

Development Plan Amendment

By the Council

City of Playford

Playford Alive and Adjoining Suburbs Development Plan Amendment

The Amendment

For Approval

Approved by the Minister responsible for the administration of the
Development Act 1993 pursuant to Section 25 (18), of the
Development Act 1993.


Minister's Signature

21 APR 2016
Date.....

Amendment Instructions Table					
Name of Local Government Area: City of Playford					
Name of Development Plan: City of Playford Development Plan					
Name of DPA: Playford Alive and Adjoining Suburbs Development Plan Amendment					
<p><i>The following amendment instructions (at the time of drafting) relate to the City of Playford Development Plan consolidated on 10 December 2015.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>					
Amendment Instruction Number	Method of Change	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
Design and Appearance Section					
1.	Insert	After PDC 21	The contents of Attachment A	Y	N
Orderly and Sustainable Development Section					
2.	Delete	<p>In PDC 9 Concept Plan Map list, the following:</p> <p><i>Concept Plan Map Play/15 – Blakeview Area (Staging)</i></p> <p><i>Concept Plan Map Play/17 – Munno Para West (Staging)</i></p> <p><i>Concept Plan Map Play/19 – Andrews Farm / Penfield (Staging)</i></p>		N	Y (Map Reference Table)
Residential Development Section					
3.	Replace	<p>In PDC 11 Table, parameter row which states:</p> <p><i>“Maximum frontage width of garage or carport with an opening facing a rear access lane”</i></p>	<p>With the following:</p> <p><i>“Maximum frontage width of garage or carport with an opening facing a laneway”.</i></p>	N	N
4.	Insert	In PDC 11 under the heading ‘Parameter’	<i>“(except where located in a designated activity centre or where the primary road</i>	N	N

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

		immediately following the words 'Minimum setback from a primary road frontage'	frontage is a laneway)'		
5.	Insert	In PDC 11 under the heading 'Parameter' immediately following the words 'Maximum frontage width of garage or carport with an opening facing the street'	'(except where located in a designated activity centre)'	N	N
6.	Replace	In PDC 11 under the heading 'Parameter' the words 'Minimum setback from a vehicle access way and under the heading 'Value' the words '1 metre'	With the following: Under the heading 'Parameter' 'Minimum setback from laneway' and under the heading 'Value' 0 metres where the laneway is 7 metres or more in width OR Where the laneway is less than 7 metres in width, the distance equal to the additional width required to make the laneway 7 metres, to provide adequate manoeuvrability for vehicles'	N	N
7.	Insert	A new PDC immediately following PDC 11	Dwellings which are located within the Suburban Activity Node Zone , a designated activity centre within the Suburban Neighbourhood Zone , or have a primary or secondary frontage that fronts onto a laneway should ensure that garages do not dominate the streetscape by: (a) utilising windows, verandas, balconies or other design elements as dominant visual elements within the building facade (b) if the garage is forward of the building line, ensuring that the garage contributes to the visual appeal of the streetscape through the use of alternative garage door treatments to diminish the garage component.	Y	N
8.	Insert	In PDC 15 immediately following the words 'Suburban Neighbourhood Zone,'	' Suburban Activity Node '	N	N
9.	Insert	Immediately following PDC 16 the following new PDC	Open space which is located to the front of a dwelling should only be included as private open space where it achieves all of the following: (a) it is located within the Suburban Activity Node Zone or a designated activity centre within the Suburban Neighbourhood Zone (b) it is directly accessible from the living rooms of the dwelling (c) it maintains direct access to the front door of the dwelling without the need to pass through the open space area (d) it is screened with fencing that is no less than 1.5 metres in height and no taller than 1.7 metres in (e) the fencing is to be finished with	Y	N

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

			<p>materials and colours that complement those of the dwelling and are sufficiently impermeable to maintain privacy</p> <p>(f) it provides passive surveillance of the street from the dwelling by providing one of the following:</p> <p>(i) at least one ground level window with a direct unobstructed view to the street</p> <p>(ii) upper storey windows or balconies with direct views to the street.</p>		
10.	Delete	In PDC 17 the following words: <i>“Residential Playford Zone”</i>		N	N
11.	Insert	In PDC 17 immediately following the words ‘Residential Regeneration Zone’	‘Suburban Activity Node’	N	N
12.	Replace	PDC 18	With the contents of Attachment B	N	N
Transportation and Access Section					
13.	Insert	Immediately following PDC 4	The contents of Attachment C	Y	N
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
Commercial Zone					
14.	Delete	In PDC 1, the following envisaged uses listed: <i>“education establishment in Precinct 2 Commercial”</i> <i>“hospital in Precinct 2 Commercial”</i> <i>“small office in Precinct 2 Commercial”</i>		N	N
15.	Insert	In PDC 1 list of envisaged uses	<i>“Hotel in Precinct 2 Commercial”</i>	N	N
16.	Insert	Immediately following PDC 18 (under heading of Precinct 2 Commercial)	The contents of Attachment D	N	N
Local Centre Zone					
17.	Delete	In PDC 5, part (b) which states: <i>“3500 square metres where located within any of the following:</i> <i>(i) Precinct 8 Fordingbridge Road Local Activity Centre</i> <i>(ii) Precinct 9 Smithfield Plains Local Activity</i>		Y	N

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

		<i>Centre</i>			
18.	Delete	In PDC 6 the following words: <i>“Precinct 8 Fordingbridge Road Local Activity Centre, Precinct 9 Smithfield Plains Local Activity Centre”</i>		N	N
19.	Delete	Precinct 8 Fordingbridge Road Local Activity Centre heading and PDC 16		Y	Y (map reference table)
20.	Delete	Precinct 9 Smithfield Plains Local Activity Centre heading and PDC 17		Y	Y (map reference table)
21.	Delete	In Procedural Matters – Non-complying development – Dwelling - Exception (a), the following: <i>(iii) Precinct 8 Fordingbridge Road Local Activity Centre</i> <i>(iv) Precinct 9 Smithfield Plains Local Activity Centre</i>		Y	N
22.	Replace	In Procedural Matters – Non-complying development – Shop or group of shops with an area greater than 1000 square metres – Exceptions	With the following: <i>“Except where it located within one of the following: (a) Precinct 5 Andrews Farm Local Activity Centre (b) Elizabeth Downs Local Activity Centre Policy Area 11 (c) Elizabeth North Local Activity Centre Policy Area 12 (d) Elizabeth Grove Local Activity Centre Policy Area 13 (e) Elizabeth East Local Activity Centre Policy Area 14.”</i>	N	N
Neighbourhood Centre Zone					
23.	Delete	In Desired Character Statement – 4 th paragraph, the following words: <i>“Precinct 10 Alawoona Road Neighbourhood Activity Centre, Munno Para, Precinct 11 Andrews Farm / Penfield Neighbourhood Activity Centre, Precinct 12 Blakeview Neighbourhood Activity Centre, Precinct 13 Curtis Road Neighbourhood Activity</i>		N	N

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

		<i>Centre, Precinct 14 Medlow Road Neighbourhood Activity Centre, Precinct 15 Whittington Road Neighbourhood Activity Centre and”</i>			
24.	Delete	<p>In Desired Character Statement – headings and text for the following Precincts:</p> <p><i>Precinct 10 Alawoona Road Neighbourhood Activity Centre</i></p> <p><i>Precinct 11 Andrews Farm / Penfield Neighbourhood Activity Centre</i></p> <p><i>Precinct 12 Blakeview Neighbourhood Activity Centre</i></p> <p><i>Precinct 13 Curtis Road Neighbourhood Activity Centre</i></p> <p><i>Precinct 14 Medlow Road Neighbourhood Activity Centre</i></p> <p><i>Precinct 15 Whittington Road Neighbourhood Activity Centre</i></p>		N	Y (map reference table)
25.	Delete	<p>In Precinct Specific Provisions, the following:</p> <p><i>Precinct 10 Alawoona Road Neighbourhood Activity Centre heading and PDCs 15, 16, 17 and 18</i></p> <p><i>Precinct 11 Andrews Farm / Penfield Neighbourhood Activity Centre heading and PDCs 19 and 20</i></p> <p><i>Precinct 12 Blakeview Neighbourhood Activity Centre heading and PDCs 21 and 22</i></p> <p><i>Precinct 13 Curtis Road Neighbourhood Activity Centre heading and PDC 23, 24, and 25</i></p> <p><i>Precinct 14 Medlow Road Neighbourhood Activity Centre heading and PDCs 26 and 27</i></p>		Y	Y (map reference table)

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

		<i>Precinct 15 Whittington Road Neighbourhood Activity Centre heading and PDCs 28 and 29</i>			
26.	Delete	<p>In Procedural Matters, Conditions of Complying Development – Condition (a) the following:</p> <ul style="list-style-type: none"> (i) Precinct 10 Alawoona Road Neighbourhood Activity Centre (ii) Precinct 11 Andrews Farm/Penfield Neighbourhood Activity Centre (iii) Precinct 12 Blakeview Neighbourhood Activity Centre (iv) Precinct 13 Curtis Road Neighbourhood Activity Centre (v) Precinct 14 Medlow Road Neighbourhood Activity Centre (vi) Precinct 15 Whittington Road Neighbourhood Activity Centre. 		Y	N
27.	Replace	<p>In Procedural Matters, Non-complying development – Dwelling - Exceptions</p>	<p>With the following:</p> <p>Except where it achieves (a) and (b):</p> <ul style="list-style-type: none"> (a) is located within one of the following policy areas: <ul style="list-style-type: none"> (i) Craigmore Neighbourhood Activity Centre Policy Area 15 (ii) Elizabeth Park Neighbourhood Activity Centre Policy Area 17 (iii) Elizabeth South Neighbourhood Activity Centre Policy Area 18 (b) is located above, or at the rear of, non-residential development on the same allotment and where in conjunction with non-residential development or involves additions or alterations to the existing aged persons' accommodation within Precinct 48 Community Facilities (Craigmore). 	N	N

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

Residential Playford Zone					
28.	Delete	Entire zone (including title)		N	Y (Map reference table)
Suburban Activity Node (Health Precinct Zone)					
29.	Replace	Entire zone (including title)	With the contents of Attachment E	N	Y (map reference table)
Suburban Neighbourhood Zone					
30.	Replace	Entire contents of Suburban Neighbourhood Zone except Procedural Matters	With the contents of Attachment F	N	N
TABLES					
Amendments required (Yes/No): Yes					
Table Play/1 – Conditions to Complying Development					
31.	Replace	Form of development listing: <i>All types of development within the Suburban Activity Node (Health Precinct) Zone</i>	With the following: <i>“All types of development within the Lyell McEwin Health Node Policy Area 23”</i>	N	N
Table Play/2 – Building Setbacks from Road Boundaries					
32.	Delete	The following road listings and accompanying setbacks: <i>Local Roads within Residential (Playford) Zone</i>		N	N
Table Play/3 – Off Street Vehicle Parking Requirements					
33.	Replace	All references within table to: <i>“Suburban Activity (Health Precinct) Node Zone”</i>	With the following text <i>“Suburban Activity Node Zone”</i>	N	N
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required (Yes/No): Yes					
Map Reference Table					
34.	Replace	Complete Map Reference Table	Attachment G	N	N
Map(s)					
35.	Insert	Overlay Map Play/17 (Noise and Air Emissions) Overlay Map Play/18 (Noise and Air Emissions), Overlay Map Play / 17 (Affordable	Attachment H (new Overlay Maps)	N	N

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

		Housing) Overlay Map Play / 18 (Affordable Housing) Overlay Map Play / 20 (Affordable Housing) Overlay Map Play / 21 (Affordable Housing) Overlay Map Play / 22 (Affordable Housing) Overlay Map Play / 23 (Affordable Housing) Overlay Map Play / 25 (Affordable Housing)			
36.	Insert	Policy Area Map Play/16 Policy Area Map Play/17, Policy Area Map Play/32, Policy Area Map Play/33	Attachment I (new Policy Area Maps)	N	N
37.	Replace	Council index Map Zone Map Play/2 Policy Area Map Play/2 Zone Map Play/3 Policy Area Map Play/3 Precinct Map Play/3 Overlay Map Play/4 (Noise and Air Emissions) Overlay Map Play/4 (Affordable Housing) Zone Map Play/4 Precinct Map Play/4 Overlay Map Play/5 (Noise and Air Emissions) Overlay Map Play/5 (Affordable Housing) Zone Map Play/5 Policy Area Map Play/5 Precinct Map Play/5 Zone Map Play/9 Policy Area Map Play/9 Precinct Map Play/9 Overlay Map Play/12 (Affordable Housing) Zone Map Play/12 Overlay Map Play/13 (Noise and Air Emissions) Overlay Map Play/13 (Affordable Housing) Zone Map Play/13 Overlay Map Play/14 (Noise and Air Emissions)	Attachment J	N	N

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

		Overlay Map Play/14 (Affordable Housing) Zone Map Play/14 Overlay Map Play/15 (Affordable Housing) Zone Map Play/15 Overlay Map Play/16 (Noise and Air Emissions) Overlay Map Play/16 (Affordable Housing) Zone Map Play/16 Precinct Map Play/16 Zone Map Play/17 Precinct Map Play/17 Zone Map Play/18 Overlay Map Play/19 (Affordable Housing) Zone Map Play/19 Zone Map Play/20 Precinct Map Play/20 Zone Map Play/21 Zone Map Play/22 Precinct Map Play/22 Zone Map Play/23 Zone Map Play/38 Precinct Map Play/38 Zone Map Play/39 Policy Area Map Play/39 Zone Map Play/40 Zone Map Play/41 Zone Map Play/42 Zone Map Play/43 Policy Area Map Play/43 Zone Map Play/44 Policy Area Map Play/44			
38.	Replace	Concept Plan Map Play/3 Concept Plan Map Play/4 Concept Plan Map Play/5 Concept Plan Map Play/6 Concept Plan Map Play/7 Concept Plan Map Play/8 Concept Plan Map Play/9 Concept Plan Map Play/10 Concept Plan Map Play/14 Concept Plan Map Play/16 Concept Plan Map Play/18 Concept Plan Map	Attachment K	N	Y – Amend PDC 9 of Orderly and Sustainable Development to match names of Concept Plan where necessary.

Playford Alive and Adjoining Suburbs Development Plan Amendment
City of Playford
Amendment Instructions Table

		Play/20 Concept Plan Map Play/21 Concept Plan Map Play/29 Concept Plan Map Play/34 Concept Plan Map Play/35 Concept Plan Map Play/36 Concept Plan Map Play/37			
39.	Delete	Precinct Map Play/18 Precinct Map Play/19 Precinct Map Play/40 Precinct Map Play/41 Precinct Map Play/42 Concept Plan Map Play/15 Concept Plan Map Play/17 Concept Plan Map Play/19		N	Y Delete references to relevant concept plans from PDC 9 of Orderly and Sustainable Development Module

Attachment A

- 22 Canopies and awnings should be integrated into the front facades of buildings and be designed to achieve the following parameters:
- (a) be at least 2.4 metres in width provided a 0.5 metre set back is maintained from the adjacent kerb
 - (b) be no less than 3 metres and no more than 3.8 metres above the ground level of the footpath
 - (c) maintain a consistent height with canopies and awnings of neighbouring buildings within the streetscape.

Attachment B

- 18 Dwellings within the **Neighbourhood Centre Zone, Suburban Neighbourhood Zone, Curtis Road Town Centre Policy Area 24, Elizabeth Downs Local Activity Centre Policy Area 11, Elizabeth North Local Activity Centre Policy Area 12, Elizabeth Grove Local Activity Centre Policy Area 13** and the **Elizabeth East Local Activity Centre Policy Area 14** should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
Equal to 450 square metres or greater	60 square metres	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and has a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room and have an area equal to or greater than 25 square metres of the site area with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
Between 181 and 450 square metres	35 square metres or 25 square metres where: (a) the dwelling has no more than two bedrooms (or rooms that could reasonably be used as bedrooms) and a total floor area of not more than 110 square metres (b) separate areas are provided for in the provision of a rainwater tank and the storage of refuse and recycling bins.	Balconies, roof patios and the like can comprise part of this area provided the area of each is 10 square metres or greater and has a minimum dimension of 2 metres. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
Between 125 and 180 square metres	15 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2 metres. One part of the space is directly accessible from a living room and has an area of 8 square metres with a minimum dimension of 2 metres and a maximum gradient of 1-in-10.
Less than 125 square metres	8 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2 metres. The space is directly accessible from a living room and has an area of 8 square metres with a minimum dimension of 2 metres and a maximum gradient of 1-in-10.

Attachment C

- 5 Laneways should:
- (a) have a minimum reserve width of 7 metres
 - (b) be limited in length to a maximum of 90 metres
 - (c) have a minimum carriageway width of 5.5 metres, although entries may be reduced to a minimum width of 4 metres and at slow point protuberances may be reduced to a minimum of 3 metres
 - (d) include protuberances to accommodate landscaping and lighting that should not exceed 1 metre, however this may be increased if a minimum carriageway width of 5.5 metres is maintained
 - (e) comprise landscaping in the form of tall vertical trees in preference to low level shrubs
 - (f) be designed to accommodate garbage trucks and emergency service vehicles.

Attachment D

- 19 A hotel should be located and orientated to front onto both Curtis Road and a road adjacent the Munno Para wetlands.
- 20 Offices should not be greater than 80 square metres in total floor area.
- 21 Dwellings should only be established where they:
 - (a) are located along the northern boundary of the precinct
 - (b) are designed and located so as to provide a transition between the commercial development within the precinct and residential development to the north, having regard to:
 - (i) minimising impacts of noise
 - (ii) minimising impacts from lightspill
 - (iii) managing impacts and conflicts with traffic movements.

Attachment E

Suburban Activity Node Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.
- 2 Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 The design and layout of development to encourage walking and cycling and promote public transport use.
- 4 A mixed use area with a variety and concentration of activity close to a key focal point such as **the Curtis Road Town Centre or Lyell McEwin Hospital**.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will be developed as a service centre and medium to high density residential node with integrated mixed use development and quality public open spaces. This node is set within a wider suburban context and offers a focus for community scale activity. It is designed to foster an area with a sense of identity and uniqueness.

Residential development, primarily in the form of row dwellings and residential flat buildings, is appropriate in the zone. Aged and student accommodation, serviced apartments and diverse housing forms that cater for a range of household types, ages and life cycle stages, which are adaptable, are also encouraged in the zone to take advantage of its proximity to nearby transport services and facilities.

The form, scale and mix of development will be at its greatest intensity in the centre of the zone. Land uses located at street level will include a mix of, shop, office, health related services, tourist accommodation and residential development. Office uses may be appropriate on upper floors especially where they provide a buffer between more active ground floor and residential activity. The mix of uses will cater for the day to day needs of local residents and workers and will be at its greatest intensity closest to the centre of the Curtis Road Town Centre and the Lyell McEwin Hospital. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are desirable.

Development within the zone will maximise the use of land and will achieve this by maximising building form and scale as set out within the defined building envelopes. Development will contribute to the achievement of high quality urban design outcomes with a coherent public realm framing the street space and, in particular, the physical and functional character of roads. Buildings at the interface of the zone with lower intensity zones will create an appropriate transition of development scale and massing.

As development intensifies, some overlooking, overshadowing and noise impacts may occur within the zone but this will be moderated through good design and noise attenuation techniques. Solar access may also be reduced. Any adverse impacts for adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and siting of windows and balconies, and use of landscaping. Buildings will also be designed to maximise solar access.

To promote a compact pedestrian oriented development, building entrances will be oriented to the street, large parking areas will be minimised and on-site parking areas will be located behind buildings.

Amalgamation of adjacent allotments or sharing of facilities including communal open space, parking areas and laneways is encouraged.

A high amenity public realm and pedestrian environment will be achieved by landscaping, surface treatments, street furniture and building design. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment. Side streets will incorporate traffic calming measures.

The street system will be highly connected to surrounding areas and within the zone to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link key local destinations (such as shops, schools and local parks).

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public laneways and greenways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - health related services
 - hospital within **Lyell McEwin Health Node Policy Area 23**
 - hotel within **Curtis Road Town Centre Policy Area 24**
 - nursing home
 - office
 - pre-school
 - petrol filling station within **Curtis Road Town Centre Policy Area 24**
 - place of worship
 - primary school
 - residential flat building
 - retirement village
 - shop or group of shops (excluding a bulky goods outlet within **Lyell McEwin Health Node Policy Area 23**)
 - student accommodation
 - supported accommodation
 - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The zone should be developed in accordance with the relevant [Concept Plan Maps Play /8 – Curtis Road Town Centre](#) and [Play/33- Lyell McEwin Health Suburban Activity Node](#).
- 4 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.
- 5 Non-residential developments should:
 - (a) have a neighbourhood focus to their scale of activity and intended market catchment
 - (b) encourage walking to local shopping, community services and other activities

- (c) not detrimentally impact on the amenity of nearby residents.
- 6 Development should provide a transition between an intense core of development and neighbouring lower intensity development where adjacent another zone.

Form and Character

- 7 Development should be consistent with the desired character for the zone.
- 8 Development should graduate from medium-rise centrally within the zone to low-rise where the development site abuts the zone boundary.
- 9 Garage top apartments that share the allotment and services of the main dwelling should:
- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
 - (b) complement the existing dwelling or mixed use building.
- 10 Non-residential and mixed use buildings should be designed such that:
- (a) the ground floor of buildings of 3 or more storeys should be built to dimensions (including a minimum ceiling height of 4.5 metres) to allow for adaptation to a range of land uses, including retail, office and residential, without the need for significant change to the building.
 - (b) a minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed.
- 11 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density of 45 - 70 dwellings per hectare.

Parking and Access

- 12 Shared parking areas should be established.
- 13 Car parking should be provided in accordance with [Table Play/3 – Off Street Vehicle Parking Requirements](#) unless it is demonstrated that shared arrangements justify a lesser number.
- 14 Bicycle parking should be provided by non-residential developments and located in secure or highly visible locations.
- 15 Access to service areas and for activities such as garbage collection should be gained via laneways where available.
- 16 No maximum site coverage applies within the zone.

Building Envelopes

Setbacks

- 17 Buildings should be set back from the allotment boundaries in accordance with the following parameters:

Setback parameter	Value (metres)
Primary road frontage	0 minimum, 2 maximum setback
Secondary road frontage	0 minimum, 2 maximum setback
Side boundary	0 minimum setback
Rear boundary	0 minimum setback

Setback parameter	Value (metres)
Laneway	<p>0 minimum where the laneway is 7 metres or more in width</p> <p>OR</p> <p>Where the laneway is less than 7 metres in width, the distance equal to the additional width required to make the laneway 7 metres or more, to provide adequate manoeuvrability for vehicles</p>

- 18 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan.

Design and Appearance

- 19 Development of three or more storeys in height should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 20 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in [Concept Plan Maps Play/8 – Curtis Road Town Centre](#) and [Play/33 – Lyell McEwin Health Suburban Activity Node](#).
- 21 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.

Land Division

- 22 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

Lyell McEwin Health Node Policy Area 23

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A mixed use area with a variety and concentration of activities including health related services close to the Lyell McEwin Hospital.
- 2 Noise sensitive development designed to provide its occupants with acceptable levels of amenity when exposed to existing and future potential external noise sources.
- 3 Noise sensitive development that does not unreasonably interfere with the operation of existing noise sources such as industrial activity.

DESIRED CHARACTER

This policy area will be developed as a strong cluster of mutually supporting activities that builds out from the existing Lyell McEwin Hospital with a range of medical, allied health, tertiary education, research, and supporting services including accommodation, retail and commercial activities. Residential development is appropriate in the policy area except on land adjacent to the existing industrial development located west of the policy area.

The land identified as 'Tertiary Education and Commercial' on [Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node](#) will include land uses that are appropriate in close proximity to existing industrial development and will not include dwellings, accommodation, or land uses highly frequented by children or the elderly, such as child care, pre-school, primary and secondary schools, and aged care facilities.

It is recognised that parts of the policy area are in a state of transition from low density residential to medium density mixed use. Buildings at the interface of the policy area with lower intensity zones will create an appropriate transition of development scale and massing. New development will ameliorate adverse impacts on existing residential development through appropriate fencing, landscaping and lighting.

The range of setbacks provided in the policy area will be critical in providing space for landscaping to soften the hard edge of new built form.

Public spaces will be provided for community interaction and will include a range of forms and sizes including small pocket parks and formal squares, and the development of community facilities (such as community gardens to promote healthy eating), will aim to promote community interaction and compensate for reduced private open space.

Open space will be provided which is located in a quiet location away from the fixed public transit stop and any other potential noise sources.

Front fences will be minimised to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm.

It is expected that development will have regard to the existing helipad operations at the Lyell McEwin Hospital, and ensure its ongoing operation is not compromised through ensuring appropriate height, location and setback of buildings to maintain safe flight paths.

For the purposes of assessment against the *Environment Protection (Noise) Policy*, it is envisaged that this policy area be assigned the average of the "commercial" and "residential" land use categories.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land identified as 'Main Street Mixed-Use' on the [Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node](#) should be used for active uses such as shops and consulting rooms with office and residential uses located above.
- 2 Land identified as 'Secondary Street Mixed-Use' on the [Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node](#) should be used for the envisaged uses specified within the zone.
- 3 Land identified as 'Tertiary Education and Commercial' on the [Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node](#) should be used for tertiary education, research, commercial, office and retail.

Form and Character

- 4 Development should be consistent with the desired character for the policy area.
- 5 New development should protect the amenity of existing residential development through the use of fencing, landscaping and lighting.
- 6 No minimum private open space applies within the policy area.
- 7 New noise sensitive development adjacent an existing industry should incorporate noise attenuation measures to achieve an equivalent noise level (LAeq) of 37 dB(A) between 7am and 10pm inside a noise sensitive space (e.g., teaching rooms, offices) when exposed to the highest of the following external noise levels:
 - (a) the highest equivalent (LAeq) noise level due to existing industry or commercial activity when measured and adjusted in accordance with the *Environment Protection (Noise) Policy*
 - (b) an equivalent (LAeq) noise level of 57 dB(A) between 7am and 10pm.

Curtis Road Town Centre Policy Area 24

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 An activity centre providing a range of facilities to meet the shopping, community, business and recreational needs of the surrounding neighbourhoods, along with medium density residential development.

DESIRED CHARACTER

The policy area covers a developing centre that will service the southern portion of the future growth area of Munno Para. It is anticipated that the full development of this centre will comprise a discount department store and supermarkets together with specialty retailing, commercial activities in the form of offices and consulting rooms, education and community facilities such as child care facilities, health centres and places of worship. Medium and high density residential development is also encouraged above non-residential land uses, centrally and on the periphery of the policy area.

It is envisaged that the centre will be developed to achieve a genuine architectural diversity synonymous with places that have evolved gradually over time, as opposed to centres that look like a single architectural mega structure built at one point in time.

Innovative forms of road design, including the establishment of shared priority pedestrian / vehicular roads are envisaged to emphasise the pedestrian focus of this activity centre.

The extension of Peachey Road dissects the centre providing an attractive boulevard and 'main street' setting forming the retail core of the centre. It is important that buildings frame the street with a continuous built form edge of up to 6 storeys. At street level, active uses within narrow fronted, varied and interesting shopfronts will reinforce the main street character, along with awnings, canopies and street trees that provide for a comfortable pedestrian environment and contribute to the amenity of the street.

Uses will contribute to extended operating hours in the centre, such as through restaurants and other evening activities.

A neighbourhood level town park to the north of the retail core provides a key focal point for the surrounding community as a place of meeting/relaxation, as well as providing amenity to the centre environs. It is important that buildings surrounding the park work to activate the space with uses that spill out on the street and interact with activities in the park.

Commercial development that does not require the intense pedestrian activity of the main street will be focussed within the commercial area fronting Curtis Road. Buildings of up to three storeys are appropriate in this location whilst maintaining minimal setbacks, canopies and active frontages that contribute to a pleasant street environment.

Signage will be carefully planned and designed within the policy area, with the focus on providing signage for pedestrians and not cars. Signage that is integrated into building fascia and awnings is preferred over freestanding signs. Free standing signage may be appropriate along the Curtis Road frontage.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should primarily take the form of:
 - (a) in core retail, mixed use and commercial areas shown on [Concept Plan Map Play/8 – Curtis Road Town Centre](#) - residential flat buildings, non-residential buildings and buildings comprising two or more land uses with non-residential land uses on the ground floor
 - (b) in other locations - residential flat buildings, row dwellings, detached and semi-detached dwellings with supporting shops and community facilities.

Form and Character

- 2 Development should be consistent with the desired character for the policy area.
- 3 Except where airport building height restrictions prevail, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Minimum building height	Maximum building height
2 storeys and no less than 7.2 metres	6 storeys and no more than 24.5 metres

- 4 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/8 –Curtis Road Town Centre](#), and should result in:
 - (a) the location of any large scale retail uses within the retail core area
 - (b) the creation of a main street along Peachey Road with narrow fronted, detailed and interesting retail frontages
 - (c) strong pedestrian linkages and connectivity between either side of Peachey Road
 - (d) buildings with no setback to major roads
 - (e) visually significant buildings established adjacent to key intersections along Peachey Road and Coventry Road
 - (f) establishment of integrated medium density housing.
- 5 Access for the servicing of discount department stores and supermarkets should be set away from street frontages and not be visible from any public streets and spaces.
- 6 Development on Curtis Road between the intersection of Hodby Crescent and Coventry Road and on Coventry Road north of Ballard Road to the intersection with Curtis Road should limit access /egress points to Curtis and Coventry Roads and establish internal shared laneways wherever practical.
- 7 Each dwelling should be provided with a minimum of one covered car parking space.
- 8 Buildings within the Retail, Mixed Use and Commercial areas as shown on [Concept Plan Map Play/8 – Curtis Road Town Centre](#) should include a canopy or awning to their building frontage with a public street or space.

Incentives

- 9 Where a minimum of 3 hours sunlight access on 21 June to habitable rooms and open space of dwellings in adjoining zones can be maintained, the following incentives apply to development:

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
Development which includes more than 15 per cent of dwellings as affordable housing	1 storey	30 per cent
The development includes undercroft parking with access from a road located to the side or rear of the site	1 storey	10 per cent
A building including non-residential development on the ground floor (or first two floors) with residential development on the floors above	1 storey	10 per cent except on land shown on <i>Overlay Map(s) - Strategic Transport Routes</i>
A building including a rooftop garden that occupies a minimum 25 per cent of the building footprint area	1 storey	
Maximum accumulated allowance	1 storey (and less than 4 metres) additional building height	30 per cent

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 – Conditions for Complying Development](#) and [Table Play/3 – Off-street Vehicle Parking Requirements for Mixed Use and Corridor Zones](#):

- (a) change in the use of land from residential to office on the ground or first floor of a building
- (b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Bulky goods outlet	Except where it achieves both (a) and (b): (a) it is located outside of the Lyell McEwin Health Node Policy Area 23 (b) the gross leasable floor area is less than 500 square metres.
Industry	
Fuel depot	
Motor repair station	Except where it has frontage onto Curtis Road.
Public service depot	
Road transport terminal	
Service trade premises	
Store	
Transport depot	
Warehouse	
Waste reception storage treatment or disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
<p>Advertisement</p> <p>Aged persons accommodation</p> <p>All forms of development that are ancillary and in association with residential development.</p> <p>All development within the Lyell McEwin Health Node Policy Area 23 (except non-residential development and dwellings greater than two storeys located adjacent to a residential zone boundary).</p> <p>Community centre</p> <p>Consulting room</p> <p>Dwelling</p> <p>Dependent accommodation</p> <p>Educational establishment</p> <p>Fitness centre where it is located within the Curtis Road Town Centre Policy Area 24 and more than 100 metres from a zone boundary.</p> <p>Hall</p> <p>Health care facility</p> <p>Health centre</p> <p>Nursing home</p> <p>Office</p> <p>Pre-school</p> <p>Primary school</p> <p>Residential flat building</p> <p>Retirement village</p> <p>Shop or group of shops</p> <p>Supported accommodation</p> <p>Tourist accommodation</p>	<p>All forms of development not listed as Category 1.</p> <p>Non-residential development within the Curtis Road Town Centre Policy Area 24 that is located adjacent to land in another zone.</p>

Attachment F

Suburban Neighbourhood Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A predominantly low and medium density residential area that comprises a range of dwelling types together with local and neighbourhood activity centres that are located within a walkable distance of most residents.
- 2 Provision of medium density residential development adjacent to activity centres, public transport stops and public open space.
- 3 Local and neighbourhood activity centres that provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.
- 4 The orderly expansion or intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- 5 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 6 Land not used for sensitive urban purposes within those parts of the Buckland Park urban growth area identified in [Concept Plan Map Play/32 – Buckland Park Odour Impact Area](#) until potential adverse impacts from organics waste treatment and composting operations south of the zone are removed.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone includes urban growth areas at Angle Vale, Buckland Park, Playford North, Playford Alive, Blakeview and Virginia that will be developed primarily for low and medium density residential neighbourhoods established around local and neighbourhood scale activity centres. These residential neighbourhoods will support the theme of walkable communities, without compromising the establishment of other existing or envisaged centres, consistent with [Concept Plan Map Play/14 – Blakeview Urban Growth Area](#), [Concept Plan Map Play/16 – Munno Para West Urban Growth Area](#), [Concept Plan Map Play/18 – Andrews Farm / Penfield Urban Growth Area](#), [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), [Concept Plan Map Play/37 – Playford North Urban Growth Area](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

The layout of each growth area will assist in creating active public spaces and providing equitable access to public open space, shops, education facilities, a range of community services and facilitate connectivity to established communities.

The projected future population in the zone and surrounding areas will require additional education facilities. Land for schools will be set aside in locations identified within the concept plans applicable to the zone and be provided with frontage to a major collector road. It is envisaged that schools will form focal points for the new communities providing opportunities for the establishment of visually significant buildings and shared open space.

Housing diversity is a priority in the zone, including a range of affordable and social housing products, that will be delivered through innovative land division layouts, housing designs, access and parking arrangements catering to different household sizes and housing preferences.

Residential development in those parts of the zone located at Angle Vale will take into account the existing built-up character, where the provision of larger residential allotments will predominate particularly at the interface with the existing built-up areas.

Playford Council
Zone Section
Suburban Neighbourhood Zone

Elsewhere in the zone, the dominant character is expected to be created by residential buildings of up to three storeys supporting an average net residential density of around 20 to 35 dwellings per hectare. Higher net residential densities of at least 45 dwellings per hectare are envisaged within and directly adjacent to activity centres, major public transport stops and areas of high public amenity including public open space. Within the growth areas at Buckland Park, Playford North, Playford Alive and Blakeview, buildings over 3 storeys may be appropriate to achieve higher net residential densities and create a more intensive built form.

In relation to the residential areas, the public realm will include unique and interesting residential themes achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows and doors that overlook the street and public open spaces to promote community interaction and safer streets.

