

# Development Plan

## Playford Council

Consolidated – 30 April 2020

Please refer to Playford Council page at [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any amendments not consolidated.



**Government of South Australia**

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# **Introduction**

# Section



## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Playford Council Development Plan since the inception of the electronic Development Plan on 1 July 1997. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendment - [Gazetted date]
18 November 1999	Consolidation PAR - [18 November 1999]
13 January 2000	Metropolitan Adelaide - Industrial Land and Development (PAR) ( <i>Ministerial</i> ) - [25 November 1999]
6 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) - [9 March 2000] Section 29(2)(a) Amendment - [6 April 2000]
29 June 2000	Horticulture in the Hills Face Zone PAR (Interim) ( <i>Ministerial</i> ) - [22 June 2000]
24 August 2000	Section 28(4)(a) - Termination of the Interim Operation of the 'Horticulture in the Hills Face Zone PAR' ( <i>Ministerial</i> ) and its removal from the Development Plan - [17 August 2000] Hills Face Zone Amendment PAR (Interim) ( <i>Ministerial</i> ) - [17 August 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) ( <i>Ministerial</i> ) - [31 August 2000]
12 October 2000	Small Scale Tourist Accommodation in Rural Areas of the Mount Lofty Ranges PAR ( <i>Ministerial</i> ) - [21 September 2000] Small Scale Rural/Agricultural and Home Based Industries PAR ( <i>Ministerial</i> ) - [21 September 2000]
12 April 2001	Metropolitan Adelaide Significant Tree Control PAR ( <i>Ministerial</i> ) - [21 December 2000] Horticultural Industry PAR - [12 April 2001]
19 July 2001	Mount Lofty Ranges Watershed Amendment PAR ( <i>Ministerial</i> ) - [28 June 2001]
24 January 2002	Hills Face Zone Amendment PAR ( <i>Ministerial</i> ) - [16 August 2001] Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) - [30 August 2001] Bushfire Management PAR ( <i>Ministerial</i> ) - [6 September 2001] Urban Growth Boundary PAR (Interim) ( <i>Ministerial</i> ) - [18 January 2002]
24 January 2002 (Republished)	Note - the Urban Growth Boundary PAR (Interim) ( <i>Ministerial</i> ) was quashed by order of the Supreme Court dated 5 March 2002. This order quashed interim operation of the PAR from its introduction on 18 January 2002. The Development Plan is republished minus the Urban Growth Boundary PAR (Interim) ( <i>Ministerial</i> ) amendments.
28 March 2002	Metropolitan Urban Boundary PAR (Interim) ( <i>Ministerial</i> ) - [22 March 2002]
22 August 2002	Heritage PAR (Interim) - [22 August 2002]
19 December 2002	Section 29(2)(a) Amendment - Bushfire Prone Area Mapping - [19 December 2002]
27 March 2003	Metropolitan Urban Boundary PAR ( <i>Ministerial</i> ) - [20 March 2003]
12 June 2003	Buckland Park and Environs PAR (Interim) - [12 June 2003]
28 August 2003	Wind Farms PAR ( <i>Ministerial</i> ) - [24 July 2003] Cessation of the 'Heritage PAR' and its removal from the Playford (City) Development Plan - [28 August 2003]
11 September 2003	Heritage PAR - [9 September 2003]
15 January 2004	Elizabeth Regional Centre - [18 December 2003] Residential Design - [15 January 2004]
4 March 2004	Hills Face Zone (Interim Policy) PAR (Interim) ( <i>Ministerial</i> ) - [27 February 2004]

