

Indicative noise factor guidelines for the *Environment Protection (Commercial and industrial Noise) Policy 2023*

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Disclaimer

This publication is a guide only and does not necessarily provide adequate information in relation to every situation. This publication seeks to explain your possible obligations in a helpful and accessible way. In doing so, however, some detail may not be captured. It is important, therefore, that you seek information from the EPA itself regarding your possible obligations and, where appropriate, that you seek your own legal advice.

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Introduction

The *Environment Protection (Commercial and Industrial Noise) Policy 2023* (Noise Policy)¹ determines the appropriate indicative noise levels (INLs) for noise sources based on the principal land uses of zones and subzones within the Planning and Design Code introduced under the [Planning, Development and Infrastructure Act 2016](#) (PDI Act).

It is envisioned that this *Indicative noise factor guidelines* (INF Guidelines) will provide transparency and clarity to the interpretation process. The guideline will also ensure that the INLs applied throughout South Australia for the purposes of the Noise Policy will be consistent across the state. The guidelines also aim to simplify the process of determining the appropriate INLs for the applicable noise sources under the Noise Policy.

These guidelines assume prior knowledge of the Noise Policy. For full clause-by-clause explanation, it is recommended that the *Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy 2023* (Noise Policy Guidelines)² is referred alongside the INF Guidelines. Both guidelines are directly referred to in clause 4(5) of the Noise Policy.

These guidelines will have two versions of the same table. [Appendix A](#) will contain the table with context discussion, while [Appendix B](#) will have a simplified table without the explanations.

Determining principal land uses and land use categories

Clause 4 of the Noise Policy sets the rules for determining land use categories. These guidelines will provide the context and determine the appropriate **indicative noise factors** that would be applied to each **noise designated area**.

Noise designated areas

The Noise Policy defines 'noise designated areas' as an area to which the Planning and Design Code³ applies (whether described as a zone or subzone or otherwise) that is –

- (a) made subject to a set of land use rules by the provisions of the code; and
- (b) not in itself further divided by the code into areas that are made subject to separate sets of land use rules;

Land use categories

There are seven land use categories under the Noise Policy:

- Rural Living
- Residential
- Rural Industry
- Light Industry
- Commercial
- General Industry
- Special Industry.

¹ [https://www.legislation.sa.gov.au/lz?path=/c/pol/environment%20protection%20\(commercial%20and%20industrial%20noise\)%20policy%202023](https://www.legislation.sa.gov.au/lz?path=/c/pol/environment%20protection%20(commercial%20and%20industrial%20noise)%20policy%202023)

² https://www.epa.sa.gov.au/files/15663_guide_noise_policy_2023.pdf

³ <https://code.plan.sa.gov.au/>

Land use categories are applied to a noise designated area based on the principal land uses of the designated area. This is determined by the provisions available within the Planning and Design Code. The hierarchy which would determine the principal land uses are (from the highest level):

- (a) Desired Outcomes.
- (b) Performance Outcomes.
- (c) Designated Performance Features.

The EPA will also refer to the *Guide to the Planning and Design Code* (June 2022)⁴ published by Planning and Land Use Services to determine the further context to assign land use categories.

As there is subjectivity to the interpretation of noise designated areas into land use category, there will be situations where there are disagreements to the classifications within the INF Guidelines. Also, there may be times when a relevant zone or sub-zone has not been classified by the EPA within the INF Guidelines. In these situations, the user should contact the EPA to get confirmation on its classification.

For full information on each land use category, refer to the Noise Policy Guidelines.

How to use these guidelines to determine the applicable INL

Clause 5 of the Noise Policy sets out how the indicative noise level for a noise source is determined. Similar to before, the full information for this clause can be found in the Noise Policy Guidelines.

For most cases, the following steps can be used to determine the appropriate indicative noise levels:

- (a) Determine the noise designated area of the noise source.

Determine the noise designated area of the noise-affected premises.

Refer to the tables within the appendix and average the INLs (rounded to closest whole number) that applies to both noise designated areas.

Example

A noise source is located within the 'Strategic Employment' zone.

The noise affected premises is located within 'General Neighbourhood' zone.

Zone	Land use category	Indicative noise level dB(A)	
		Day	Night
Strategic Employment	General Industry	65	55
General Neighbourhood	Residential	52	45
Indicative noise level applicable		59	50

If clause 5(6) is applicable, only the indicative noise level of the noise designated area for the noise affected premises is applied.