Street patterns and walkways will be integral to subdivision and neighbourhood design with the aim to minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. These networks will encourage active travel such as walking and cycling to local services and facilities, public transport nodes and surrounding established communities.

The collector and major local road network where identified on [Concept Plan Map Play/14 – Blakeview Urban Growth Area](#), [Concept Plan Map Play/16 – Munno Para West Urban Growth Area](#), [Concept Plan Map Play/18 – Andrews Farm / Penfield Urban Growth Area](#), [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), [Concept Plan Map Play/37 – Playford North Urban Growth Area](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) will be established as the pre-eminent movement corridors through the zone and will be identifiable as landscaped boulevards. The network will connect the major features of the zone including activity centres, schools, key open space areas, recreation hubs and residential areas to adjoining areas. Local roads will have a more intimate feel and support walking and cycling with lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, architectural variety, a pedestrian scale of development and quality street lighting.

It is expected that Curtis Road will eventually become an Arterial Road connecting Main North Road and the Northern Expressway. It is anticipated that Curtis Road will require upgrading to accommodate four lanes and an upgrade to the existing rail crossing. It is important that development along Curtis Road is suitably set back and located so as to enable these upgrades to occur.

Public open space will be designed as safe and attractive places for a range of recreational activities and formal sport as well as water management and environmental protection. The form and distribution of major open space is dictated by the need for stormwater detention and treatment, much of which has been designed as part of the Waterproofing Northern Adelaide Project. Key locations for wetland treatment include the north-eastern intersection of Stebonheath Road and Curtis Road and the north-eastern corner of the intersection of Coventry Road and Curtis Road.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public laneways and greenways. In designing drainage systems and treatments, 'swale' treatments may be considered, ensuring that they complement the landscape, are integrated within urban areas and comply to relevant engineering standards and design requirements.

Two buried high pressure gas transmission pipelines traverse some areas within the zone, namely the Epic Energy and SEA Gas pipelines. These transmission pipelines are to be designed, constructed, operated and maintained in accordance with *Australian Standard (AS) 2885: Pipelines – Gas and Liquid Petroleum* to ensure protection of the pipeline, which in turn ensures the safety of the community, protection of the environment and security of (gas) supply to users.

Any change to the use of land and/or proposed construction activity in the vicinity of these pipelines require a detailed assessment to be undertaken to ensure that all risks associated with continued pipeline operations remain acceptable. In light of these requirements, development within 640 metres of the SEAGAS gas pipeline and 400 metres of the Epic gas pipeline as shown on *Overlay Map Play - Development Constraints* should conform with the minimum pipeline safety requirements for *AS2885 (Pipeline Gas and Liquid Petroleum)*.

Areas within the zone may also be contaminated due to previous activities. Due to these circumstances, development is expected to occur using the precautionary principle and may therefore require further site contamination assessment as part of future development proposals particularly where it involves the establishment of sensitive uses.

Existing horticultural operations will continue to exist in the zone until such time as they are replaced by those new land uses envisaged within the zone.

Local and Neighbourhood Activity Centres

Local and neighbourhood activity centres are to be located within the areas designated on [Concept Plan Map Play/14 – Blakeview Urban Growth Area](#), [Concept Plan Map Play/16 – Munno Para West Urban Growth Area](#), [Concept Plan Map Play/18 – Andrews Farm / Penfield Urban Growth Area](#), [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/34 – Munno Para West Neighbourhood Activity Centre](#), [Concept Plan Map Play/35 – Munno Para Downs Neighbourhood Activity Centre](#), [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), [Concept Plan Map Play/37 – Playford North Urban Growth Area](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

Neighbourhood activity centres will contain in the order of 3500 – 8500 square metres of retail floor space in addition to other business and community facilities. Each centre will be located to encourage access via a network of pedestrian and bicycle linkages, while not compromising the establishment of other envisaged centres. Smaller local activity centres in the order of 450 – 3500 square metres of retail floor space will be located within residential areas to provide community focus points. Where possible, activity centres will be integrated with adjacent public transit stops.

Activity centres will provide the most intense land use and activity in the zone and include street level uses that are primarily retail, service and office. Upper floor land uses will primarily be residential with some office accommodation. Retail and commercial facilities will not be replaced by residential development other than where there is a site reconfiguration / redevelopment that facilitates an integrated mixed use development with a retail component that serves the local community or medium density residential development where it is identified within a *Concept Plan Map*.

It is expected that centres will be developed into compact pedestrian environments, utilising an approach to site planning that ensures street frontages are meaningfully activated, footpaths are comfortable and inviting places to be and car parking is located behind buildings. Landscaping will be utilised to break up large expanses of parking areas, reduce the visual prominence of built form and parking areas and contribute to improved amenity. Innovative forms of road design, including the establishment of shared priority pedestrian / vehicular roads are envisaged and will assist in improving pedestrian priority, connectivity and safety.

It is envisaged that centres will be developed to achieve a genuine architectural diversity synonymous with places that have evolved gradually over time, avoiding a single architectural theme or mega structure appearance. Opportunities to create a distinctive urban form adjacent to and within centres, to frame plazas and courtyards or to reinforce a main-street theme, will be sought and encouraged to add vibrancy to community hubs. The use of visually significant built form and scale such as land marks and feature buildings is appropriate to emphasise major arrival points, accentuate key corners and terminate vistas.

Active frontages within activity centres will be achieved by a variety of design solutions including ground floor uses that have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to activity centres are encouraged, such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths. Design elements such as wide footpaths, street furniture and awnings will also contribute to the achievement of a sense of place that is welcoming to pedestrians.

Those centres located within the Peachey Belt regeneration area will as much as possible be redeveloped in an integrated manner that results in a compact, street based retailing node. This can be achieved through the consolidation of core retail tenancies focussed on convenience items, services, health services and café/take away food outlets to a prominent position in the centre along street frontages. It remains important that these centres provide small parking areas that are both visible from the street and convenient to support the retail offerings.

The Peachey Belt centres also have opportunities to incorporate medium density housing, where identified within the Concept Plan Maps, or as part of mixed use development. Additional residential development

opportunities will be used to assist in integrating the centres with adjacent school and former school sites, with pedestrian and road connections maximising the linkages the proximity of these centres provide.

Buckland Park

The Buckland Park urban growth area will be developed in accordance with [Concept Plan Map Play/29 – Buckland Park](#) and when fully developed is anticipated to accommodate around 12 000 dwellings.

As a ‘new town’ project, it will be important that development proceeds as a series of interconnected neighbourhoods designed to promote social interaction and participation and create a sense of community for residents.

Three neighbourhood activity centres are desired within the Growth Area, each containing in the order of 5500 square metres of retail floor space in addition to other business and community facilities. Smaller local centres may be located within residential areas to provide community focus points. An equitable distribution of retail floor space throughout the zone is desired. An indoor recreation centre is anticipated within or adjacent to the Neighbourhood Activity Centre located centrally within the zone.

Active frontages within centres will be achieved by a variety of design solutions including ground floor uses that have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to centres are encouraged such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

Centres identified on [Concept Plan Map Play/29 – Buckland Park](#) will include the following key elements:

- street level uses that are primarily retail, service or office
- zero setbacks to primary street frontages
- upper floor uses that may include offices but are generally residential
- shared parking and the siting of on-site parking primarily behind buildings
- wide footpaths, colonnades, courtyards, awnings and street furniture that create a pedestrian-friendly environment
- public / communal spaces for community interaction.

Stormwater discharge from the site will be minimised through on-site retention/detention, and the speed and volume of flows will be minimised by design features such as grassed swales and channels which feed into a detention basin in the southwest corner of the site for managed discharge to the Gulf Vincent via Thompson Outfall Channel.

Angle Vale Township

The Angle Vale township urban growth area will be developed in accordance with [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#).

The growth area will contain two local activity centres in the order of 250-1000 square metres of retail floor space and located so as to complement the operation and function of the **Neighbourhood Centre Zone** that will provide the primary destination for retail and commercial activity for the township.

The growth area includes established housing on large residential allotments that are serviced by individual household level wastewater systems. Until a common reticulated wastewater system is available, development involving subdivision into lots less than 1800 square metres within the ‘existing town area’ shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#) will not be encouraged.

Within the ‘existing town area’ shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#) the existing character of larger allotments will be reinforced with new allotments in order of 700 square metres with road frontages of at least 15 metres. Hammerhead or battle axe allotments will not be created. Smaller allotments and medium density residential development will only be created in the areas immediately adjacent the **Neighbourhood Centre Zone** shown in [Concept Plan Map Play/11 – Angle Vale Neighbourhood Centre](#) or within the Angle Vale Urban Growth Area located outside of the ‘existing town area’ shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#).

Due to a potential stormwater breakout from the Gawler River west of Heaslip Road, development of land bounded by Heaslip Road, Chivell Road and the Harris Road alignment for urban purposes will only proceed when a levee is in place to protect life and property from flood waters.

The eastern boundary of the growth area is formed by the Northern Expressway. Due to the volume and type of vehicular traffic expected to use this road, a noise barrier should be provided before land near or adjacent to the Expressway is developed for residential purposes to ensure residents are provided with a reasonable amenity.

Playford North

The Playford North urban growth area will be developed in accordance with [Concept Plan Map Play/37 – Playford North Urban Growth Area](#) and will accommodate two neighbourhood activity centres to be developed in accordance with [Concept Plan Map Play/34 – Munno Para West Neighbourhood Centre](#) and [Concept Plan Map Play/35 – Munno Para Downs Neighbourhood Centre](#), with a maximum retail floor space of 6500 square metres and 5000 square metres respectively.

The Munno Para Downs Neighbourhood Activity Centre will feature a commercial main street and associated town square located off of the alignment of Stebonheath Road.

The western boundary of the growth area is formed by the Northern Expressway. Due to the volume and type of vehicular traffic expected to use this road, a noise barrier should be provided before land near or adjacent to the Expressway is developed for residential purposes to ensure residents are provided with a reasonable amenity.

An Infrastructure Corridor has been created in the growth area as shown on [Overlay Map Play/5 – Development Constraints](#) in response to the presence of key public infrastructure, namely a 275kV transmission line. This infrastructure comprises a significant component of the State's high voltage power transmission network. The zone provisions are aimed at protecting this significant public infrastructure from encroachment by incompatible land uses and protecting the infrastructure corridor from being fragmented by land division and therefore ensuring on-going access for maintenance is available and that the security and reliability of the power network is not compromised. No residential allotments should infringe on the corridor or existing easement. This corridor provides the opportunity for co-locating compatible land use activities such as other appropriate infrastructure, at-grade car parking and roads, a linear park or a cycling / walking trail.

Some parts of the growth area are also known to be contaminated, including contamination within the former munitions dump located south of Curtis Road, west of Andrews Road as shown on [Overlay Maps Play/4, 15 and 16 – Development Constraints](#). For this site, a site contamination audit may be required at the development assessment stage once the proposed land use for the site has been determined.

Virginia

The Virginia urban growth area will be developed in accordance with [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

Development in the growth area will support the role of the adjacent **Virginia Town Centre Zone** as a focus for shopping, businesses and community life. The local activity centres located in the growth area will be of a small scale in the order of 250-1000 square metres of retail floor space and established to complement the role of the Town Centre.

The growth area includes established housing on large residential allotments that are serviced by individual household level wastewater systems. Until a common reticulated wastewater system is available, development involving subdivision into lots less than 1200 square metres within the 'existing town area' shown on [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) will not be encouraged.

Residential development will generally be characterised as low density with an average allotment size in the order of 600 square metres. It will be important to ensure a seamless transition is established between the 'existing town area' shown on [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) and new residential subdivisions.

The Growth Area is subject to road traffic noise from Port Wakefield Road, rail noise and vibration from the Adelaide to Darwin/Perth rail corridor, and motor racing noise from sprint car racing. Due to these circumstances, development adjacent these locations is expected to occur using the precautionary principle and may therefore require further site specific noise monitoring to assess the need for appropriate abatement measures as part of future development proposals particularly where it involves the establishment of sensitive uses.

Munno Para

A secondary boulevard will serve as a key east-west connector providing direct linkages to both Stebonheath Road to the west and Munno Para Railway station to the east, the hub of a future Transport Oriented Development (TOD). It is critical that dwelling densities are maximised within 400 metres of the future TOD so to ensure the viability and function of this precinct.

Peachey Belt Regeneration Areas

The established suburbs of Davoren Park, Smithfield Plains and Munno Para have been identified for regeneration because many of the dwellings and other infrastructure within the area are nearing the end of their economic life. It is expected that development will capitalise on this opportunity to increase housing densities and improve infrastructure and other services through allotment amalgamation. The aim of development is to improve living conditions, environmental outcomes and community services for the local population, as well as provide a variety of housing choices including affordable housing through more efficient use of land.

It is necessary that development be undertaken on a staged master planned basis to permit the extension or expansion of infrastructure services and the timely provision of community facilities. It is also important that development comprise a mix of public and private housing that is distributed and designed to be integrated within redeveloped areas and adjacent residential communities.

It is anticipated that alterations and additions to existing dwellings will incorporate verandahs, front porches, window shading and garages or carports, and in the case of semi-detached dwellings, design features which differentiate the two adjoining dwellings.

Infrastructure for Urban Growth Areas – Angle Vale, Playford North and Virginia

Development within the growth areas at Angle Vale, Playford North and Virginia requires the co-ordinated delivery of infrastructure and should only proceed where it has been demonstrated that such co-ordination exists to ensure infrastructure between development sites (or a stage of a development) facilitates the overall achievement of the relevant Concept Plans. In some cases this may include provision for temporary works pending development of adjacent land or other land within the same Concept Plan area.

Particular attention will be given to infrastructure co-ordination to achieve the following:

- an efficient and easily maintained stormwater management system comprising a series of drainage channels and retention / detention basins and /or wetlands
- a reduction in flood risk in areas north of Angle Vale through flood protection works
- noise reduction along major roads to reduce noise impacts on residential areas, particularly along the Northern Expressway, Port Wakefield Highway and the Adelaide-Darwin railway line
- key local roads to distribute traffic to the existing road network, facilitate convenient public transport routes and create clear pathways between new residential areas and local services including activity centres and community facilities
- the provision of a common reticulated wastewater system to all new residential allotments, including **Residential Interface Policy Area 22**.

In relation to Port Wakefield Highway, Northern Expressway and the Adelaide-Darwin railway line the preferred method of providing reasonable acoustic amenity for adjacent residential areas is through the adoption of solid, freestanding acoustic barriers, and vegetated mounds incorporated into subdivision designs. The design of these barriers will provide a high standard of amenity for the local area and will provide a consistent appearance to what are key gateway corridors to metropolitan Adelaide. The design of these barriers will also take into consideration regional stormwater flow paths and avoid additional flood risk to existing and proposed development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development, or any combination thereof, are envisaged in the zone:

- affordable housing

- aged persons accommodation
 - community centre
 - consulting room
 - domestic outbuilding in association with a dwelling
 - dwelling
 - dwelling addition
 - educational establishment
 - indoor recreation centre
 - office and dwelling
 - office
 - open space
 - pre-school
 - primary school
 - recreation area
 - residential flat building
 - shop and dwelling
 - shop or group of shops, excluding a bulky goods outlet or a retail showroom
 - supported accommodation.
- 2 The following additional types of development, or combination thereof, are envisaged within designated neighbourhood activity centres:
- bulky goods outlet
 - hotel
 - motel
 - petrol filling station
 - place of worship.
- 3 Development should be in accordance with following:
- (a) [Concept Plan Map Play/3 - Fordingbridge Local Activity Centre](#)
 - (b) [Concept Plan Map Play/4 – Smithfield Plains Local Activity Centre](#)
 - (c) [Concept Plan Map Play/5 – Munno Para Station Neighbourhood Activity Centre](#)
 - (d) [Concept Plan Map Play/6 – Andrews Farm / Penfield Neighbourhood Activity Centre](#)
 - (e) [Concept Plan Map Play/7 – Blakeview Neighbourhood Activity Centre](#)
 - (f) [Concept Plan Map Play/9 – Blakeview \(Main North Road\) Neighbourhood Activity Centre](#)
 - (g) [Concept Plan Map Play/10 – Whittington Road Neighbourhood Activity Centre](#)
 - (h) [Concept Plan Map Play/14 – Blakeview Urban Growth Area](#)
 - (i) [Concept Plan Map Play/16 – Munno Para Urban Growth Area](#)
 - (j) [Concept Plan Map Play/18 – Andrews Farm / Penfield Urban Growth Area](#)
 - (k) [Concept Plan Map Play/20 – Smithfield Plains High School Regeneration Area](#)
 - (l) [Concept Plan Map Play/21 – Davoren Park Primary School Regeneration Area](#)
 - (m) [Concept Plan Map Play/29 – Buckland Park](#)
 - (n) [Concept Plan Map Play/32 – Buckland Park Odour Impact Area](#)
 - (o) [Concept Plan Map Play/34 – Munno Para West Neighbourhood Activity Centre](#)
 - (p) [Concept Plan Map Play/35 – Munno Para Downs Neighbourhood Activity Centre](#)
 - (q) [Concept Plan Map Play/ 36 – Angle Vale Urban Growth Area](#)
 - (r) [Concept Plan Map Play/ 37 – Playford North Urban Growth Area.](#)
- 4 Non-residential development should be located within designated neighbourhood activity centres except where comprising small scale uses that:
- (a) serve the local community

Playford Council
Zone Section
Suburban Neighbourhood Zone

- (b) are of a nature and scale consistent with the character of the locality
 - (c) do not compromise the capacity to achieve coordinated activity centre development
 - (d) do not detrimentally impact on the amenity of nearby residents.
- 5 Development should not be in the form of entertainment venues and/or licensed premises that provide live music.
- 6 Residential development within those areas of known site contamination as shown on *Overlay Maps Play/15 and 16 – Development Constraints* should only be established once site contamination investigation have been undertaken that determine that the land is suitable for residential use.
- 7 Development listed as non-complying is generally inappropriate.

Form and Character

- 8 Development should be consistent with the desired character for the zone.
- 9 Development of three or more storeys in height should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 10 Dwellings should achieve a minimum net residential site density in the order of 45 dwellings per hectare, where they are located within one of the following areas:
- (a) within a designated activity centre
 - (b) up to or in the order of 100 metres away from a designated activity centre
 - (c) up to or in the order of 100 metres away from a public open spaces greater than 2000 square metres.
- 11 Development should be 3 storeys or less except where located in a designated activity centre or adjacent to public open space where taller buildings may be appropriate.
- 12 The visual massing and height of buildings in activity centres should be progressively reduced at the interface with lower density residential development.
- 13 Garage top apartments that share the allotment and services of the main dwelling should:
- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
 - (b) front a street that provides rear access for vehicles
 - (c) complement the existing dwelling or mixed use building.
- 14 No maximum site coverage applies within the zone.

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 15 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan
 - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.
- 16 Dwellings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, laneway, or the like.

Setbacks from the Side Boundary

- 17 Walls of dwellings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres)
Except for the Buckland Park growth area, for any portion of the wall less than or equal to 7 metres	0.9
Except for the Buckland Park growth area, for any portion of the wall greater than 7 metres	0.9
Within the Buckland Park growth area, any portion of the wall less than or equal to 3 metres	0.9
Within the Buckland Park growth area, any portion of the wall greater than 3 metres	Except for south facing walls, 0.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres. For south facing walls, 1.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres.

Front Setbacks

- 18 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary road frontage of a major collector road in the Buckland Park urban growth area	8 except where a landscaped road reserve buffer is in place or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)

Minimum setback	Value (metres)
From the primary road frontage of all other roads	<p>3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)</p> <p>1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment</p> <p>0 where the land is within or directly facing a designated activity centre and vehicle access is provided to the rear of the allotment</p>
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

- 19 The walls of detached, semi-detached and row dwellings should be set back from rear boundaries, except where the rear boundary adjoins a laneway or the allotment is located within a designated activity centre, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey or more minimum setback (metres)
≤300	3	5	5 plus any increase in wall height over 6 metres
>300	3	6	6 plus any increase in wall height over 6 metres

- 20 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:

- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
- (b) constructed in accordance with any approved building envelope plan.

Site Area

- 21 Within the Angle Vale 'existing town area' shown on [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), a dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum Site area (square metres)	Minimum frontage (metres)
Dwelling where the site or allotment is connected to a sewer or similar waste water disposal scheme	700	15
Dwelling where the site or allotment has an on-site waste water disposal scheme	1800	15

Dwelling type	Minimum Site area (square metres)	Minimum frontage (metres)
Dwelling where the site or allotment is within 200 metres of the Neighbourhood Centre Zone shown in Concept Plan Map Play/11 – Angle Vale Neighbourhood Centre and connected to a sewer or similar waste water disposal scheme	400	10

22 The minimum site area requirements specified can be reduced where the division is accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character of the zone and where one of the following applies:

- (a) the allotment(s) is located within 200 metres of a neighbourhood activity centre
- (b) the development includes 15 per cent affordable housing
- (c) the allotment(s) is directly adjacent public open space greater than 2000 square metres.

Local and Neighbourhood Activity Centres

23 Local and neighbourhood activity centres should be located within the areas designated on [Concept Plan Map 14 – Blakeview Urban Growth Area](#), [Concept Plan Map Play/16 – Munno Para West Urban Growth Area](#), [Concept Plan Map Play/18 – Andrews Farm / Penfield Urban Growth Area](#), [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/34 – Munno Para West Neighbourhood Activity Centre](#), [Concept Plan Map Play/35 – Munno Para Downs Neighbourhood Activity Centre](#), [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), [Concept Plan Map Play/37 – Playford North Urban Growth Area](#) and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).

24 Designated neighbourhood activity centres should be of a scale and distribution that does not impede the development of other neighbourhood centres to be established within the zone and maximise households within walking distance.

25 Designated activity centres should:

- (a) maximise their role as a neighbourhood focus by including a range of community facilities
- (b) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
- (c) orient development towards and near to public spaces and street frontages with minimal setbacks
- (d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
- (e) include shelter for pedestrians along public streets and internal laneways
- (f) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
- (g) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
- (h) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via laneways or internal to the centre and not visible from public streets.

- 26 Development within designated activity centres should be set back a maximum of 3 metres from the primary road frontage.
- 27 Residential development within designated activity centres should ensure that the retail and service function of the activity centre is not compromised.
- 28 A hotel should only occur where it is located within a Neighbourhood Activity Centre and it is designed and sited to minimise any impacts associated with the ongoing operation of the business, on adjacent or nearby residential development.
- 29 Designated neighbourhood activity centres should result in total retail floor areas in the order of those shown in the following table:

Neighbourhood Activity Centre	Total Retail Floor Area (square metres)
Munno Para Station	3500
Andrews Farm / Penfield	6500
Blakeview	6500
Blakeview (Main North Road)	8500
Whittington Road	3500

- 30 Designated local activity centres should result in total retail floor areas in the order of those shown in the following table:

Local Activity Centre	Total Retail Floor Area (square metres)
Local Activity Centre fronting onto Park Lake Boulevard, Blakeview	450
Fordingbridge Road	3500
Local Activity Centre fronting Womma Road in Penfield	1500
All other local activity centres	1000

- 31 Development within the Munno Para Station Neighbourhood Activity Centre should:
- (a) comprise retail land uses within an integrated mixed use development that is integrated with the adjacent rail station
 - (b) result in shared car parking arrangements where-ever practical, particularly for non-residential uses.

- 32 Where a minimum of 3 hours sunlight access on 21 June to habitable rooms and open space of dwellings in adjoining zones can be maintained, the following incentives apply to development:

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
Development which includes more than 15 per cent of dwellings as affordable housing	1 storey	30 per cent
The development includes undercroft parking with access from a road located to the side or rear of the site	1 storey	10 per cent
A building including non-residential development on the ground floor (or first two floors) with residential development on the floors above	1 storey	10 per cent except on land shown on <i>Overlay Map(s) - Strategic Transport Routes</i>
A building including a rooftop garden that occupies a minimum 25 per cent of the building footprint area	1 storey	
Maximum accumulated allowance	1 storey (and less than 4 metres) additional building height	30 per cent

Land Division

- 33 Land division should identify allotments capable of accommodating neighbourhood and local activity centres in the locations identified on [Concept Plan Map Play/14 – Blakeview Area](#), [Concept Plan Map Play/16 – Munno Para West](#), [Concept Plan Map Play/18 – Andrews Farm/Penfield](#), [Concept Plan Map Play/29 – Buckland Park](#), [Concept Plan Map Play/34 – Munno Para West Neighbourhood Activity Centre](#), [Concept Plan Map Play/35 – Munno Para Downs Neighbourhood Activity Centre](#), [Concept Plan Map Play/36 – Angle Vale Urban Growth Area](#), [Concept Plan Map Play/37 – Playford North Urban Growth Area](#), and [Concept Plan Map Play/38 – Virginia Urban Growth Area](#).
- 34 Residential allotments within the Buckland Park urban growth area should be designed to avoid direct access to a major collector road.
- 35 Existing residential sites that rely on on-site wastewater disposal systems within the Angle Vale and Virginia growth areas should not be less than 1800 square metres and 1200 square metres respectively.
- 36 Significant trees and trees of habitat value in the Buckland Park urban growth area, particularly the River Red Gums located to the north of this area, should be incorporated into road reserves, open space areas, or within allotments where it can be demonstrated that a dwelling can be sited without the removal of or damage to the tree.
- 37 New residential development adjacent the rail corridor, Port Wakefield Road and the speedway facility at Virginia as shown in [Concept Plan Map Play/38 – Virginia Urban Growth Area](#) and the Northern Expressway in other urban growth areas should have regard to existing and possible future noise sources with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities.
- 38 The 'Major Transmission Infrastructure Corridor' shown on [Overlay Map Play/5 Development Constraints](#) should be protected from encroachment through the provision of a 100 metre wide corridor for the 275kV line.

- 39 Residential allotments should not be created within the 'Major Transmission Infrastructure Corridor' shown on *Overlay Map Play/5 Development Constraints*, or within the existing easements for the 275kV transmission line.'
- 40 Allotments that abut the **Hills Face Zone** should be of a sufficient size and shape to achieve all of the following:
- (a) a minimum dwelling setback of 40 metres from the **Hills Face Zone** boundary
 - (b) include a landscaped buffer of not less than 10 metres in width along the **Hills Face Zone** boundary.

Car Parking

- 41 Car parking should be provided in accordance with [*Table Play/3 – Off Street Vehicle Parking Requirements*](#), except where it complies with one of the following:
- (a) for dwellings (other than multiple dwellings) located within a designated activity centre and on a site with an area of less than 180 square metres, 2 parking on-site spaces are required per site
 - (b) for dwellings (other than multiple dwellings) located outside of designated activity centres:
 - (i) one space where the dwelling has no more than one bedroom
 - (ii) one on-site space and sufficient off-site car parking (being available near the site to meet anticipated demand) where the dwelling has two or more bedrooms and does not exceed 110 square metres in total floor area
 - (c) it can be demonstrated that fewer car parks would meet the car parking needs associated with the development having regard to one or more of the following:
 - (i) sufficient on-street parking is available near the site to meet anticipated demand
 - (ii) the provision of shared use car parking where the peak parking demand for different activities occurs at different times
 - (iii) evidence is provided that a lesser parking demand has been appropriately and effectively applied to similar uses elsewhere
 - (iv) ease of access to public transport.

Hazards

- 42 Development within the [*Concept Plan Map Play/29 – Buckland Park*](#) including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring development achieves all of the following:
- (a) minimum site levels of 4 metres AHD
 - (b) minimum building levels of 4.25 metres AHD.
- 43 To protect against bushfire, dwellings should not be sited within 40 metres of a slope greater than 20 degrees, where the length of the slope is greater than 10 metres and covered by hazardous vegetation.
- 44 The General Bushfire Risk classification will apply to development in those parts of the zone shown as 'Excluded' in Bushfire Protection Area BPA Maps – Bushfire Risk, if any of the following apply:
- (a) the development does not form part of the contiguous urban area
 - (b) the development is on an allotment that is not connected to a mains water supply.

Interface between Land Uses

- 45 Development involving sensitive land uses within the [Concept Plan Map Play/29 – Buckland Park](#) should not be located within 1 kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the zone until those operations cease or the potential for adverse impacts no longer exists.
- 46 The following land should not be divided or developed for residential purposes unless it can be shown that the residential development thereon would not be adversely affected by the approved landfill operations area on Sections 3302 & 3303, Hundred of Munno Para, land located:
- (a) north of Medlow Road, within 1000 metres of the landfill operations
 - (b) south of Medlow Road, within 500 metres of the landfill operations.

Infrastructure Co-ordination

- 47 Development, including land division, within the Angle Vale township growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on [Concept Plan Map Play/39 – Angle Vale Urban Growth Area Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Infrastructure item description		
Precinct	Whole precinct requirements	Part precinct requirements
A	<ul style="list-style-type: none"> (a) A continuous levee is constructed that will prevent flooding within the precinct from a breakout from the Gawler River. (b) A new road between Harris Road (at the Bubner Road alignment) and Heaslip Road. (c) The stormwater drainage system connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	-
B	<ul style="list-style-type: none"> (a) A New link road connecting Angle Vale and Heaslip roads. (b) A new road connecting Angle Vale Road to the link road referred to in part (a). (c) The stormwater drainage system connected to a stormwater detention basin / wetland located to the north of the precinct with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	-

Infrastructure item description		
Precinct	Whole precinct requirements	Part precinct requirements
C	<ul style="list-style-type: none"> (a) A new link road connecting Frisby Road to Heaslip Road at the southern end of the Neighbourhood Centre Zone boundary. (b) The stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	<ul style="list-style-type: none"> (a) For parcels east of Frisby Road, a noise barrier along the Northern Expressway which may be established in sections as follows: <ul style="list-style-type: none"> (i) from Fradd Road and extending north into the southern parts of the adjoining Light Industry Zone (ii) from Fradd Road and extending south into the northern parts of the adjoining Commercial Zone.
D	<ul style="list-style-type: none"> (a) A new link road connecting Short Road and Heaslip Road at the southern end of the Neighbourhood Centre Zone boundary. (b) The stormwater drainage system connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	-

- 48 Development, including land division, within the Playford North Urban Growth Area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on [Concept Plan Map Play/40 – Playford North Urban Growth Area Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Infrastructure item description		
Precinct	Whole precinct requirements	Part precinct requirements
A	<ul style="list-style-type: none"> (a) The stormwater drainage system connected to an area of open space at the southern end of Moss Road with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	<ul style="list-style-type: none"> (a) For parcels west and east of Stebonheath Road: <ul style="list-style-type: none"> (i) a link road established by extending Hatcher Road and De Mannu Road (ii) provision for one new southbound road from the link road referred to in part (i) that provide vehicular access to areas south of the precinct.
B	<ul style="list-style-type: none"> (a) The stormwater drainage channels connected to two stormwater detention basins / wetlands with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	<ul style="list-style-type: none"> (a) For parcels west of Andrews Road, a noise barrier along the Northern Expressway. (b) For parcels east of Andrews Road the provision for one new southbound road from the link road referred to in part (i) of (a) to provide vehicular access to areas south of the precinct.

Infrastructure item description		
Precinct	Whole precinct requirements	Part precinct requirements
C	(a) The stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. (b) A noise barrier along the Northern Expressway.	-
D	(a) A noise barrier along the Northern Expressway. (b) The stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) In the area between Curtis Road and the Davoren Road alignment, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this part of the precinct.
E	(a) Stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) In the area between the Discovery Way alignment and Petherton Road, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this part of the precinct.

- 49 Development, including land division, within the Virginia growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on [Concept Plan Map Play/41 – Virginia Urban Growth Area Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Infrastructure item description		
Precinct	Whole precinct requirements	Part precinct requirements
A	(a) The stormwater drainage system connected to an area of open space at the western side of the precinct with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. (b) A noise barrier along the Port Wakefield Highway.	-

Infrastructure item description		
Precinct	Whole precinct requirements	Part precinct requirements
B	(a) A new road connecting the Sheedy Road / McEvoy Road link road to Old Port Wakefield Road.	(a) Outside Area B1: <ul style="list-style-type: none"> (i) a new link road between Sheedy Road and McEvoy Road (ii) the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this portion of the precinct (iii) a noise barrier along the Port Wakefield Highway (b) In Area B1, stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.
C	(a) A new road connecting McEvoy Road and Old Port Wakefield Road, with provision for a roundabout at the junction with Port Wakefield Road. (b) A noise barrier along the Port Wakefield Highway.	(a) In Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment. (b) Outside Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.