**Playford Council  
Introduction Section  
Amendment Record Table**

<b>Consolidated</b>	<b>Amendment - [Gazetted date]</b>
3 June 2004	Buckland Park and Environs PAR - [3 June 2004]
10 March 2005	Hills Face Zone (Interim Policy) PAR ( <i>Ministerial</i> ) - [24 February 2005]
21 April 2005	Section 27(5) Amendment - Heritage PAR - [21 April 2005]
18 August 2005	Catchment Water Resources PAR - [18 August 2005]
25 January 2006	Munno Para District Centre PAR (Interim) - [25 January 2006]
6 July 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR - [8 June 2006]
15 February 2007	Section 27(5) Amendment - Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR ( <i>Ministerial</i> ) - [25 January 2007] Cessation of the 'Munno Para District Centre PAR' and its removal from the Playford Development Plan. Note: PAR ceased to operate on 25 January 2007 - [1 February 2007]
31 January 2008	Bushfire Management (Part 3) PAR ( <i>Ministerial</i> ) - [29 November 2007] Residential Parks and Caravan and Tourist Parks DPA (Interim)( <i>Ministerial</i> ) - [13 December 2007]
5 June 2008	Munno Para District Centre DPA - [29 May 2008]
7 August 2008	Penfield Intermodal Rail Freight Facility PAR ( <i>Ministerial</i> ) - [7 August 2008]
12 March 2009	Residential Parks and Caravan and Tourist Parks DPA ( <i>Ministerial</i> ) - [11 December 2008] Playford North and Blakeview DPA - [5 March 2009]
18 June 2009	Section 29(2)(b)(ii) Amendment - [11 June 2009]
24 December 2009	Bushfires (Miscellaneous Amendments) DPA (Interim) ( <i>Ministerial</i> ) - [10 December 2009]
9 December 2010	Better Development Plan (BDP) and General - [9 December 2010] Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) - [9 December 2010]
23 December 2010	Buckland Park Urban Growth DPA - [23 December 2010]
14 July 2011	Activity Centres DPA - [14 July 2011]
20 October 2011	Section 27(5)(a) Amendment - Buckland park Urban Growth DPA - [18 August 2011] Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) - [19 October 2011]
27 January 2012	Regulated Trees DPA (Interim) ( <i>Ministerial</i> ) - [17 November 2011]
5 April 2012	Blakeview (Blakes Crossing) Commercial and Mixed Use DPA - [5 April 2012]
13 September 2012	Section 29(2)(b)(ii) Amendment - [19 April 2012] Section 29(2)(b)(i) Amendment - [13 September 2012]
20 December 2012	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Playford Council Development Plan - [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) - [18 October 2012] Regulated Trees DPA ( <i>Ministerial</i> ) - [15 November 2012] Section 29(2)(c) Amendment - [29 November 2012]
20 March 2014	Lyell McEwin and Allied Health Precinct DPA - [28 November 2013] Playford Urban Growth Areas (Virginia) & General Section Amendments (Part 1) DPA ( <i>Ministerial</i> ) - [19 December 2013] Greater Edinburgh Parks Employment Lands (Part 1) DPA ( <i>Ministerial</i> ) - [19 December 2013] Playford Urban Growth Areas (Angle Vale and Playford North Extension) (Part 2) DPA ( <i>Ministerial</i> ) - [30 January 2014] Playford Urban Growth Areas (Playford North Extension - Munno Para Downs) (Part 3) DPA ( <i>Ministerial</i> ) - [6 March 2014] Section 29(2)(b)(i) Amendment - [20 March 2014]

<b>Consolidated</b>	<b>Amendment - [Gazetted date]</b>
10 December 2015	Virginia Nursery DPA - [6 August 2015] Playford Urban Growth Areas (Angle Vale, Virginia and Playford North Extension) (Part 4) DPA ( <i>Ministerial</i> ) - [10 December 2015]
21 April 2016	Existing Activity Centres Policy Review DPA ( <i>Ministerial</i> ) – [21 April 2016] Playford Alive and Adjoining Suburbs DPA – [21 April 2016]
27 June 2017	Section 29(2)(b)(ii) Amendment – [2 February 2017] Munno Para Bowls Club Site DPA – [27 June 2017]
29 August 2019	Greater Edinburgh Parks Employment Lands (Part 2) DPA ( <i>Ministerial</i> ) – [29 August 2019]
30 April 2020	Playford Health Precinct DPA – [23 April 2020] Value Adding (Virginia) DPA – [30 April 2020]

Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

Gazetted: The date of which an authorised amendment was authorised through the publication of a notice the Government Gazette pursuant to Part 3 of the *Development Act 1993*.



