

Draft Indicative noise level guidelines for the Environment Protection (Commercial and Industrial) Noise Policy 2022

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
Adelaide Park Lands Zone		A range of passive and active recreational activities with a high-level of amenity	Residential, Commercial	57	50
Business Neighbourhood		A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings	Residential, Commercial	57	50
	Melbourne Street West Subzone	A mixed-use area accommodating low-impact employment-generating activities and a range of low to medium density housing.	Residential, Commercial	57	50
Capital City Zone		A vibrant mix of residential, retail, community, commercial and professional services, civic and cultural, health, educational, recreational, tourism and entertainment facilities.	Residential, Commercial	57	50
	City Frame Subzone	Primarily medium to high rise residential development...	Residential	52	45
Caravan and Tourist Park Zone		Tourist accommodation and associated services	Residential	52	45
City Living Zone		Predominantly low-rise, low to medium-density housing...	Residential	52	45
	Medium-High Intensity Subzone	Development of medium density accommodation types for living, including dwellings and supported accommodation.	Residential	52	45
	North Adelaide Low Intensity Subzone	Predominantly low-rise low-density housing on large allotments in an open landscaped setting.	Residential	52	45
	East Terrace Subzone	Predominately medium rise housing on large allotments in an open landscaped setting.	Residential	52	45
City Main Street Zone		A mixed-use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities for the city supported by medium to high-density residential development. Non-residential activities including shops, restaurants and licensed premises positively contribute to the day and evening economies, public safety, walkability and city vibrancy.	Commercial	62	55
	Gouger and Grote Street Subzone	Gouger and Grote streets continue to develop as an active restaurant and shopping precinct complementing the main entry points and activity of the adjacent Adelaide Central Market, while also supporting the retail, community and diverse cultural function of the wider precinct.	Commercial	62	55
	Hindley Street Subzone	... making the area the City's primary focus for late night hospitality and entertainment.	Commercial	62	55
	Hindley Street Subzone	... making the area the City's primary focus for late night hospitality and entertainment.	Commercial	62	55
	Rundle Street Subzone	Rundle Street is developed as an important shopping, leisure, dining and gathering place, complemented by compatible residential accommodation in upper levels.	Commercial	62	55
	City High Street Subzone	Shopping, entertainment and commercial high street precinct with an active day and evening economy supported by medium density residential development	Commercial	62	55
City Riverbank Zone		Clinical health, training, education and research entertainment, tourism and accommodation education and administration innovative science and employment, community and cultural institutions.	Commercial	62	55
	Cultural Institutions Subzone	A diverse range of cultural and institutional uses including tertiary education and associated student accommodation, research, library, viceregal, museums and galleries.	Commercial	62	55
	Entertainment Subzone	Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses.	Commercial	62	55

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
	Health Subzone	A range of significant health, education and research facilities that support the establishment of a significant health and biomedical precinct.	Commercial	62	55
	Innovation Subzone	A range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities.	Commercial	62	55
Coastal Waters and Offshore Islands Zone		Small-scale, low-impact development for the purpose of conservation, navigation, science, recreation, tourism or aquaculture.	Rural Living, Rural Industry	52	45
Commonwealth Facilities Zone		Aviation and defence-related activities	Special Industry	70	70/60
Community Facilities Zone		A range of community, educational, recreational and health care facilities	Commercial	62	55
	St Andrews Hospital Precinct Subzone	Provision of community or health care services.	Commercial	62	55
	WCH and Memorial Hospital Precinct Subzone	Provision of health care and associated facilities.	Commercial	62	55
	Neighbourhood Subzone	Community, educational and health care land uses and residential development at medium densities as an alternative land use.	Residential, Commercial	57	50
Conservation Zone		The conservation and enhancement of the natural environment and natural ecological processes...	Rural Living	47	40
	Aquaculture and Recreation Subzone	Designed to minimise detrimental impacts on the natural environment	Rural Living	47	40
	Dwelling Subzone	Replacement dwellings and limited new dwellings minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values.	Rural Living	47	40
	Shack Relocation Subzone	(Take on parent zone characteristics)	Rural Living	47	40
	Small Scale Settlement Subzone	Designed to minimise detrimental impacts on the natural environment and natural ecological processes	Rural Living	47	40
	Visitor Experience Subzone	Designed to minimise detrimental impacts on the natural environment and natural ecological processes	Rural Living	47	40
Deferred Urban Zone		Development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry.	Rural Industry	57	50
Employment Zone		A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.	Light Industry, Commercial	60	53
	Roadside Service Centre Subzone	Roadside service centres provide integrated services and facilities	Commercial	62	55
	Retail Activity Centre Subzone	Large format retail and commercial activities, including indoor recreation and leisure facilities, of a scale that caters for demand.	Commercial	62	55

