (i.e. toilets, showers, sinks, kitchens, etc)? If so, it will need policies regarding connection to waste disposal.	Unsure		Need to follow up with PLUS
116	Replacement building – would this fall into PDI Regs, Schedule 8 provision re: Waste Control Approval? Or should General Development Policies - Infrastructure and Renewable Energy Facilities DTS 12.1 apply?	N	No policies attached to a replacement building	Continue to push for policies to be added. It is important that replacement dwellings comply with new waste water, storm water and bushfire requirements
117	Verandah – should the Heritage Adjacency Overlay have provisions listed to ensure that the verandah doesn't obscure or negatively impact on adjacent heritage items?	N	The Heritage Adjacency Overlay has not been added as either an exception or as an assessment criteria	This needs to be added
118	Performance Assessed: Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1 and Design in Urban Areas PO 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
119	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
120	Dwelling or residential flat building undertaken by SAHT – why are there no General Development Policies from the Housing Renewal Section that are applicable? These provisions are applicable for	Y	Policies have been added	FIXED

	development in the Suburban Neighbourhood and Master Planned Neighbourhood Zone			
Master Planned Neighbourhood Zone				
121	Concept plan needs to be referenced	Y	A Performance Outcome referencing Concept Plans has been added (including ones for Mount Barker)	FIXED
122	<p>Zone provisions:</p> <p>Detached Dwelling - In relation to the Building Envelope Plan definition:</p> <ol style="list-style-type: none"> 1. It is unclear what the definition is designed to include. Should this be specific or deliberately vague? PO 11.3 does provide some guidance? Should there be other elements included? 2. Who has the authority to make a determination on whether to approve or refuse a building envelope plan submitted as part of a land division? Where is this authority given? 3. Can a decision to refuse to grant consent to a BEP be appealed? Is it possible to approve a division but refuse the BEP? 4. What is the process for existing approved land divisions to have a BEP lodged and approved/refused under the new system? 	N	<p>PO 11.3 has been amended to mention an authorised plan of division or master plan (this doesn't exactly address the concern).</p> <p>No further information or guidance has been produced by PLUS in regards to Building Envelope Plans and how to process or assess them.</p>	Continue to lobby PLUS to provide this information or else the delivery of land divisions and dwellings in the Growth Area will stall

	<p>5. What is the process for amending BEP's post consent (i.e. when a developer proposes to make changes to their approved plan)?</p> <p>As many major subdivisions take years to complete all stages, could BEP's be assessed and approved as part of the process to issue clearance? This would enable an assessment of a BEP to be targeted to the stage seeking clearance when the civils are available to assist with the assessment (i.e. including light pole locations, SEP locations, etc.)</p> <ul style="list-style-type: none"> • Timeframes for BEP's – Council will need to work with our traffic, civil and waste water engineers to approve a BEP, therefore needing additional time 			
123	<p>General comment for the Zone – Currently our Residential Neighbourhood Zone has PDC36 which deals with the ensuring that new development accommodates the duplication of the State significant 66kV power lines. This should be reflected within a DTS/DPF.</p>	N	<p>No details on whether this important assessment provision from Council's Development Plan has been considered</p>	<p>Continue to lobby PLUS to include this consideration for the duplication of State significant power lines</p>
124	<p>PO 11.3 (b) Private Open Space - This will complicate matters and has the potential to be assessed incorrectly at the point of a BEP assessment. BEP envelopes tend to provide a maximum extent of a possible building area. The POS is covered by point 8 in the accepted development table. Suggest this is deleted.</p>	Unsure	<p>It appears that this Performance Outcome has either been rewritten or removed</p>	<p>FIXED?</p>

125	DTS/DPF 11.4 - How does the new system contemplate dwelling applications being submitted prior to the release of title in growth areas? It is common practice now that an assessment is undertaken and approval only released at the point of title, this helps speed up the process. It appears that this will no longer be possible?			
126	PO 16.1 - This PO needs to be more design specific. I think the following elements could possibly be included: <ul style="list-style-type: none"> • Earthworks that reduce the vertical profile of buildings; • Assist in providing safe and convenient access; • Reduce the potential for conflict between uses via overlooking and overshadowing; • Provide a single solution between adjoining properties. 	Partial	The DTS/DPF includes guidance on vertical height of cut/fill, however there are no other criteria as requested by Council	Continue to lobby PLUS to include this consideration these design elements
127	Accepted Development: Air handling unit – does this need Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic 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.</i>	FIXED
128	Detached Dwelling – 6 – Upper level window - There should be a definition for this term (upper level window). This has the potential to undermine decision making as it could be interpreted differently. Consider setting a floor level height above ground level (i.e.	N	No definition provided	Continue to lobby PLUS to include this definition

	1.5m above ground level). We have had trouble with this with single storey dwellings on sloping land.			
129	Detached Dwelling – 11 - 1:4 driveway gradient is not achievable as 1:4 is the max grade a driveway can have for only a section and not a transition.	N	Driveway grade of 1:4 is still referenced	This needs to be amended. Staff will continue to advocate for updated policy
130	Retaining Wall – The wording “ <i>measured from the lower of the 2 adjoining finished ground levels</i> ” is not included in DTS/DPF 16.1 and is found throughout Table 1. This may be improved by changing the wording in both the Table and the DTS/DPF to refer to ‘measured from ground level’. I’ve left the word ‘natural’ out as the land would likely have been modified as part of the civil works.	N	It does not appear that this matter has been considered	Staff will continue to advocate for updated policy
131	Solar photovoltaic panels (roof mounted) – does this need Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic 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.</i>	FIXED
132	Deemed to Satisfy: Ancillary Accommodation – needs to have an exclusion for the Significant Interface Management Overlay	Y	The Significant Interface Management Overlay has been added	FIXED
133	Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added

	Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1			Complying with waste water requirements is extremely important
134	Detached Dwelling – DTS/DPF 1.5 does not talk about building height – this should be DTS/DPF 5.1	Y	The correct policy is now referenced	FIXED
135	Dwelling addition - needs to have an exclusion for the Significant Interface Management Overlay	Y	The Significant Interface Management Overlay has been added	FIXED
136	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	PO 12.1 has not been added	Continue to push for the correct policies to be added
137	Dwelling addition - Design [All Residential development [Dwelling additions]] DTS / DPF 16.1 – does not appear to contain any rear or side setback requirements	N	Side and rear setbacks not added	Need to liase with PLUS to see if side and rear setbacks are covered in other provisions
138	Dwelling or residential flat building undertaken by SAHT - needs to have an exclusion for the Significant Interface Management Overlay	Y	The Significant Interface Management Overlay has been added	FIXED
139	Land division – In a Zone where large multi-stage land divisions are contemplated should land division be a DTS form of development?	Y	Land division has been removed from the DTS pathway	FIXED
140	Outbuilding - Will outbuildings be structures that could have plumbing in them (i.e. toilets, showers, sinks, kitchens, etc)? If so, it will need policies regarding connection to waste disposal.	Unsure		Need to follow up with PLUS
141	Replacement building – would this fall into PDI Regs, Schedule 8 provision re: Waste Control Approval? Or should General Development Policies - Infrastructure and Renewable Energy Facilities DTS 12.1 apply?	N	No policies attached to a replacement building	Continue to push for policies to be added. It is important that replacement dwellings comply with new waste water, storm water and bushfire requirements

142	Replacement building – needs to have an exclusion for the Significant Interface Management Overlay	N	Significant Interface Management Overlay not added	This Overlay needs to be added
143	Row dwelling - to have an exclusion for the Significant Interface Management Overlay	Y	The Significant Interface Management Overlay has been added	FIXED
144	Semi-detached dwelling - needs to have an exclusion for the Significant Interface Management Overlay	Y	The Significant Interface Management Overlay has been added	FIXED
145	Performance Assessed: Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1 and Design in Urban Areas PO 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
146	Carport – should include Zone PO 16.1 to deal with any cut/fill required for new or existing driveways or the structure	N	The appropriate performance outcome has not been added	Continue to advocate for the appropriate policies to be ad
147	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	This important waste water performance outcome has been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
148	Land division – shouldn't Zone PO 2.2 be included? Or else when are you going to assess and take into account services and infrastructure being provided in a staged manner?	N	PO 2.2 not added	Continue to push for the correct policies to be added
149	Land division - Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.4 could be included to	N	PO 4.4 not added	Continue to push for the correct policies to be added

	deal with the area between the Master Planned Zone and the Rural Zone			Bushfire requirements are extremely important to get correct for land bordering the rural zone
150	Retaining wall – should Zone PO 16.1 Earthworks and sloping land – be included to provide guidance on the extent of cut/fill?	N	It appears that there is no mention of earthworks or cut/fill in the assessment provisions for retaining walls	Continue to push for the correct policies to be added
151	Procedural Matters Table: 3 Except where located in an Emerging Activity Centre..... Carport should be added	Y	Carports have been added to the list of developments that (in certain circumstances) don't require public notification.	FIXED
Emerging Activity Centre Subzone				
152	Can the Emerging Activity Centre Subzone be turned off on land that has been already divided for residential purposes? Currently people who live on a 400m ² allotment with a detached dwelling will have this zone come up in a Code enquiry and also shown on a Section 7 notice. This has the ability to cause confusion.	N	The Emerging Activity Centre Subzone is still active across the entire Growth Area	There needs to be a better way for this subzone to be applied. The current method is clunky and not fit for purpose. More work is required by PLUS
153	For Council there needs to be a mechanism to identify a major local road as this is an issue for the new collector road of Heysen boulevard and Council's ability to consider an 8 metre setback	N	No comments provided by PLUS (to Council) on this matter	Continue to push for this information to be included as the setback to Heysen Boulevard is an important aspect of the current zoning/policy
154	DO 1 - As per the Activity Centre Definition; for activity centres approved under a land division, how does a designated allotment get picked up, is it via mapping? It will be important for decisions regarding this to be transparent to the public.	Partial	The following has been added to the definition of an Activity Centre: <i>"in relation to the Emerging Activity Centre Subzone in the Master Planned Neighbourhood</i>	This partially resolves the issue for new activity centres that have yet to be created. However, Council currently have a number of allotments that have been created for an "Activity Centre" that are