## Introduction to the Development Plan

Welcome to the Development Plan for the City of Playford.

This introduction has been prepared by the Department of Planning, Transport and Infrastructure as a guide to assist you in understanding this Development Plan.

For full details about your rights and responsibilities, you are advised to refer to the *Development Act 1993* and the associated *Development Regulations 2008* and/or consult your council.

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website [www.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au) or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide, SA 5000.

### Overview of the Planning System

South Australia has an integrated planning and development system, with three distinct but interrelated parts, these being:

- Legislation
- The Planning Strategy
- Development Plans.

The **legislative framework** establishing the planning and development system and setting out its statutory procedures is provided by the *Development Act 1993* and its associated *Development Regulations 2008*. The Development Act is the core legislation enacted by the South Australian Parliament to establish the planning and development system framework and many of the processes required to be followed within that framework (including processes for assessing development applications). The Regulations provide more details about the framework and are updated from time to time by the Governor (on the advice of the Minister for Planning).

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is The 30-Year Plan for Greater Adelaide (February 2010).

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the *Development Act 1993* and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools, that is the role of Development Plans.

**Development Plans** are the key on-the-ground development assessment documents in South Australia. They contain the rules that set out what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed. Development Plans cover distinct and separate geographic areas of the state. There is a separate Development Plan for each one of the 68 local council areas, plus a handful of other Development Plans covering areas not situated within local government boundaries. Development Plans outline what sort of developments and land use are and are not envisaged for particular zones (eg residential, commercial, industrial), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

### What is Development?

'Development' is defined in Section 4 of the *Development Act 1993* as:

- a change in the use of land or buildings
- the creation of new allotments through land division (including Strata and Community Title division)
- building work (including construction, demolition, alteration and associated excavation/fill)

- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

No development can be undertaken without an appropriate **Development Approval** being obtained from the relevant authority after an application and assessment process.

### **How does the Development Plan relate to other legislation?**

The Development Plan is a self-contained policy document prepared under and given statutory recognition pursuant to *the Development Act 1993*.

It is generally independent of other legislation but is one of many mechanisms that control or manage the way that land and buildings are used.

The *Development Act 1993* and *Development Regulations 2008* contain a number of provisions to ensure that development applications are referred to other government agencies when appropriate.

### **What doesn't a Development Plan do?**

Development Plans are applicable only when new development is being designed or assessed. They do not affect existing development (see above for a description of what constitutes 'development').

Once a Development Approval is issued, the details contained within the application and any conditions attached to that approval are binding.

Development Plan policies guide the point in time assessment of a development application but do not generally seek to control the on-going management of land, which is the role of other legislation (eg the *Environment Protection Act 1993*, *Natural Resources Management Act 2004*, *Liquor Licensing Act 1997*).

### **When do you use the Development Plan?**

The Development Plan should be used during a development application process. This may include:

- when undertaking or proposing to undertake 'development' (eg building a house or factory or converting an office into a shop)
- when assessing or determining a development proposal (eg by council staff, a Council or Regional Development Assessment Panel or the Development Assessment Commission)
- when you believe you could be affected by a proposed development and you are given an opportunity to comment on it as part of the assessment process.

### **How to read the Development Plan**

Development Plans are comprised of several sections as described below.

**All** sections and **all** relevant provisions within each section of the Development Plan must be considered in relation to a development proposal or application.

Development Plans use three text font colours:

- (a) Black text is used to identify all standard policy that forms the basis of all council Development Plans.
- (b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.
- (c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.