Attachment G

Map Reference Tables

Zone Maps

Zone Name	Map Numbers
Commercial Zone	Play/4, Play/17, Play/21, Play/38
Community Zone	Play/26, Play/33
Deferred Urban Zone	Play/3, Play/4, Play/12, Play/13, Play/35, Play/36
District Centre Zone	Play/3, Play/21
Excluded Areas	Play/4, Play/9, Play/19
Hills Face Zone	Play/5, Play/6, Play/10, Play/11, Play/23, Play/27, Play/28, Play/31, Play/34, Play/37
Industry Zone	Play/3, Play/29, Play/32, Play/44
Light Industry Zone	Play/4, Play/5, Play/12, Play/17, Play/20, Play/25, Play/29, Play/32, Play/33, Play/38
Local Centre Zone	Play/16, Play/20, Play/21, Play/22, Play/25, Play/26, Play/30, Play/31, Play/33
Mineral Extraction Zone	Play/2, Play/3, Play/7, Play/8, Play/44
Moss Zone	Play/2, Play/3, Play/4, Play/5, Play/7, Play/8, Play/10, Play/13, Play/14, Play/18, Play/21, Play/22, Play/26, Play/27, Play/28, Play/31, Play/33, Play/34, Play/36, Play/39, Play/40, Play/41, Play/42, Play/43
Neighbourhood Centre Zone	Play/26, Play/27, Play/29, Play/30, Play/33, Play/36,
Open Space Zone	Play/2, Play/3, Play/44
Primary Production (Mount Lofty Ranges) Zone	Play/6, Play/11
Primary Production Zone	Play/2, Play/3, Play/4, Play/5, Play/8, Play/9, Play/15, Play/19, Play/24, Play/35, Play/36, Play/39, Play/43, Play/44
Recreation Zone	Play/3, Play/4, Play/8, Play/21, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33
Regional Centre Zone	Play/25, Play/30
Residential Zone	Play/12, Play/13, Play/15, Play/16, Play/17, Play/18, Play/20, Play/21, Play/22, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33, Play/38
Residential Character Zone	Play/29, Play/30
Residential Hills Zone	Play/10, Play/22, Play/23, Play/26, Play/27, Play/28, Play/30, Play/31, Play/33, Play/34
Residential Park Zone	Play/3, Play/8, Play/19, Play/24

Zone Name	Map Numbers
Residential Regeneration Zone	Play/29, Play/30, Play/32, Play/33
Rural Living Zone	Play/3, Play/4, Play/15, Play/22, Play/23, Play/27, Play/28, Play/36
Suburban Activity Node Zone	Play/16, Play/17, Play/32, Play/33
Suburban Neighbourhood Zone	Play/2, Play/3, Play/4, Play/5, Play/8, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/22, Play/23, Play/25, Play/35, Play/36, Play/38, Play/39, Play/40, Play/41, Play/42, Play/43, Play/44
Town Centre Zone	Play/21, Play/35, Play/37
Township Zone	Play/37
Urban Employment Zone	Play/4, Play/8, Play/9, Play/19, Play/20, Play/24, Play/25
Watershed Protection (Mount Lofty Ranges) Zone	Play/11

Policy Area Maps

Policy Area Name	Map Numbers
Virginia Commercial Policy Area 1	Play/3
Watershed Policy Area 2	Play/10, Play/11, Play/37
Industry Virginia Policy Area 3	Play/3
Horticulture West Policy Area 4	Play/2, Play/3, Play/8, Play/35, Play/39, Play/43, Play/44
Rural Policy Area 5	Play/4, Play/9, Play/15, Play/19, Play/24
Urban Buffer Policy Area 6	Play/4, Play/12, Play/13, Play/15, Play/36
Motor Sport Policy Area 7	Play/8
Buckland Park Policy Area 9	Play/3
Business Policy Area 10	Play/3, Play/44
Elizabeth Downs Local Activity Centre Policy Area 11	Play/21, Play 26
Elizabeth North Local Activity Centre Policy Area 12	Play/20, Play/25
Elizabeth Grove Local Activity Centre Policy Area 13	Play/30
Elizabeth East Local Activity Centre Policy Area 14	Play/30, Play/31
Craigmore Neighbourhood Activity Centre Policy Area 15	Play/27
Elizabeth Park Neighbourhood Activity Centre Policy Area 17	Play/26
Elizabeth South Neighbourhood Activity Centre Policy Area 18	Play/29, Play/30
Restricted Recreation Policy Area 19	Play/2, Play/3, Play/44

Policy Area Name	Map Numbers
Restricted Urban Policy Area 20	Play/2, Play/3, Play/44
Intermodal Policy Area 21	Play/8, Play/9
Rural Interface Policy Area 22	Play/5, Play/13, Play/14
Lyell McEwin Health Node Policy Area 23	Play/32, Play/33
Curtis Road Town Centre Policy Area 24	Play/16, Play/17

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Charlotte Street Commercial	Play/17, Play/21, Play/38
Precinct 2 Commercial	Play/17, Play/38
Precinct 3 Industry A	Play/19, Play/20, Play/24, Play/25, Play/29, Play/32
Precinct 4 Light Industry	Play/25, Play/32, Play/43
Precinct 5 Andrews Farm Activity Centre	Play/16
Precinct 6 Bogan Road Local Centre	Play/33
Precinct 7 Willison Road Local Centre	Play/31
Precinct 16 Angle Vale Neighbourhood Centre	Play/36
Precinct 17 Horticulture	Play/3, Play/4, Play/5, Play/8, Play/9, Play/35, Play/36
Precinct 18 Rural Fringe	Play/4, Play/12, Play/15
Precinct 19 Centre Commercial Deferred	Play/25
Precinct 20 Centre Community Services	Play/25
Precinct 21 Centre Fringe	Play/25, Play/30
Precinct 22 Centre Institutional	Play/25, Play/30
Precinct 23 Centre Open Space	Play/25
Precinct 24 Centre Recreation	Play/30
Precinct 25 Centre Retail Core	Play/25, Play/30
Precinct 26 Centre Retail Fringe	Play/25, Play/30
Precinct 27 Munno Para West Andrews Farm	Play/12, Play/13, Play/15, Play/16, Play/17
Precinct 28 Smithfield Township	Play/17, Play/21, Play/38
Precinct 29 Craigmore	Play/22, Play/23, Play/27, Play/28
Precinct 30 One Tree Hill Centre	Play/37
Precinct 31 Smithfield Centre	Play/21
Precinct 32 Virginia Centre	Play/35
Precinct 34 One Tree Hill Education and Recreation	Play/37

Precinct Name	Map Numbers
Precinct 35 One Tree Hill Historic Township	Play/37
Precinct 36 One Tree Hill Residential	Play/37
Precinct 37 Retail and Residential (Elizabeth Downs)	Play/21, Play/26
Precinct 38 Community Facilities (Elizabeth Downs)	Play/21
Precinct 39 Residential (Elizabeth North)	Play/20, Play/25
Precinct 40 Retail/Commercial (Elizabeth North)	Play/20, Play/25
Precinct 41 Community Facilities (Elizabeth North)	Play/25
Precinct 42 Residential/Mixed Use (Elizabeth Grove)	Play/30
Precinct 43 Retail/Commercial (Elizabeth Grove)	Play/30
Precinct 44 Community Facilities (Elizabeth East)	Play/30
Precinct 45 Community Facilities (Elizabeth East)	Play/30
Precinct 46 Residential (Elizabeth East)	Play/30, Play/31
Precinct 47 Retail/Commercial (Elizabeth East)	Play/30, Play/31
Precinct 48 Community Facilities (Craigmore)	Play/27
Precinct 49 Retail and Education (Craigmore)	Play/27

Overlay Maps

Issue	Map Numbers
Location	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/22, Play/23, Play/24, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Transport	Play/1, Play/3, Play/4, Play/5, Play/6, Play/8, Play/9, Play/10, Play/11, Play/12, Play/14, Play/15, Play/17, Play/18, Play/19, Play/20, Play/21, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Heritage	Play/3, Play/4, Play/5, Play/6, Play/8, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/17, Play/18, Play/21, Play/22, Play/25, Play/26, Play/28, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Development Constraints	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Natural Resources	Play/1, Play/2, Play/3, Play/7, Play/8
Affordable Housing	Play/3, Play/4, Play/5, Play/8, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/22, Play/23, Play/35, Play/36

Issue	Map Numbers
Noise and Air Emissions	Play/3, Play/4, Play/5, Play/8, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/35, Play/36
Strategic Transport Routes	Play/3, Play/4, Play/5, Play/8, Play/9, Play/12, Play/15, Play/16, Play/19, Play/35, Play/36

Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection – Bushfire Risk	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19

Concept Plan Maps

Concept Plan Title	Map Numbers
Munno Para District Centre	Play/1
Elizabeth Downs Local Centre	Play/2
Fordingbridge Road Local Activity Centre	Play/3
Smithfield Plains Local Activity Centre	Play/4
Munno Para Station Neighbourhood Activity Centre	Play/5
Andrews Farm / Penfield Neighbourhood Activity Centre	Play/6
Blakeview Neighbourhood Activity Centre	Play/7
Curtis Road Town Centre	Play/8
Blakeview North Neighbourhood Activity Centre	Play/9
Whittington Road Neighbourhood Activity Centre	Play/10
Angle Vale Neighbourhood Centre	Play/11
Playford Regional Centre	Play/12
Playford Regional Centre Philip Highway Built Form	Play/13
Blakeview Urban Growth Area	Play/14
Munno Para Urban Growth Area	Play/16
Andrews Farm / Penfield Urban Growth Area	Play/18
Smithfield Plains High School Residential (Regeneration)	Play/20
Davoren Park Primary School Residential Regeneration	Play/21
One Tree Hill Town Centre	Play/22
Virginia Neighbourhood Centre	Play/23
Recreation	Play/24
Edinburgh Defence Airfield Defence (Area Control) Regulations	Play/25
Edinburgh Defence Airfield Aircraft Noise Exposure	Play/26

Concept Plan Title	Map Numbers
Edinburgh Defence Airfield Lighting Constraints	Play/27
Buckland Park District Centre	Play/28
Buckland Park	Play/29
Elizabeth Grove Local Centre	Play/30
Elizabeth East Local Centre	Play/31
Buckland Park Odour Impact Area	Play/32
Lyell McEwin Health Suburban Activity Node Zone	Play/33
Munno Para West Neighbourhood Centre	Play/34
Munno Para Downs Neighbourhood centre	Play/35
Angle Vale Urban Growth Area	Play/36
Playford North Urban Growth Area	Play/37
Virginia Urban Growth Area	Play/38
Angle Vale Urban Growth Area Infrastructure	Play/39
Playford North Urban Growth Area Infrastructure	Play/40
Virginia Urban Growth Area Infrastructure	Play/41
Greater Edinburgh Parks	Play/43
Angle Vale Bulky Goods Retail	Play/44

Attachment H

- Overlay Map Play/17 (Noise and Air Emissions)
- Overlay Map Play/18 (Noise and Air Emissions)
- Overlay Map Play / 17 (Affordable Housing)
- Overlay Map Play / 18 (Affordable Housing)
- Overlay Map Play / 20 (Affordable Housing)
- Overlay Map Play / 21 (Affordable Housing)
- Overlay Map Play / 22 (Affordable Housing)
- Overlay Map Play / 23 (Affordable Housing)
- Overlay Map Play / 25 (Affordable Housing)

MAP Play/13 Adjoins



- Train Line
- Designated Road: type B road
- Designated Road: type A road
- Noise and Air Emissions Designated Area





Overlay Map Play/17 NOISE AND AIR EMISSIONS

MAP Play/17 Adjoins

MAP Play/5 Adjoins

MAP Play/22 Adjoins



-  Train Line
 Designated Road: type B road
 Designated Road: type A road
 Noise and Air Emissions Designated Area

Overlay Map Play/18

NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

MAP Play/16 Adjoins


MAP Play/18 Adjoins



Overlay Map Play/17

AFFORDABLE HOUSING



PLAYFORD COUNCIL

-  Affordable Housing Designated Area
 Development Plan Boundary

MAP Play/14 Adjoins



MAP Play/22 Adjoins

 Affordable Housing Designated Area
 Development Plan Boundary

Overlay Map Play/18

AFFORDABLE HOUSING

PLAYFORD COUNCIL

MAP Play/21 Adjoins



Overlay Map Play/20

AFFORDABLE HOUSING

PLAYFORD COUNCIL

MAP Play/17 Adjoins



MAP Play/26 Adjoins

Overlay Map Play/21 AFFORDABLE HOUSING

 Affordable Housing Designated Area

PLAYFORD COUNCIL

MAP Play/27 Adjoins



PLAYFORD COUNCIL

MAP Play/5 Adjoins

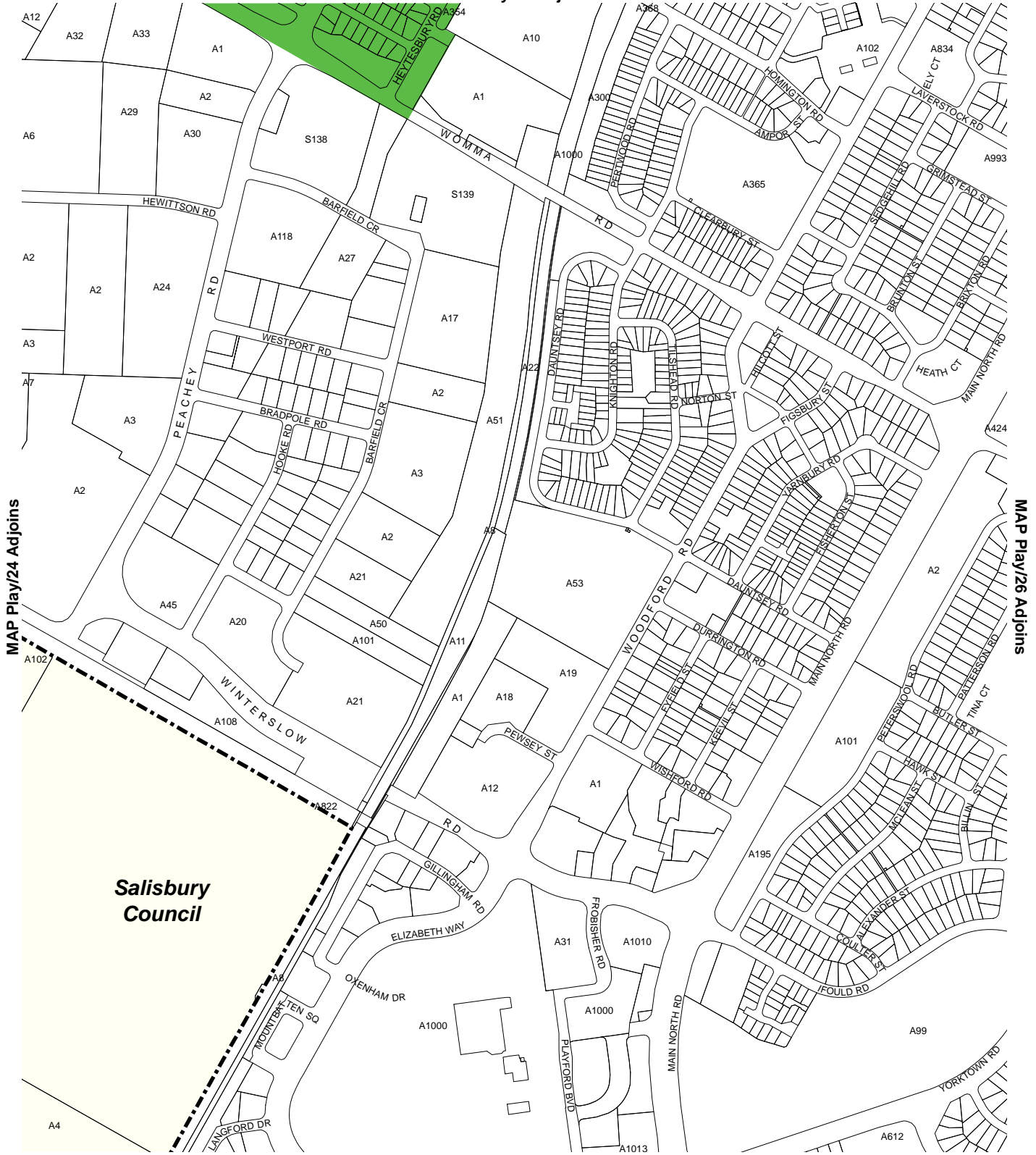


Overlay Map Play/23 AFFORDABLE HOUSING

 Affordable Housing Designated Area

PLAYFORD COUNCIL

MAP Play/20 Adjoins



MAP Play/30 Adjoins

Lamberts Conformal Conic Projection, GDA94



Overlay Map Play/25 AFFORDABLE HOUSING

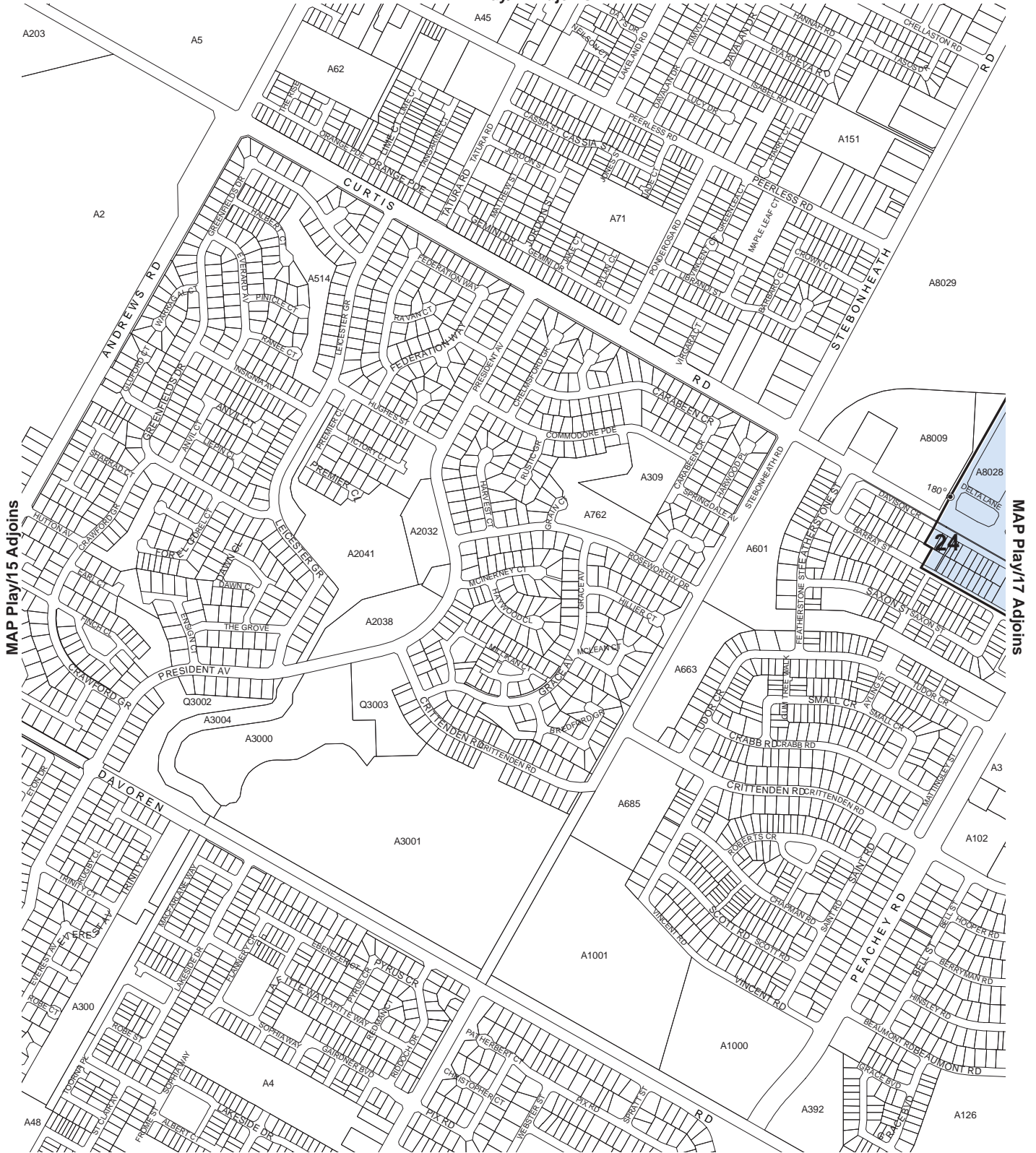
- Affordable Housing Designated Area
- Development Plan Boundary

PLAYFORD COUNCIL

Attachment I

- Policy Area Map Play/16
- Policy Area Map Play/17
- Policy Area Map Play/32
- Policy Area Map Play/33

MAP Play/12 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
24 Curtis Road Town Centre



Policy Area Map Play/16

 Policy Area Boundary

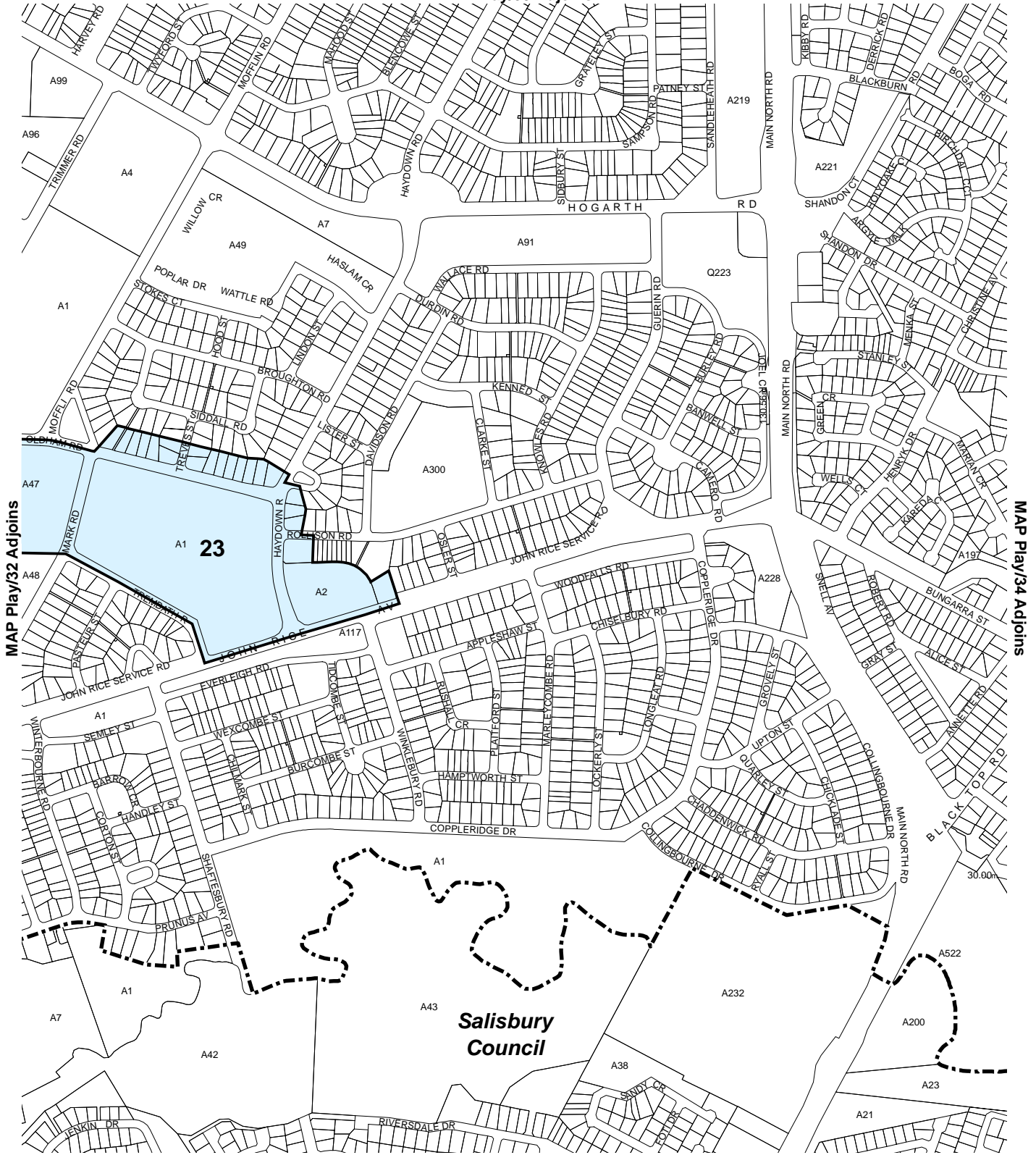
PLAYFORD COUNCIL

24 Curtis Road Town Centre

Policy Area Map Play/17

PLAYFORD COUNCIL

MAP Play/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Areas

23 Lyell McEwin Health Node

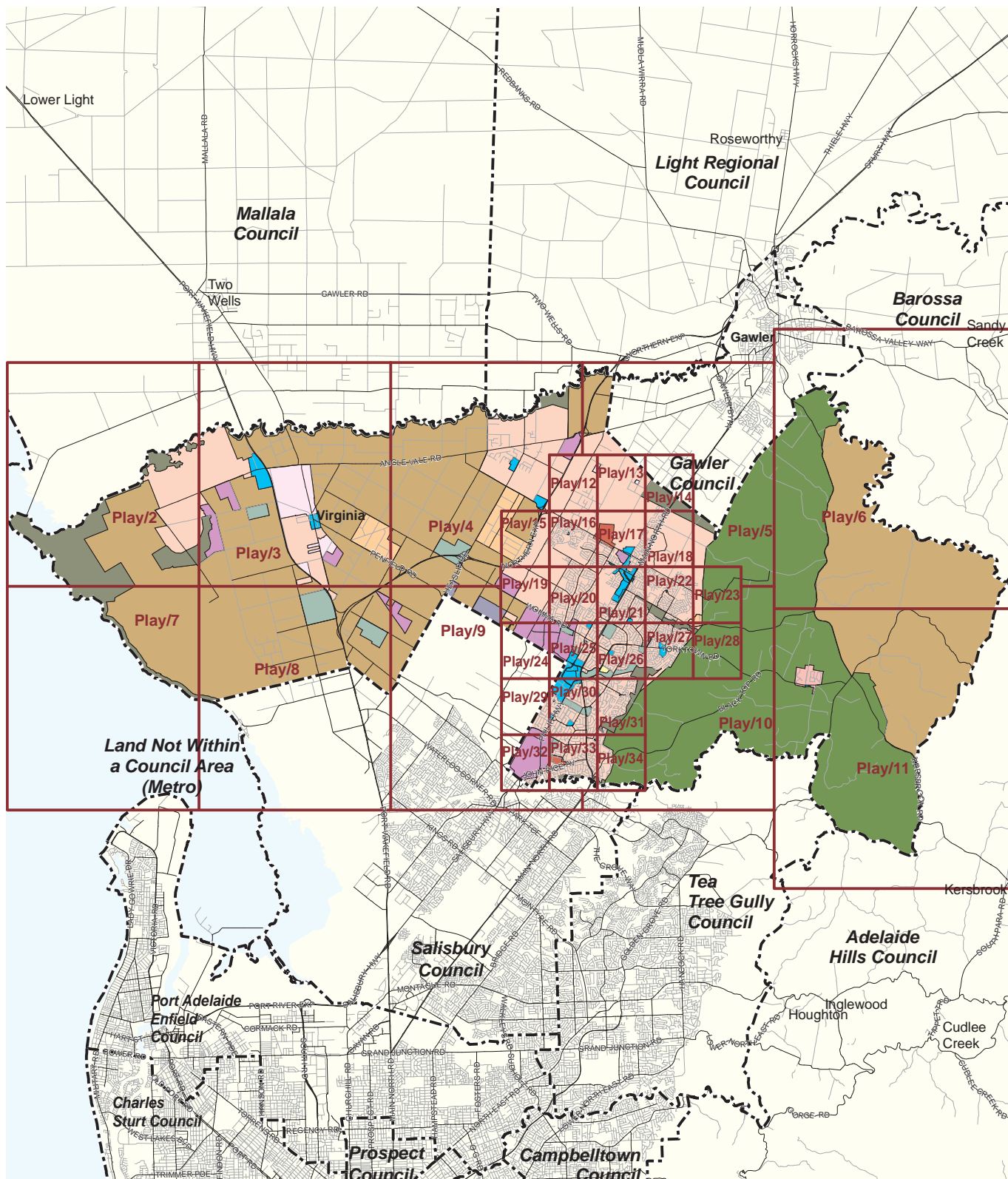
- Policy Area Boundary
- Development Plan Boundary

Policy Area Map Play/33

PLAYFORD COUNCIL

Attachment J

- Council index Map
- Zone Map Play/2
- Policy Area Map Play/2
- Zone Map Play/3
- Policy Area Map Play/3
- Precinct Map Play/3
- Overlay Map Play/4 (Noise and Air Emissions)
- Overlay Map Play/4 (Affordable Housing)
- Zone Map Play/4
- Precinct Map Play/4
- Overlay Map Play/5 (Noise and Air Emissions)
- Overlay Map Play/5 (Affordable Housing)
- Zone Map Play/5
- Policy Area Map Play/5
- Precinct Map Play/5
- Zone Map Play/9
- Policy Area Map Play/9
- Precinct Map Play/9
- Overlay Map Play/12 (Affordable Housing)
- Zone Map Play/12
- Overlay Map Play/13 (Noise and Air Emissions)
- Overlay Map Play/13 (Affordable Housing)
- Zone Map Play/13
- Overlay Map Play/14 (Noise and Air Emissions)
- Overlay Map Play/14 (Affordable Housing)
- Zone Map Play/14
- Overlay Map Play/15 (Affordable Housing)
- Zone Map Play/15
- Overlay Map Play/16 (Noise and Air Emissions)
- Overlay Map Play/16 (Affordable Housing)
- Zone Map Play/16
- Precinct Map Play/16
- Zone Map Play/17
- Precinct Map Play/17
- Zone Map Play/18
- Overlay Map Play/19 (Affordable Housing)
- Zone Map Play/19
- Zone Map Play/20
- Precinct Map Play/20
- Zone Map Play/21
- Zone Map Play/22
- Precinct Map Play/22
- Zone Map Play/23
- Zone Map Play/38
- Precinct Map Play/38
- Zone Map Play/39
- Policy Area Map Play/39
- Zone Map Play/40
- Zone Map Play/41
- Zone Map Play/42
- Zone Map Play/43
- Policy Area Map Play/43
- Zone Map Play/44
- Policy Area Map Play/44

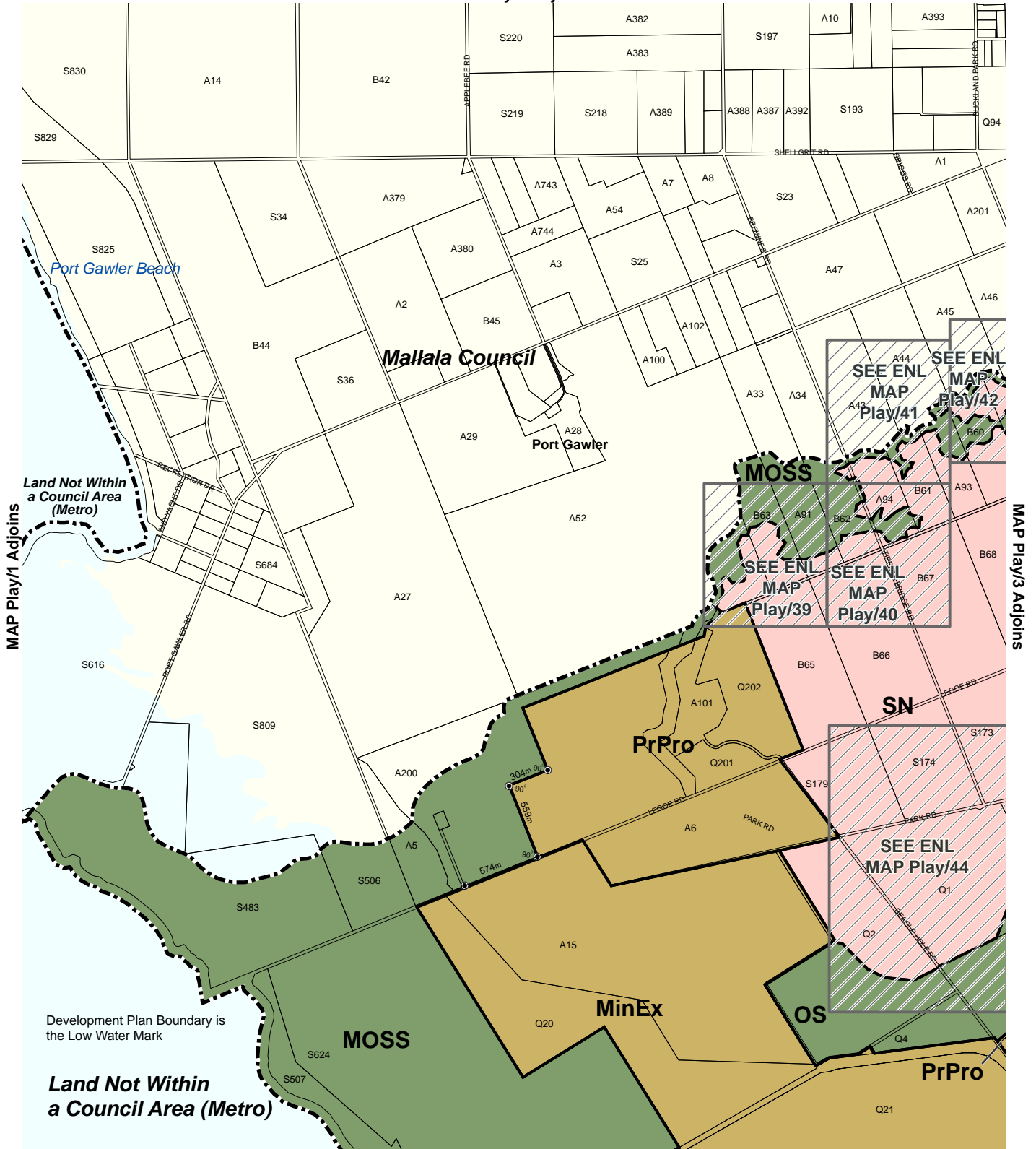


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Play/1 to Map Play/44 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



Council Index Map

MAP Play/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Zones

- Metropolitan Open Space System
- Mineral Extraction
- Open Space
- Primary Production
- Suburban Neighbourhood
- Zone Boundary
- Development Plan Boundary

Zone Map Play/2

PLAYFORD COUNCIL

[illegible]

19	Restricted Recreation
20	Restricted Urban
4	Horticulture West

19	Restricted Recreation
20	Restricted Urban
4	Horticulture West



4 Horticulture West

 Policy Area Boundary
 Development Plan Boundary

PLAYFORD COUNCIL

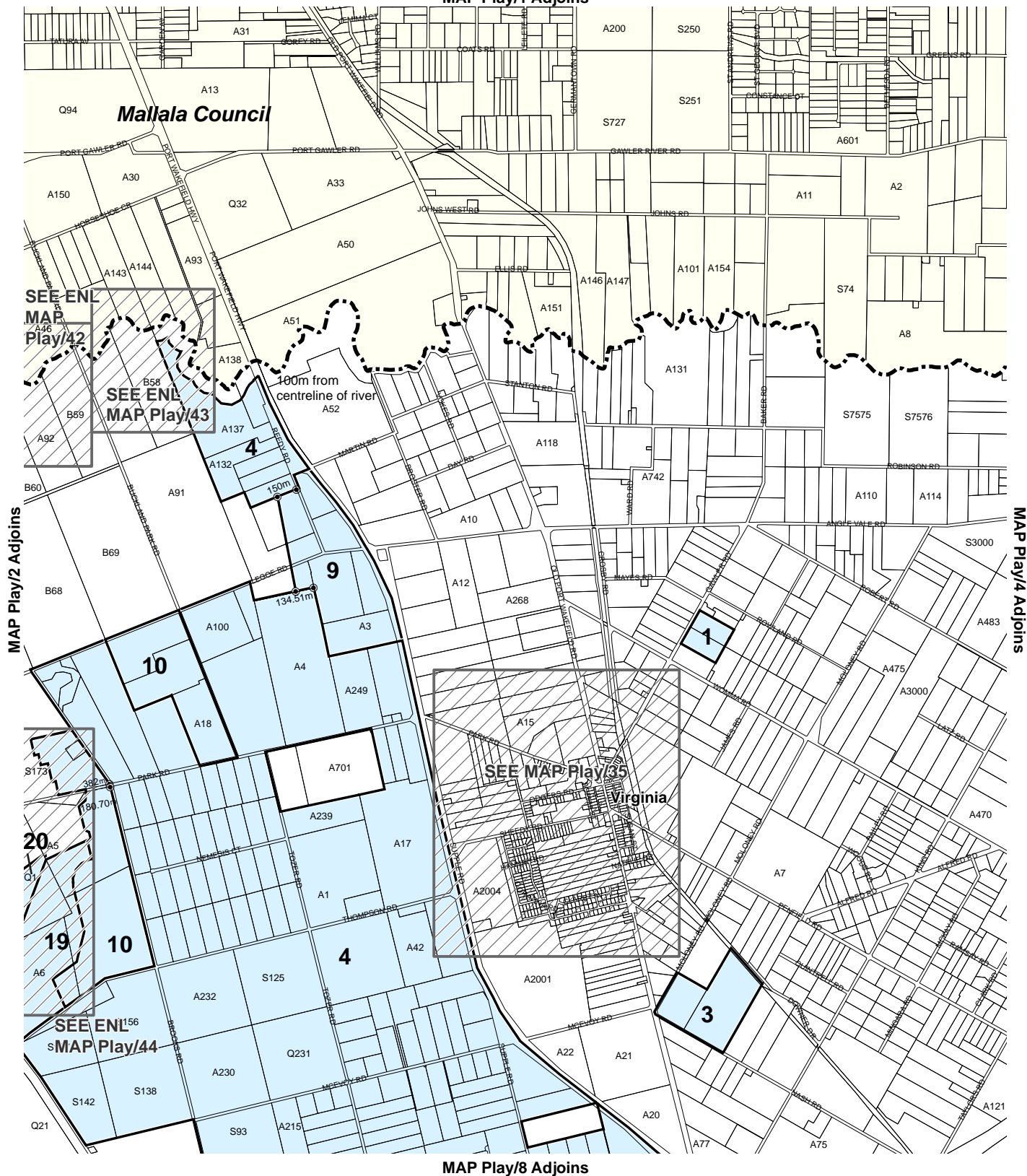
Lamberts Conformal Conic Projection, GDA94