			<p><i>Zone, either:</i></p> <p><i>an allotment identified for the purposes of an activity centre on an authorised land division application under the Planning, Development and Infrastructure Act 2016</i></p> <p><i>an activity centre nominated on a Concept Plan in Part 12 of the Code.”</i></p>	<p>not identified for that purpose on a plan of division (as that requirement was not in place at the time of creation).</p> <p>How are these dealt with?</p>
155	<p>PO 1.2 -Council has concerns that the anticipated catchment and future population of growth areas is such that it can be argued that a higher order centre (i.e. a new District or Regional Centre) be developed. This would undermine the work that Council, business and the community have undertaken to elevate the Regional Town Centre. For this reason, Council would like the following (or similar words) to be included:</p> <p>PO X.X Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role whilst not hindering the development or function of any other centre.</p> <p>PO X.X The hierarchy of centres is as follows:</p> <ul style="list-style-type: none"> ▪ Regional Town Centre (Urban Activity Centre) 	N	<p>Councils suggested policy has not been included in the Code</p>	<p>Continue to advocate for these practical measures to be included to maintain the primacy of the Regional Town Centre</p>

	<ul style="list-style-type: none"> ▪ Neighbourhood Centre (Suburban Activity Centre, Suburban Main Street, Township Activity Centre or Township Main Street) ▪ Local Centre (Local Activity Centre) <p>The above policies match what is currently within Councils Development Plan and are similar to what is contained in the SAPPPL. In regards to the hierarchy I've tried to relate the new zone names to those they are replacing.</p>			
156	<p>PO 1.4 - What about existing approved land divisions? Can the Activity Centre definition be amended to contemplate existing lots? For example; could it say that allotments greater than 1000m² approved under the Development Act that are located in close proximity to activity centres on a Concept Plan are considered an Activity Centre allotment?</p>	Partial	<p>PO 1.4 appears to have been amended</p> <p>However, the definition for an activity centre has been amended (see issue 154)</p>	FIXED
157	<p>PO 2.1 and DTS/DPF 2.1 - Our Local/Neighbourhood Centre Zones can currently contain buildings greater than 3 stories in height, whereas medium rise indicates a 6 storey setting.</p> <p>Couldn't a height limit of 6 storeys / 22 metres be imposed via TNV, thereby allowing for choice (would need to amend the PO as well)</p>	N	Code policy still advocates for 6 storey (22 metre) development in certain cases	This needs to be amended – Staff will continue to advocate for reasonable height limits
Rural Neighbourhood Zone				
158	<p>Note: The Waste water setback in the Significant Interface Management Overlay does not reflect the current setback outlined in Concept Plan Map MtB/13. It looks like the edge of the line is taken from the property boundary and not the edge of the lagoon.</p>	N	Consultation mapping still shows the boundary in the incorrect location	Continue to advocate for Councils mapping to be used

159	Zone provisions: PO 1.1 – Consulting rooms are currently non-complying in the Rural Living Zone and should not be envisaged land uses	N	Consulting rooms are still listed in PO 1.1 as an envisaged land use	A way to fix this issue is to include a list of land uses that are not encouraged/envisaged.
160	PO 1.1 – Offices are currently non-complying in the Rural Living Zone and should not be envisaged land uses	N	Offices are still listed in PO 1.1 as an envisaged land use	A way to fix this issue is to include a list of land uses that are not encouraged/envisaged.
161	Accepted Development: Air handling unit – does this need Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic 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.</i>	FIXED
162	Solar photovoltaic panels (roof mounted) – does this need Historic Area Overlay?	Y	Added the following: <i>If the associated building is in a Historic 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.</i>	FIXED
163	Deemed To Satisfy: Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important

164	Ancillary Accommodation – Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Ancillary Accommodation will need its own water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
165	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
166	Dwelling addition - needs to have an exclusion for the Significant Interface Management Overlay	Partial	The Significant Interface Management Overlay has not been added as an exclusion only as an assessment criteria	This is a major issue This needs to be an exclusion as an incorrect approval issued by a Private Certifier can shut down the waste water treatment plant for the entirety of Mount Barker
167	Land Division – unsure as to why Land Division is a DTS pathway in this zone?	N	No detail or explanation has been provided on the reasons why	Liase with PLUS to understand why land division within this locality has a DTS pathway Also the Significant Interface Management Overlay should be referenced
168	Land Division – why are there no provisions or requirements for Bushfire Hazards (General, Medium, High)?	N	No Bushfire Hazards policy is referenced either as an exception or as assessment criteria / policy	This is major issue Bushfire policy is extremely important in this locality
169	Outbuilding - Will outbuildings be structures that could have plumbing in them (i.e. toilets, showers,	Unsure		Need to follow up with PLUS

	sinks, kitchens, etc)? If so, it will need policies regarding connection to waste disposal.			
170	Replacement building – would this fall into PDI Regs, Schedule 8 provision re: Waste Control Approval? Or should General Development Policies - Infrastructure and Renewable Energy Facilities DTS 12.1 apply?	N	No policies attached to a replacement building	Continue to push for policies to be added. It is important that replacement dwellings comply with new waste water, storm water and bushfire requirements and setback from the waste water treatment lagoons
171	Replacement building – should new bushfire provisions be required for replacement dwellings that may have been approved prior to current controls?	N	No information or guidance has been provided	This is major issue Bushfire policy is extremely important in this locality
172	Performance Assessed: Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1 and Design in Urban Areas PO 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
173	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
174	Land division – should include General Development Policies – Land division [All land division [Design and Layout] 2.8 as these are large allotments rural living that are more than likely to contain native vegetation and significant/regulated trees	N	PO 2.8 has not been included	Continue to push for the correct policies to be added