## Development Plan Structure Overview

Advisory Section	Function
<b>Table of Contents</b>	Navigational aid to reference sections within the Development Plan by name and page number.
<b>Amendment Record Table</b>	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
<b>Introduction</b> Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
<b>Strategic Setting</b> State Strategic Setting (30-Year Plan for Greater Adelaide /Regional Planning Strategy) Council Strategic Setting (Council Strategy)	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
<b>Council Preface Map</b>	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
<b>General Provisions</b> Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> <li>▪ site and design criteria</li> <li>▪ access and vehicle parking requirements</li> <li>▪ heritage and conservation measures</li> <li>▪ environmental issues</li> <li>▪ hazards</li> <li>▪ infrastructure requirements</li> <li>▪ land use specific requirements.</li> </ul> They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.
<b>Zone Provisions</b>	These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.  Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

Assessment Section	Function
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
<b>Tables</b>	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
<b>Mapping</b>	
Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>

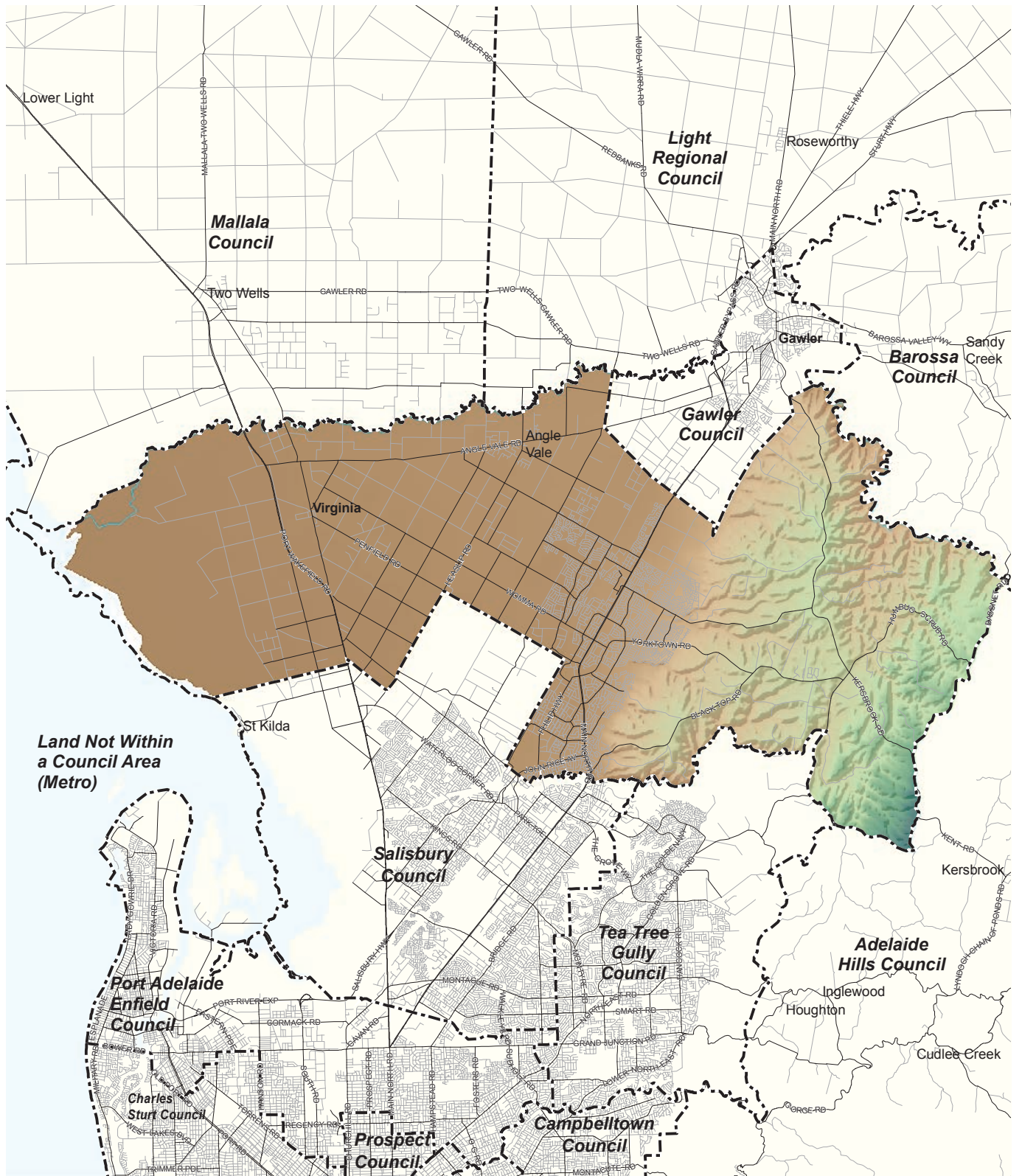
Assessment Section	Function
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</i></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> <li>▪ Transport</li> <li>▪ Development Constraints</li> <li>▪ Heritage</li> <li>▪ Natural Resources.</li> </ul> <p><i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i></p>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps ( <i>where applicable</i> ) Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