Zones			
DU	Deferred Urban	OS	Open Space
DCe	District Centre	PrPro	Primary Production
In	Industry	Rec	Recreation
MOSS	Metropolitan Open Space System	RP	Residential Park
MinEx	Mineral Extraction	RuL	Rural Living
		SN	Suburban Neighbourhood
			Zone Boundary
			Development Plan Boundary

PLAYFORD COUNCIL

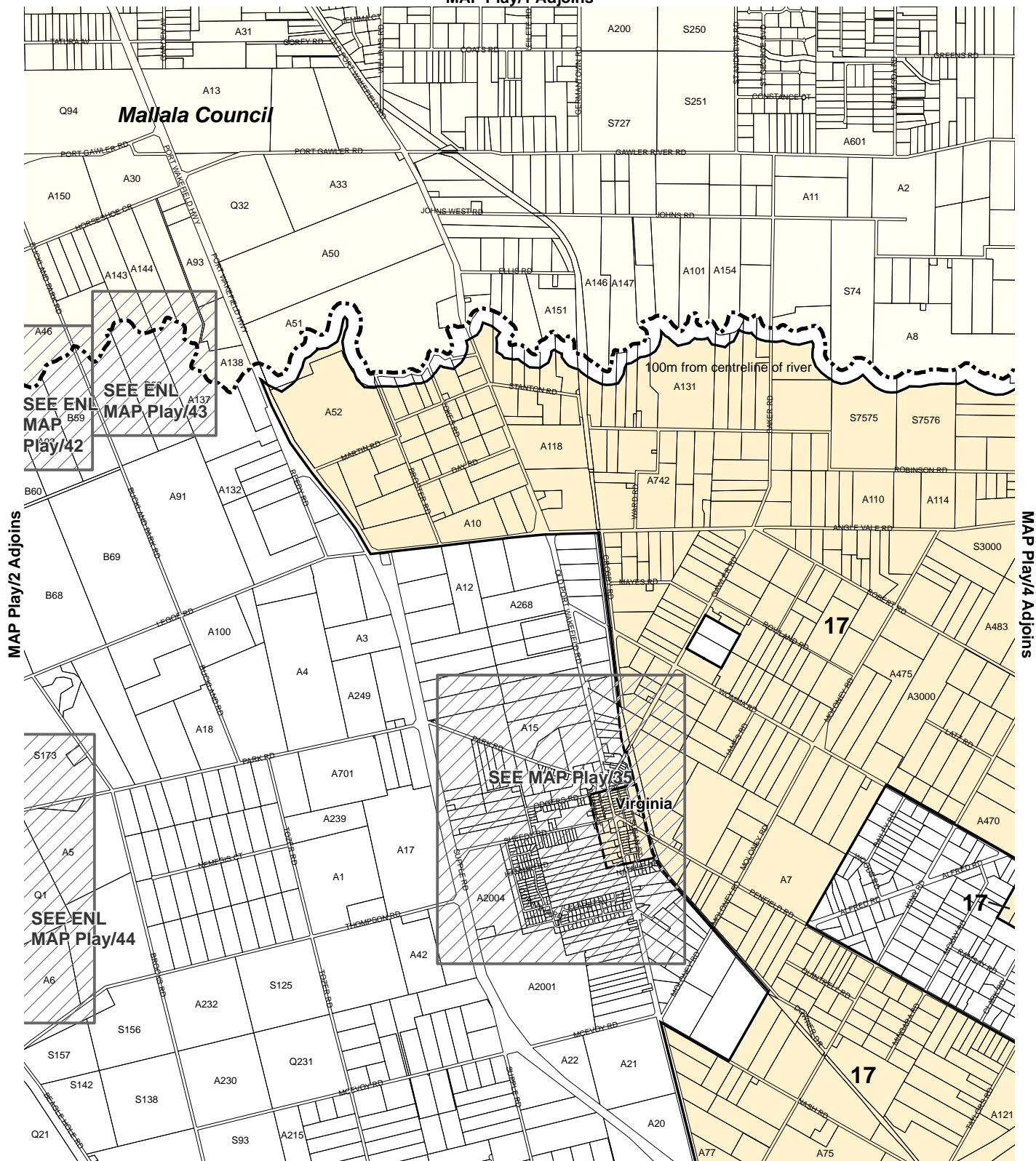
MAP Play/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area Map Play/3

MAP Play/1 Adjoins



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

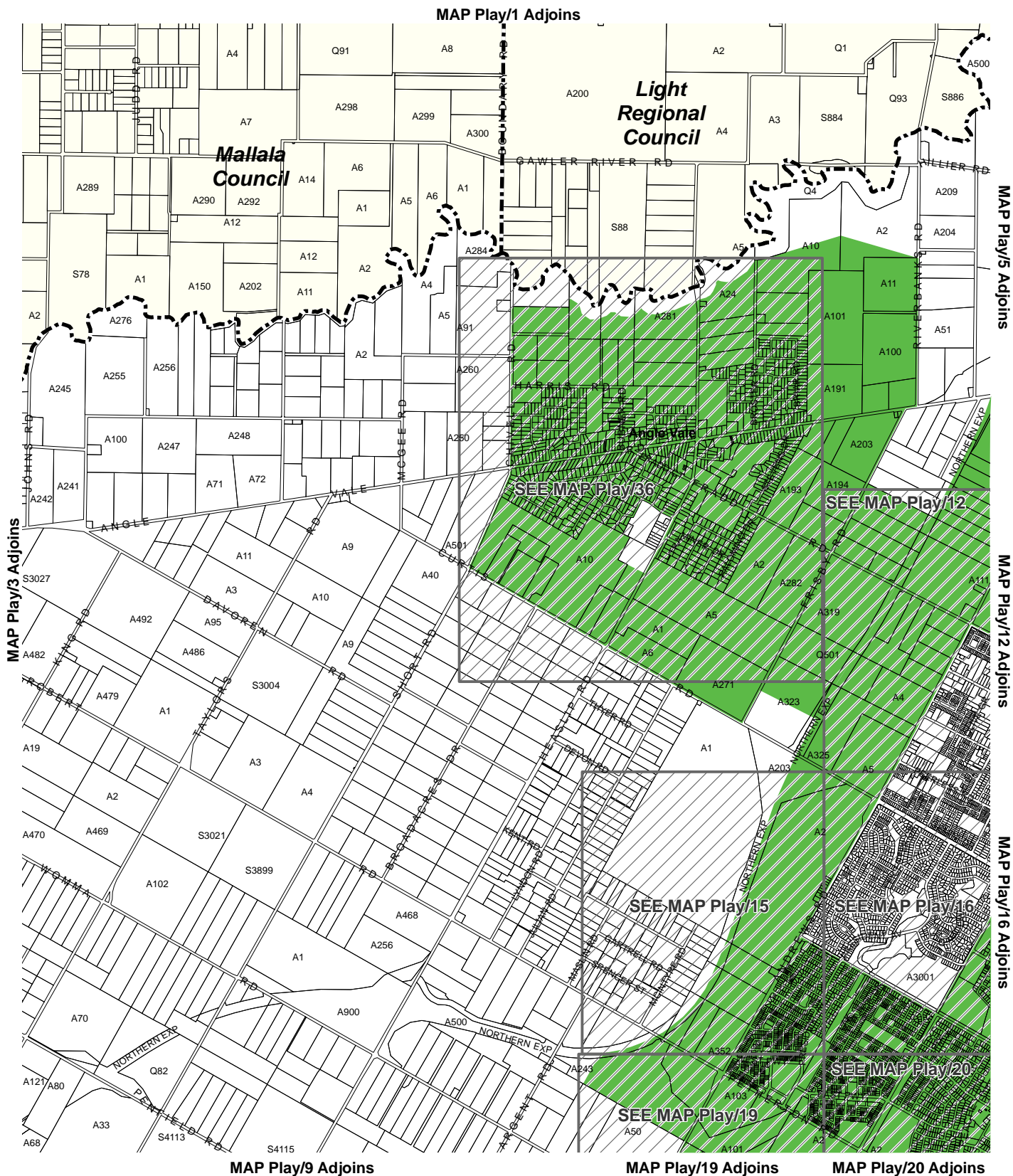
Precinct
 17 Horticulture



Precinct Map Play/3



- Precinct Boundary
- Development Plan Boundary

PLAYFORD COUNCIL

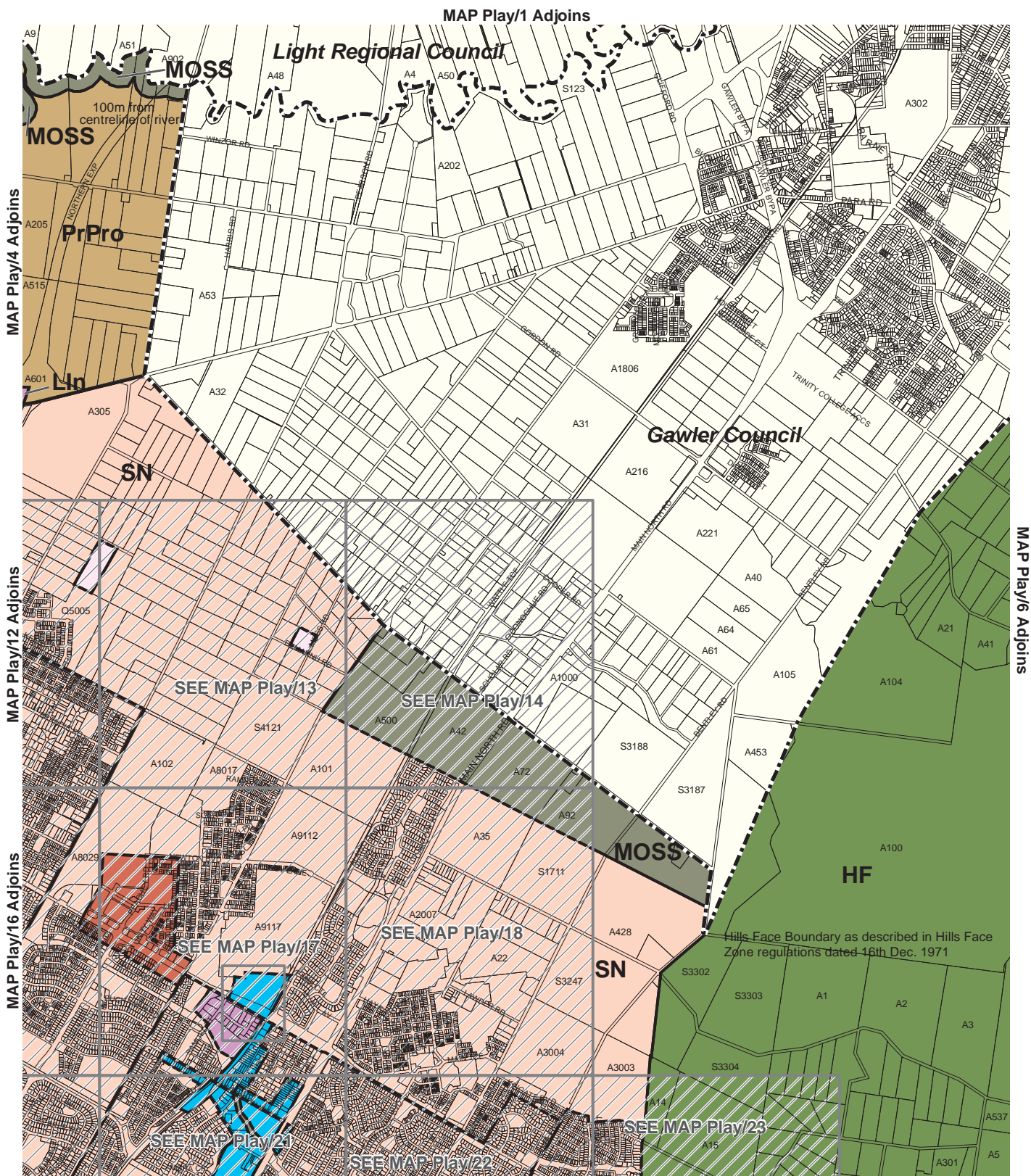


Overlay Map Play/4

AFFORDABLE HOUSING

 Affordable Housing Designated Area
 Development Plan Boundary

PLAYFORD COUNCIL

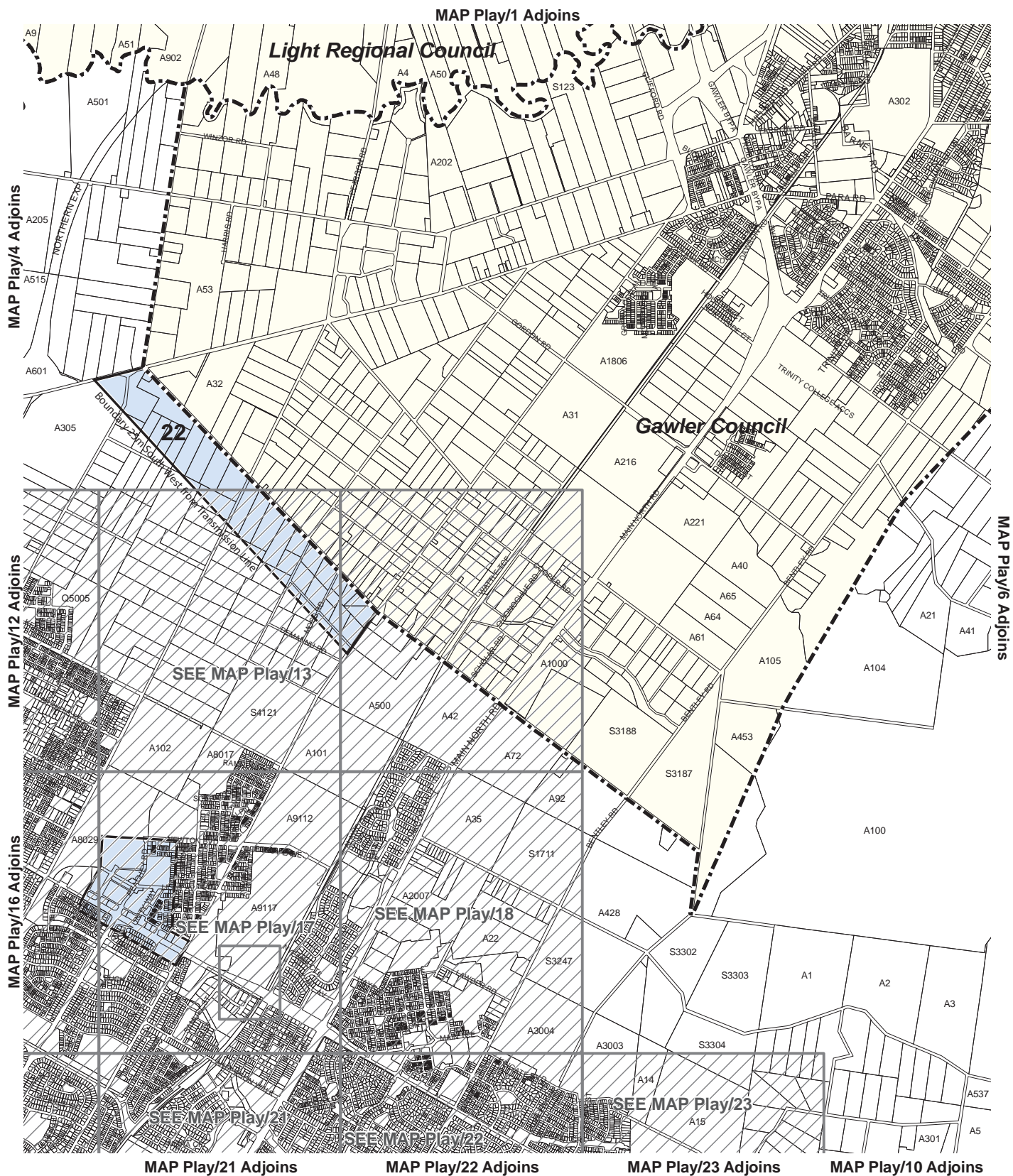


See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
 - LIn Light Industry
 - MOSS Metropolitan Open Space System
 - PrPro Primary Production
 - SN Suburban Neighbourhood
 - Zone Boundary
 - Development Plan Boundary

Zone Map Play/5



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

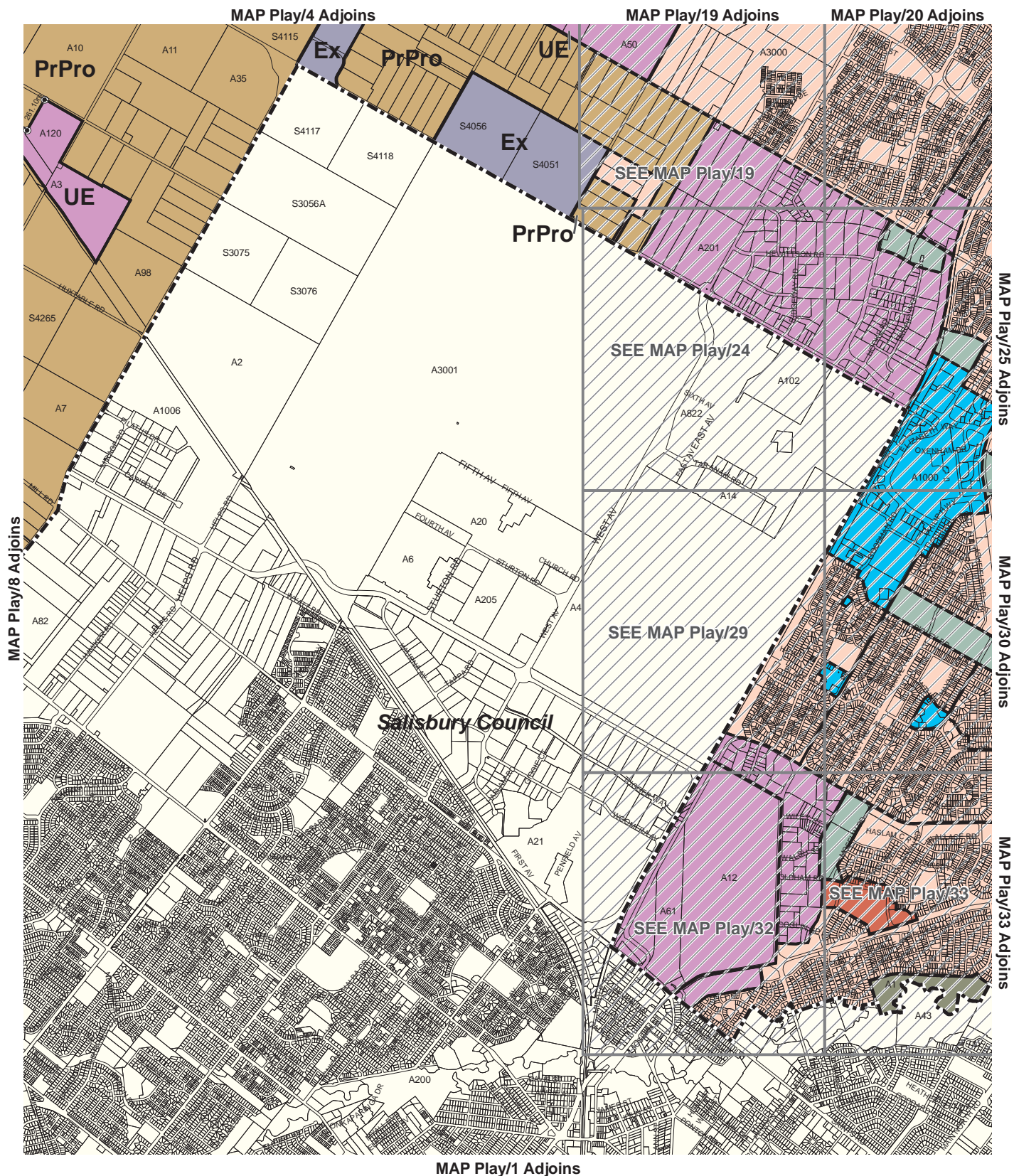
Policy Area
 22 Rural Interface



Policy Area Map Play/5

Policy Area Boundary
 Development Plan Boundary

PLAYFORD COUNCIL



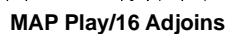
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- Ex Excluded
 - PrPro Primary Production
 - UE Urban Employment
 - Zone Boundary
 - Development Plan Boundary

Zone Map Play/9

MAP Play/5 Adjoins



AFFORDABLE HOUSING

Affordable Housing Designated Area

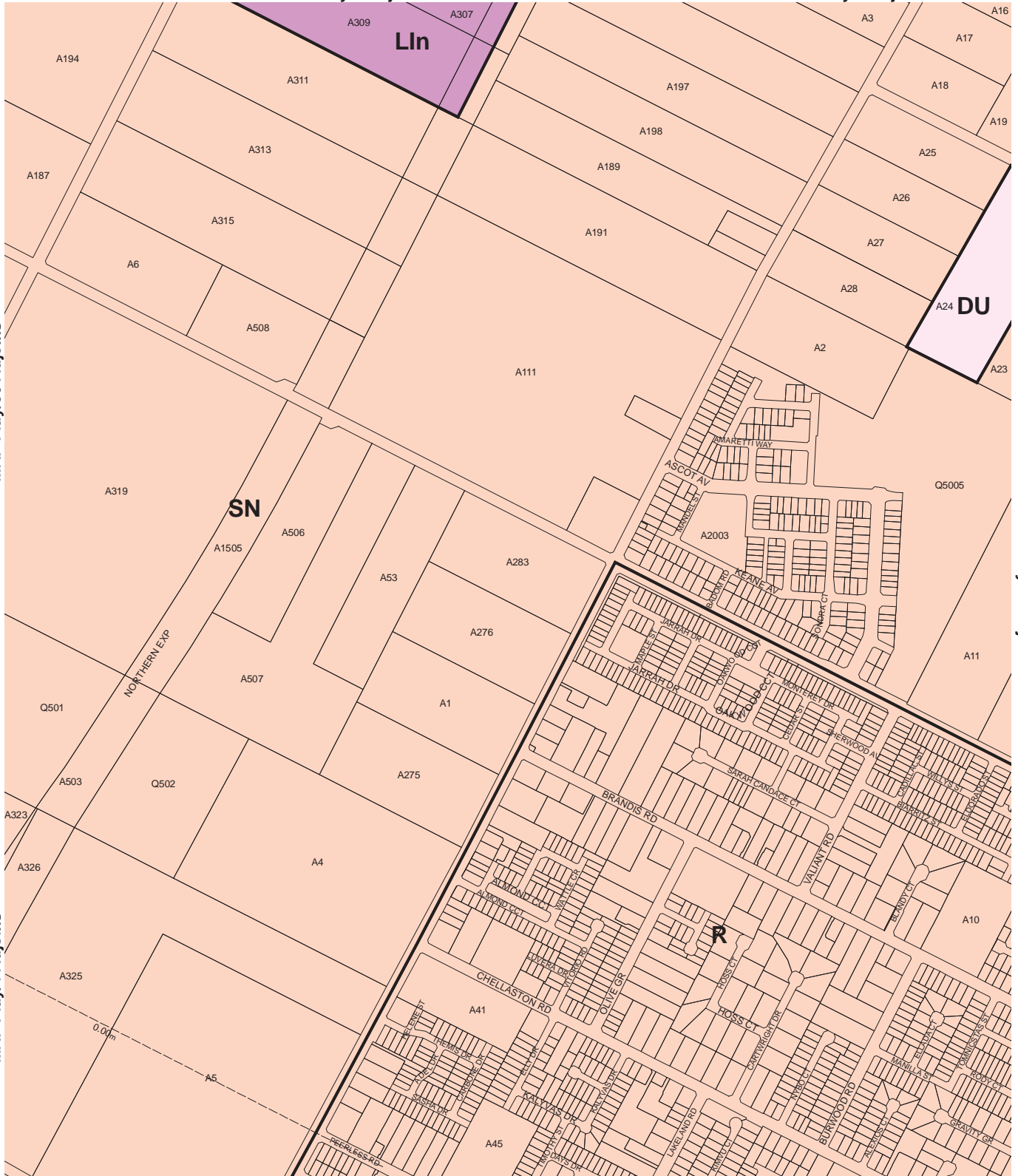
MAP Play/4 Adjoins

MAP Play/5 Adjoins

MAP Play/36 Adjoins

MAP Play/4 Adjoins

MAP Play/13 Adjoins



MAP Play/16 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- DU Deferred Urban
- LIn Light Industry
- R Residential
- SN Suburban Neighbourhood
- Zone Boundary

Zone Map Play/12

PLAYFORD COUNCIL

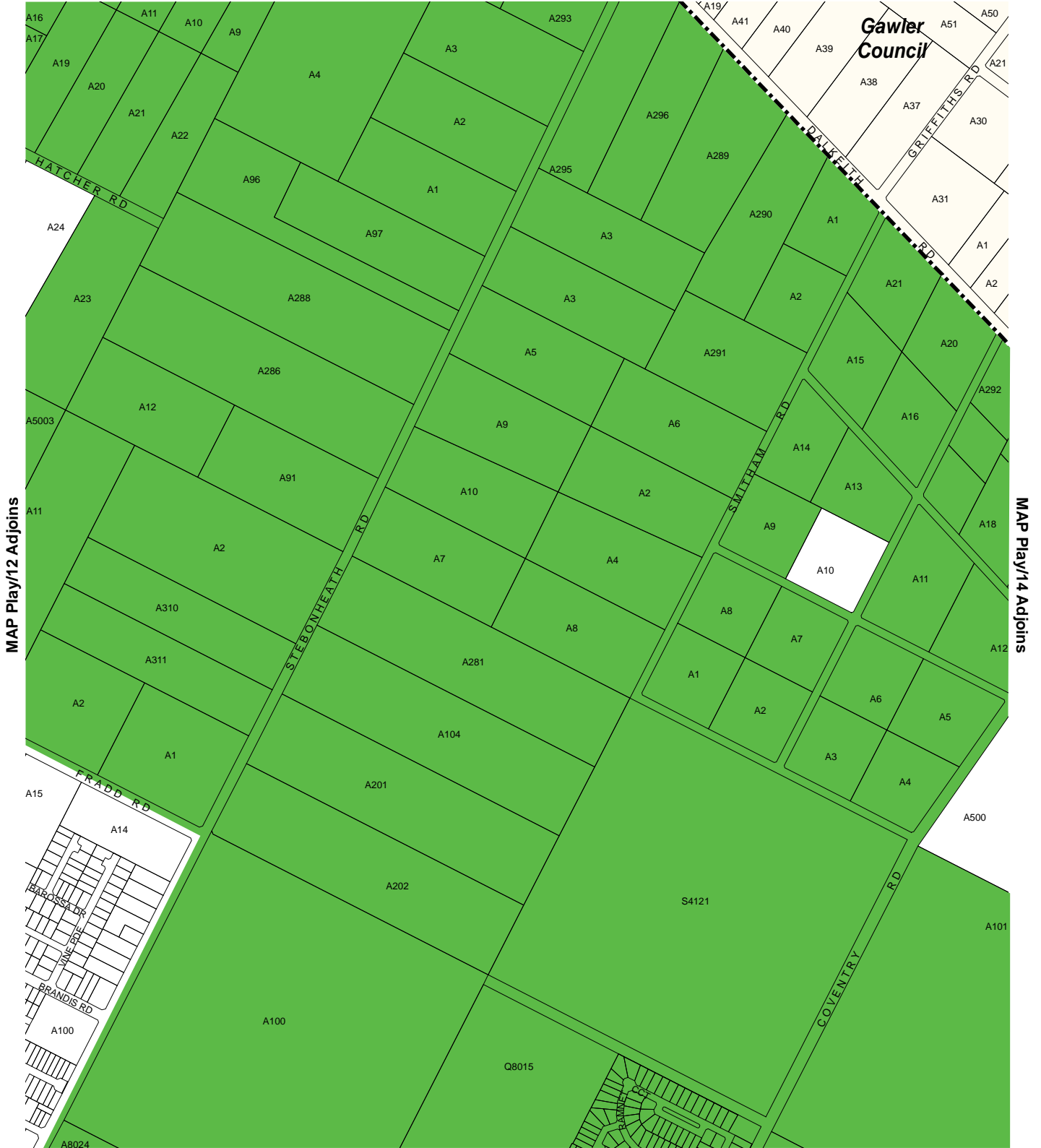
MAP Play/17 Adjoins

PLAYFORD COUNCIL

— — — — — Development Plan Boundary



MAP Play/5 Adjoins



MAP Play/17 Adjoins



Overlay Map Play/13

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

PLAYFORD COUNCIL

DU	Deferred Urban
MOSS	Metropolitan Open Space System
R	Residential
SN	Suburban Neighbourhood
	Zone Boundary
- - - - -	Development Plan Boundary

PLAYFORD COUNCIL

MAP Play/18 Adjoins

Overlay Map Play/14

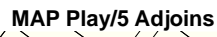
NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

Overlay Map Play/14

AFFORDABLE HOUSING

 Affordable Housing Designated Area
 Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94



Zones

MOSS Metropolitan Open Space System

SN	Suburban Neighbourhood
----	------------------------

 Zone Boundary

— — — — — Development Plan Boundary

Zone Map Play/14

PLAYFORD COUNCIL


MAP Play/4 Adjoins



MAP Play/19 Adjoins

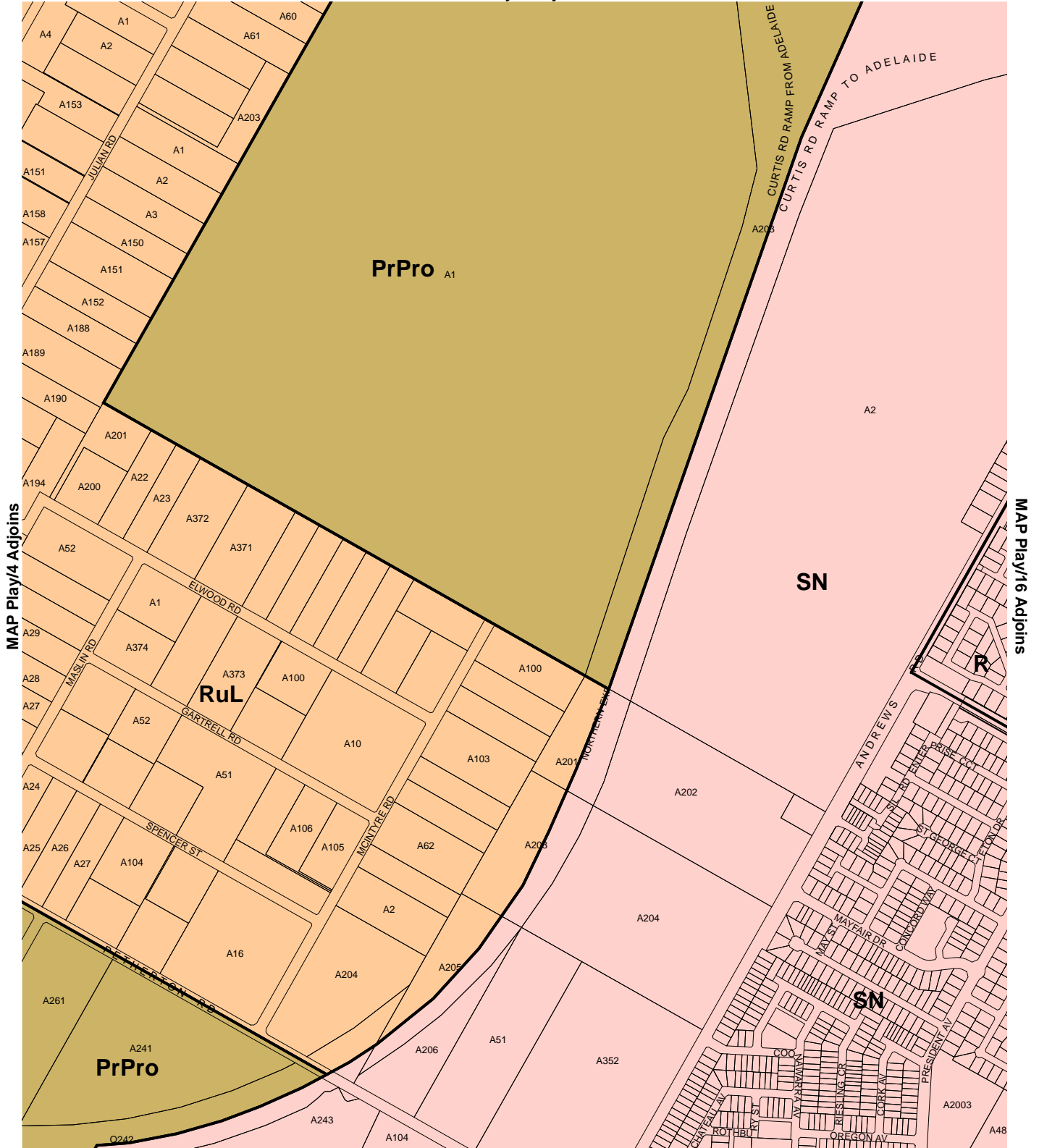


Overlay Map Play/15 AFFORDABLE HOUSING

 Affordable Housing Designated Area

PLAYFORD COUNCIL

MAP Play/4 Adjoins



MAP Play/19 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

PrPro	Primary Production
R	Residential
RuL	Rural Living
SN	Suburban Neighbourhood
	Zone Boundary