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
Employment (Bulk Handling) Zone		Handling and storage of bulk commodities to enhance economic activity and supply chain efficiencies.	Special Industry	70	70/60
Employment (Enterprise) Zone		Development for a range of land uses that may generate emissions including general industry, warehouse, transport distribution and the like	General Industry	65	55/65
	Light Industry Subzone	A range of employment generating light industrial and compatible commercial businesses	Light industry	57	50
Established Neighbourhood Zone		To maintain residential amenity. (PO 1.2)	Residential	52	45
General Neighbourhood Zone		Without compromising residential amenity.	Residential	52	45
Golf Course Estate Zone		A golf course and associated club facilities as well as housing and tourism development	Residential	52	45
Hills Face Zone		Low-intensity, low-scale activities that complement the natural, rural and scenic qualities of the hills face landscape.	Rural Living, Rural Industry	52	45
Hills Neighbourhood Zone		Compatible with natural landforms and a low-density residential character.	Residential	52	45
Home Industry Zone		Effective management of emissions and other impacts to maintain a reasonable level of residential amenity for occupants	Light Industry	57	50
Housing Diversity Neighbourhood Zone		... without compromising residential amenity.	Residential	52	45
Infrastructure Zone		The protection, provision, maintenance and expansion of infrastructure services	Special Industry	70	70/60
Infrastructure (Airfield) Zone		Aviation operations	Special Industry	70	70/60
	Residential Aviation Estate Subzone	Low density, detached dwellings and associated aircraft hangars designed to integrate with and complement the spacious setting of the airfield.	Residential	52	45
Infrastructure (Ferry and Marina Facilities) Zone		A zone accommodating on-water development associated with the function of marinas and passenger ferry services	Commercial	62	55
	Wallaroo Marina Subzone	Development comprises a mixture of residential, tourist accommodation and waterfront commercial uses.	Residential, Commercial	57	50
Local Activity Centre Zone		A range of small-scale shops, offices, business, health and community facilities	Commercial	62	55
Master Planned Neighbourhood Zone		A diverse range of housing	Residential	52	45
	Emerging Activity Centre Subzone	Activity centres, employment, and community services	Commercial	62	55
Master Planned Renewal Zone		Residential development and supporting uses to maintain residential amenity. (PO 1.4)	Residential	52	45
Master Planned Township Zone		to maintain residential amenity. (PO 1.4)	Residential	52	45
	Emerging Township Activity Centre Subzone	Activity centres, employment, and community services	Commercial	62	55
Motorsport Park Zone		Complementary range of logistical, industry, motor vehicle service, recreation, leisure, sports, cultural, tourist and spectator facilities	Special industry	70	70/60