### Further info

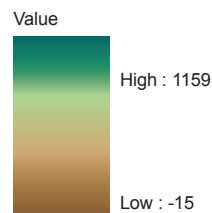
Contact the City of Playford.

Visit the Department of Planning, Transport and Infrastructure website: [www.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au).

Discuss your matter with your planning consultant.



To identify the precise location of the Development Plan boundary refer to Council Index Map then select the relevant map number.



# Council Preface Map

# General Section



## Advertisements

### OBJECTIVES

- 1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.
- 2 Advertisements and/or advertising hoardings that do not create a hazard.
- 3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
  - (a) consistent with the predominant character of the urban or rural landscape
  - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
  - (c) co-ordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
  - (a) clutter
  - (b) disorder
  - (c) untidiness of buildings and their surrounds
  - (d) driver distraction.
- 3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
  - (a) be completely contained within the boundaries of the subject allotment
  - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
  - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should not be erected on:
  - (a) a public footpath or veranda post
  - (b) a road, median strip or traffic island
  - (c) a vehicle adapted and exhibited primarily as an advertisement

- (d) residential land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.
- 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
  - (a) have a clearance over a footway to allow for safe and convenient pedestrian access
  - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
  - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
  - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

## **Safety**

- 13 Advertisements and/or advertising hoardings should not create a hazard by:
  - (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
  - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
  - (c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high
  - (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).
- 14 Any internally illuminated advertising signs and / or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

## **Free Standing Advertisements**

- 15 Free standing advertisements and/or advertising hoardings should be:
  - (a) limited to only one primary advertisement per site or complex



- (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.
- 16 Free standing advertisements and/or advertising hoardings for multiple-business tenancy complexes should:
- (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
  - (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.
- 17 Portable, easel or A-frame advertisements should be displayed only where:
- (a) no other appropriate opportunity exists for an adequate co-ordinated and permanently erected advertisement and/or advertising hoarding
  - (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
  - (c) there is no unnecessary duplication or proliferation of advertising information
  - (d) there is no damage to, or removal of, any landscaping on the site.
- 18 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

### **Flags, Bunting and Streamers**

- 19 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:
- (a) be placed or arranged to complement and accord with the scale of the associated development
  - (b) other than flags, not be positioned higher than the building they are attached or related to
  - (c) not be displayed in residential areas.

### **Advertising along Arterial Roads**

- 20 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more.

### **Advertising in Mixed Use and Corridor Zones**

- 21 Advertisements and/or advertising hoardings should be:
- (a) no higher than the height of the finished floor level of the second storey of the building to which it relates
  - (b) where located below canopy level, flush with the wall or projecting horizontally
  - (c) where located at canopy level, in the form of a fascia sign
  - (d) where located above the canopy, flush with the wall and within the height of the parapet.
- 22 Advertisements or advertising hoardings should not exceed 25 per cent of the ground floor wall area on the façade the sign is placed.

## Animal Keeping

### OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 2 The keeping of horses and dogs for commercial purposes such as breeding, boarding, training or racing should not occur unless a dwelling is erected on the same allotment which is permanently occupied by the person or persons caring for those animals.
- 3 Animal exercise areas should have:
  - (a) a surface area resistant to erosion or dust when used
  - (b) adequate control of surface water runoff.
- 4 Storage facilities for manure, used litter and other wastes should be designed and sited:
  - (a) to be vermin proof
  - (b) with an impervious base
  - (c) to ensure that all clean rainfall runoff is excluded from the storage area
  - (d) outside the 1-in-100 year average return interval flood event area.
- 5 Fodder and grain feeds for animal keeping should be stored in sealed containers, within vermin-proof buildings which have concrete floors, close fitting doors and windows.
- 6 Stormwater drainage from all roofed areas for animal keeping should be channelled away from contaminated areas, bare soil and manure stockpiles.