Zone Map Play/15



Overlay Map Play/16

NOISE AND AIR EMISSIONS

PLAYFORD COUNCIL

-  Designated Road: type B road
 Noise and Air Emissions Designated Area

MAP Play/12 Adjoins



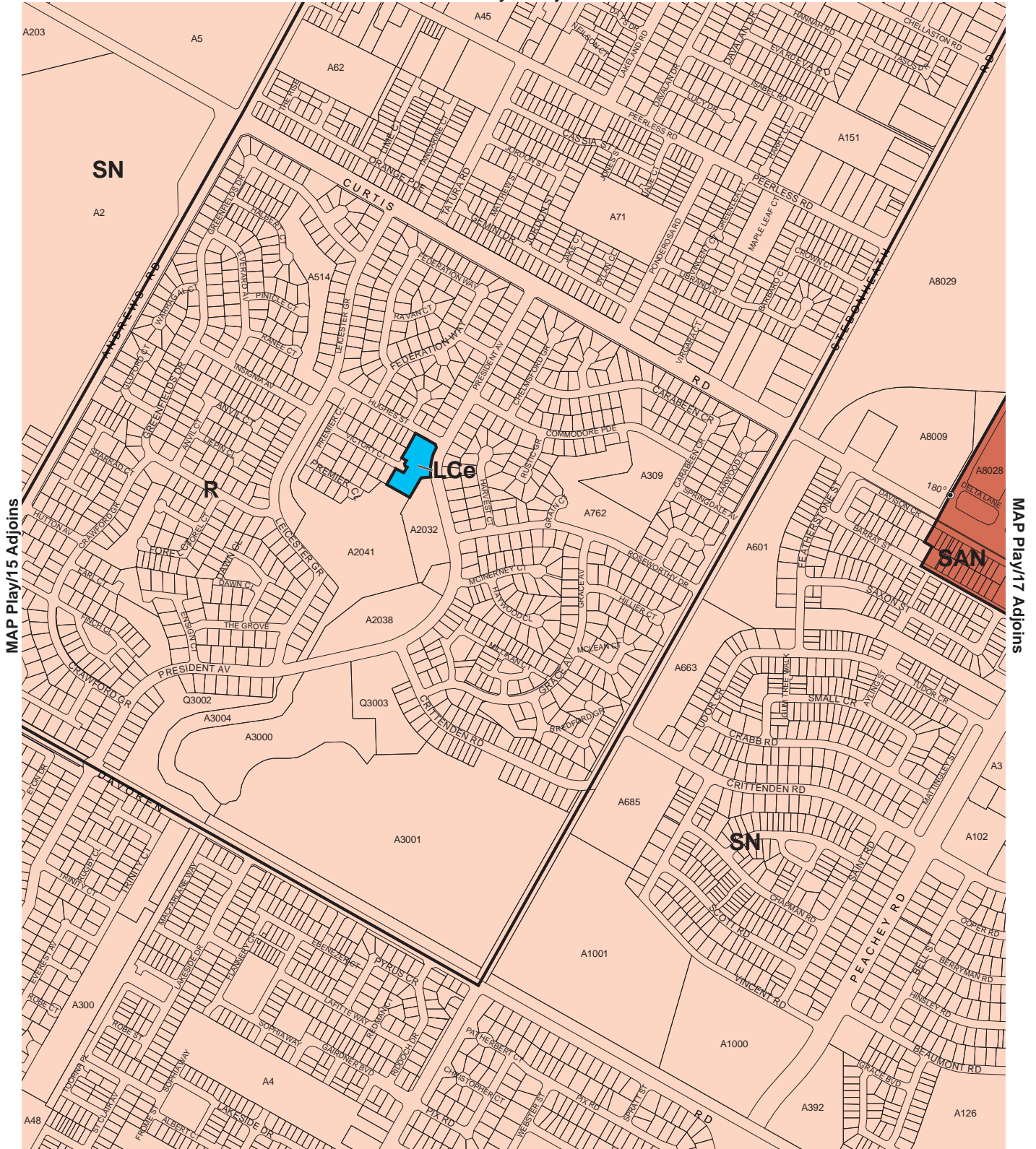
Overlay Map Play/16

AFFORDABLE HOUSING

PLAYFORD COUNCIL

Affordable Housing Designated Area

MAP Play/12 Adjoins



MAP Play/20 Adjoins

Lamberts Conformal Conic Projection, GDA94



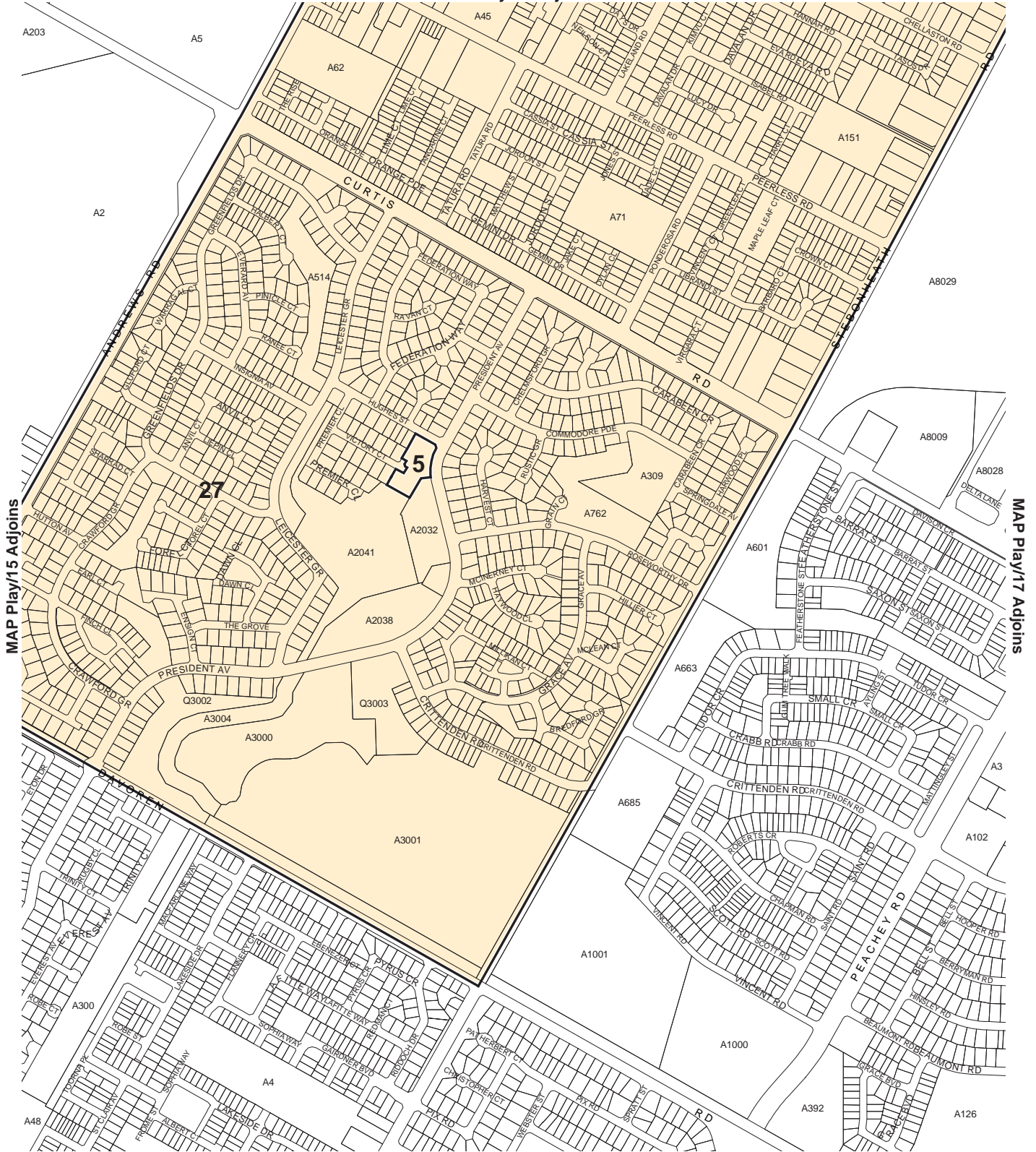
Zones

- Local Centre
- Residential
- Suburban Activity Node
- Suburban Neighbourhood
- Zone Boundary

Zone Map Play/16

PLAYFORD COUNCIL

MAP Play/12 Adjoins



MAP Play/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 27 Munno Para West Andrews Farm
- 5 Andrews Farm Local Activity Centre

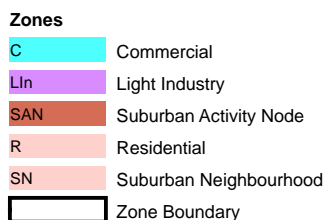


Precinct Map Play/16

Precinct Boundary

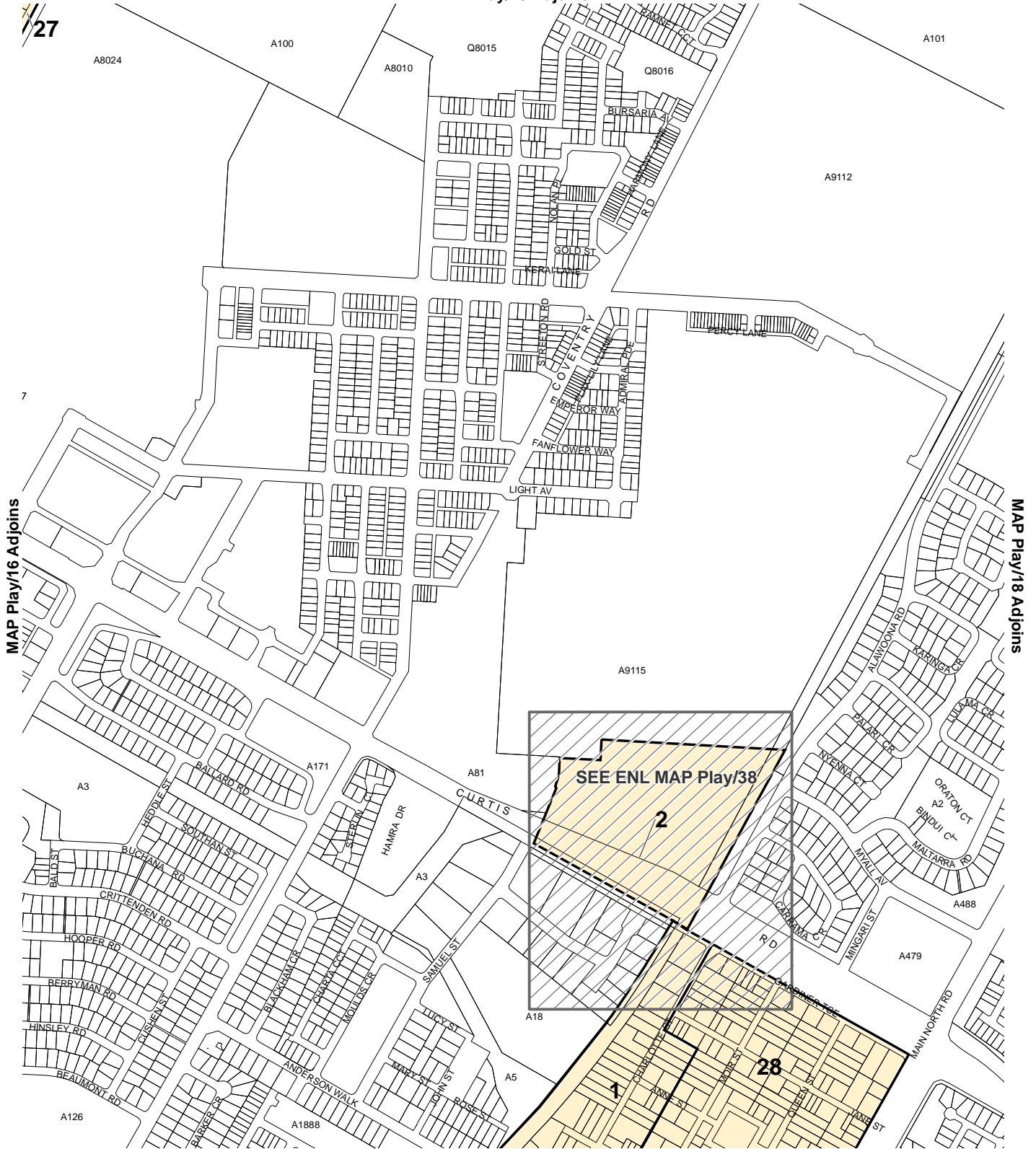
PLAYFORD COUNCIL

Lamberts Conformal Conic Projection, GDA94



Zone Map Play/17

MAP Play/13 Adjoins



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Charlotte Street Commercial
- 2 Commercial
- 27 Munno Para West Andrews Farm
- 28 Smithfield Township

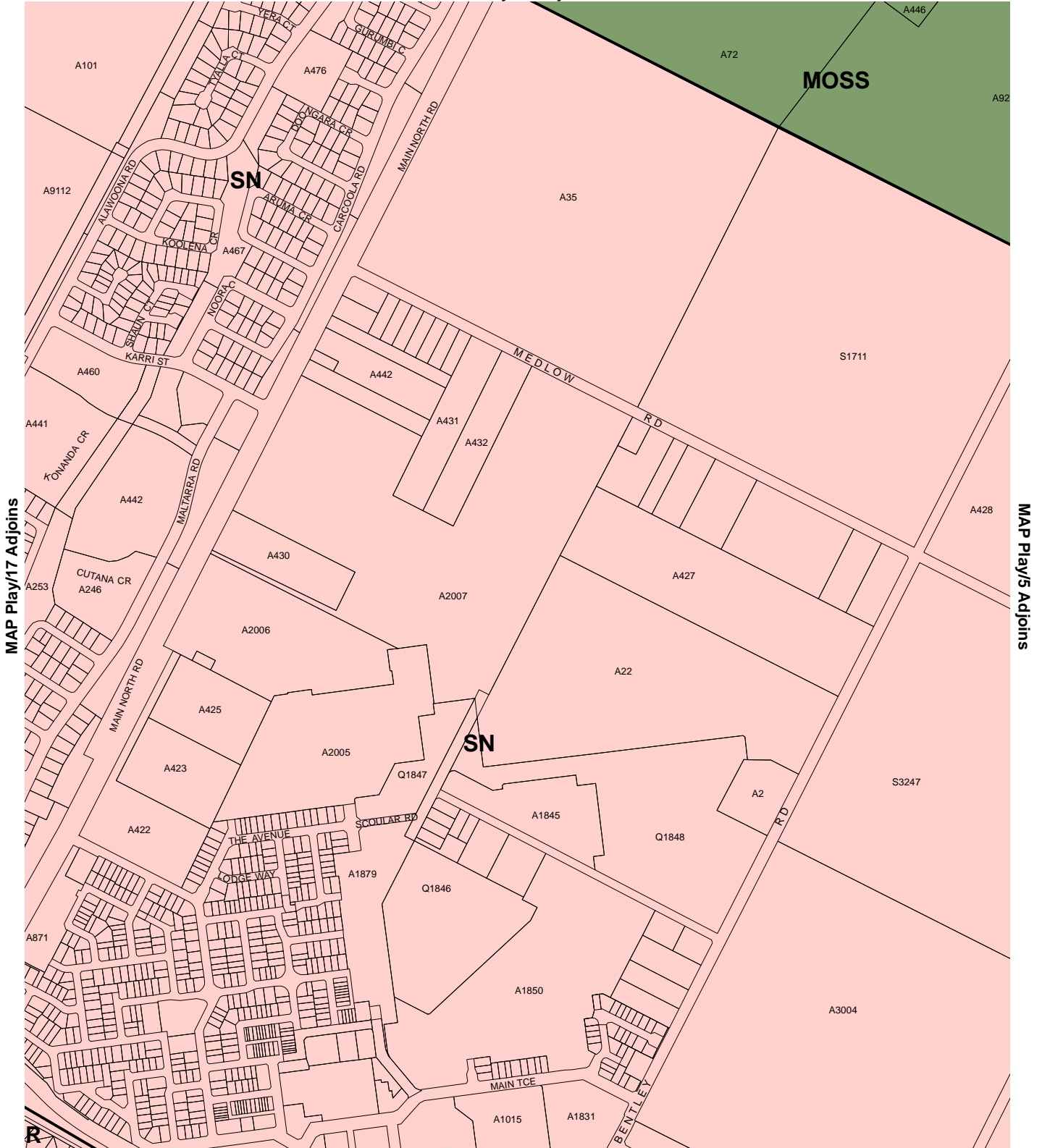


Precinct Map Play/17

 Precinct Boundary

PLAYFORD COUNCIL

MAP Play/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/22 Adjoins


Zones

- MOSS** Metropolitan Open Space System
- R** Residential
- SN** Suburban Neighbourhood
- Zone Boundary**

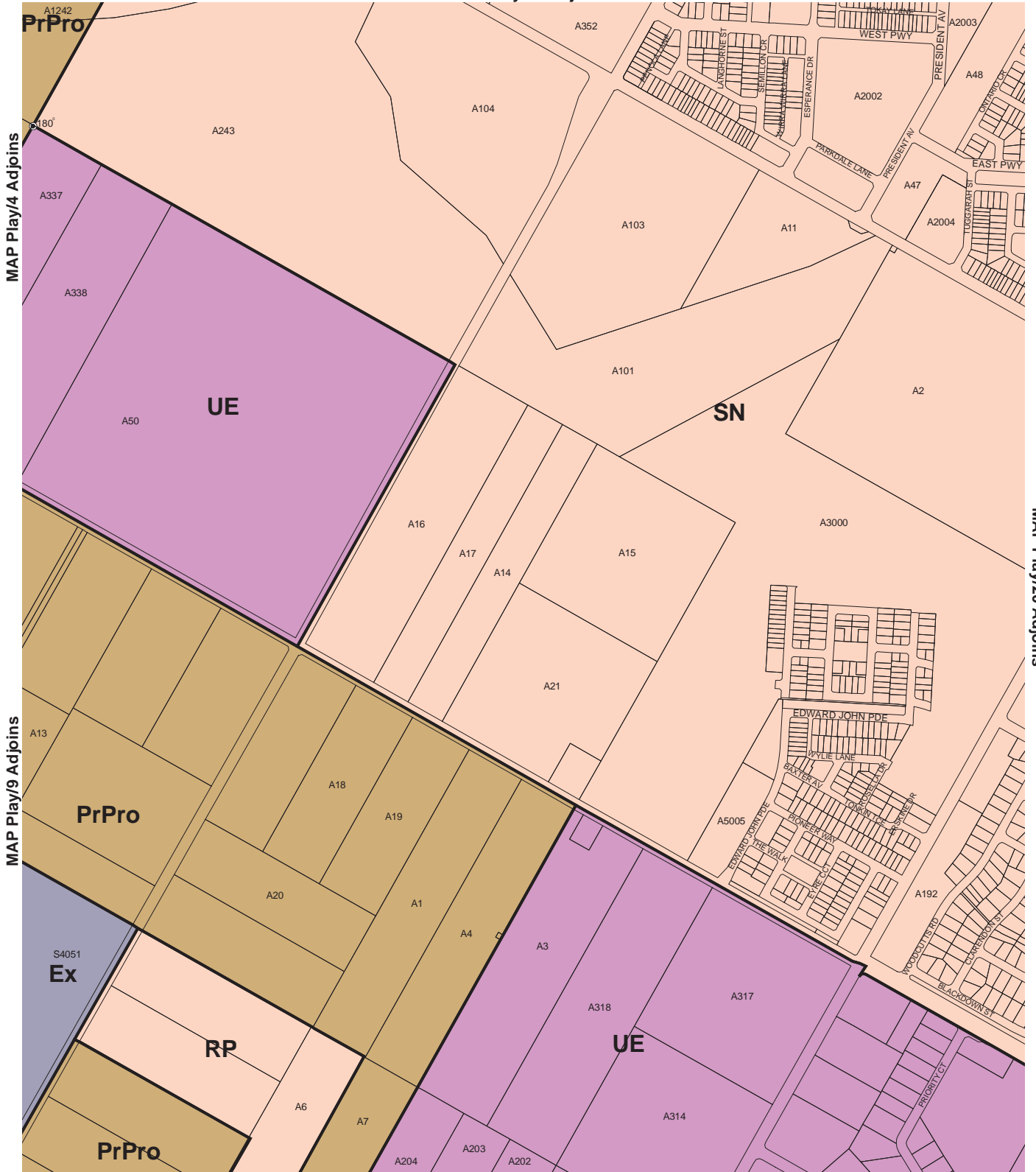
Zone Map Play/18



PLAYFORD COUNCIL

 Affordable Housing Designated Area

MAP Play/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

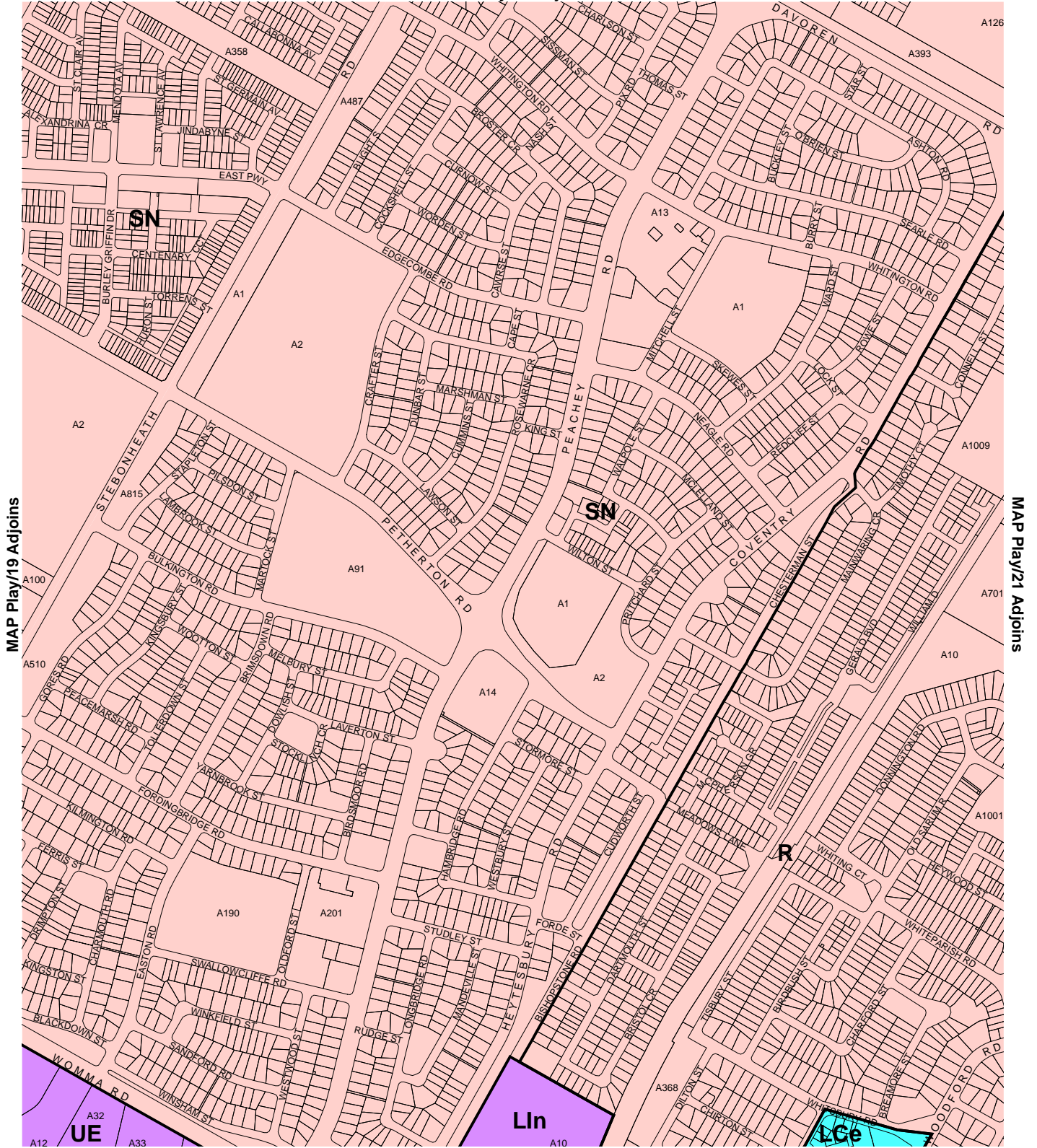


Zones	
Ex	Excluded
PrPro	Primary Production
RP	Residential Park
SN	Suburban Neighbourhood
UE	Urban Employment
	Zone Boundary

Zone Map Play/19

PLAYFORD COUNCIL

MAP Play/16 Adjoins



MAP Play/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

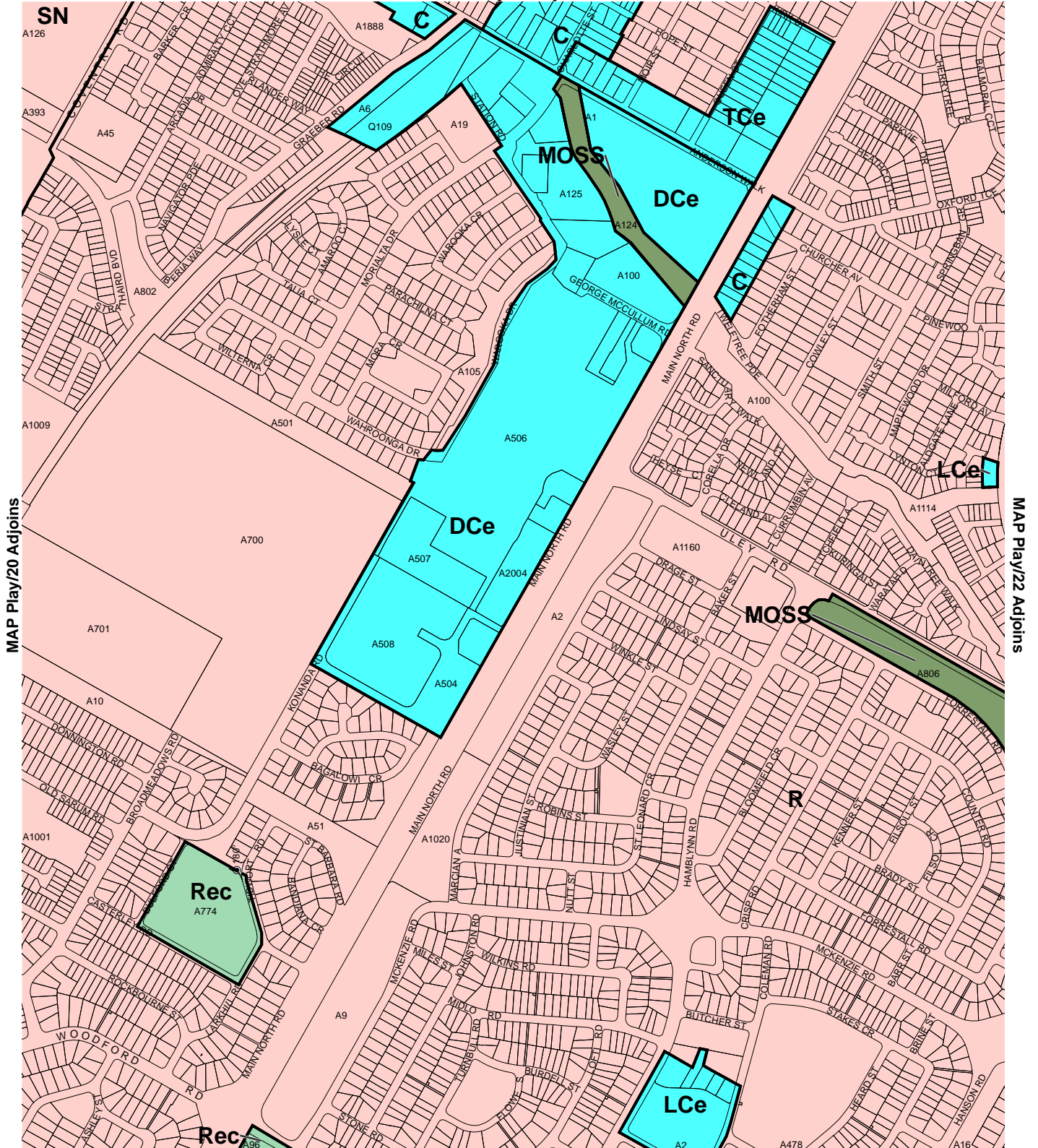
- Ln** Light Industry
- LCe** Local Centre
- R** Residential
- SN** Suburban Neighbourhood
- UE** Urban Employment
- Zone Boundary**



Zone Map Play/20

PLAYFORD COUNCIL

MAP Play/17 Adjoins

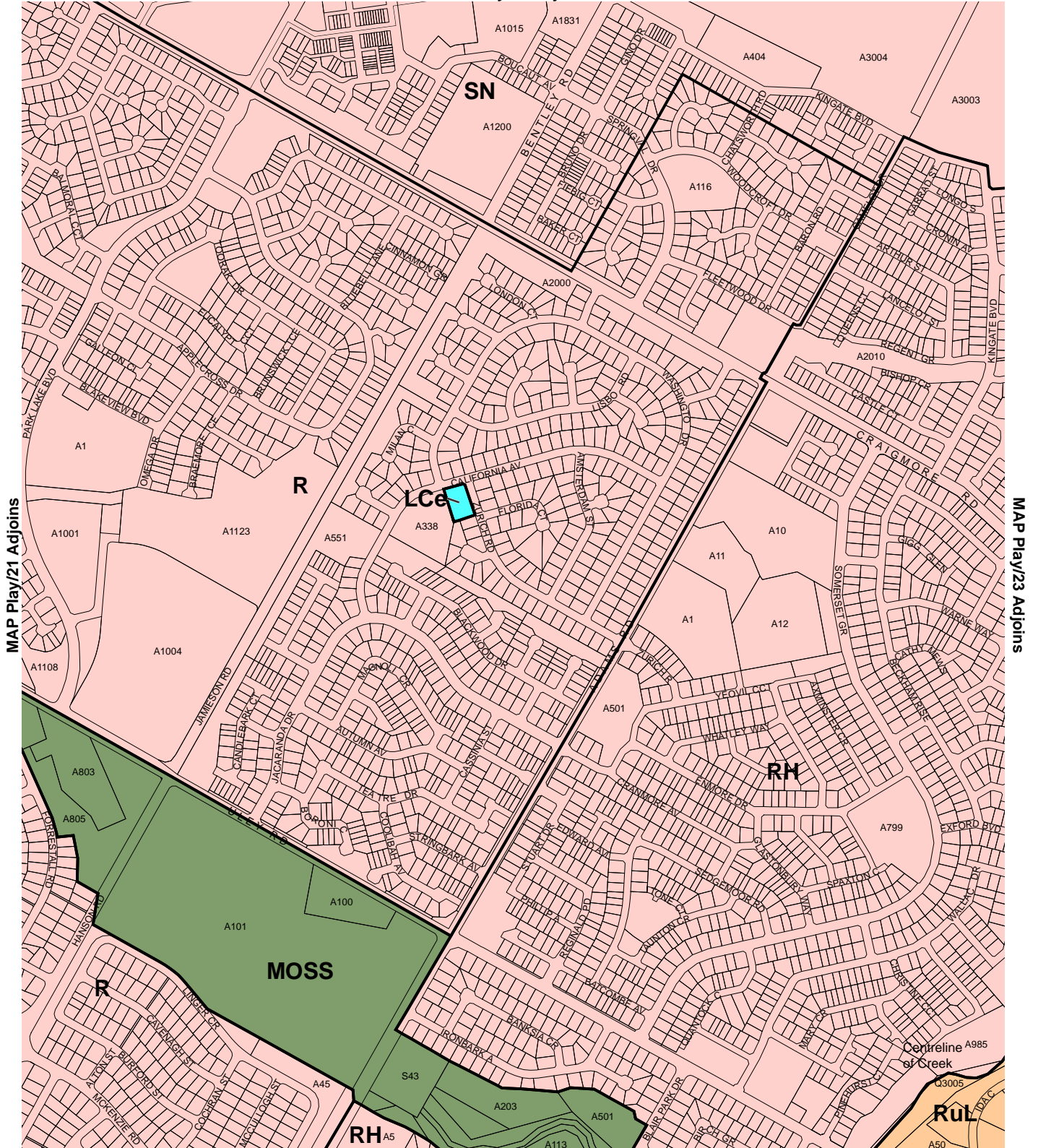


Lamberts Conformal Conic Projection, GDA94

Zone Map Play/21

PLAYFORD COUNCIL

MAP Play/18 Adjoins



Lamberts Conformal Conic Projection, GDA94

Zones

- LCe Local Centre
- MOSS Metropolitan Open Space System
- R Residential
- RH Residential Hills
- SN Suburban Neighbourhood
- RuL Rural Living
- Zone Boundary