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
Neighbourhood Zone		Without compromising the residential amenity and character of the neighbourhood.	Residential	52	45
	American River Subzone	Development, including land division that maintains the rural surrounds	Rural Living	47	40
	Roxby Downs Subzone	A residential neighbourhood that includes workers accommodation	Residential	52	45
	Underground Subzone	Housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings.	Residential	52	45
	Wallaroo Landmark Subzone	A high-quality medium density residential development	Residential	52	45
	Waterfront Subzone	Dwellings and ancillary buildings that complement a residential waterfront character.	Residential	52	45
Open Space Zone		Unstructured outdoor passive and active recreation facilities.	Rural Living in non-urban areas, Residential in urban areas	47/52	40/45
Productive Rural Landscape Zone		The productive value of rural land for a range of primary production and horticultural activities	Rural Industry	57	50
	The Cedars Subzone	A cultural, arts and tourist precinct centred on the former residence and studio of artist Hans Heysen and conservation of the surrounding eucalypt forest.	Commercial	62	55
Recreation Zone		Provision of a range of accessible recreational facilities.	Commercial	62	55
	Adelaide Showgrounds Subzone	Events, conferences, shows, markets and exhibitions	Commercial	62	55
Remote Areas Zone		Land used primarily for primary production, remote rural activities and remote rural settlements.	Rural Industry	57	50
Residential Park Zone		Accommodation predominantly characterised by caravan and camping sites, cabins, and transportable dwellings	Residential	52	45
Resource Extraction Zone		The provision and protection of land for the extraction, production or processing of a mineral, extractive or petroleum resource.	General Industry	65	55/65
Rural Zone		Supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.	Rural Industry	57	50
	Kangaroo Island Subzone	Primary production and associated uses that support and conserve the island's economically, scenically and culturally important natural and rural landscapes.	Rural Industry	57	50
Rural Aquaculture Zone		Facilities and infrastructure that support marine-based aquaculture farms and on-land aquaculture in a manner that protects the environment.	Rural Industry	57	50
Rural Horticulture Zone		Intensive agriculture in the form of horticulture	Rural Industry	57	50
	Windamere Park Subzone	Development primarily involving the provision of disability services in a rural setting. (Takes on parent zone land use)	Rural Industry	57	50
Rural Intensive Enterprise Zone		Multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the state.	Rural Industry	57	50

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
Rural Living Zone		Residential development with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character.	Rural Living	47	40
	Animal Husbandry Subzone	Horse keeping and dog kennelling are the predominant land use activity conducted in association with a residential use of the land. Horse keeping is managed so there is minimal adverse impact on sensitive receivers or the amenity of the rural landscape.	Rural Living, Rural Industry	52	45
	Intensive Horse Establishments Subzone	The accommodation of a range of commercial horse-related activities primarily for the agistment of horses, their breeding, stabling and training in association with residential development.	Rural Industry	57	50
Rural Neighbourhood Zone		Facilities that enhance rather than compromise rural residential amenity.	Rural Living	47	40
	Bookmark Creek Subzone	(Takes on parent zone land use)	Rural Living	47	40
	Adelaide Hills Subzone	A limited additional range of accommodation options that complement the prevailing residential character.	Rural Living	47	40
Rural Settlement Zone		Predominantly low-density residential development with complementary non-residential uses compatible with a low-density residential character and the development pattern of the settlement.	Residential	52	45
	Fisherman Bay Subzone	Residential development within an environment where natural processes such as flooding and sea level rise occur.	Residential	52	45
Rural Shack Settlement Zone		Predominantly low-density residential development with complementary non-residential uses compatible with a low-density residential character and natural environment.	Residential	52	45
Strategic Employment Zone		A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.	General Industry	65	55/65
	Gillman Subzone	A range of major logistics, manufacturing, high technology and research land uses	General Industry	65	55/65
	National Naval Shipbuilding Subzone	Shipbuilding and the long-term growth of defence related support industry uses generating wealth and employment for the state and nation.	Special Industry	70	70/60
	Ports Subzone	A range of port related activities that support the ongoing strategic and economic state significance of the area for the handling of export and import commodities.	Special Industry	70	70/60
	Significant Industry Subzone	Major special industrial activities requiring large areas of land to manage interfaces with sensitive land uses and the environment that are of significance to the state and regional economy.	Special Industry	70	70/60
Strategic Innovation Zone		A range of health, education, and research activities residential development does not prejudice the operation of nonresidential activity within the zone. (PO 1.6)	Commercial	62	55
	Rehabilitation Subzone	The primary focus of the Subzone, such as education, industry, health, commerce and retail	Commercial	62	55