### Horse Keeping

- 7 Other than within the **Rural Living Zone** or the **Horticulture West Policy Area 4**, the stocking rate for free range horse keeping should not be more than one horse per 3 hectares.
- 8 Stables, horse shelters or associated yards should be sited:
  - (a) at least 50 metres from a watercourse, **drainage channel, swamp or wetland**
  - (b) on land with a slope no greater than 1-in-10 metres.
- 9 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

- 10 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary (other than within the Horticulture West Policy Area 4) to avoid adverse impacts from dust, erosion and odour.
- 11 All areas accessible to horses should be separated from septic tank drainage areas.

### **Dairies**

- 12 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.
- 13 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
  - (a) at least 20 metres from a public road
  - (b) at least 200 metres from any dwelling not located on the land
  - (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

### **Intensive Animal Keeping**

#### **General**

- 14 Intensive animal keeping operations and their various components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
  - (a) 800 metres of a public water supply reservoir
  - (b) the 1-in-100 year average return interval flood event area of any watercourse
  - (c) 200 metres of a major watercourse (third order or higher stream)
  - (d) 100 metres of any other watercourse
  - (e) 2000 metres of a defined and zoned township, settlement or urban area
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 15 Intensive animal keeping operations should include on site storage and treatment facilities for manure, used litter and other wastes and appropriate disposal of wastes.
- 16 Intensive animal keeping operations should include a drainage system to direct surface runoff from uncovered areas to appropriately designed wastewater lagoons.
- 17 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be designed, managed and sited to avoid adverse impacts on other land uses.

#### **Kennels**

- 18 The keeping of more than 4 dogs should not occur on any allotment smaller than 4 hectares in size.
- 19 Structures intended to be used for the kennelling of more than 4 dogs should be constructed of new materials that have effective sound insulation properties.
- 20 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.

- 21 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
- (a) orienting their openings away from sensitive land uses such as dwellings
  - (b) siting them as far as practicable from allotment boundaries
  - (c) siting them at least 200 metres from any dwelling not located on the same allotment.
- 22 Kennels and exercise yards for dogs should not adjoin or be sited within close proximity to any site used for the keeping of horses.
- 23 Kennels should occur only where there is a permanently occupied dwelling on the land.

**Land-based Aquaculture**

- 24 Land-based aquaculture ponds should be designed, constructed and sited to:
- (a) prevent the risk of flooding from a 1-in-25 year average flood
  - (b) be outside the 1-in-100 year average return interval flood event area of a watercourse.

## **Building near Airfields**

### **OBJECTIVES**

- 1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights as shown on the *Overlay Maps - Development Constraints* should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke, dust and exhaust emissions
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) reflective surfaces (eg roofs of buildings, large windows)
  - (g) materials that affect aircraft navigational aids.
- 4 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial and military aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft. **Such development includes, but is not limited to, aquaculture, farming, food processing plants, water treatment and storage structures, non-food garbage landfill and food garbage disposal.**
- 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2022: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

### **RAAF Base Edinburgh**

#### **Building Heights**

- 7 Buildings and structures should not exceed the airport building heights as shown on [Concept Plan Map Play/25 - Edinburgh Defence Airfield Defence \(Area Control\) Regulations](#).

**Noise Affected Areas**

- 8 Development within areas affected by aircraft noise should be located such that:
  - (a) dwellings, caravan parks, educational establishments, pre-schools, child-care, consulting rooms, hospitals and nursing homes are not located within the 25 or greater ANEF contour of the Edinburgh Airfield as shown on [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
  - (b) hotels, motels, hostels, community centres and indoor recreation centres are not located within the 30 or greater ANEF contour of the Edinburgh Airfield as shown on [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
  - (c) shops and offices are not located within the 35 or greater ANEF contour of the Edinburgh Airfield as shown on [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#).
  