0



500m



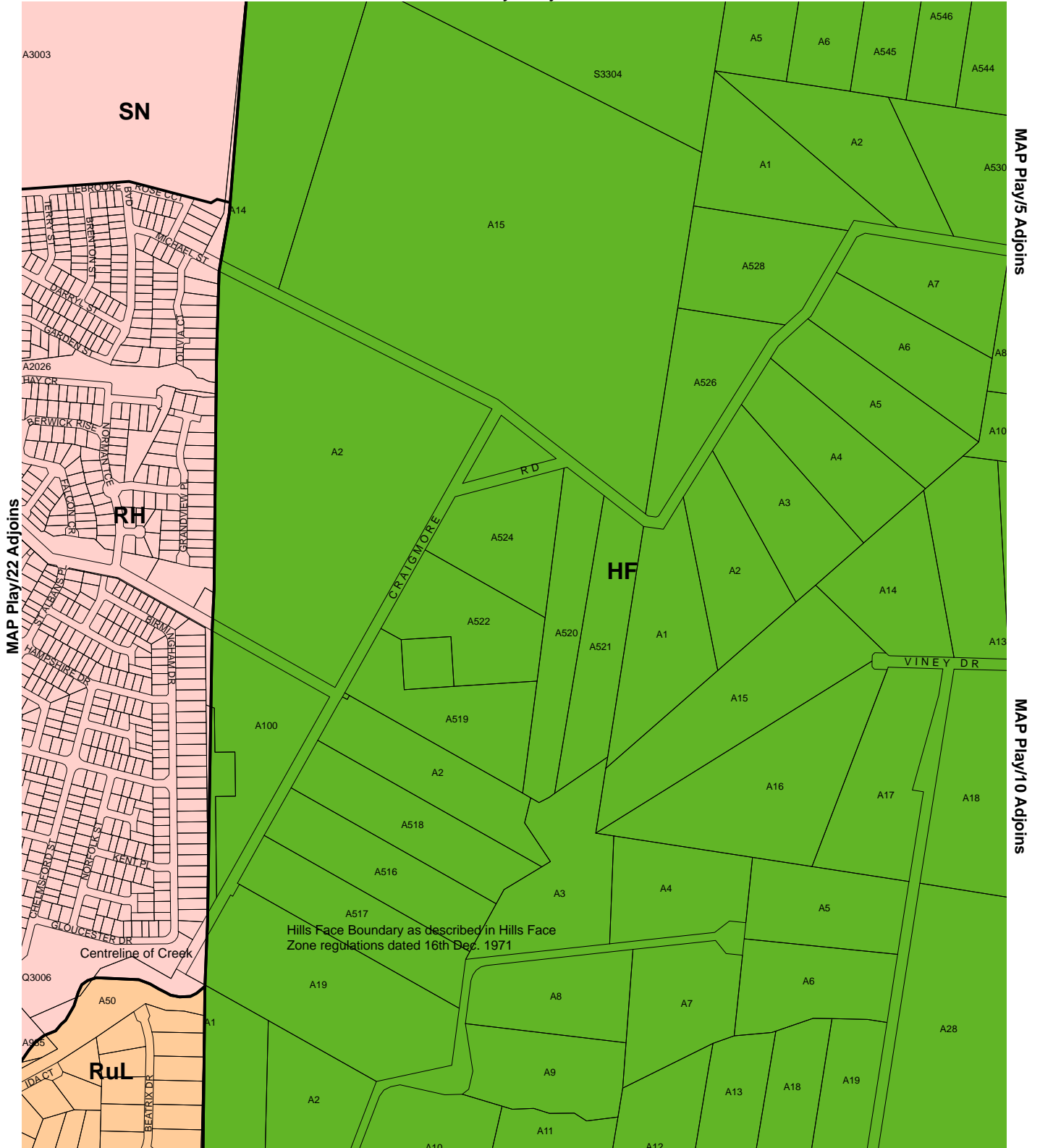
Zone Map Play/22

PLAYFORD COUNCIL

Precinct
29 Craigmore

 Precinct Boundary**PLAYFORD COUNCIL**

MAP Play/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/28 Adjoins

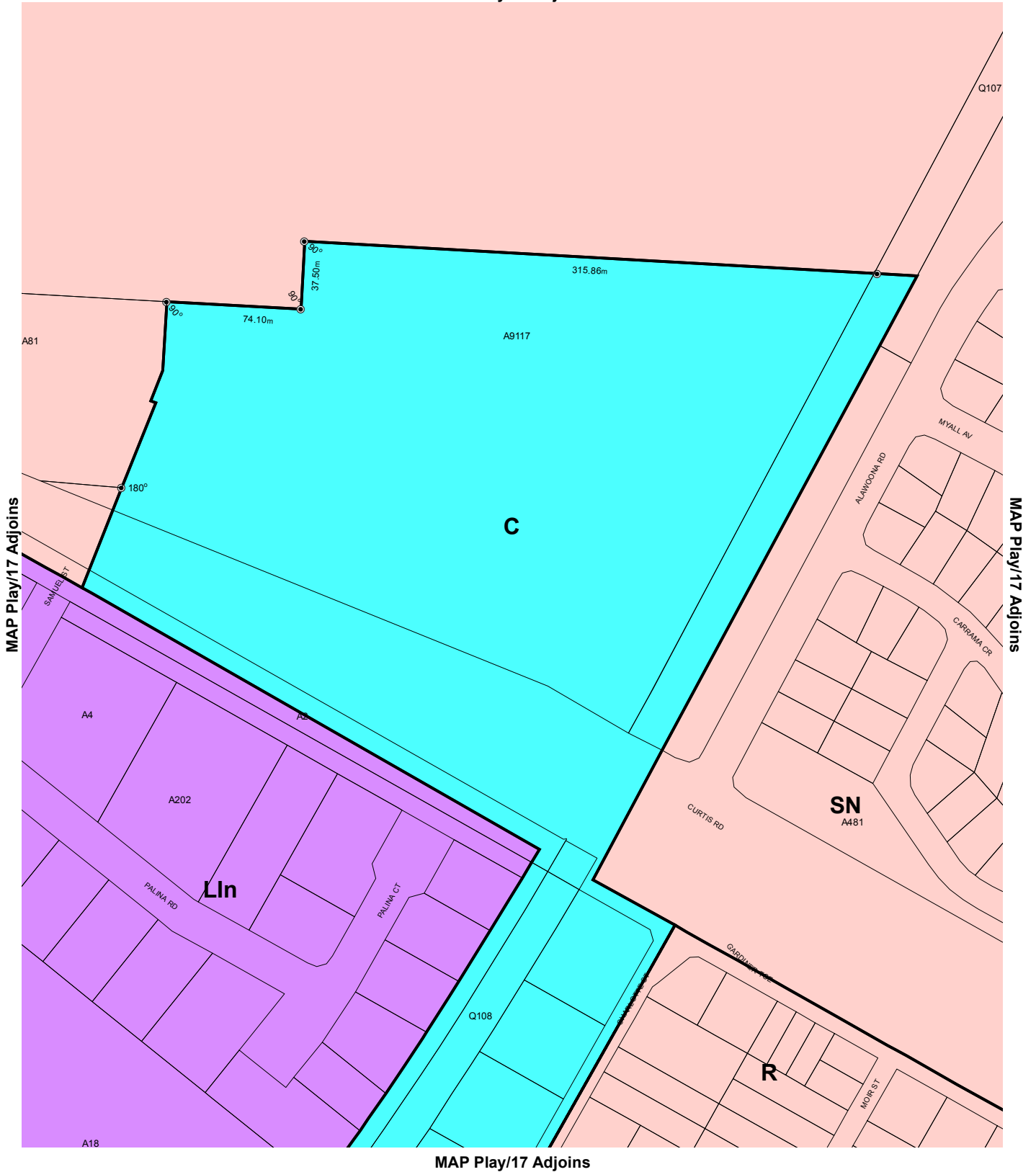


Zones	
HF	Hills Face
RH	Residential Hills
SN	Suburban Neighbourhood
RuL	Rural Living
	Zone Boundary

Zone Map Play/23

PLAYFORD COUNCIL

MAP Play/17 Adjoins



MAP Play/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

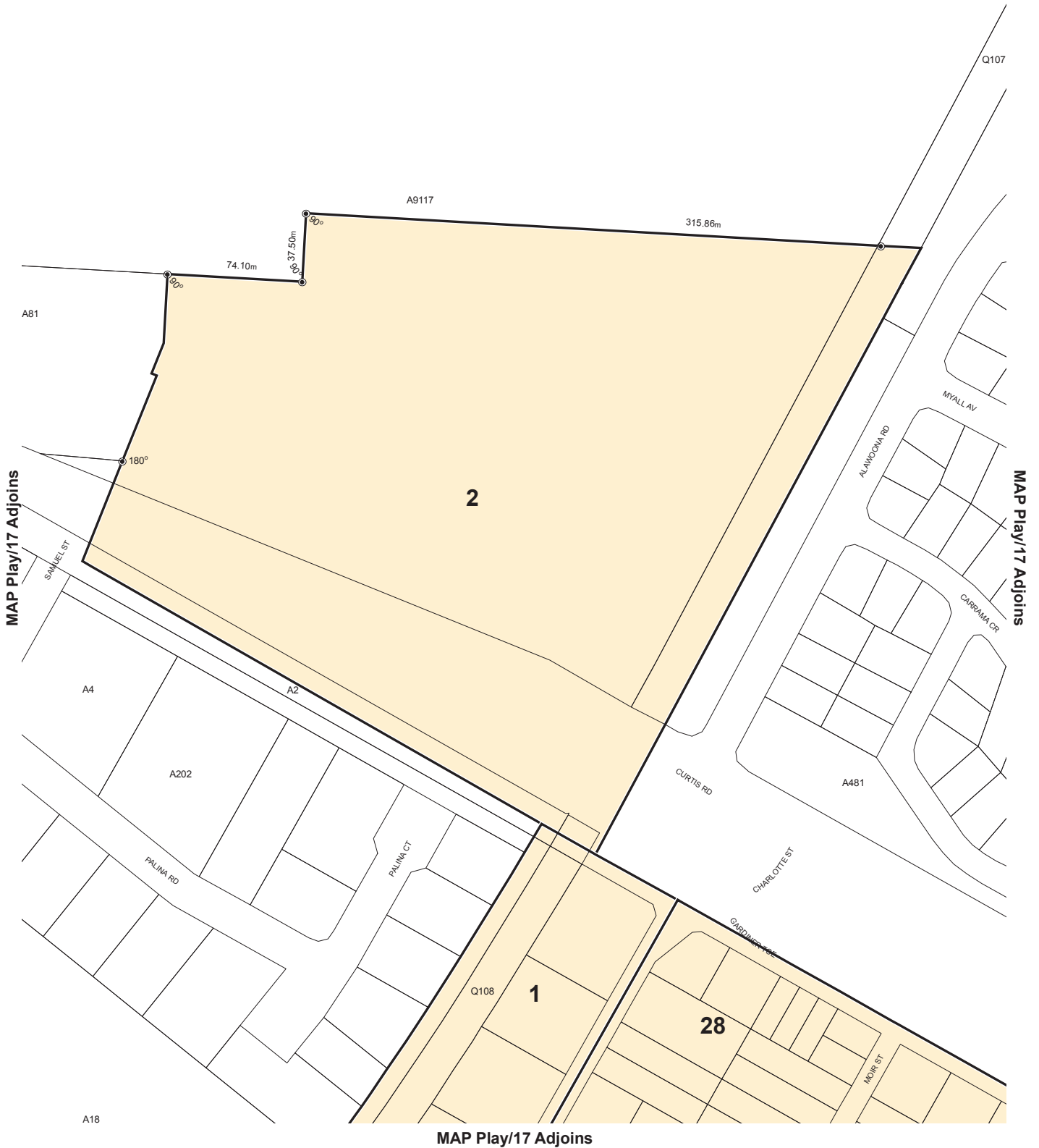


Zones	
C	Commercial
LIn	Light Industry
R	Residential
SN	Suburban Neighbourhood
	Zone Boundary

Zone Map Play/38 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Charlotte Street Commercial
- 2 Commercial
- 28 Smithfield Township

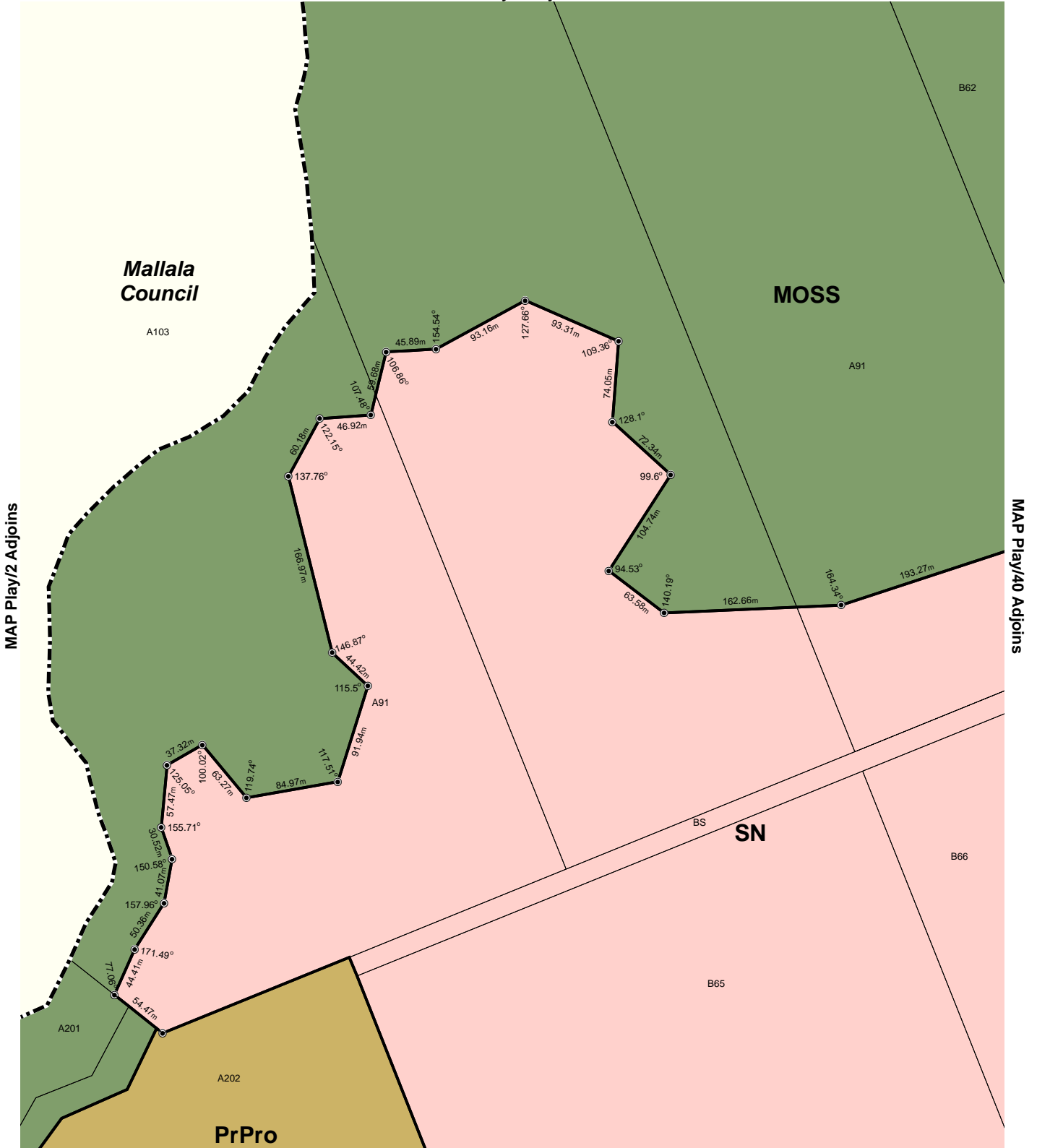


Precinct Boundary

Precinct Map Play/38 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/2 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/2 Adjoins



- Zones**
- MOSS** Metropolitan Open Space System
 - PrPro** Primary Production
 - SN** Suburban Neighbourhood
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Play/39 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/2 Adjoins

B62

Mallala Council

A103

A91

MAP Play/2 Adjoins

MAP Play/40 Adjoins

A91

BS

B66

A201

A202

4

B65

MAP Play/2 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Horticulture West



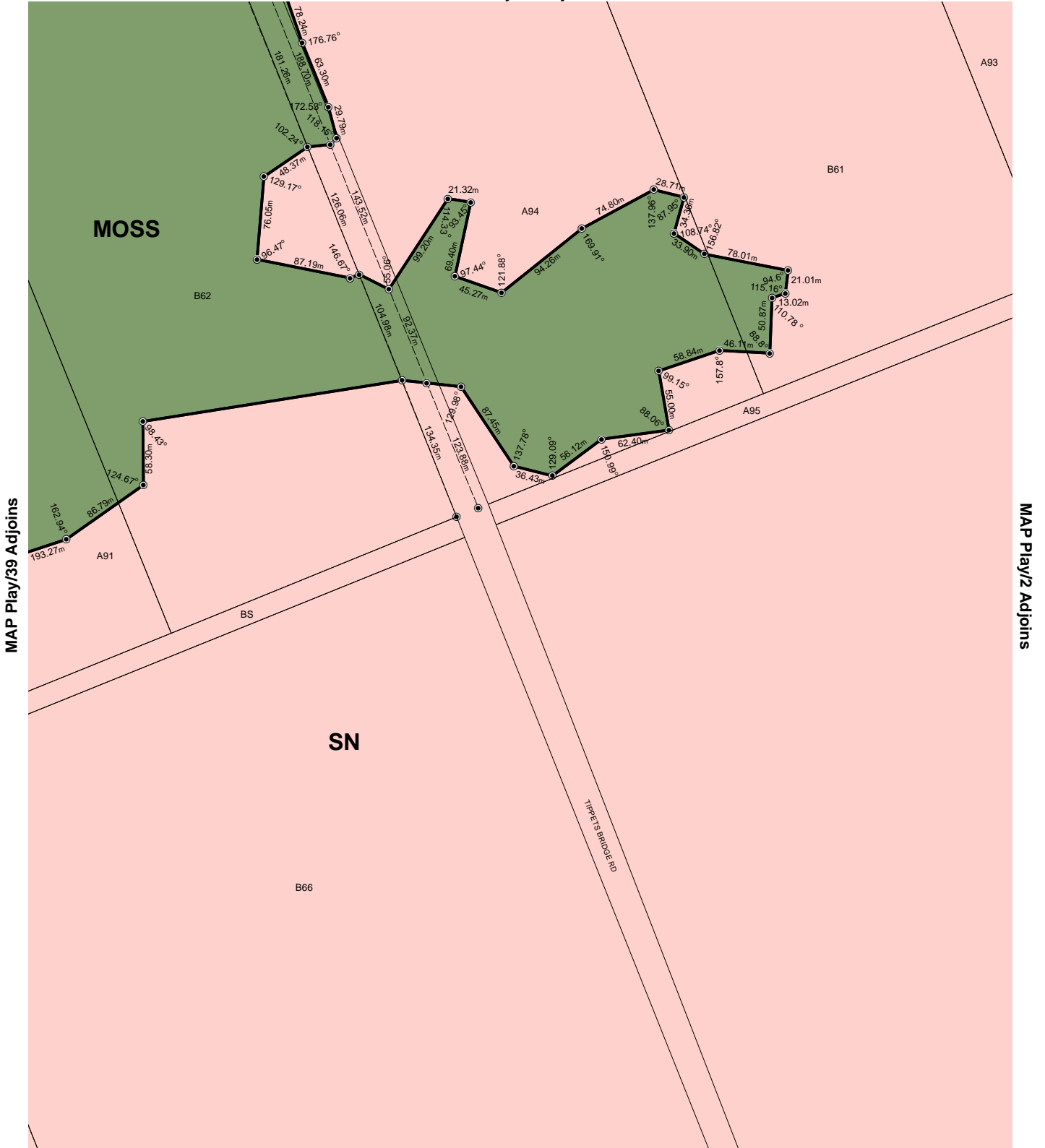
0 250m

Policy Area Map Play/39

-  Policy Area Boundary
-  Development Plan Boundary

PLAYFORD COUNCIL

MAP Play/41 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Play/2 Adjoins

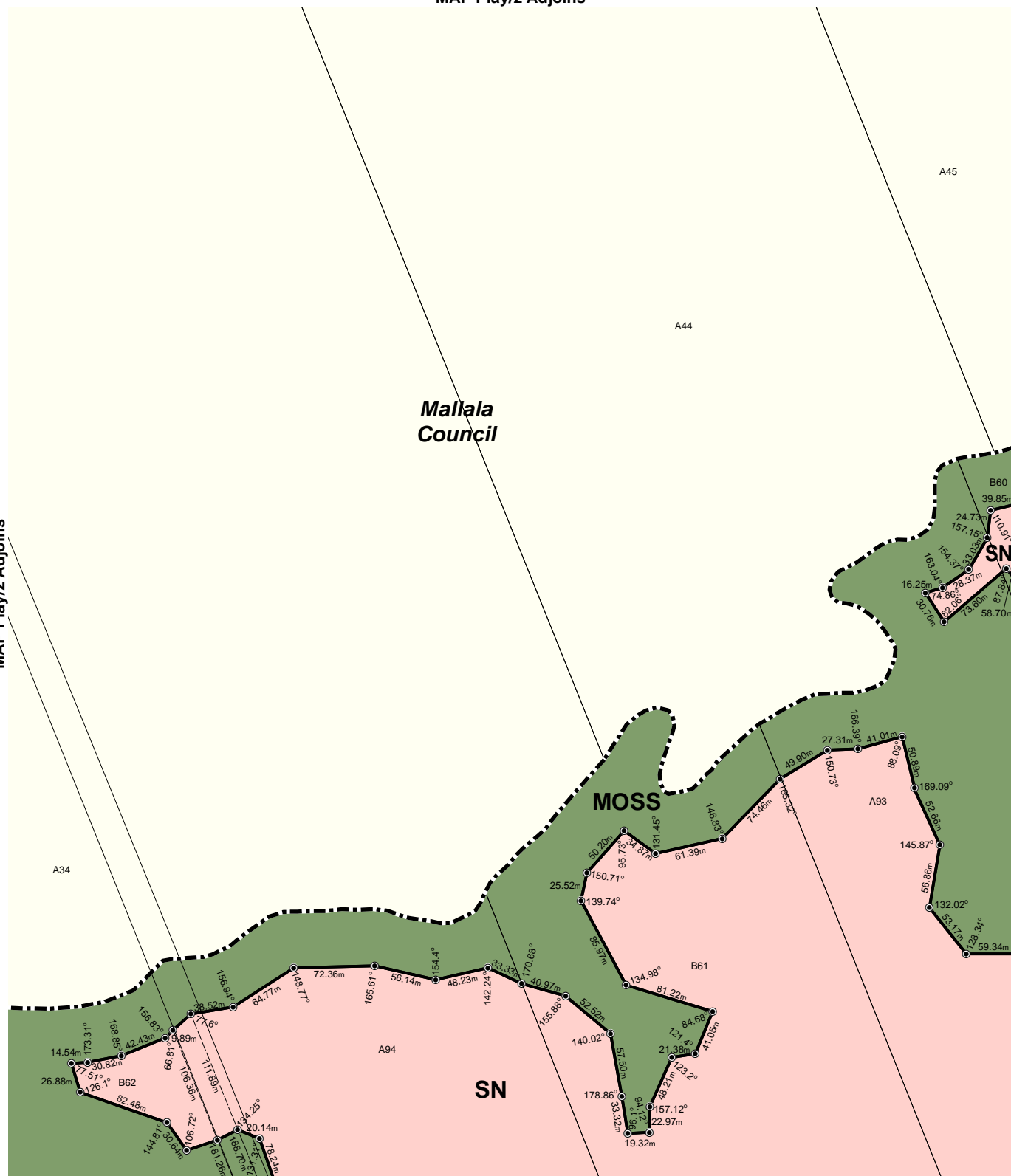
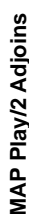


- Zones**
- MOSS** Metropolitan Open Space System
 - SN** Suburban Neighbourhood
 - Zone Boundary**

Zone Map Play/40 ENLARGEMENT

PLAYFORD COUNCIL

**Mallala
Council**



Lamberts Conformal Conic Projection, GDA94

MAP Play/40 Adjoins

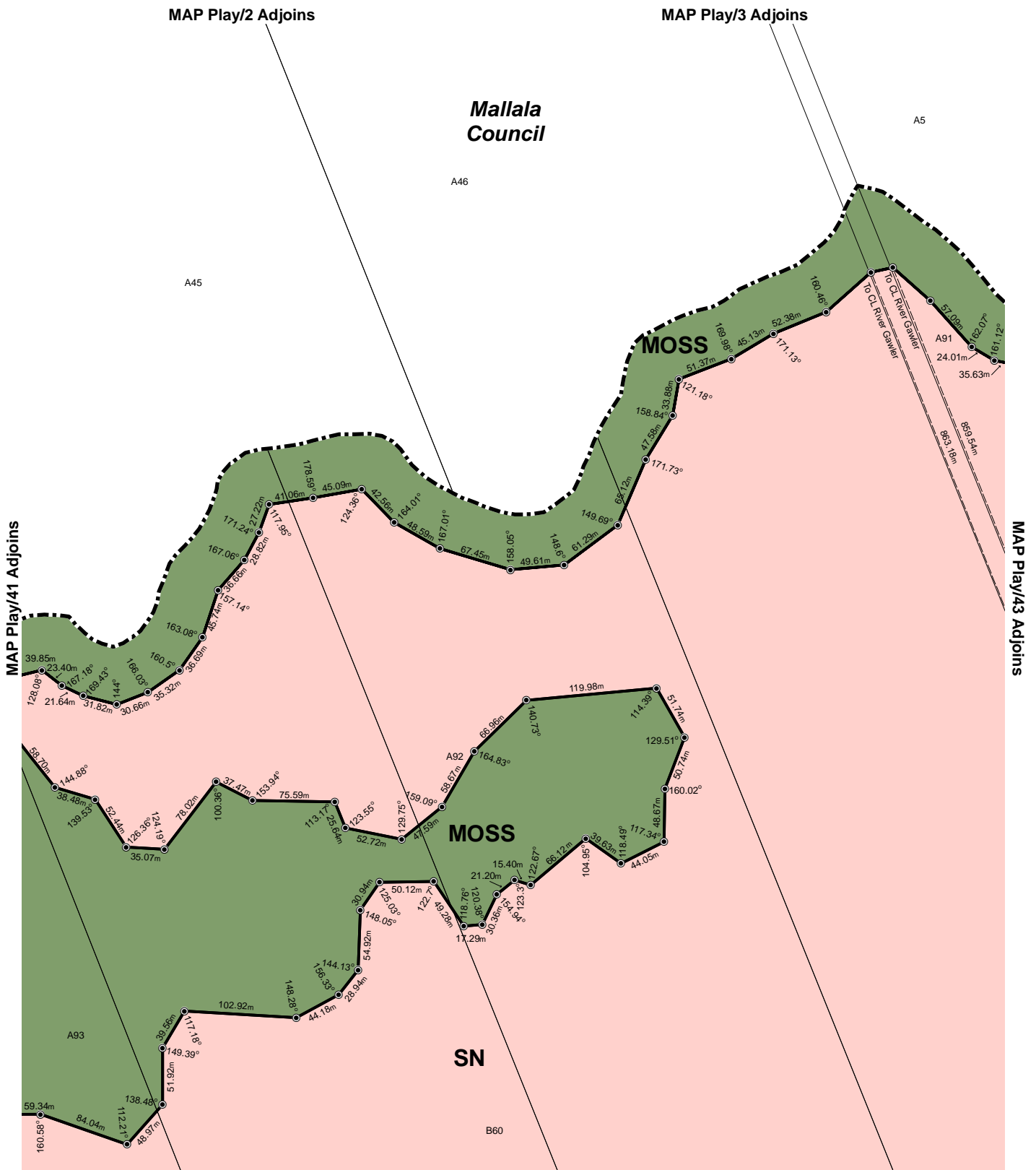


- Zones**
- | | |
|---------------|--------------------------------|
| MOSS | Metropolitan Open Space System |
| SN | Suburban Neighbourhood |
| | Zone Boundary |
| — · — · — · — | Development Plan Boundary |

Zone Map Play/41

ENLARGEMENT

PLAYFORD COUNCIL



Lamberts Conformal Conic Projection, GDA94

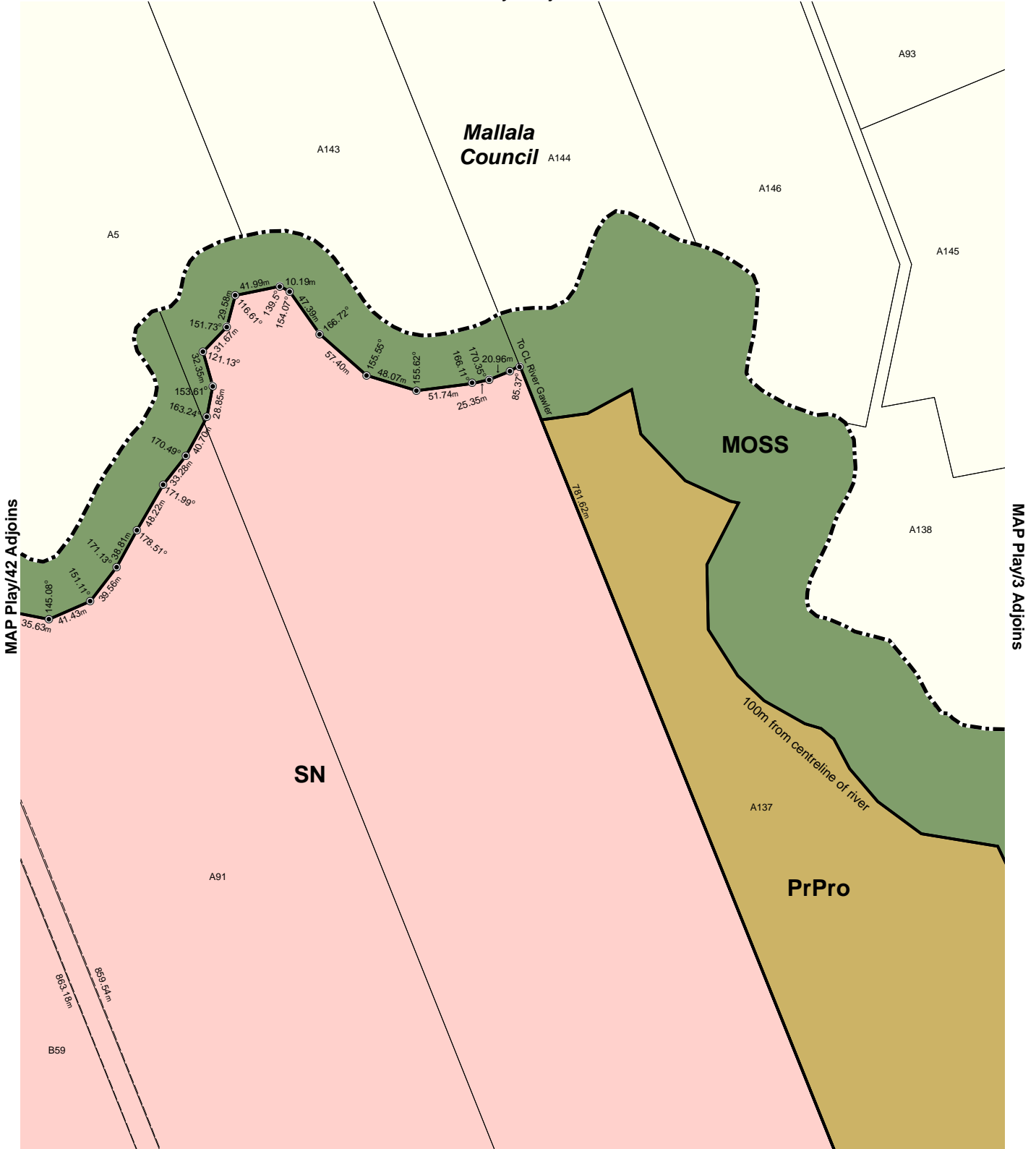


- Zones**
- MOSS** Metropolitan Open Space System
 - SN** Suburban Neighbourhood
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Play/42 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/3 Adjoins



MAP Play/3 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- MOSS** Metropolitan Open Space System
 - PrPro** Primary Production
 - SN** Suburban Neighbourhood
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Play/43 ENLARGEMENT

PLAYFORD COUNCIL

MAP Play/3 Adjoins

**Mallala
Council**

A143

A144

A146

A93

A145

A138

A137

100m from centreline of river

4

A91

B59

Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Horticulture West

MAP Play/3 Adjoins

MAP Play/3 Adjoins

MAP Play/42 Adjoins

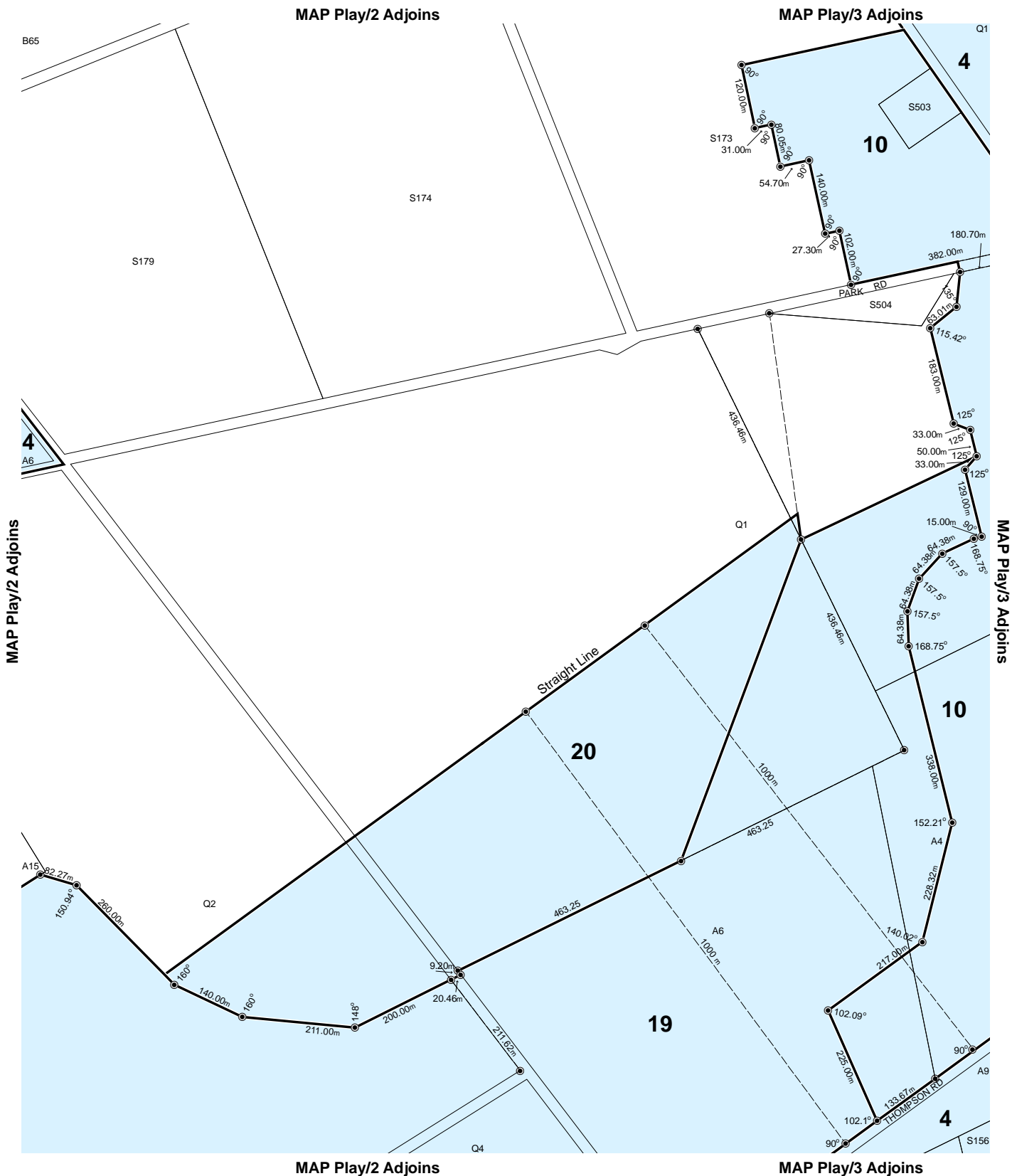
0 250m



Policy Area Map Play/43 ENLARGEMENT

PLAYFORD COUNCIL

-  Policy Area Boundary
-  Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 10 Business
- 19 Restricted Recreation
- 20 Restricted Urban
- 4 Horticulture West