175	Shop – why are there no Zone or General Development Policies listed? Zone PO 1.1, 1.2, 1.3, 1.4 should be added	Y	Shop has now been removed from the Performance Assessed Table	FIXED
Rural Living Zone				
176	Zone provisions: There needs to be zone provisions regarding ancillary accommodation especially requirements for the dependent accommodation to be within a certain distance of the main dwelling and to not operate as a standalone dwelling.	N	No new policy covering Ancillary or Dependent accommodation has been added	Continue to push for the correct policies to be added
177	Accepted Development: Protective Tree Netting – Height should be reduced to 5 metres for Accepted Development, distance to adjoining dwellings should be 15 metres, the material used for the netting needs to consider impacts on native animals	N	None of the proposed changes have been incorporated	Continue to push for these amendments
178	Deemed To Satisfy: Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
179	Ancillary Accommodation – Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Ancillary Accommodation will need its own water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important

180	Ancillary Accommodation – there needs to be some provisions or criteria to assess design (i.e. height, setbacks, materials, colours, etc)	Y	PO 13.1 and 13.2 of the Design Module (General Development Policies) have been added	FIXED
181	Detached Dwelling – no exceptions/exclusions or requirements for Hazards Bushfire for General, Medium or High areas (these are listed for Dwelling additions in the same zone)	Y	Hazards Bushfire (medium, high and general) have now been added to the exceptions list	FIXED
182	Detached Dwelling - needs to have an exclusion for the Significant Interface Management Overlay	Y	The Significant Interface Management Overlay has been added	FIXED
183	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
184	Dwelling addition - needs to have an exclusion for the Significant Interface Management Overlay	Partial	The Significant Interface Management Overlay has not been added as an exclusion only as an assessment criteria	This is a major issue This needs to be an exclusion as an incorrect approval issued by a Private Certifier can shut down the waste water treatment plant for the entirety of Mount Barker
185	Horse Keeping – There should be an exclusion for the Mount Lofty Ranges Water Supply Catchment Area – impacts on the water supply from manure, bank erosion, etc should be assessed and not a tick box	Partial	Mount Lofty Ranges Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.7 provides policy guidance for a DTS assessment	Given the potential impacts and severity of this issue it is recommended that horse keeping activities are excluded from a DTS pathway in these areas
186	Horse keeping – there needs to be criteria for setback of horse keeping activities from watercourses (preferably 50 metres)	Y	Mount Lofty Ranges Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.7 and General Module -	Would prefer a detailed analysis of this element rather than a tick box assessment

			Animal Keeping and Horse Keeping [Horse Keeping] DTS/DPF 2.4 provide setbacks from watercourses for horse keeping	
187	Land division – if there’s no Zone or General Development Policies listed does this mean that any allotment size is allowable or does this mean that land division is not a DTS form of development?	Y	Land division has been removed from the DTS pathway	FIXED
188	Replacement building – would this fall into PDI Regs, Schedule 8 provision re: Waste Control Approval? Or should General Development Policies - Infrastructure and Renewable Energy Facilities DTS 12.1 apply?	N	No policies attached to a replacement building	Continue to push for policies to be added. It is important that replacement dwellings comply with new waste water, storm water and bushfire requirements
189	Replacement building – will also need rainwater tanks for water supply	N	The Infrastructure and Renewable Energy Facilities module requires that all development is connected to an appropriate water supply to meet the needs of its use. For dwellings this means a minimum of 50,000 litres of potable water supply (PO 11.1 and 11.2) However this policy has not been attached to Replacement Buildings	All dwellings require a potable water connection
190	Replacement building – should new bushfire provisions be required for replacement dwellings that may have been approved prior to current controls?	N	While Bushfire provisions exist within the Code none of these have been attached to this form of development	This needs to be fixed. If someone is replacing a dwelling with the same/similar dwelling, that dwelling should meet up to date modern requirements

191	Performance Assessed Development: Advertisement - There's provisions about restricting the proliferation of signage but there appears to be no provisions regarding the size and dimension of signage. For rural living zones/areas provisions where the rural amenity is key restricting sign dimensions is important	N	The only provisions relating size and scale for signage in the Rural Living Zone is: General Development Policy – Advertisements PO 1.5 <i>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</i>	PO 1.5 provides no clear assessment criteria for what is acceptable within a rural setting and essentially states apply for what you think you can get away with. This is not acceptable
192	Ancillary accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
193	Ancillary Accommodation – Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Ancillary Accommodation will need its own water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
194	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
195	Shop – why are there no Zone Policies listed? Zone PO 1.1, 1.4, 1.5 and 2.2 should be added	Partial	PO 1.4 has not been included even though its states:	PO 1.4 needs to be added

			<i>“Non-residential development complements the semi-rural or semi-natural residential character and amenity”</i>	
Suburban Neighbourhood Zone				
196	<p>Zone provisions</p> <p>PO 1.3 (c) - In regards to a former shop, consulting room or office what constitutes a “former” shop e.g.:</p> <ul style="list-style-type: none"> ○ What body of evidence is required to confirm this former use? ○ How long ago was the use abandoned? ○ If a combined shop/dwelling historically, can only the original shop portion be used to satisfy the criteria? ○ Was the land use ever authorised? ○ If used as an office, does this mean that a shop is now okay as well (or does it have to remain as the original genus)? ○ Is only use of the previous use of land enough, or does it have to be in the same building? ○ What if the existing building has little resemblance to the original use in design and, more importantly, size? 	N	No guidance on who to interpret this policy has been provided.	<p>Unfortunately, this creates a situation where the interpretation, assessment and application of this Performance Outcome will vary from planner to planner and Assessment Authority to Assessment Authority. Which is the exact opposite of the intent of the Code.</p> <p>This needs to be fixed.</p>
197	PO 1.4 – this provision encourages strip development and the expansion of existing centres. This is especially concerning as this Zone covers country towns in the District Council of Mount Barker.	N	This PO still allows encourages strip development with the DTS/DPF calling for commercial development of up to 200m ² gross leasable floor area (bearing in mind a DPF is just a guideline)	<p>This is a major concern</p> <p>No evidence or analysis has been provided showing how or why this policy setting is beneficial.</p>