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
	Flinders Subzone	A range of education, health, research and employment facilities of regional significance mixed with medium to high density housing and various forms of accommodation.	Residential, Commercial	57	50
	Repatriation Subzone	A focus for health, aged care and related services, supported by land uses to enhance integration with the surrounding community and encourage multi-generational participation and vibrancy.	Commercial	62	55
	Activity Node Subzone	Retail activity focused around key roadways, public transport routes and rail corridors	Commercial	62	55
Suburban Activity Centre Zone		An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities	Commercial	62	55
Suburban Business Zone		A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses. Shops, office, consulting room, low-impact industry and other non-residential uses.	Light Industry, Commercial	60	53
Suburban Main Street Zone		A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.	Residential, Commercial	57	50
Suburban Neighbourhood Zone		Predominantly low-density residential development with complementary non-residential uses compatible with a low density residential character.	Residential	52	45
Tourism Development Zone		A range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.	Commercial	62	55
	Monarto Safari Park Subzone	(Takes on parent zone land use)	Commercial	62	55
	River Murray Experience Subzone	(Takes on parent zone land use)	Commercial	62	55
	Winery Experience Subzone	(Takes on parent zone land use)	Commercial	62	55
Township Neighbourhood Zone		Predominantly residential development with complementary nonresidential uses compatible with the township streetscapes and established settlement patterns.	Residential	52	45
Township Zone		A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.	Residential, Light Industry, Commercial	57	50
	Nairne Redevelopment Subzone	Achieve a mix of retail and medium density housing. Medium-density residential development that does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit.	Commercial	62	55
Township Activity Centre Zone		A cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment. Residential development does not prejudice the operation of existing or future retail, office, entertainment or recreation related activity within the zone.	Commercial	62	55
Township Main Street Zone		A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax. Residential development does not prejudice the operation of nonresidential development and the long-term provision of services and facilities for wider community benefit.	Commercial	62	55

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
Urban Activity Centre Zone		Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region. Residential development does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit.	Commercial	62	55
	Port Adelaide Centre Subzone	Tourism, cultural and recreational facilities. A substantial increase in the number of residential dwellings, resident population and provision of accommodation	Residential, Commercial	57	50
Urban Corridor (Boulevard) Zone		Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above.	Residential, Commercial	57	50
Urban Corridor (Business) Zone		Accommodates a diverse range of commercial and light industrial land uses. Residential development that provides a pleasant amenity for residents without diminishing business opportunities on adjacent land.	Residential, Light industry, Commercial	57	50
	Urban Corridor Business Retail Subzone	Additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community.	Commercial	62	55
Urban Corridor (Living) Zone		A strong residential focus that provides a diverse range of medium density housing options primarily in multi-level medium rise buildings	Residential	52	45
	Urban Corridor Living Retail Subzone	Additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community.	Commercial	62	55
Urban Corridor (Main Street) Zone		A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.	Residential, Commercial	57	50
Urban Neighbourhood Zone		Development of medium and high-density accommodation types for living. Light industrial and commercial uses (including high technology and research-based activity) where compatible with adjoining uses.	Residential, Light industry, Commercial	57	50
	Main Street Subzone	A shopping, entertainment and commercial main street supported by medium to high density residential development.	Residential, Commercial	57	50
	Urban Neighbourhood Retail Subzone	Additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life	Commercial	62	55
Urban Renewal Neighbourhood Zone		Without compromising residential amenity.	Residential	52	45
	Mixed Use Transition Subzone	Development accommodating a range of business, commercial, warehousing and light industrial uses enabling the transition of the area to mixed use development, compatible with residential development.	Residential, Light Industry, Commercial	57	50

Zone	Sub-zone	Key point(s) for decision	Noise EPP Land Use Category	Day	Night
	Landscape Transition Subzone	(Takes on parent zone land use)	Residential	52	45
Waterfront Neighbourhood Zone		Commercial activities improve community access to services and activate waterfront areas are of a scale and type to maintain residential amenity. (PO 1.5)	Residential	52	45
Workers' Settlement Zone		Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.	Residential	52	45

DRAFT