Policy Area Map Play/44 ENLARGEMENT










 Policy Area Boundary

PLAYFORD COUNCIL

Attachment K

- Concept Plan Map Play/3
- Concept Plan Map Play/4
- Concept Plan Map Play/5
- Concept Plan Map Play/6
- Concept Plan Map Play/7
- Concept Plan Map Play/8
- Concept Plan Map Play/9
- Concept Plan Map Play/10
- Concept Plan Map Play/14
- Concept Plan Map Play/16
- Concept Plan Map Play/18
- Concept Plan Map Play/20
- Concept Plan Map Play/21
- Concept Plan Map Play/29
- Concept Plan Map Play/34
- Concept Plan Map Play/35
- Concept Plan Map Play/36
- Concept Plan Map Play/37



-  Mixed Use / Commercial
-  Retail Core
-  Activated Frontage
-  Medium Density Residential
-  Carparking
-  Pedestrian Access
-  Vehicle Access
-  Landscaping
-  Concept Plan Boundary



0 20 40 60 80 100 metres

DAVOREN PARK









Concept Plan Map Play/3

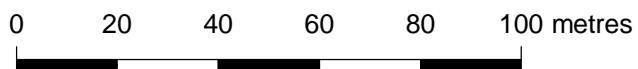
FORDINGBRIDGE ROAD

LOCAL ACTIVITY CENTRE

PLAYFORD COUNCIL



-  Activated Frontage
-  Retail Core
-  Mixed Use / Commercial
-  Medium Density Residential
-  Carparking
-  Vehicle Access
-  Landmark building
-  Concept Plan Boundary



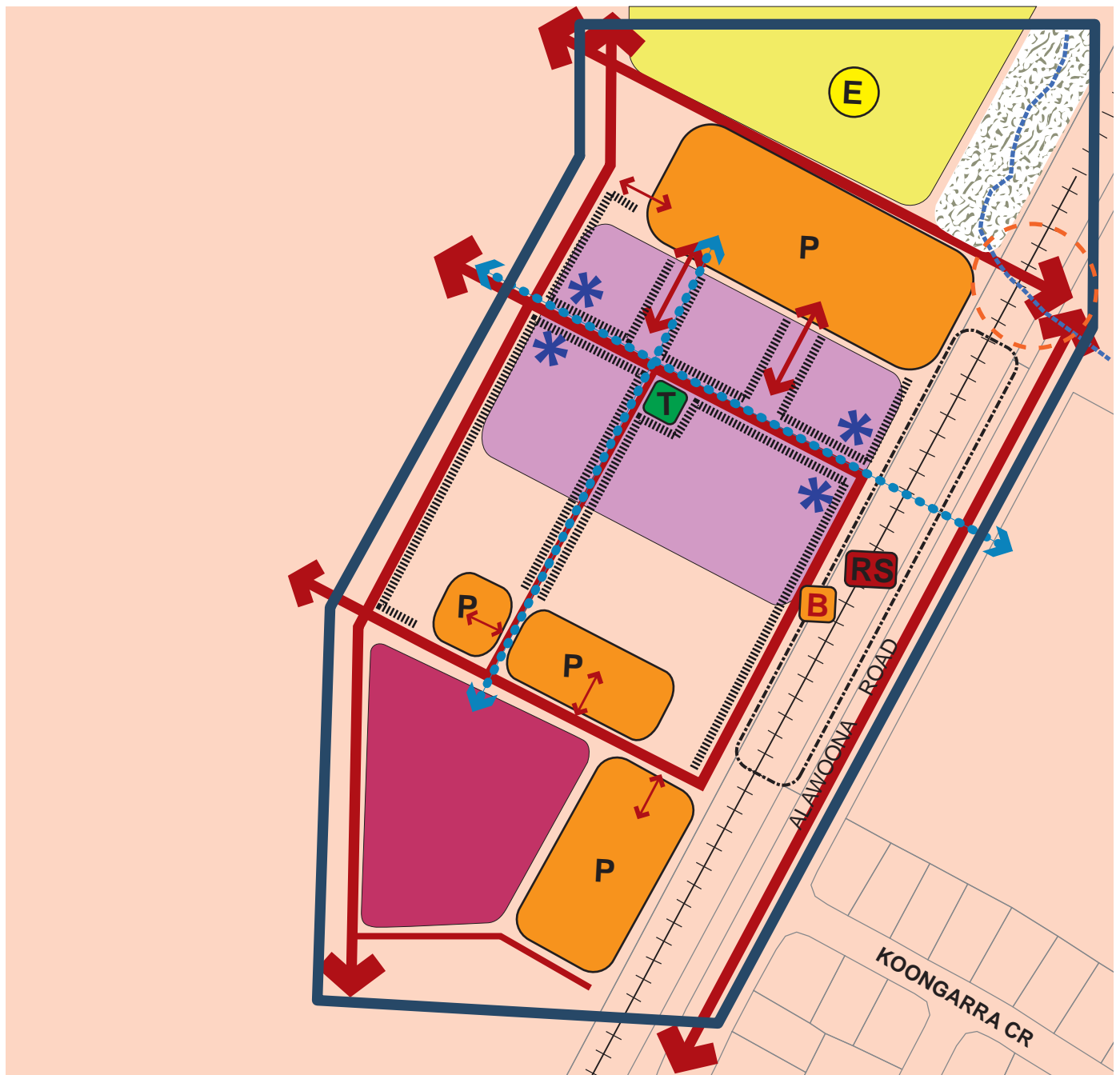
SMITHFIELD PLAINS

Concept Plan Map Play/4

SMITHFIELD PLAINS

LOCAL ACTIVITY CENTRE

PLAYFORD COUNCIL



- Concept Plan Boundary
- Public Plaza
- Carparking
- * Landmark
- Activated Frontage
- Bus Stop
- Railway Station Precinct
- Main Street Retail
- Supported Accommodation
- Education
- Open Space / Stormwater

- Vehicle Access
- Road
- Lane
- Priority Pedestrian Access
- Treatments required



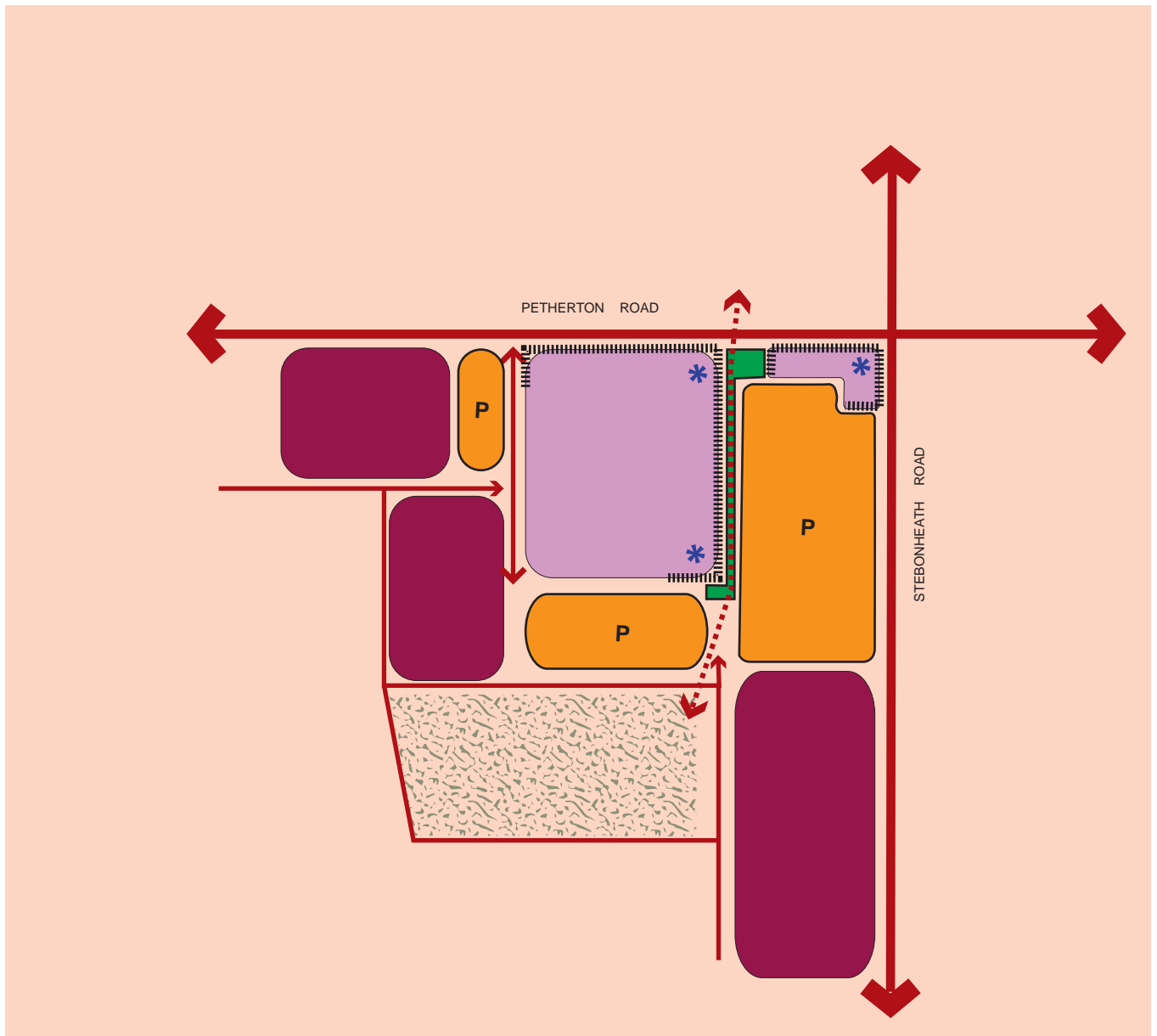
BLAKEVIEW

Concept Plan Map Play/5

MUNNO PARA STATION

NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL



- Concept Plan Boundary
- T Public Plaza
- P Carparking
- * Landmark building
- Retail Core
- Medium Density Residential
- Open Space
- Vehicle Access
- Priority Pedestrian Path
- Road
- Activated Frontage



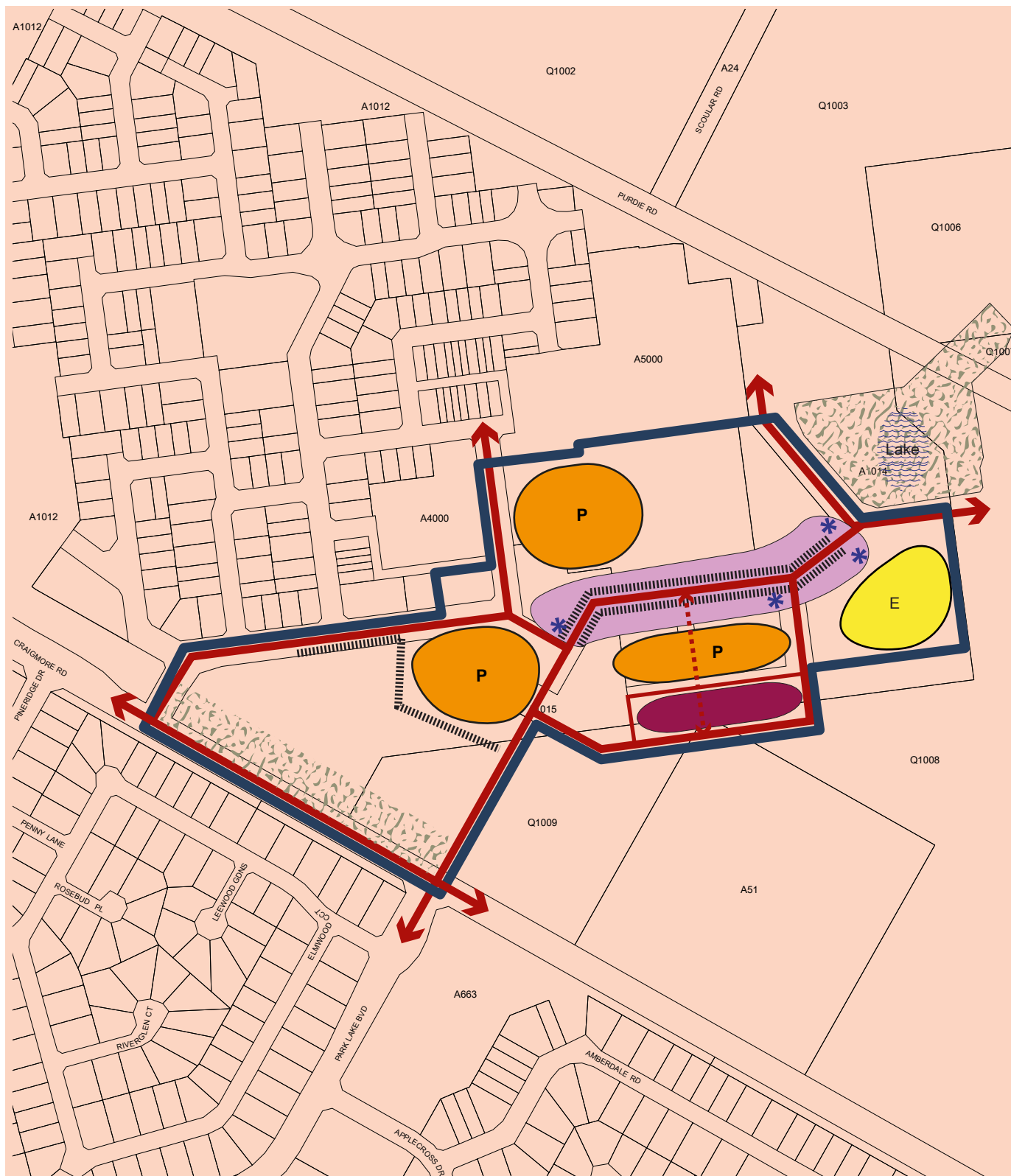
0 Scale 1:2500 125m

ANDREWS FARM

Concept Plan Map Play/6

ANDREWS FARM / PENFIELD NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL



- Concept Plan Boundary
- P** Carparking
- * Landmark building
- Main Street Retail
- Activated Frontage
- Medium Density Residential
- Open Space
- E** Education
- ↔ Vehicle Access
- Pedestrian/Cycle Path
- Proposed Lane
- Road



0

 125m

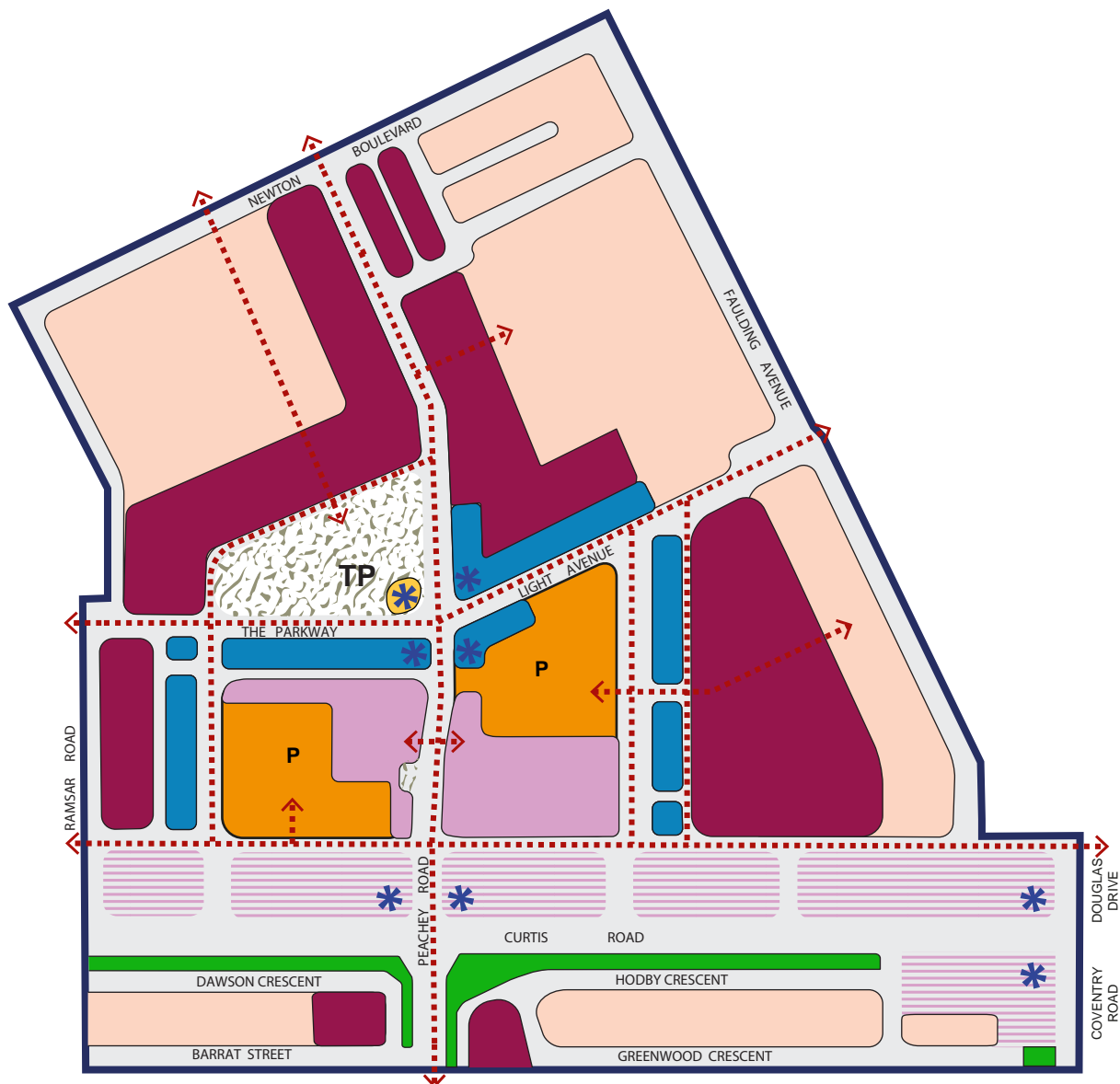
BLAKEVIEW

Concept Plan Map Play/7

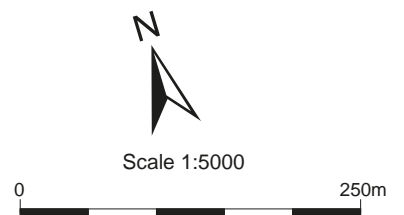
BLAKEVIEW

NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL



- Concept Plan Boundary
- Retail Core
- P Carparking
- Commercial
- Mixed Use
- Medium Density Residential
- High Density Residential
- Open Space
- TP Town Park/Square
- Community Facility
- * Landmark Building
- Main Pedestrian Links

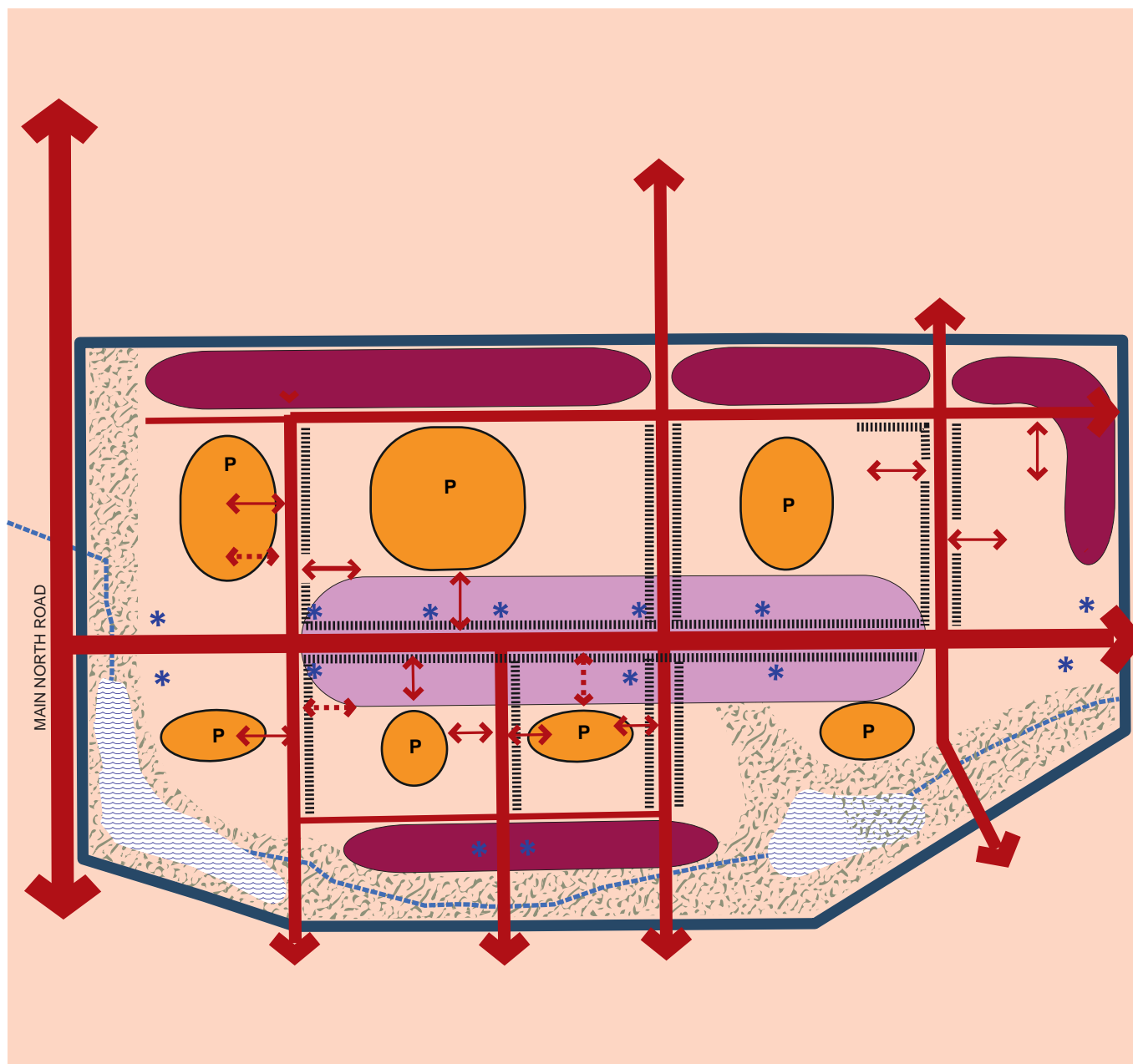


MUNNO PARA

Concept Plan Map Play/8

CURTIS ROAD TOWN CENTRE

PLAYFORD COUNCIL



- Concept Plan Boundary
- P Carparking
- * Landmark Building
- Activated Frontage
- Main Street Retail
- Medium Density Residential
- Open Space
- Watercourse
- Detention Basin / Wetland

- Vehicle Access
- Arterial Road
- Proposed Road
- Proposed Lane

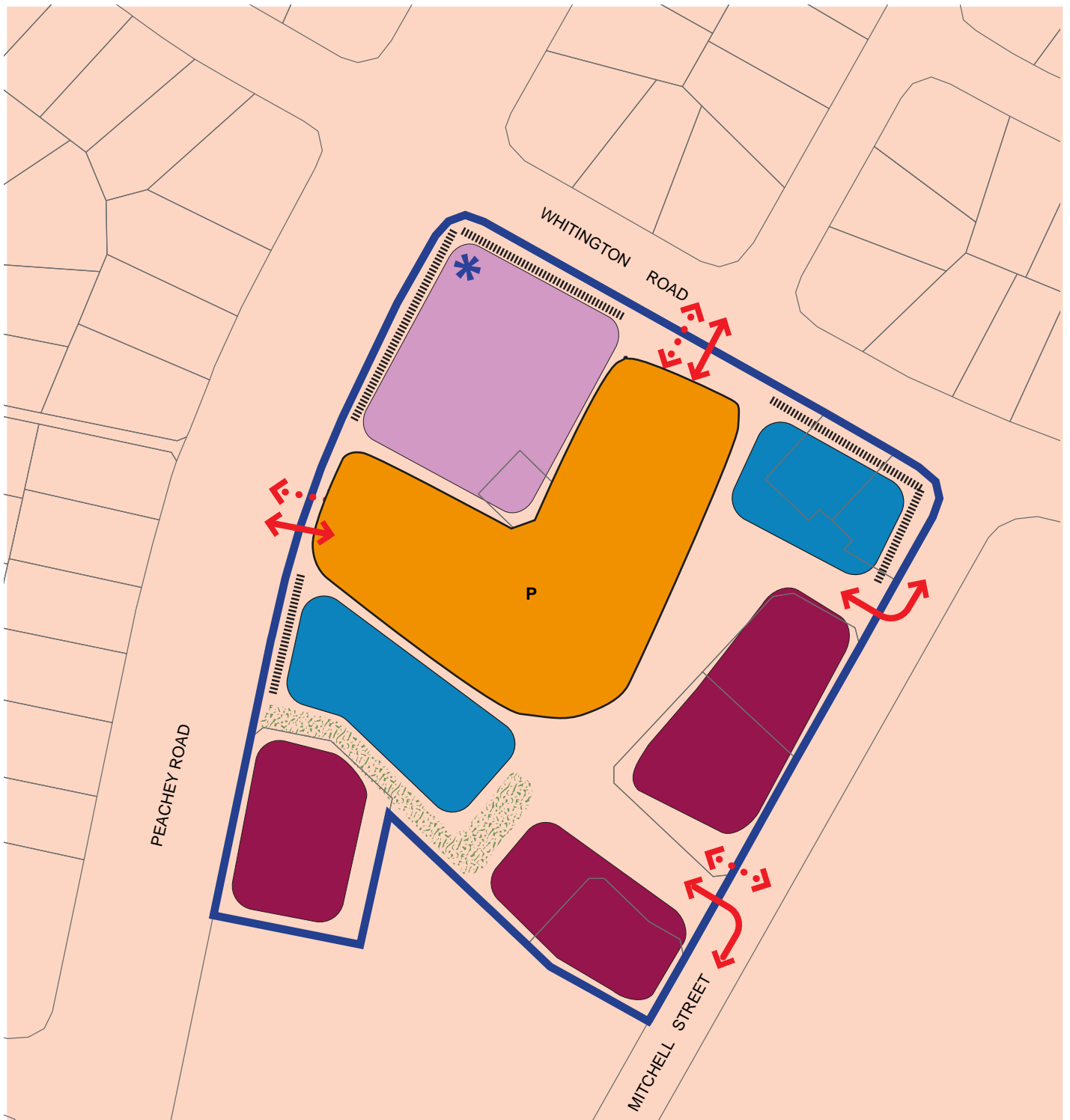










BLAKEVIEW

Concept Plan Map Play/9

BLAKEVIEW (MAIN NORTH ROAD)

NEIGHBOURHOOD ACTIVITY CENTRE



-  Mixed Use / Commercial
-  Retail Core
-  Medium Density Residential
-  Vehicle Access
-  Carparking
-  Pedestrian Access
-  Landmark building
-  Landscaping
-  Activated Frontage
-  Concept Plan Boundary



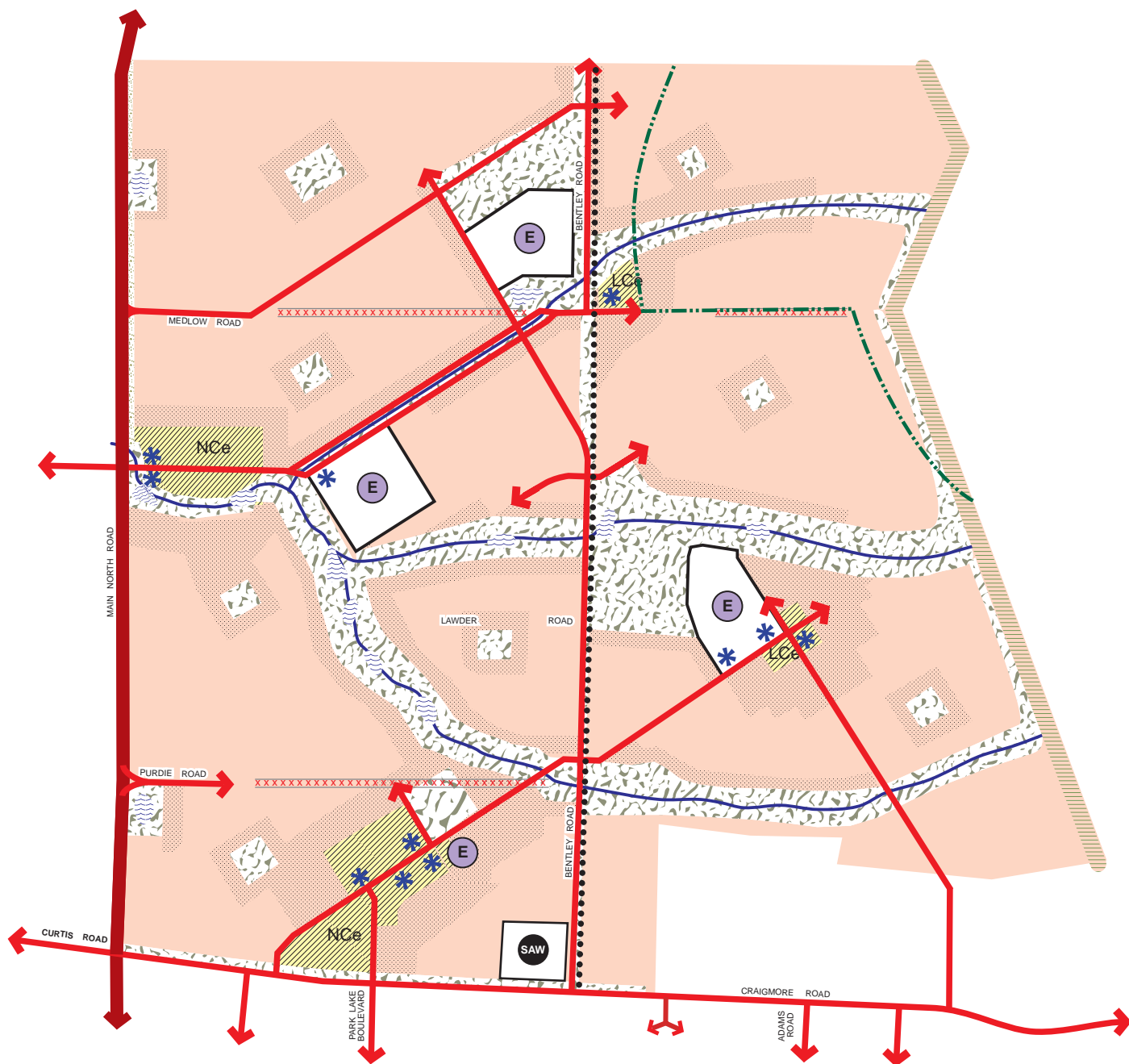
0 20 40 60 80 100 metres















DAVOREN PARK

Concept Plan Map Play/10

WHITTINGTON ROAD

NEIGHBOURHOOD ACTIVITY CENTRE



-  Arterial Roads
-  Collector Roads
-  Residential
-  Medium Density Residential
-  Neighbourhood and Local Activity Centre
-  Education
-  Proposed SA Water Tank Site
-  Open Space
-  Detention Basin / Wetland
-  Landmark Building
-  Closed Road
-  Barossa Trunk Main
-  Residential / Hills Face Zone Interface
-  Medlow Road Land Fill 500/1000 metre Buffer



0 Scale 1:15 000 750m

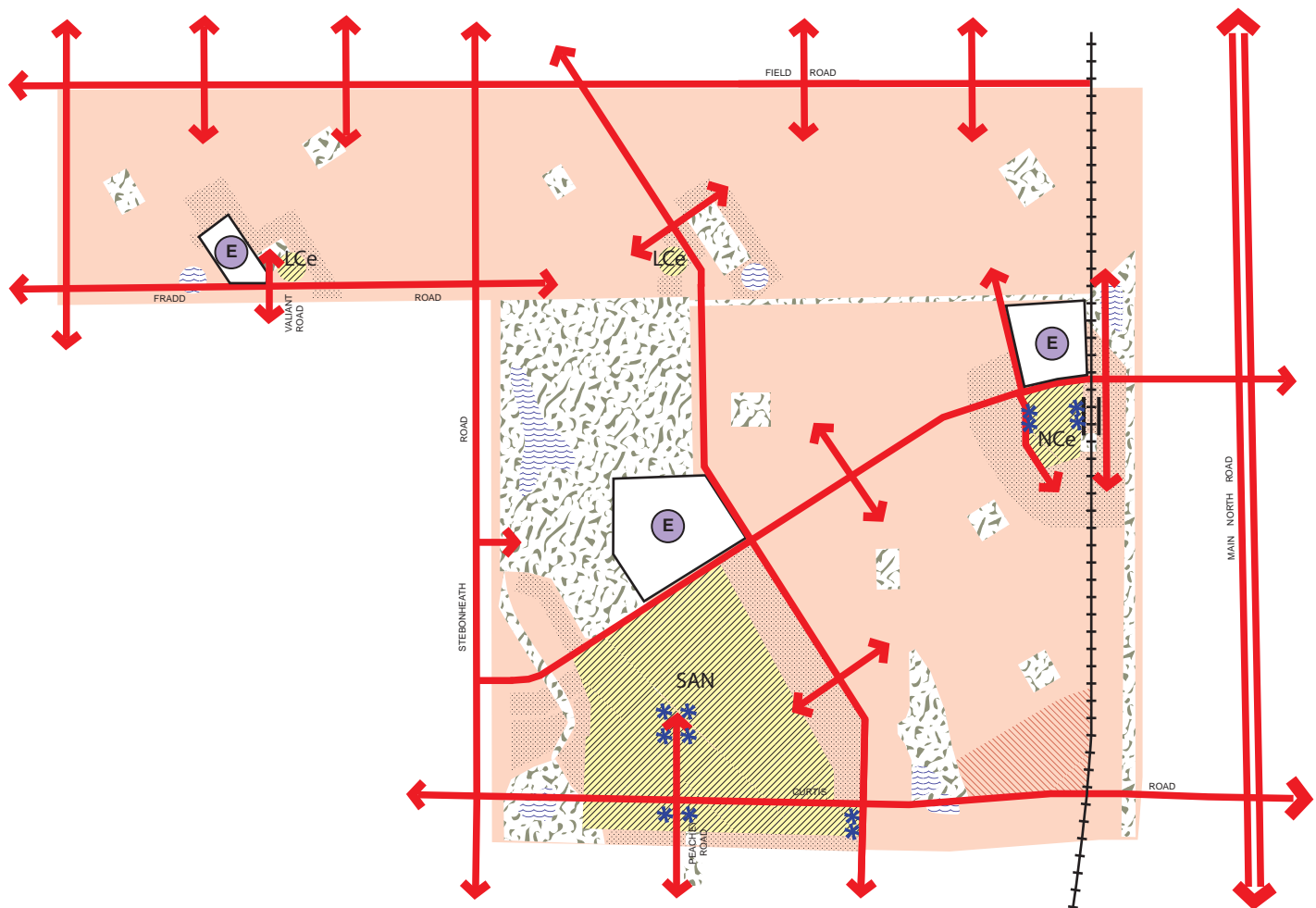
BLAKEVIEW












Concept Plan Map Play/14

BLAKEVIEW

URBAN GROWTH AREA

PLAYFORD COUNCIL



-  Arterial Roads
-  Collector Roads
-  Residential
-  Medium Density Residential
-  Suburban Activity Node, Neighbourhood and Local Activity Centre
-  Education
-  Employment
-  Detention Basin / Wetland / Lake
-  Open Space
-  Landmark Building
-  Railway Station