				<p>Furthermore, this is a massive increase in gross leasable floor area over what the Development Plan allows for (which is 50m²)</p> <p>It is recommended that this policy be removed from the Code</p>
198	PO 1.4 - What measures are in place to ensure that these allotments (and buildings) aren't consolidated into the Activity Centre Zone through a Code Amendment kicking off the whole process of strip development again	N	As previously stated no detailed analysis has been provided to justify this policy. Nor has any detail been provided regarding the consolidation of any new land uses into the Zone	This is a major concern and like above it is recommended that this policy be removed from the Code.
199	<p>Accepted Development:</p> <p>Air handling unit – does this need Historic Area Overlay?</p>	Y	<p>Added the following:</p> <p><i>“If the associated building is in a Historic 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”</i></p>	FIXED
200	Solar photovoltaic panels (roof mounted) – does this need Historic Area Overlay?	Y	<p>Added the following:</p> <p><i>“If the associated building is in a Historic 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”</i></p>	FIXED

201	Deemed To Satisfy: Ancillary Accommodation - Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
202	Ancillary Accommodation – Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Ancillary Accommodation will need its own water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
203	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
204	Land division – if there’s no Zone or General Development Policies listed does this mean that any allotment size is allowable or does this mean that land division is not a DTS form of development?	N	The only DTS requirement of substance is Land Division [All land division [Allotment configuration]] DTS/DPF PO 1.1 <i>“(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.”</i> But there are no policies regarding minimum allotment sizes, frontages, crossovers, street trees, allotment drainage, etc	Does PO 1.1 (b) mean that a dwelling and land division would have to be lodged on the same application? Even if that occurred the minimum site area, frontage, drainage, etc may not be able to be considered. This is a major issue and clarification sought, with this DTS pathway removed.

205	Land division should land division either be excluded or have provisions relating to bushfire hazards? Land in Mount Barker zoned for Suburban Neighbourhood is in Medium bushfire areas	N	This is a similar situation as above (i.e. no assessment criteria and no exceptions)	However in this case we are talking about bushfire provisions and the potential to cost lives
206	Replacement building – would this fall into PDI Regs, Schedule 8 provision re: Waste Control Approval? Or should General Development Policies - Infrastructure and Renewable Energy Facilities DTS 12.1 apply?	N	No policies attached to a replacement building	Continue to push for policies to be added. It is important that replacement dwellings comply with new waste water, storm water and bushfire requirements
207	Replacement building – will also need rainwater tanks for water supply	N	The Infrastructure and Renewable Energy Facilities module requires that all development is connected to an appropriate water supply to meet the needs of its use. For dwellings this means a minimum of 50,000 litres of potable water supply (PO 11.1 and 11.2) However this policy has not been attached to Replacement Buildings	All dwellings require a potable water connection
208	Replacement building – should new bushfire provisions be required for replacement dwellings that may have been approved prior to current controls?	N	While Bushfire provisions exist within the Code none of these have been attached to this form of development	This needs to be fixed. If someone is replacing a dwelling with the same/similar dwelling, that dwelling should meet up to date modern requirements
209	Performance Assessed: Ancillary Accommodation - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added

	Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1			Complying with waste water requirements is extremely important
210	Ancillary Accommodation – Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Ancillary Accommodation will need its own water supply as certain towns in the Mount Barker District Council area do not have a potable water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
211	Carport – there should be setback requirements for carports from boundaries, especially front boundaries	Y	PO 11.1 of the Zone has been attached to this form of development which provides front setback (building line with a min of 5.5 metres) and side boundary setbacks (on boundary acceptable)	FIXED
212	Dwelling addition - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
213	Dwelling addition - Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Ancillary Accommodation will need its own water supply as certain towns in the Mount Barker District Council area do not have a potable water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
214	Land division – needs General Development Policies - Site Contamination	N	No site contamination policies linked to this form of development	Site contamination should be considered at the land division stage as this is typically when

				buildings are demolished and land uses are finalised
215	Outbuilding – needs policy regarding not building over waste disposal systems such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.2 and Design in Urban Areas 6.1	Partial	PO 12.2 has been attached but not PO 6.1	This is an easy fix. Attach PO 6.1
Urban Activity Centre Zone				
216	Zone provisions: PO 1.4 – Dwellings is supported but there needs to be policy that reflects the current Gawler Street Policy Area to encourage a dwelling density of 40 dwellings per hectare. If this doesn't occur, then Council loses the ability to attract a significant density to its Regional Town Centre	Partial	PO 1.5 of the Zone states: <i>“Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves <u>medium-to-high densities</u>”.</i>	Medium density would be acceptable as that is 35-70 dwelling units per hectare. However, high density is greater than 70 dwelling units per hectare. There needs to be a mechanism to choose only medium density for an area
217	Performance Assessed: Advertisement – there needs to be a limit on the height of freestanding signs (Zone PO 5.2) as the policy is current vague. Maybe this could be introduced via a TNV. The way the current PO is worded will end up in applications bogged down in arguments as to whether the sign is commensurate with the scale of the centre and street frontage and whether it positively responds to the context of the locality	N	There doesn't appear to be any height or size limit to freestanding signs apart from: <i>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</i>	One resolution could be a TNV for freestanding signs. Alternatively the DPF could set the height for freestanding signs relatively low (say 6 metres) and then it's up to the applicant to justify the increase
218	Dwelling – Zone PO 1.3 and 1.4 should be included as these respond to Dwellings and how they are to interact with commercial development	Y	PO 1.3 and 1.4 have been included	FIXED But to further reinforce this requirement it is recommended

