### Change Impact Table for Draft SA Planning and Design Code

#### General Neighbourhood Zone
- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation

#### Housing Diversity Neighbourhood Zone
- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation

#### Greenfield Neighbourhood Zone
- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation

#### Residential Park Zone
- Amenity block
- Caravan permanently fixed to land
- Community facility
- Detached dwelling (in the form of a manager's house)
- Indoor recreation facility
- Outbuilding
- Residential Park
- Shop

#### Suburban Neighbourhood Zone
- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation

#### Urban Renewal Neighbourhood Zone
- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation

#### Masterplanned Neighbourhood
- Ancillary accommodation
- Cinema
- Community facility
- Consulting room
- Dwelling
- Educational establishment
- Emergency services establishment
- Health facility
- Hotel
- Indoor recreation facility
- Library
- Office
- Outbuilding
- Place of worship
- Pre-school
- Public transport terminal
- Recreation area
- Residential flat building
- Restaurant
- Retail fuel outlet
- Retirement facility
- Service trade premises
- Shop
- Supported accommodation
- Tourist accommodation

#### Residential Neighbourhood Zone
- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation

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## Change Impact Table for Draft SA Planning and Design Code

**City Theme**

### Capital City Zone
- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Educational Establishment
- Hospital
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Library
- Office
- Supported Accommodation
- Residential Flat Building
- Restaurant
- Shop
- Student Accommodation
- Tourist Accommodation

### City Living Zone
- Child care centre
- Community centre
- Consulting room
- Office
- Place of worship
- Pre-school
- Educational establishment
- Library
- Recreation area

### City Main Street Zone
- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Supported Accommodation
- Restaurant
- Shop
- Student Accommodation
- Tourist Accommodation

### City Park Lands Zone
- Conservation work
- Outbuilding associated with open space maintenance
- Recreation area
- Shop
- Restaurant
- Special events
- Sporting field or club facility
- Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet.

### City Riverbank Zone
- Advertisement
- Community centre
- Consulting room
- Office
- Convention centre
- Educational establishment
- Entertainment venue
- Helicopter landing facility
- Hospital
- Hotel
- Licensed premises in association with hotel, restaurant, shop or the like
- Land division
- Light industry (including high technology and research based activity)
- Motel
- Restaurant
- Shop
- Serviced apartments
- Tourist accommodation.

### Height (levels) Height (metres) Minimum Frontage Density

**Note:** Sampling of Development Plans was undertaken to produce the above analysis, some individual zones may vary from the above analysis. Technical and Numeric Variations allow for specialisation of quantitative principles, feedback is sought during consultation on the application of these values.
### Urban Corridor (Boulevard) Zone
- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Educational Establishment
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Residential Flat Building
- Restaurant
- Shop
- Supported Accommodation
- Tourist Accommodation

### Urban Corridor (Business) Zone
- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Educational Establishment
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Residential Flat Building
- Retail Fuel Outlet
- Restaurant
- Service Industry
- Service Trade Premises
- Shop
- Store
- Student Accommodation
- Supported Accommodation
- Tourist Accommodation

### Urban Corridor (Living) Zone
- Advertisement
- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Educational Establishment
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Restaurant
- Shop
- Supported Accommodation
- Tourist Accommodation

### Urban Corridor (Main Street) Zone
- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Educational Establishment
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Restaurant
- Shop
- Support Accommodation
- Supported Accommodation
- Tourist Accommodation

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### Change Impact Table for Draft SA Planning and Design Code

<table>
<thead>
<tr>
<th>Coastal Waters and Offshore Islands Zone</th>
<th>Conservation Zone</th>
<th>Open Space Zone</th>
<th>Recreation Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>Advertisement</td>
<td>Open space</td>
<td>Change rooms</td>
</tr>
<tr>
<td>Agricultural building</td>
<td>Camp ground</td>
<td>Outdoor sports courts</td>
<td>Indoor recreation facility</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>Farming</td>
<td>Recreation area</td>
<td>Open space</td>
</tr>
<tr>
<td>Boat berth</td>
<td>Public amenity</td>
<td>Sporting area</td>
<td>Outdoor sports courts</td>
</tr>
<tr>
<td>Camp grounds</td>
<td>Renewable energy facility</td>
<td>Sporting and fields.</td>
<td>Recreation area</td>
</tr>
<tr>
<td>Dwelling alterations or additions</td>
<td></td>
<td></td>
<td>Sporting clubrooms</td>
</tr>
<tr>
<td>Farming</td>
<td></td>
<td></td>
<td>Sporting ovals and fields</td>
</tr>
<tr>
<td>Jetty</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Navigation structures, boat berth, pier, pontoon or similar structure</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public amenities; or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renewable energy facility</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Change Impact Table Details