⁴ https://plan.sa.gov.au/_data/assets/pdf_file/0010/799939/Guide_to_the_Planning_and_Design_Code.pdf

Appendix 1 Tables with discussion

Compiled based on Planning and Design Code Version 2023.10

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
Adelaide Park Lands Zone		A range of passive and active recreational activities with a high level of amenity.	Residential, Commercial	57	50
	Adelaide Aquatic Centre Subzone	A recreation precinct that is a destination for quality leisure, recreation, health and wellness, and sport.	Commercial	62	55
Business Neighbourhood Zone		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	Guide to the Planning and Design Code – envisages primarily medium- to high-rise residential development supported by a mix of ground level shops, personal services, restaurants and community and hospitality use.	Residential, Commercial	57	50
Caravan and Tourist Park Zone		Tourist accommodation and associated services.	Residential	52	45
City Living Zone		Predominantly low-rise, low- to medium-density housing ... without compromising residential amenity	Residential	52	45

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Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
	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.	Residential, Commercial	57	50
	Gouger and Grote Streets 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	With complementary shopping, hospitality, mixed business and high-density living. With a range of retail, educational, mixed business, cultural, short-stay accommodation, hospitality uses and high-density living.	Residential, Commercial	57	50
	Rundle Mall Subzone	Rundle Mall is developed as the state's premier shopping destination.	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.	Residential, Commercial	57	50

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
	City High Street Subzone	Shopping, entertainment and commercial high street precinct with an active day and evening economy supported by medium-density residential development	Residential, Commercial	57	50
City Riverbank Zone		A diverse range of community, commercial and employment generating land uses...	Commercial	62	55
	Cultural Institutions Subzone	A vibrant cluster of cultural and institution uses including tertiary education, research, viceregal, libraries and museums that attract students, professionals, workers and visitors to the city.	Commercial	62	55
	Entertainment Subzone	Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses.	Commercial	62	55
	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 healthcare facilities.	Commercial	62	55

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Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
	St Andrews Hospital Precinct Subzone	Accommodating hospital, clinical and health training, and allied research and educational facilities, along with independent medical and allied health facilities, supported by a mix of compatible accommodation and retail activity.	Commercial	62	55
	Women's and Children's Hospital and Memorial Hospital Precinct Subzone	Provision of health care and associated facilities.	Commercial	62	55
	Neighbourhood Subzone	Community, educational and healthcare 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	Envisages aquaculture, tourism, boating, fishing, recreation, and associated facilities located, sited and designed to minimise detrimental impacts on the natural environment.	Rural Living, Rural industry	52	45
	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	Takes 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

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
Deferred Urban Zone		Development comprising farming (broadacre 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
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

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Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
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		This zone accommodates small-scale and low-impact business enterprises in conjunction with a dwelling to provide opportunities to work from home and contribute to employment diversity.	Residential, Light Industry	55	48
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
		A diverse range of housing.	Residential	52	45

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
Master Planned Neighbourhood Zone	Emerging Activity Centre Subzone	Guide to the Planning and Design Code notes that this subzone applies over areas where new activity centres are anticipated but the location of such has not been determined through proper zoning. Therefore, until the zoning of the activity centre is completed, this subzone takes on parent zone land use.	Residential	52	45
	Hills Subzone	Takes on parent zone land use.	Residential	52	45
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
Neighbourhood Zone		Without compromising the residential amenity and character of the neighbourhood.	Residential	52	45
	American River Subzone	Guide to the Planning and Design Code – envisaging a mix of residential and holiday homes.	Residential	52	45
	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

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Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
	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		Guide to the Planning and Design Code – a diverse range of uses including pasture growing, grazing, farming, agricultural processing and transportation, mining and petroleum, energy generation and storage, pipeline infrastructure, aerospace and defence-related facilities, Aboriginal lands and related activities, tourist development, and workers' accommodation and settlements.	Rural Living, Residential, Rural Industry, Commercial, General Industry	57	49
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

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
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, scenic 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 involving the provision of disability services including training facilities, allied health services, administrative facilities, and accommodation for disability clients and their families.	Residential, Rural Industry	55	48
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, General Industry	61	53
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 activities 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

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Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
	Intensive Horse Establishments Subzone	The accommodation of a range of commercial horse-related activities primarily for the agistment of horses, 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.	Residential	52	45
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 can happen.	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

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
	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 non-residential activity within the zone (PO 1.6).	Commercial	62	55
	Rehabilitation Subzone	The primary focus is education, industry, health, commerce and retail.	Commercial	62	55
	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