				that there is a list of land uses that are not encourage/envisaged. Standalone dwellings could be added to this list
219	Residential Flat Building - Zone PO 1.3 and 1.4 should be included as these respond to Dwellings and how they are to interact with commercial development	Y	Residential Flat building has been removed from the Performance Assessed pathway	FIXED
Local Activity Centre Zone				
220	Zone provisions: Dwellings - No issues with encouraging dwellings in the zone however, they should not be standalone developments (either detached dwellings or row dwellings) instead they should be in conjunction with non-residential development and located only behind or above commercial uses on the same allotment.	N	No policy has been added that requires dwellings to be in conjunction with non-residential/commercial development. It is noted that similar policy is included in other Centre Zones	This is a major concern. Land within the LAC should be reserved for commercial land uses and not for standalone dwellings. The policy already exists within other zones so it can be easily brought in
221	PO 4.1 – Advertisements – 8 metres for a freestanding sign is quite large	N	DTS/DPF 1.4 still encourages 8 metre high advertising signs	One resolution could be a TNV for freestanding sizes. Alternatively the DPF could set the height for freestanding signs relatively low (say 4 metres) and then it's up to the applicant to justify the increase
222	Performance Assessed: Advertisement – need to add Zone PO's 1.1, 1.4, 2.1 and 4.1	Partial	Only PO 4.1 has been included	Attach PO's 1.1, 1.4 and 2.1
223	Consulting room – need to add Zone PO's 1.1, 1.4, 2.1, 2.2, 3.1, 3.2, 3.3	Y	All PO's have been added	FIXED

224	Consulting room - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1 and PO 12.2	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
225	Consulting Room - Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Zone is located in areas without mains water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
226	Dwelling – need to add Zone PO’s 1.1, 1.2, 1.3 – also dwellings should be in conjunction with non-residential development and located behind or above commercial uses on the same allotment	Partial	Zone provisions added No minimum lot size Dwellings don’t have to be in conjunction with a commercial land use	Critical Issue Minimum lot size TNV’s are required for this zone (for dwellings) and must be the same as those of the adjacent residential zone. It is inconceivable that a minimum lot size exists for the adjacent residential zone but none exists for the main street (which this is for MBDC). This combined with the fact that dwellings could be standalone developments means that Semi-detached, Residential Flat Buildings or Row Dwellings could be developed at a smaller size (and greater density) than the adjacent residential zone

227	Office - need to add Zone PO's 1.1, 1.4, 2.1, 2.2, 3.1, 3.2, 3.3	Y	All PO's have been added	FIXED
228	Office - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1 and PO 12.2	Y	All PO's have been added	FIXED
229	Office - Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Zone is located in areas without mains water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
230	Shop - need to add Zone PO's 1.1, 1.4, 2.1, 2.2, 3.1, 3.2, 3.3	Y	All PO's have been added	FIXED
231	Shop - Needs policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities PO 12.1 and PO 12.2	Y	All PO's have been added	FIXED
232	Shop - Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the Zone is located in areas without mains water supply	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added Providing potable drinking water is important
Suburban Main Street Zone				
235	Zone provisions: PO 1.4 – Dwellings are supported but there needs to be policy that reflects the current Gawler Street Policy Area to encourage a dwelling density of 40 dwellings per hectare. If this doesn't occur then Council loses the ability to attract a significant density to its Regional Town Centre	N	PO 1.4 is still acceptable. No density criteria has been included	This needs to be reviewed and incorporated as Council does not want to lose the opportunity to attract a significant mass of people to the Regional Town Centre

236	DTS/DPF 5.1 – 8 metres for a free standing sign in a main street is simply too high and would be out of character for Mount Barker	N	DTS/DPF 5.1 still encourages 8 metre high free standing signs	<p>One resolution could be a TNV for freestanding sizes. Alternatively, the DPF could set the height for freestanding signs relatively low (say 4 metres) and then it's up to the applicant to justify the increase</p> <p>There is also an interplay with the new Design Advisory Guidelines and the incorporation of Councils own design guidelines for heritage areas (which Gawler is a part of)</p>
237	<p>Accepted Development:</p> <p>Solar Photovoltaic panels (roof mounted) – Heritage Adjacency Overlay should be added</p>	Y	<p>Added the following:</p> <p><i>“If the associated building is in a Historic 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”</i></p>	FIXED
238	<p>Deemed To Satisfy:</p> <p>Advertisement - 8 metres for a free standing sign in a main street is simply too high and would be out of character for Mount Barker</p>	N	DTS/DPF 5.1 still encourages 8 metre high free standing signs	<p>One resolution could be a TNV for freestanding sizes. Alternatively, the DPF could set the height for freestanding signs relatively low (say 4 metres) and then it's up to the applicant to justify the increase</p> <p>There is also an interplay with the new Design Advisory Guidelines</p>