- **Height (levels)**
- **Height (metres)**
- **Minimum Frontage**
- **Density**
- **Minimum Car Parking**
- **Maximum Floor Area**

**Note:** Sampling of Development Plans was undertaken to produce the above analysis. Some individual zones may vary from the above analysis. Technical and Numeric Variations allow for specialisation of quantitative principles, feedback is sought during consultation on the application of these values.
## Change Impact Table for Draft SA Planning and Design Code

<table>
<thead>
<tr>
<th>Commonwealth Facility Zone</th>
<th>Community Facilities Zone</th>
<th>Deferred Urban Zone</th>
<th>Hills Face Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aviation and Defence related activities</td>
<td>Consulting room&lt;br&gt;Education establishment&lt;br&gt;Indoor recreation facility&lt;br&gt;Office&lt;br&gt;Place of worship&lt;br&gt;Pre-school&lt;br&gt;Recreation area&lt;br&gt;Shop</td>
<td>Low intensity farming activities</td>
<td>Low intensity farming activities</td>
</tr>
<tr>
<td><strong>Height (levels)</strong></td>
<td><strong>Height (levels)</strong></td>
<td><strong>Height (levels)</strong></td>
<td><strong>Height (levels)</strong></td>
</tr>
<tr>
<td><strong>Height (metres)</strong></td>
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<td><strong>Height (metres)</strong></td>
<td><strong>Height (metres)</strong></td>
</tr>
<tr>
<td><strong>Minimum Frontage</strong></td>
<td><strong>Minimum Frontage</strong></td>
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<td><strong>Minimum Frontage</strong></td>
</tr>
<tr>
<td><strong>Density</strong></td>
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<td><strong>Density</strong></td>
</tr>
<tr>
<td><strong>Minimum Car Parking</strong></td>
<td><strong>Minimum Car Parking</strong></td>
<td><strong>Minimum Car Parking</strong></td>
<td><strong>Minimum Car Parking</strong></td>
</tr>
<tr>
<td><strong>Maximum Floor Area</strong></td>
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<td><strong>Maximum Floor Area</strong></td>
<td><strong>Maximum Floor Area</strong></td>
</tr>
</tbody>
</table>

### Note

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### Technical Theme

- **No Change from Current Policy Settings**
- **Some Change to support Statewide Policy**
<table>
<thead>
<tr>
<th>Employment Zone</th>
<th>Employment (Bulk Handling) Zone</th>
<th>Home Industry Zone</th>
<th>Infrastructure Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>Bulk handling facility including bunkers and silos for the reception, storage and dispatch of commodities in bulk&lt;br&gt;Office in association with a facility for the reception, storage and dispatch of commodities in bulk&lt;br&gt;Truck parking area&lt;br&gt;Store.</td>
<td>Consulting room&lt;br&gt;Light industry&lt;br&gt;Office&lt;br&gt;Personal or domestic services establishment&lt;br&gt;Shop in conjunction with light industry&lt;br&gt;Store&lt;br&gt;Motor repair station&lt;br&gt;Warehouse.</td>
<td>Electricity substation&lt;br&gt;Landfill, including gas extraction plant and equipment&lt;br&gt;Water treatment and supply&lt;br&gt;Stormwater retention / detention basin&lt;br&gt;Sewerage treatment facility&lt;br&gt;Public service depot&lt;br&gt;Waste transfer depot.</td>
</tr>
<tr>
<td>Amenity block, including shower, toilet and laundry facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling in the form of a manager’s residence ancillary to tourist accommodation&lt;br&gt;Office ancillary to tourist accommodation&lt;br&gt;Recreation area including tennis court, basketball court, playground&lt;br&gt;Shop ancillary to tourist accommodation&lt;br&gt;Swimming pool/spa pool&lt;br&gt;Tourist accommodation comprising cabins, caravans, camping ground.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure (Airfield) Zone</td>
<td>Infrastructure (Ferry and Marine Facilities) Zone</td>
<td>Motorsport Park Zone</td>
<td>Resource Extraction Zone</td>
</tr>
<tr>
<td>Aircraft operational facilities beacons, transmitting installations and their associated towers&lt;br&gt;Aircraft control tower&lt;br&gt;Light industry associated with, and ancillary to, aviation activities&lt;br&gt;Passenger and/or air freight terminal&lt;br&gt;Aircraft hangar&lt;br&gt;Shop within the terminal building&lt;br&gt;Store associated with, and ancillary to, aviation activities&lt;br&gt;Fuel depot associated with aviation and airport related purposes&lt;br&gt;Office associated with, and ancillary to, aviation activities&lt;br&gt;Flight simulation and training facility.</td>
<td>Boat construction, maintenance, repair or sale&lt;br&gt;Boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)&lt;br&gt;Loading and unloading facility&lt;br&gt;Clubrooms in association with a marina&lt;br&gt;Office in association with a marina of ferry terminal&lt;br&gt;Parking area for vehicles and boats&lt;br&gt;Shop in association with a marina or ferry terminal&lt;br&gt;Storage&lt;br&gt;Tourist accommodation&lt;br&gt;Wastewater collection, storage and transfer facility.</td>
<td>Advertisement&lt;br&gt;Driver Training facility&lt;br&gt;Function centre&lt;br&gt;Indoor recreation facility&lt;br&gt;Industry and commercial activities in an industry precinct including motorsport industry and support (i.e. repairs, tyres, fuelling, car and truck parking and storage, electronics, mechanical, design and manufacture)&lt;br&gt;Motorsport tracks, racing circuits, drag strips, test tracks, pits, workshops, control tower and ancillary facilities)</td>
<td>Office&lt;br&gt;Resource extraction operation&lt;br&gt;Resource processing facility&lt;br&gt;Store</td>
</tr>
<tr>
<td>Resource extraction operation&lt;br&gt;Office&lt;br&gt;Facility&lt;br&gt;Office ancillary to tourist accommodation&lt;br&gt;Indoor recreation facility&lt;br&gt;Office ancillary to tourist accommodation&lt;br&gt;Recreation facility&lt;br&gt;Shop&lt;br&gt;Spa pool&lt;br&gt;Tourist accommodation&lt;br&gt;Tourist information centre.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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### RURAL THEME

