

Zone Policy Comparison – Suburban Neighbourhood Zone and Hills Neighbourhood Zone

Suburban Neighbourhood Zone	Hills Neighbourhood Zone	Comments
DO1 Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.	DO1 Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.	Both Zones maintain desire for low density development. Hills Neighbourhood Zone focusses on achieving development that works with the land forms and vegetation to avoid unsightly structures and developments arising from excessive earthworks and retaining walls. This supports better design outcomes for development.
PO 1.1 Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character. DTS/DPF 1.1 Development comprises one or more of the following: • Ancillary accommodation • Child care facility • Community facility • Consulting room • Dwelling • Educational facility • Office • Place of Worship • Recreation area • Shop • Supported accommodation.	PO 1.1 Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character. DTS/DPF 1.1 Development comprises one or more of the following: • Ancillary accommodation • Consulting room • Dwelling • Office • Open space • Shop • Recreation Area	General intent for land uses remains the same. Some land uses not listed in DPF 1.1 for Hills Neighbourhood Zone, in response to issues associated with sloping land (particularly supported accommodation). This does not mean such uses cannot be considered and approved, but rather affects the assessment pathway in that they cannot be Deemed-to-satisfy (tickbox) development. This is not an issue given that these types of uses likely require assessment of potential impacts. No real policy change given consistency in Performance Outcome (PO).
PO 1.2 – 1.5 (scale and intensity of non-residential development)	PO 1.2 – 1.5 (scale and intensity of non-residential development)	Identical policy wording NO CHANGE PROPOSED
PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.	PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential	Policy adds reference to responding to natural topography, as well as compatibility of surrounding housing pattern.

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Minimum site areas and frontage widths for housing types (varies with different areas across the affected area)	development that is sensitive to the natural topography and compatible with the housing pattern in the locality. Minimum site areas and frontage widths for housing types (varies with different areas across the affected area)	Minimum site areas and frontage width are to remain as currently in place. NO CHANGE PROPOSED!
PO 2.2 (retaining existing dwelling)	PO 2.2 (retaining existing dwelling)	Identical policy wording NO CHANGE PROPOSED
PO 3.1 Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. DTS/DPF 3.1 The development does not result in site coverage exceeding 50%.	PO 3.1 Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. DTS/DPF 3.1 The development does not result in site coverage exceeding: - On sites with a gradient more than 1-in-8, 40% - On sites with a gradient less than 1-in-8, 50%.	Policy intent the same, but designated performance features differentiates site cover and links to site gradient. Slightly lower site coverage allowed for higher sloping sites. This is appropriate and necessary for mitigating excessive earthworks.
PO 4.1 Buildings contribute to a low-rise suburban character and complement the height of nearby buildings. DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than the following: 2 Building Levels - Maximum Building Height of 9m	PO 4.1 Buildings contribute to a low-rise suburban character and complement the height of nearby buildings. DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than the following: 2 Building Levels - Maximum Building Height of 9m	Identical policy wording. NO CHANGE PROPOSED
PO 5.1 (primary street setback)	PO 5.1 (primary street setback)	Identical policy wording. NO CHANGE PROPOSED
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain a pattern of separation between buildings and public streets and	PO 6.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character. DTS/DPF 6.1	Key difference relates only to situations where land slope is greater than 1 in 8, with an increased setback distances suggested. This is often necessary to respond to the need to adequately accommodate earthworks (retaining and battering), and quite often

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reinforce streetscape character. DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a building (except for ancillary buildings and structures) on adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.	Building walls are set back from the boundary of the allotment with a secondary street frontage: a) no less than: i. on sites with a site gradient greater than 1-in-8: 1900mm ii. on sites with a site gradient less than 1-in-8: at least 900mm - or b) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, the distance of that building from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).	also results in more contextually appropriate setbacks to those that exist within what are established streets in these areas. In this sense, the slight policy change is considered appropriate.
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. DTS/DPF 7.1 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height b) side boundary walls do not: i. exceed 3m in wall height ii. exceed 11.5m in length iii. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary	PO 7.1 Boundary walls are limited in height and length to manage impacts on adjoining properties. DTS/DPF 7.1 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below: a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height b) side boundary walls do not: i. exceed 3.2m in wall height from the lower of the natural or finished ground level ii. exceed 8m in length iii. when combined with other walls on the boundary of the subject development	Marginal differences in design criteria between the two, most notably the allowed height of a wall on the boundary (extra 200mm) and reduced extent of length (8m instead of 11m), reflective of the need to limit boundary walls due to responding to slopes. Policy changes are minor and not unreasonable for the affected areas.

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iv. encroach within 3 metres of any other existing or proposed boundary walls on the subject land.	iv. site, exceed a maximum 45% of the length of the boundary iv. encroach within 3m of any other existing or proposed boundary walls on the subject land.	
PO 7.2 (boundary walls for semi-detached and terrace dwellings)	PO 7.2 (boundary walls for semi-detached and terrace dwellings)	Identical policy wording. NO CHANGE PROPOSED
PO 8.1 (side boundary setbacks)	PO 8.1 (side boundary setbacks). Same wording other than addition of the following criteria a) on sites with a site gradient greater than 1-in-8: i. at least 1900mm ii. for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.	For flatter sites the criteria are identical. For slopes greater than 1 in 8, additional distance is suggested to better provide for suitable management of earthworks batters and retaining walls).
PO 9.1 (rear boundary setbacks)	PO 9.1 (rear boundary setbacks)	Identical policy wording. NO CHANGE PROPOSED
PO10.1 (references any applicable Concept Plans)	N/A	Not applicable - No Concept Plans applicable to these areas. NO CHANGES PROPOSED
PO11.1 – 11.3 (Ancillary buildings and structures)	PO12.1 – 12.3 (Ancillary buildings and structures)	Identical policy wording. NO CHANGE PROPOSED
PO 12.1 (Advertisements)	PO 13.1 (Advertisements)	Identical policy wording. NO CHANGE PROPOSED

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Additional Policies

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None	PO 10.1 Development that would be prominently visible from the Adelaide plains or urban areas within regional cities and townships: • achieves a profile that blends with the topography of the land • avoids the use of bright and highly reflective external materials and finishes • incorporates existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale.	Recognises that some locations in the affected areas are visible from surrounding areas and therefore provides a broader visual context criteria from which to assess proposals that may be insensitive to the prominent visual location and streetscape generally. Adds value to assessment
None	PO 10.2 Development of more than 1 building level in height takes account of its height and bulk relative to adjoining dwellings by: • incorporating stepping in the design in accordance with the slope of the land • where appropriate, setting back the upper level a greater distance from front and side boundaries than the lower level.	Criteria encourages a more contextual design approach to the site conditions and that of existing houses in the streets. This will allow for better design outcomes and avoid earthworks and building forms that are visually bulky and intrusive to the street, broader views and neighbouring properties (including rear yards).
None	PO 11.1 Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill.	
	PO 11.2 Vegetation is used to screen buildings and excavation or filling from view.	Provides additional support to ensure that large expanses of retaining walls are screened to improve visual appearance, particularly when visible from the street. This helps achieve better design outcomes.
	PO 11.3 Retaining walls are stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.	Ensures retaining walls are considered in their design and materials so that they better blend in with landscape and improve street views. This helps achieve better design outcomes.