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Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
Suburban Business Zone		Guide to the Planning and Design Code – a mixture of commercial, light industrial, shop and residential land uses	Residential, Light Industry, Commercial	57	50
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 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.	Residential, Commercial	57	50

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
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 non-residential development and the long-term provision of services and facilities for wider community benefit.	Commercial	62	55
Township Neighbourhood Zone		Predominantly residential development with complementary non-residential uses compatible with the township streetscapes and established settlement patterns.	Residential	52	45
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

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Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
Urban Corridor (Business) Zone		Guide to the Planning and Design Code – the key difference between this zone and the other Urban Corridor Zones is the larger range of non-residential land uses envisaged (including petrol stations, light/service industries, service trade premises and warehouses).	Light industry, Commercial	60	53
	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

Zone	Subzone	Key point(s) for decision	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
				Day	Night
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
	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

Appendix 2 Tables without discussion

Compiled based on Planning and Design Code Version 2023.10

Zone	Subzone	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
			Day	Night
Adelaide Park Lands Zone		Residential, Commercial	57	50
	Adelaide Aquatic Centre Subzone	Commercial	62	55
Business Neighbourhood Zone		Residential, Commercial	57	50
	Melbourne Street West Subzone	Residential, Commercial	57	50
Capital City Zone		Residential, Commercial	57	50
	City Frame Subzone	Residential, Commercial	57	50
Caravan and Tourist Park Zone		Residential	52	45
City Living Zone		Residential	52	45
	Medium-High Intensity Subzone	Residential	52	45
	North Adelaide Low Intensity Subzone	Residential	52	45
	East Terrace Subzone	Residential	52	45
City Main Street Zone		Residential, Commercial	57	50
	Gouger and Grote Street Subzone	Commercial	62	55
	Hindley Street Subzone	Residential, Commercial	57	50
	Rundle Mall Subzone	Commercial	62	55
	Rundle Street Subzone	Residential, Commercial	57	50
	City High Street Subzone	Residential, Commercial	57	50
City Riverbank Zone		Commercial	62	55
	Cultural Institutions Subzone	Commercial	62	55
	Entertainment Subzone	Commercial	62	55
	Health Subzone	Commercial	62	55
	Innovation Subzone	Commercial	62	55

Zone	Subzone	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
			Day	Night
Coastal Waters and Offshore Islands Zone		Rural Living, Rural Industry	52	45
Commonwealth Facilities Zone		Special Industry	70	70/60
Community Facilities Zone		Commercial	62	55
	St Andrews Hospital Precinct Subzone	Commercial	62	55
	Women's and Children's Hospital and Memorial Hospital Precinct Subzone	Commercial	62	55
	Neighbourhood Subzone	Residential, Commercial	57	50
Conservation Zone		Rural Living	47	40
	Aquaculture and Recreation Subzone	Rural Living, Rural industry	52	45
	Dwelling Subzone	Rural Living	47	40
	Shack Relocation Subzone	Rural Living	47	40
	Small Scale Settlement Subzone	Rural Living	47	40
	Visitor Experience Subzone	Rural Living	47	40
Deferred Urban Zone		Rural Industry	57	50
Employment Zone		Light Industry, Commercial	60	53
	Roadside Service Centre Subzone	Commercial	62	55
	Retail Activity Centre Subzone	Commercial	62	55
Employment (Bulk Handling) Zone		Special Industry	70	70/60
Employment (Enterprise) Zone		General Industry	65	55/65
	Light Industry Subzone	Light industry	57	50
Established Neighbourhood Zone		Residential	52	45

Zone	Subzone	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
			Day	Night
General Neighbourhood Zone		Residential	52	45
Golf Course Estate Zone		Residential	52	45
Hills Face Zone		Rural Living, Rural Industry	52	45
Hills Neighbourhood Zone		Residential	52	45
Home Industry Zone		Residential, Light Industry	55	48
Housing Diversity Neighbourhood Zone		Residential	52	45
Infrastructure Zone		Special Industry	70	70/60
Infrastructure (Airfield) Zone		Special Industry	70	70/60
	Residential Aviation Estate Subzone	Residential	52	45
Infrastructure (Ferry and Marina Facilities) Zone		Commercial	62	55
	Wallaroo Marina Subzone	Residential, Commercial	57	50
Local Activity Centre Zone		Commercial	62	55
Master Planned Neighbourhood Zone		Residential	52	45
	Emerging Activity Centre Subzone	Residential	52	45
	Hills Subzone	Residential	52	45
Master Planned Renewal Zone		Residential	52	45
Master Planned Township Zone		Residential	52	45
	Emerging Township Activity Centre Subzone	Commercial	62	55
Motorsport Park Zone		Special industry	70	70/60