				and the incorporation of Councils own design guidelines for heritage areas (which Gawler is a part of)
239	<p>Performance Assessed:</p> <p>Advertisement - 8 metres for a free standing sign in a main street is simply too high and would be out of character for Mount Barker</p>	N	DTS/DPF 5.1 still encourages 8 metre high free standing signs	<p>One resolution could be a TNV for freestanding sizes. Alternatively, the DPF could set the height for freestanding signs relatively low (say 4 metres) and then it's up to the applicant to justify the increase</p> <p>There is also an interplay with the new Design Advisory Guidelines and the incorporation of Councils own design guidelines for heritage areas (which Gawler is a part of)</p>
241	Consulting Room – support – General Development Policy – Transport, Access and Parking [Vehicle Parking Rates] 5.1	N	For some reason this Policy has been removed from consulting rooms	Reinstate this policy (also include shops and offices as well)
242	Shop – There are no Zone PO's listed – They should be similar to those listed for an Office, but include 1.6	Y	Policies added	FIXED
Township Main Street Zone				
243	<p>Zone Policy:</p> <p><u>Nairne Main Street Policy Area:</u> Reasonable fit for Nairne Main Street Policy Area in terms of commercial land uses, activation of the main street and building frontages, continuous edge (shopfronts), awnings. However, there are many provisions in the Policy that encourage Medium Density residential development that are not picked</p>			

	<p>up or reflected in this zone (as compared to the current policy area)</p> <p><u>Hufendorf and Strassendorf Policy Areas:</u> The intent of the Township Main Street Zone matches relatively well with the existing policies for the Hufendorf and Strassendorf Policy Areas.</p> <p>In saying this the current policy doesn't go in depth design criteria such as shop front elements, awnings, pedestrian shelters, continuity of street façade, etc (apart from Strassendorf which is a bit more prescriptive) instead deferring to the Heritage Design Guidelines and the Design Guidelines for the Hahndorf State Heritage Area. How that works (the use of the Design Guidelines is not yet understood).</p> <p>The other issue is that the Hufendorf Policy Area extends to properties on Church Street and Victoria Street which are predominantly residential in nature. With a Zone named Township Main Street, and the provisions contained within it could give the impression that commercial activities in these back streets are encouraged.</p>			
244	<p>Deemed To Satisfy:</p> <p>Change of Use – Local Heritage Overlay should be an exception (the addition of an exhaust duct may require consent – i.e. be development)</p>	N	No policies or reference to the Local Heritage Overlay	Add the Local Heritage Overlay
245	<p>Performance Assessed:</p>	N		The placement of signs within Hahndorf is a pressing issue with

	Advertisement – concerned about the encouragement of freestanding advertisements within the Hahndorf Heritage Area			Council and the main street traders. Of concern is the fact that the current Heritage Design Guidelines for Hahndorf don't provide the same level of assessment rigour as Council's Design Guidelines in Table MtB/6 This is a major issue
246	Dwelling – Currently semi-detached dwellings and row dwellings are Non-Complying land uses within the Hufendorf and Strassendorf Policy Areas while Detached Dwellings, Group dwellings and Residential Flat Buildings are Non-Complying within the Nairne Main Street Policy Area – how will this be reflected in the assessment process for this zone?	N	No additional details have been provided	One solution could be that a list of land uses that are not encouraged/envisaged is included in the Zone. This would give the relevant some additional policy to assess and refuse these forms of dwellings on
247	Group dwelling – no Zone provisions attached	Y	Group dwellings removed from the Performance Assessed table	FIXED
248	Land Division – Given the importance of the historic pattern of development and land division in the Hufendorf and Strassendorf Policy Area land division MUST reference that pattern of division which is shown on Concept Plan Map MtB/14	N	Concept Plan 14 has not been included	This is a major concern as further explored in Issue #5
249	Shop - No Zone provisions listed	Y	Provisions are now listed	FIXED
Rural Zone				
250	Zone provisions: PO 4.2 – Current Development Plan policy speaks to genuine value adding land uses. This is important to ensure that tangential land uses (i.e. rainwater tank manufacture, plumbing supplies, truck parking, farm	N	No additional details or guidance on the matters raised has been provided	This is a major issue. Genuine value adding industries are encouraged and have been a great success for MBDC.

	machinery repairs, fuel storage) are not considered as value adding land uses.			Value adding policy needs to be well worded to encourage the types of industries that Council envisages. Guidance for this can be sought in Council's Development Plan One solution could be that a list of land uses that are not encouraged / envisaged is included in the Zone.
251	PO 4.2 (b) (c) – “realise efficiencies” - Appears to be much broader scope. Under current Development Plan policies an industry not associated with primary production or value-adding would be very unlikely to be approved;	N	No additional details or guidance on the matters raised has been provided	See above One solution could be that a list of land uses that are not encouraged / envisaged is included in the Zone.
252	PO 4.2 (c) - “sourced from surrounding areas” – what would the “surrounding area be? Is this the nearby township, local government area?	N	No additional details or guidance on the matters raised has been provided	This needs to be clarified
253	What form/type of development would a winery (cellar door) be classified as under the Code? If it is a shop then DTS 6.1 suggests that these should have a gross leasable floor area of 100m ² and a display area of 25m ² . This is unworkable for all wineries/cellar doors that Council has approved. Currently Council allows for cellar doors to be 250m ² in gross leasable floor area	N	No additional details or guidance on the matters raised has been provided	A search of the Code shows that Cellar Doors are only mentioned in the Procedural Matters Section
254	If a Cellar Door is a shop then this introduces Interface between Land Uses [Hours of Operation] PO 2.1 – which (in DTS 2.1) suggest 7am to 9pm Monday to	N	No new classes of development have been added to DTS/DPF 2.1	Major issue Hours of operation for cellar doors needs to be sorted out or