0 Scale 1:20 000 1km

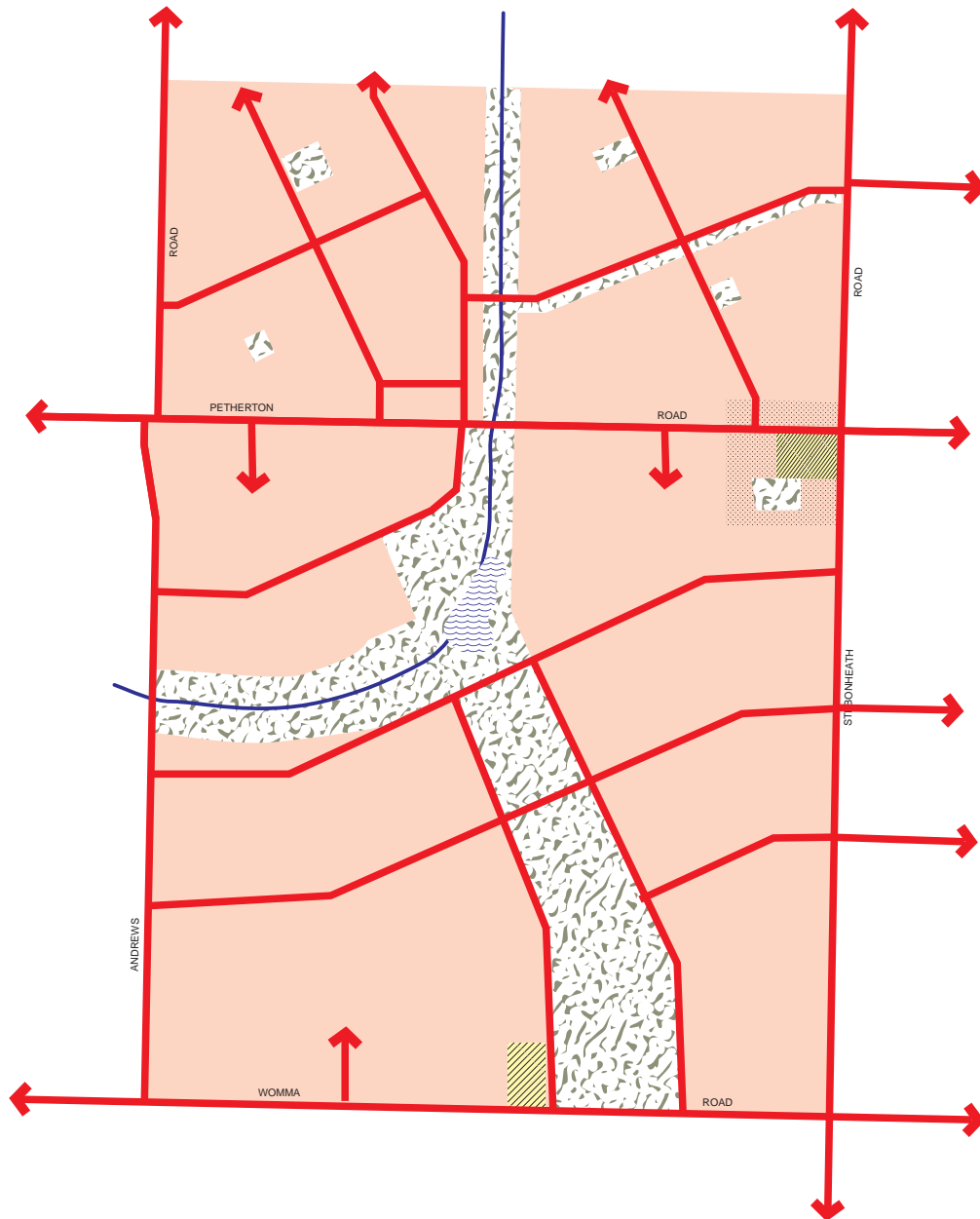
MUNNO PARA

Concept Plan Map Play/16

MUNNO PARA

URBAN GROWTH AREA

PLAYFORD COUNCIL



- Collector Roads
- Residential
- Medium Density Residential
- Activity Centre
- Open Space
- ~ Lake
- Watercourse



0 Scale 1:12 500 500m

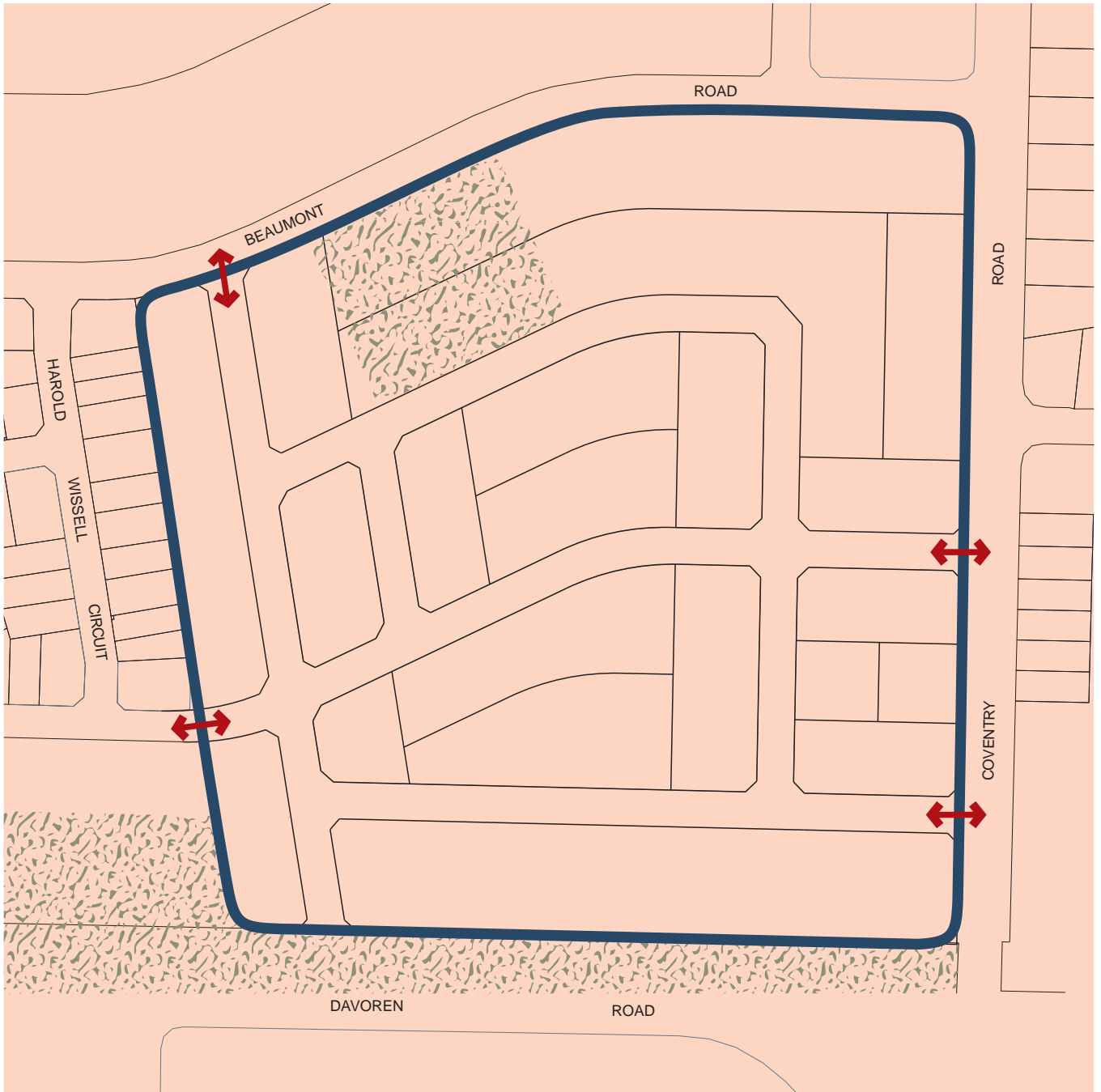
ANDREWS FARM / PENFIELD





Concept Plan Map Play/18

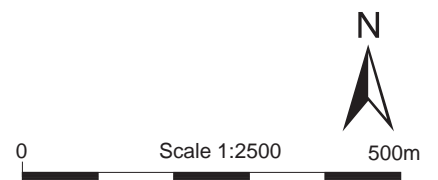
ANDREWS FARM / PENFIELD

URBAN GROWTH AREA

PLAYFORD COUNCIL



-  Concept Plan Boundary
-  Suburban Neighbourhood/Residential
-  Vehicle Access
-  Open Space

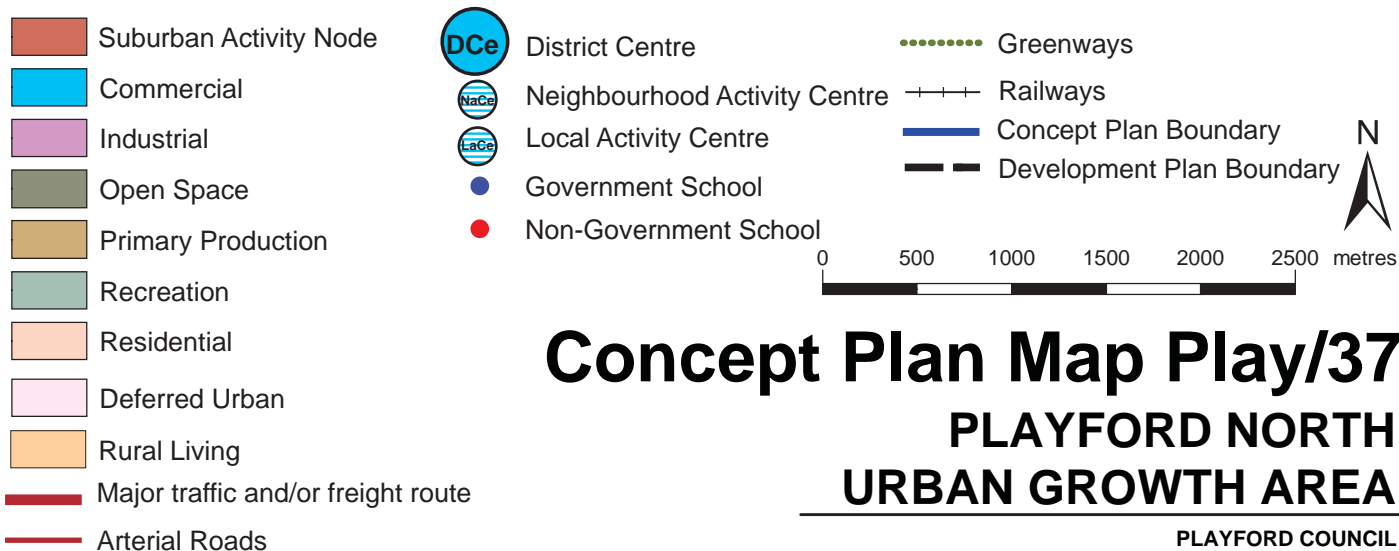
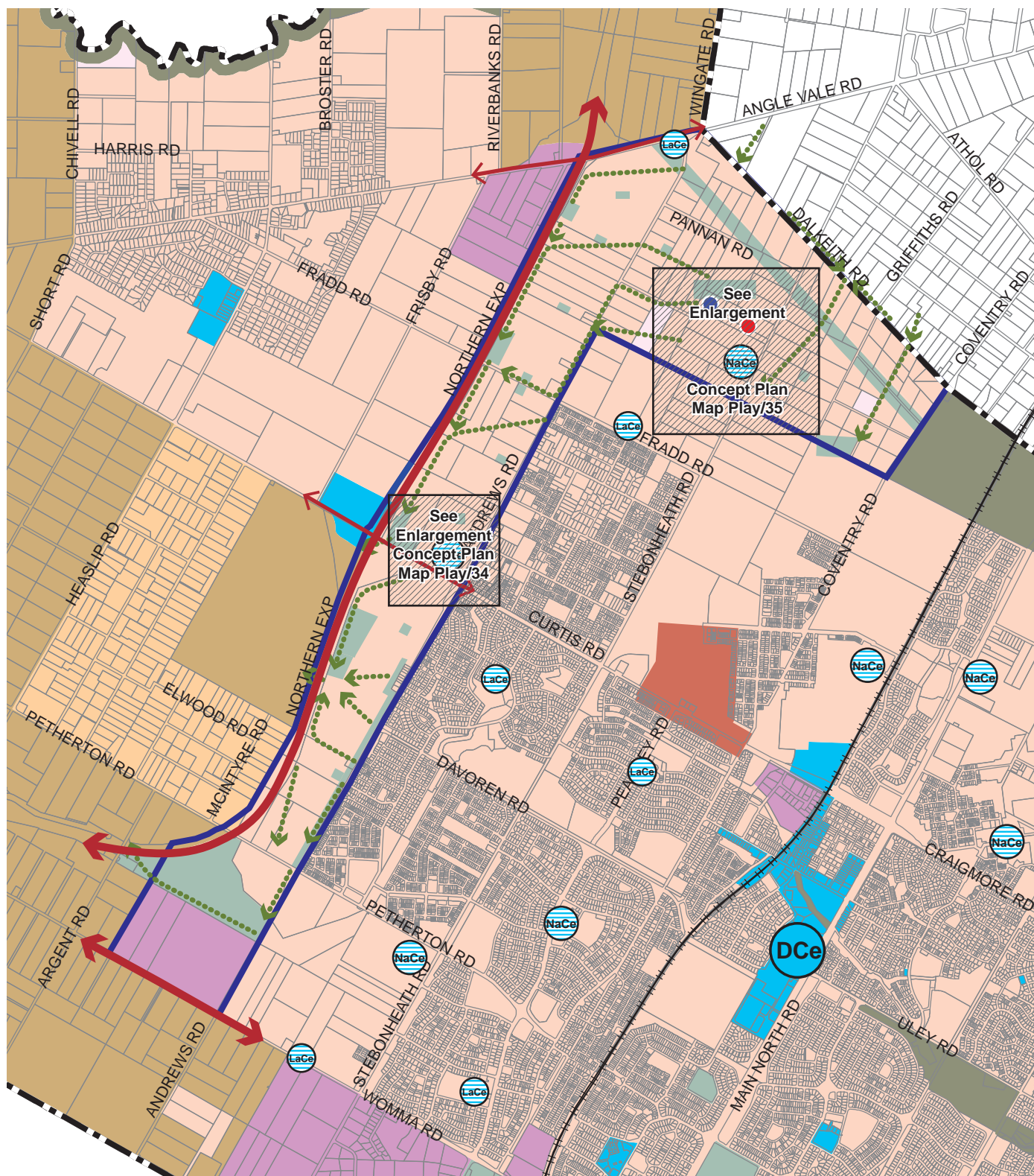


SMITHFIELD PLAINS

Concept Plan Map Play/20

SMITHFIELD PLAINS HIGH SCHOOL REGENERATION AREA

PLAYFORD COUNCIL



City of Playford

**Playford Alive and Adjoining Suburbs
Development Plan Amendment**

Summary of Consultation and Proposed Amendments (SCPA) Report

Table of Contents

Introduction.....	1
Consultation.....	1
Consultation Process	1
Public Notification.....	1
Public and Agency Submissions.....	2
Public Submissions	2
Agency Submissions	2
Review of Submissions and Public Meeting.....	3
Additional Matters and Investigations	3
Additional Consultations	3
Timeframe Report.....	3
CEO’s Certification	4
Summary of Recommended Changes to the Amendment following Consultation.....	4
Attachment A – Summary and Response to Public Submissions	7
Attachment B – Summary and Response to Public Meeting Submissions.....	13
Attachment C – Timeframe Report.....	14
Attachment D – Schedule 4A Certificate	15
Attachment E – Schedule 4B Certificate.....	16

Introduction

This report is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the amendment. The report also provides details of the consultation process undertaken by Council.

The SCPA Report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

The Amendment reflects the recommendations of Council contained in this Report.

Consultation

Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B (consultation approval not required) and in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were consulted on the DPA:

- (a) John Gee MP
- (b) Leesa Vlahos MP
- (c) Tony Piccolo MP
- (d) Zoe Bettison MP
- (e) Lee Odenwalder MP

No comments were received from Members of Parliament.

The consultation period ran from 7 October 2015 to 4 December 2015.

Public Notification

The following notification and consultation was undertaken

- Advertisements as required in the Advertiser and local newspapers and in the Government Gazette
- Letters to a significant range of land owners and occupants
- Letters to Government Departments and Agencies
- A fact sheet and web site were provided for additional information and to help make submissions

- A community information session at the Stretton Centre staffed by Council and Renewal SA staff.
- A briefing meeting and opportunity for questions and feedback with the Playford Alive Community Reference Group on 11 November 2015
- Meetings with key developers

The DPA documents were available at Council's customer service centres. A copy of the DPA was forwarded to the Department of Planning, Transport and Infrastructure on 7 October 2015.

Public and Agency Submissions

Public Submissions

Six public submissions (including general community, developers and land owners) were received. Issues raised in the submissions are summarised as follows:

- (a) Concern from a resident about the need for upgrading of Craigmore Road and Curtis Road, given the level of traffic which is now utilising these roads.
- (b) Concern from two residents about a change of intentions from Renewal SA regarding land to the west of Faulding Avenue in the Curtis Road Centre.
- (c) AV Jennings raise matters regarding flexibility for location of medium density housing in close proximity to centres, seek relatively minor changes to the policies for the Penfield Neighbourhood Activity Centre and in a supplementary submission seek additional floor area capacity for a proposed local centre on Womma Road.
- (d) Fyfe (on behalf of Lend Lease) seek relatively minor changes to private open space requirements to accommodate common dwelling products, seeks some minor changes to envisaged forms of development and changes to the Blakeview (Blakes Crossing) Centre Concept Plan.

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

Agency Submissions

Twelve responses were received from agencies including utility providers, local government, state government departments and statutory authorities. Key issues raised in the responses are summarised as follows:

- (a) Renewal SA seek a number of relatively minor changes which capacity to accommodate compact forms of housing in both the Suburban Activity Node and the Suburban Neighbourhood Zone, particularly in locations close to or within centres. The

proposed changes are based on an independent analysis of current dwelling products against the policies in the DPA consultation draft.

- (b) Environment Protection Agency notes that there is potential for interface concerns with activities in the area and also notes that there will be a need to consider noise matters in relation to a proposed hotel in the Commercial Zone. The submission also recommends the inclusion of the noise and air emissions overlay related to several significant transport corridors that pass through the area. The EPA also makes note of the Uleybury landfill and raises concerns about waste water management for a large number of houses.
- (c) Department of Planning Transport and Infrastructure provides comment or seeks clarification on a range of policy and technical matters and provides mapping comments. A separate meeting will be arranged to run through comments and the proposed responses with the relevant officer(s) as appropriate.

Review of Submissions and Public Meeting

Copies of all submissions were available for public review immediately following the closure of public consultation at the Council offices.

No public submissions were received that indicated a desire to speak at a hearing and so no public meeting was held.

Additional Matters and Investigations

While there were no additional investigations undertaken following public consultations, Renewal SA did initiate a review (during public consultation) of various dwelling/housing products to determine whether the policies in the proposed DPA would appropriately accommodate these forms of housing. This review has resulted in a number of relatively minor proposed changes that were also discussed with the other major developers affected by the DPA. This included a meeting held at the Council office where the proposed changes were discussed in detail.

Additional Consultations

While there has not been any additional formal consultation, staff of the City of Playford met with the key developers involved to discuss the proposed changes and also held telephone discussions where there were additional matters to discuss

Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at ***Attachment D***.

Delays occurred during initial stages of preparing the Development Plan Amendment for consideration by Council and public consultation because the planning consultants found the process more complex and time consuming than initially anticipated. The timeframe proposed in the Statement of Intent for the initial stage of the DPA was also overly ambitious. However, the later stages of the process have been dealt with in a timely manner and completed well within the anticipated timeframes.

CEO's Certification

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment E** (Schedule 4A Certificate) and **Attachment F** (Schedule 4B Certificate).

Summary of Recommended Changes to the Amendment following Consultation

The following is a summary of the changes recommended to the Amendment following consultation and in response to public submissions and/or agency comments:

- (a) Various changes are recommended in response to the submission from Renewal SA including the following:
 - amending the minimum rear setback in the Suburban Activity Node (Attachment E, PDC 18) to enable a minimum rear set back of zero in appropriate circumstances
 - amending Suburban Neighbourhood Zone policy (Attachment F PDC 20) so that it enables zero rear setbacks within designated activity centres in appropriate circumstances
 - Amending general Residential Development module policy (PDC 18 in attachment B) of the amendment to include reference to Curtis Road Town Centre to ensure application of private open space requirements
 - Enabling private open space to be located at the front of dwellings through an additional policy in the general section Residential Development module policy (see amendment instruction no.9)
 - Making the policy for car parking in designated activity centres within the Suburban Neighbourhood Zone consistent with the policy for the Suburban Activity Node so that one car park is required for residential sites of 165 square metres or less (attachment F, PDC 40)
 - Remove the maximum site area coverage for the Suburban Activity Node Zone (Attachment E, PDC 16) to be consistent with the Suburban Neighbourhood Zone and include a policy indicating there is no maximum site coverage
 - Making changes to PDC 11 (instructions 3, 4, 5, 6) of the general Residential Development module to provide scope for reduced setbacks and reduced

restrictions on widths for garages within activity centres and where fronting laneways, while adding a new PDC (amendment instruction 7) to guide the appropriate design of dwellings with garages in these circumstances.

- Amending the Suburban Activity Node policy regarding building heights (Attachment E, PDC 17) so that development of two or more storeys is required in main street environments and on Curtis Road (rather than as a general rule in the centre).

- Changing the terminology for rear service roads or access ways to one consistent term which is 'laneway' (in various locations within the DPA).

- Amending the boundary of the commercial zone (index map and Zone Map Play/5, Overlay Map Play/17) on Curtis Road to reflect the intentions as shown on other mapping to enlarge the zone.

(b) Changes are proposed in response to the submission and supplementary submission from AVJennings:

- Amending (Attachment F, PDC 11) of the Suburban Neighbourhood Zone to provide additional flexibility for medium density development, so that rather than being required to be adjacent a centre or open space, it can be located 'in the order of' 100 metres from a centre or open space.

- A higher floor space limitation (of in the order of 1500 square metres) for a proposed new centre on Womma Road in Penfield at the corner of a proposed new collector road (attachment F, PDC 29).

(c) Changes are proposed in response to the submission from Fyfe on behalf of Lend Lease:

- Changes are proposed to the site area thresholds for private open space areas which are included in attachment B of the amendment in order to accommodate the range of dwellings proposed in the Blakes Crossing development.

- An additional PDC (Attachment F, PDC 6) is included in the Suburban Neighbourhood Zone of the DPA) which indicates the circumstances under which a hotel may be established in a Neighbourhood Centre Zone.

- Amending the concept plan Play/7 for the Blakes Crossing Centre (attachment K) to provide greater flexibility for the area of land in close proximity to the landscape area close to Craigmores Road, rather than showing it for medium density housing.

(d) Changes are proposed in response to the submission from the EPA:

- Include some new Noise and Emissions overlays and amend others (attachments H and J) in the amendment in regard to the major transport corridors that pass through the area.

(e) Changes are proposed in response to the submission from DPTI as follows:

- Delete several envisaged uses (removal of bank, library and restaurant) in the Suburban Neighbourhood Zone (attachment F) because they are already included in other envisaged uses (which are defined by regulations).
 - PDC 15 of the Suburban Activity Node (attachment E) has been amended to clarify the intention /purpose of laneways
 - Numerous changes to formatting of zone policies and to mapping in accordance with technical issues raised.
- (f) Other changes are proposed as a consequence of matters identified during the public consultation period and during analysis of submissions:
- Curtis Road Town Centre Concept Plan Play/8 (attachment K) has been amended to improve the accuracy of spatial representation in areas south of Curtis Road and particularly in the area at the corner of Coventry Road and Curtis Road
 - Changes to concept plan maps 3, 4 and 10 (attachment K) (centres on Peachey Road) to more accurately reflect existing development (which is likely to remain) and likely future forms of development
 - changes to amendment instructions (instruction no.10) by removing the words 'Residential Regeneration Zone' to recognise that the Residential Regeneration Zone is not removed /deleted entirely from the Playford Development Plan (although it no longer is present in the area affected by this DPA)
 - include the instruction (instruction no.28) to delete the entire text of the Residential Playford Zone which is completely removed from the Development Plan by the amendment.
 - Minor editing of text to improve grammar, order or expression of policy

Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

Sub No.	Name and Address	Submission Summary	Comment	Council Response
1.	Ewan Pettigrew, Craigmore	Concerned that Curtis and Craigmore Roads are important routes to the Northern Expressway, already congested and that there is a need to ensure that these roads are upgraded.	Subject to current discussion between Council and State regarding funding of upgrades. Not a matter for the DPA.	No changes required.
2.	John Amey (by e-mail)	Concerned that land at rear of property purchased on Faulding Avenue will no longer be a retirement village and is proposed for 'high density' housing.	The retirement village concept has proven to be impractical. The land immediately behind (backing on to the west) of the existing development on Faulding Avenue is expected to be low to medium density housing. The majority of the remainder of the area is proposed in the revised concept plan for medium density housing.	No changes required.
3.	Sharon Kelsey (by e-mail)	Concerned that land at rear of property purchased on Faulding Avenue will no longer be a retirement village and is proposed for 'high density' housing.	As above	No changes required.
4.	Mike Lyons, AV Jennings	Indicates general support for the 'realignment of residential zones', but provides some specific comment that relates specifically to the Eyre development:		Noted

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<u>Rear setbacks:</u> Mentions a concern about an increase in rear setbacks to 4 metres and the impact this would have on housing proposals.	The concern is unfounded as the DPA includes a 3 metre rear setback for the Suburban Neighbourhood Zone which aligns with the current Residential Playford Zone.	No changes required.
		<u>Private open space:</u> Mentions a concern that private open space would be increased for allotments between 300 and 500 square metres in size.	The concern is unfounded as there have been changes to the open space requirements which bring them into line with the current Residential Playford Zone.	No changes required.
		<u>Location of higher density housing:</u> Concern that the relevant objective and also PDC 10 of the Suburban Neighbourhood Zone are too prescriptive in requiring medium / density housing immediately abutting/adjacent open space and centres, rather than allowing some flexibility through wording such as 'close by'. Also concern at the requirement for net residential density of 45 dwellings per hectare in these locations.	Agreed that there could be some more flexibility by providing an approximate distance of 100 metres from centres and open space for location of medium density housing and indicating that there should be 'in the order of' 45 dwellings per hectare. The wording is part of standard module.	Amend the planning policy in accordance with recommendation provided the DPTI Minister allows.
		<u>Setbacks and design criteria:</u> Seeks clarification about ability to achieve a 0m setback for laneways. Also seeks clarification about whether laneway/accessway have different meanings. Also concerned about meandering pathways for stormwater	Recommendation 11 of Renewal SA submission addresses concern re 0 setbacks for laneways. The Residential Development module is to be amended so that it is consistent with PDC18 of the SAN.	Amend policy as per recommendation 11 in Renewal SA submission.

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		infrastructure.		
		<p><u>Penfield Neighbourhood Activity Centre</u></p> <p>—Eyre: Submission mentions incorrect references in the Statement of Investigation regarding the location of the Eyre Neighbourhood Centre and inclusion of updated concept plan. Also indicates concerns about prescriptive nature of iconic building symbols on concept plan and PDC 24 of Suburban Activity Node which refers to ‘avoiding large expanses of vehicle parking separating activity centres from the road.</p>	<p>Statements in investigations at front of DPA are not included as part of the amendment and are not part of the final approved policy. The PDC regarding large expanses of vehicle parking is a standard provision which is intended to also apply to other proposed centres and should not be changed. Reduce number of iconic symbols to key locations.</p>	<p>Minor adjustment to reduce the number of ‘landmark building’ symbols on Concept Plan Play/6.</p>
		<p>Through a supplementary submission requests that the proposed local centre at the corner of Womma Road and a future major collector road is provided with a higher floor space limitation of 1300 square metres</p>	<p>There is reasonable justification for an increase in the maximum retail floor space which is guided by PDC. The proposed location on Womma Road is likely to have substantial passing traffic and there is unlikely to be significant impact on other centres. A 1500 square metre ‘limit’ is proposed.</p>	<p>Amend PDC in Suburban Neighbourhood Zone to enable a larger retail floor area for Womma Road Local Centre.</p>
5.	Fyfe on behalf of Lend Lease Communities Blakeview	<p>Lend Lease is generally supportive of the purpose and intent of the DPA. The submission agrees with the intent to introduce the Suburban Neighbourhood Zone. However the submission raises a number of matters and seeks changes</p>		<p>Noted</p>

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		as follows:		
		<u>Private open space:</u> Seeks changes to the site area thresholds for various levels of private open space included within attachment B.	Minor changes proposed to the site area thresholds for the private open space provision.	Amend site area thresholds for private open space in attachment B
		<u>Neighbourhood Centre:</u> The Suburban Neighbourhood Zone has a different range of envisaged development than the current Neighbourhood Centre. The submission indicates a desire to include some additional forms of development (including hotel) which are not carried across to the proposed new zone.	The suggested additions to envisaged uses are unnecessary as they are subsets of terms which are already included in the Suburban Neighbourhood Zone.. Hotels although not in envisaged use list are still able to be considered and a PDC should be included which discusses the circumstances where they may be appropriate. (eg in location well separated from residential development or where residential development has been designed in a manner to attenuate/avoid noise and other potential nuisances.	Include a PDC in the SNZ which refers to the circumstances where a hotel may be appropriate.
		<u>Front setbacks:</u> Suggest a 1 metre rather than 1.5 metre setback for dwellings where abutting a reserve of 2000 metre squares or greater.	Disagree. There is a need for more than 1 metre to provide appropriate screening / vegetation, particularly if a path is provided immediately adjacent on the reserve/open space.	No changes required.
		<u>Retail floor areas:</u> Suggests wording in PDC 27 to reinforce the intention for retail floor areas to be a guide.	Use of the terminology 'in the order of' is considered to provide sufficient flexibility.	No changes required.

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<u>Concept Plan /7 Blakeview (Blakes Crossing) Centre:</u> Seek greater flexibility for alternate uses in the Centre – see the proposed concept plan as being too prescriptive.	Agree that designating medium density housing in the area near the Craigmare Road landscape strip may restrict the range of uses possible in this part of the centre and that there are alternate uses that may be appropriate.	Amend Concept Plan to provide greater flexibility.
6.	Green Light Planning Solutions on behalf of Chapley Nominees	Welcome the DPA and commend Council on the DPA and proposed policy amendments. Provide comments as owners of the Munno Para Shopping Centre, The Fields Shopping Centre and Davoren Park Shopping Centre.	Noted	No changes required.
		The submission indicates a concern about the apparent removal of an exception from a floor space limitation (enabling up to 3500 square metres of floor space) which applies to the Fordingbridge Local Centre. The submission is concerned that this would limit the floor space to 1,000 square metres.	The DPA removes the exception because the centre will no longer be governed by the Local Centre policies (Centres will be governed by the Suburban Neighbourhood Zone). Effectively the same 3,500 square metre floor area applies and a greater level of floor area flexibility applies under the proposed DPA.	No changes required.
		Welcome the DPA and commend Council on the DPA and proposed policy amendments. Provide comments as	Noted	No changes required.

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		owners of the Munno Para Shopping Centre, The Fields Shopping Centre and Davoren Park Shopping Centre.		
		The submission indicates a concern about the apparent removal of an exception from a floor space limitation (enabling up to 3500 square metres of floor space) which applies to the Fordingbridge Local Centre. The submission is concerned that this would limit the floor space to 1,000 square metres.	The DPA removes the exception because the centre will no longer be governed by the Local Centre policies (Centres will be governed by the Suburban Neighbourhood Zone). Effectively the same 3,500 square metre floor area applies and a greater level of floor area flexibility applies under the proposed DPA.	No changes required.

Attachment B – Summary and Response to Public Meeting Submissions

Six public submissions were received, however no-one requested to be heard and so no public meeting was held.

Attachment C – Timeframe Report

SCPA Timeframe Report: Process B – without consultation approval / 1 Step

The SOI was agreed by the Minister and Council on 24 October 2014

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted and DPA prepared	20 weeks	Approx. 45 weeks (note that this timeframe includes the process of appointment of consultants, preliminary consultation with key developers and the review and amendment by Council staff and preparation of report to Council for approval to consult)	20 weeks in hindsight was overly ambitious for a relatively complex DPA. The consultants also took longer than anticipated in preparation.
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	8 weeks	N/A
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. <i>Summary of Consultations and Proposed Amendments</i> submitted to Minister for approval.	14 weeks	Approx. 11 weeks	This final stage was very compact and taking into account the x-mas break could not have been done any faster.

Attachment D – Schedule 4A Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A
DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF
PUBLIC CONSULTATION

I Mal Hemmerling as Acting Chief Executive Officer of the City of Playford, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Playford and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

Paul Johnson, MPIA CPP
David Barone, MPIA

DATED this 2nd day of October 2015



Chief Executive Officer

Attachment E – Schedule 4B Certificate

Schedule 4B—Certificate—section 25(14)(b)

Certificate of chief executive officer that an amendment to a Development Plan is suitable for approval

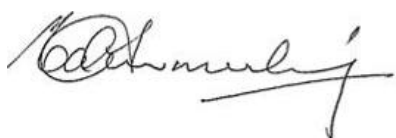
I, Mal Hemmerling, as Chief Executive Officer of, the City of Playford certify, in relation to the proposed amendment or amendments to the Playford Council Development Plan as last consolidated on 10 December 2015, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:

Paul Johnson, MPIA CPP

David Barone, MPIA

Dated this 17th day of February 2016



Chief Executive Officer