Zone	Subzone	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
			Day	Night
Neighbourhood Zone		Residential	52	45
	American River Subzone	Residential	52	45
	Roxby Downs Subzone	Residential	52	45
	Underground Subzone	Residential	52	45
	Wallaroo Landmark Subzone	Residential	52	45
	Waterfront Subzone	Residential	52	45
Open Space Zone		Rural Living in non-urban areas Residential in urban areas	47/52	40/45
Productive Rural Landscape Zone		Rural Industry	57	50
	The Cedars Subzone	Commercial	62	55
Recreation Zone		Commercial	62	55
	Adelaide Showgrounds Subzone	Commercial	62	55
Remote Areas Zone		Rural Living, Residential, Rural Industry, Commercial, General Industry	57	49
Residential Park Zone		Residential	52	45
Resource Extraction Zone		General Industry	65	55/65
Rural Zone		Rural Industry	57	50
	Kangaroo Island Subzone	Rural Industry	57	50
Rural Aquaculture Zone		Rural Industry	57	50
Rural Horticulture Zone		Rural Industry	57	50
	Windamere Park Subzone	Residential, Rural Industry	55	48
Rural Intensive Enterprise Zone		Rural Industry, General Industry	61	53
Rural Living Zone		Rural Living	47	40
	Animal Husbandry Subzone	Rural Living, Rural Industry	52	45

Zone	Subzone	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
			Day	Night
	Intensive Horse Establishments Subzone	Rural Industry	57	50
Rural Neighbourhood Zone		Rural Living	47	40
	Bookmark Creek Subzone	Rural Living	47	40
	Adelaide Hills Subzone	Residential	52	45
Rural Settlement Zone		Residential	52	45
	Fisherman Bay Subzone	Residential	52	45
Rural Shack Settlement Zone		Residential	52	45
Strategic Employment Zone		General Industry	65	55/65
	Gillman Subzone	General Industry	65	55/65
	National Naval Shipbuilding Subzone	Special Industry	70	70/60
	Ports Subzone	Special Industry	70	70/60
	Significant Industry Subzone	Special Industry	70	70/60
Strategic Innovation Zone		Commercial	62	55
	Rehabilitation Subzone	Commercial	62	55
	Flinders Subzone	Residential, Commercial	57	50
	Repatriation Subzone	Commercial	62	55
	Activity Node Subzone	Commercial	62	55
Suburban Activity Centre Zone		Commercial	62	55
Suburban Business Zone		Residential, Light Industry, Commercial	57	50
Suburban Main Street Zone		Residential, Commercial	57	50
Suburban Neighbourhood Zone		Residential	52	45
Tourism Development Zone		Commercial	62	55

Zone	Subzone	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
			Day	Night
	Monarto Safari Park Subzone	Commercial	62	55
	River Murray Experience Subzone	Commercial	62	55
	Winery Experience Subzone	Commercial	62	55
Township Neighbourhood Zone		Residential	52	45
Township Zone		Residential, Light Industry, Commercial	57	50
	Nairne Redevelopment Subzone	Residential, Commercial	57	50
Township Activity Centre Zone		Commercial	62	55
Township Main Street Zone		Commercial	62	55
Urban Activity Centre Zone		Commercial	62	55
	Port Adelaide Centre Subzone	Residential, Commercial	57	50
Urban Corridor (Boulevard) Zone		Residential, Commercial	57	50
Urban Corridor (Business) Zone		Light industry, Commercial	60	53
	Urban Corridor Business Retail Subzone	Commercial	62	55
Urban Corridor (Living) Zone		Residential	52	45
	Urban Corridor Living Retail Subzone	Commercial	62	55
Urban Corridor (Main Street) Zone		Residential, Commercial	57	50
Urban Neighbourhood Zone		Residential, Light industry, Commercial	57	50
	Main Street Subzone	Residential, Commercial	57	50
	Urban Neighbourhood Retail Subzone	Commercial	62	55

Indicative noise factor guidelines

Zone	Subzone	Noise EPP Land Use Category	Indicative noise levels, dB(A)	
			Day	Night
Urban Renewal Neighbourhood Zone		Residential	52	45
	Mixed Use Transition Subzone	Residential, Light Industry, Commercial	57	50
	Landscape Transition Subzone	Residential	52	45
Waterfront Neighbourhood Zone		Residential	52	45
Workers' Settlement Zone		Residential	52	45