- 9 Development within areas affected by aircraft noise should comply with noise attenuation levels referenced in Table 3.3 “Indoor Design Sound Levels for Determination of Aircraft Noise Reduction” of AS2022-2000—such development includes:
  - (a) dwellings, caravan parks, educational establishments, pre-schools, child-care, consulting rooms, hospitals and nursing homes within the 20 to 25 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
  - (b) community centres and indoor recreation centres within the 20 to 30 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
  - (c) hotels, motels and hostels within the 25 to 30 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
  - (d) shops and offices within the 25 to 35 ANEF contours of the Edinburgh Airfield as shown on [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#).

**Lighting**

- 10 Outdoor lighting (excluding lighting ancillary to a residential land use) located within the extraneous lighting zones A, B, C and D shown on [Concept Plan Map Play/27 - Edinburgh Defence Airfield Lighting Constraints](#) should not emit light with intensities above the horizontal greater than those specified in the following table:

Extraneous lighting zone	Maximum intensity of light permitted above the horizontal
Zone A	No upward light permitted
Zone B	Up to 50 candelas per square metre
Zone C	Up to 150 candelas per square metre
Zone D	Up to 450 candelas per square metre

## **Bulk Handling and Storage Facilities**

### **OBJECTIVES**

- 1 Facilities for the bulk handling and storage of agricultural and other commodities sited and designed to minimise adverse impacts on the landscape and on and from surrounding land uses.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Facilities for the handling, storage and dispatch of commodities in bulk should be:
  - (a) located in bulk handling, industry or primary production type zones
  - (b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.
- 2 Development of facilities for the handling, transportation and storage of bulk commodities should have:
  - (a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site
  - (b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site
  - (c) vehicle circulation between activity areas contained within the site and without the need to use public roads
  - (d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration
  - (e) a buffer area for the establishment of dense landscaping adjacent road frontages
  - (f) security fencing around the perimeter of the site.
- 3 Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.
- 4 Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.

## Centres and Retail Development

### OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
  - (a) a focus for community life
  - (b) safe, permeable, pleasant and accessible walking and cycling environments.
- 3 The provision of a safe pedestrian and cycling environments within centres which gives high priority to pedestrians, public and community transport.
- 4 Centres that are easily identifiable to the population they serve, and enhance their role as a community focus, by the use of distinctive architectural style, and well designed sculptures, towers or other architectural features.
- 5 Increased vitality and activity in centres through the introduction and integration of housing.
- 6 The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
  - (a) integrate facilities within the zone
  - (b) allow for the multiple use of facilities and the sharing of utility spaces
  - (c) allow for the staging of development within the centre
  - (d) be integrated with public and community transport.
- 2 Landscaping should form an integral part of centre design and generally enhance the visual amenity of the area.
- 3 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 4 Development within centres should provide:
  - (a) public spaces such as malls, plazas and courtyards
  - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
  - (c) unobtrusive facilities for the storage and removal of waste materials
  - (d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards



- (e) access for public and community transport and sheltered waiting areas for passengers
  - (f) lighting for pedestrian paths, buildings and associated areas
  - (g) a single landscaping theme
  - (h) safe and secure bicycle parking.
- 5 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
  - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
  - (c) employing a signage theme.
- 6 Residential development located within centres should have separate access and parking areas from the other centre facilities.

### **Arterial Roads**

- 7 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 8 Centre development straddling an arterial road should:
- (a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection
  - (b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

### **Retail Development**

- 9 A shop or group of shops located outside of zones that allow for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
  - (b) not demonstrably lead to the physical deterioration of any designated centre
  - (c) be developed taking into consideration its effect on adjacent development.
- 10 Bulky goods outlets located within centres zones or designated activity centres or nodes in other zones, should:
- (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leasable area of 500 square metres or more.