#### Peri-Urban Zone
- Advertisement
- Agricultural building
- Brewery
- Carport
- Distillery
- Demolition
- Detached dwelling
- Dwelling addition
- Excavation and filling
- Farming
- Fence
- Horse keeping
- Horticulture
- Industry
- Low intensity animal husbandry
- Outbuilding
- Shop
- Small-scale ground mounted solar power facility
- Tourist accommodation
- Verandah
- Winery

#### Remote Areas Zone
- Advertisement
- Agricultural building
- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- Excavation and filling
- Farming
- Intensive animal husbandry
- Outbuilding
- Small-scale ground mounted solar power facility
- Solar farm
- Stock sales yard
- Stock slaughter works
- Tourist accommodation
- Verandah
- Wind farm

#### Rural Zone
- Advertisement
- Agricultural building
- Carport
- Distillery
- Demolition
- Detached dwelling
- Dwelling addition
- Excavation and filling
- Farming
- Fence
- Horse keeping
- Horticulture
- Industry
- Intensive animal husbandry
- Low intensity animal husbandry
- Outbuilding
- Shop
- Small-scale ground mounted solar power facility
- Tourist accommodation
- Transport distribution
- Verandah
- Warehouse
- Winery

#### Rural Aquaculture Zone
- Aquaculture hatcheries and grow out facilities;
- Infrastructure works and services;
- Industry, cleaning, washing, processing and packaging activities; and
- Indoor and outdoor storage and warehousing.

#### Rural Horticulture Zone
- Advertisement
- Agricultural building
- Brewery
- Carport
- Distillery
- Demolition
- Detached dwelling
- Dwelling addition
- Excavation and filling
- Fence
- Horse keeping
- Horticulture
- Industry
- Low intensity animal husbandry
- Outbuilding
- Shop
- Small-scale ground mounted solar power facility
- Tourist accommodation
- Transport distribution
- Verandah
- Warehouse
- Workers’ accommodation
- Winery

### RURAL THEME

#### Rural Intensive Enterprise Zone
- Advertisement
- Agricultural building
- Demolition
- Intensive animal husbandry
- Industry
- Small-scale ground mounted solar power facility
- Stock sales yard
- Stock slaughter works
- Transport distribution
- Warehouse

#### Rural Living Zone
- Detached Dwelling
- Outbuilding

#### Rural Settlement Zone
- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- Excavation and filling
- Farming
- Outbuilding
- Tourist accommodation
- Verandah

#### Rural Shack Settlement Zone
- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- Excavation and filling
- Farming
- Outbuilding
- Tourist accommodation
- Verandah

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