	Friday and 8am to 5pm Saturday and Sunday. These times are not workable for Cellar Doors.		Nor has any greater detail been provided on how to assess a cellar door (i.e. what class/type of development a cellar door falls into)	economic development will be curtailed.
255	It is suggested that Council's current provisions (PDC's 26 to 36 of the Primary Production Zone) be included to assess Cellar Doors	N	It appears that all of the winery / cellar doors / tourism development principles are contained in the Winery Experience Subzone of the Tourism Development Zone	Greater consideration should be given to including these sort of policies within either the Rural Zone or a separate Policy Module of the General Development Policies
256	PO 6.3 – why is tourist accommodation measured in floor area rather than guest numbers? The environmental, traffic and neighbour impact from tourist accommodation stem from the number of people (i.e. waste control, traffic numbers, noise, etc)	N	PO 6.3 and DTS/DPF 6.3 still measure tourist accommodation in floor area rather than guest numbers	This policy needs to be amended to measure in visitor numbers for all of the reasons listed
257	Accepted Development: Protective Tree Netting – should allow for the passage of native animals	N	No policy added to consider the passage of native animals	This should be amended (see Council's Development – Primary Production Zone – PDC 16)
258	Deemed To Satisfy: Ancillary accommodation – No Zone provisions listed – this needs to have similar provisions to dwellings and also needs to have policies regarding connection to waste disposal such as: General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1 and Design in Urban Areas DTS 6.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
259	Ancillary Accommodation – Needs General Development Policies Infrastructure and Renewable Energy Facilities [Water Supplies] DTS 11.2 as the	N	This important potable water performance outcome has not been added	Continue to push for the correct policies to be added

	Ancillary Accommodation will need its own water supply			Providing potable drinking water is important
260	Dwelling addition – needs General Development Policies – Infrastructure and Renewable Energy Facilities DTS 12.1	N	These important waste water performance outcomes have been not added	Continue to push for the correct policies to be added Complying with waste water requirements is extremely important
261	Horse keeping – Horse keeping should be tied to a residential land use to ensure that the animals are looked after	N	There appears to be no policies that tie horse keeping to the residential use of the land	The keeping of horses on vacant land is an issue of concern in the Council area. This needs to be addressed
262	Land division – is Land division DTS? If so there should be more policies attached. Should the EFPA or limited land division overlay not exclude land division?	Y	Land division has been removed from the DTS pathway	FIXED
263	Replacement building – would this fall into PDI Regs, Schedule 8 provision re: Waste Control Approval? Or should General Development Policies - Infrastructure and Renewable Energy Facilities DTS 12.1 apply?	N	No policies attached to a replacement building	Continue to push for policies to be added. It is important that replacement dwellings comply with new waste water, storm water and bushfire requirements and setback from the waste water treatment lagoons
264	Replacement building – should new bushfire provisions be required for replacement dwellings that may have been approved prior to current controls?	N	No information or guidance has been provided	This is major issue Bushfire policy is extremely important in this locality
265	New Policy to be included: Vegetated buffers need to be a consideration for development located within this Zone. This was a hard	N	There appears to be no policies regarding the use of vegetated buffers	See MBDC Development Plan – General Section – Interface between land uses PDC 22 for guidance

	<p>fought for policy that has achieved many good outcomes. See potential provisions below:</p> <p>“Effective vegetated buffers will be established between dwellings and surrounding land so as to minimise land use conflicts and not impede the continuation of existing, and development of future, agricultural activities, including horticulture”</p> <p>Council Wide PDC 22 (Interface between land uses)</p> <p>22 Development should reduce conflict between residential uses, townships and rural uses by the provision of a vegetated buffer which satisfies all of the following:</p> <ul style="list-style-type: none"> (a) Which contains random plantings comprising a combination of fast and slow growing hardy local indigenous species spaced to cater for mature size (b) With species selected with foliage from the base to the crown with long, thin and rough foliage to facilitate the more efficient capture of spray droplets (c) Which is provided with a suitable watering system and access tracks either side for fire protection 			
266	<p>Council is concerned about the loss of important boundary realignment policy that seeks to site and cluster smaller allotments on less productive land, while consolidating the balance in a larger, viable allotment. Inclusion of this policy should be pursued.</p>	Partial	<p>There are policies regarding boundary realignments within the Limited Land Division Overlay (covers the entire Council District)</p>	<p>The provisions contained in the Limited Land Division Overlay are not usable for the situations that Council envisages.</p>

			and the Mount Lofty Ranges Catchment Area 2	<p>PO 5.1 of the Mount Lofty Ranges Catchment Area 2 is more in line with those in Councils Development Plan.</p> <p>These need to be included in the Limited Land Division Overlay (to allow for boundary realignments to improve agricultural production)</p>
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