## Coastal Areas

### OBJECTIVES

- 1 The protection and enhancement of the natural coastal environment, including environmentally important features of coastal areas such as mangroves, wetlands, sand dunes, cliff-tops, native vegetation, wildlife habitat shore and estuarine areas.
- 2 Protection of the physical and economic resources of the coast from inappropriate development.
- 3 Preservation of areas of high landscape and amenity value including stands of vegetation, shores, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist areas.
- 4 Development that maintains and/or enhances public access to coastal areas with minimal impact on the environment and amenity.
- 5 Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.
- 6 Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development.
- 7 Development which will not require, now or in the future, public expenditure on protection of the development or the environment.
- 8 Management of development in coastal areas to sustain or enhance the remaining natural coastal environment.
- 9 Low intensity recreational uses located where environmental impacts on the coast will be minimal.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be compatible with the coastal environment in terms of built form, appearance and landscaping including the use of walls and low pitched roofs of non-reflective texture and natural earth colours.

#### Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:
  - (a) the mean high-water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre.
  - (b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.
- 7 Stormwater and effluent outfalls should be designed and located to minimise adverse impact on the environment and if discharging across the coast do so at ground level from properly constructed pipes or channels.
- 8 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.
- 9 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
  - (a) the unrestricted landward migration of coastal wetlands
  - (b) new areas to be colonised by mangroves, samphire and wetland species
  - (c) sand dune drift
  - (d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

### **Maintenance of Public Access**

- 10 Development should maintain or enhance public access to and along the foreshore.
- 11 Development should provide for a public thoroughfare between the development and any coastal reserve.
- 12 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it has, or incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment. If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.
- 13 Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be set back either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.
- 14 Development that abuts or includes a scenic, conservation or recreational coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.
- 15 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:
  - (a) pedestrian pathways and recreation trails
  - (b) coastal reserves and lookouts

- (c) recreational use of the water and waterfront
  - (d) safe public boating facilities at selected locations
  - (e) vehicular access to points near beaches and points of interest
  - (f) car parking.
- 16 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 17 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 18 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
- (a) do not detract from the amenity or the environment
  - (b) are designed for slow moving traffic
  - (c) provide adequate car parking.
- 19 Roads designed for through-traffic should be located near, but not along, the foreshore.

### **Hazard Risk Minimisation**

- 20 Development and its site should be protected against the standard sea-flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance for land subsidence for 50 years at that site.
- 21 Commercial, industrial, tourism or residential development, and associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 0.3 metres above the standard sea-flood risk level
  - (b) building floor levels are at least 0.55 metres above the standard sea-flood risk level
  - (c) there are practical measures available to protect the development against a further sea level rise of 0.7 metres above the minimum site level required by part (a).
- 22 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 23 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:
- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
  - (b) the measures do not nor will not require community resources, including land, to be committed
  - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure
  - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures.

## **Erosion Buffers**

- 24 Development should be set back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
- (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion
  - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 25 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:
- (a) the susceptibility of the coast to erosion
  - (b) local coastal processes
  - (c) the effect of severe storm events
  - (d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms
  - (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.
- 26 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

## **Land Division**

- 27 Land in coastal areas should only be divided if:
- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast
  - (b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.
- 28 Land division in coastal areas outside of designated urban or settlement zones should not increase either of the following:
- (a) the number of allotments abutting the coast or a reserve
  - (b) the number of allotments, including community title allotments and those that incorporate rights of way, with direct access to the coast or a reserve.
- 29 Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and development sites on each allotment are at least 0.3 metres above the standard sea-flood risk level, unless the land is, or can be provided with appropriate coastal protection measures.

## **Protection of Economic Resources**

- 30 Development should be sited, designed and managed so as not to conflict with or jeopardise the continuance of an existing aquaculture development.

### **Development in Appropriate Locations**

- 31 Development along the coast should be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in a scattered or linear form.
- 32 Development of a kind or scale (eg commercial or large scale retail) that does not require a coastal location and would not significantly contribute to the community's enjoyment of the coast should not be located in coastal areas.
- 33 Development of retail, service establishment and community facilities should be of a local centre size and should be located within appropriate nodal zones, conveniently spaced along the coast, and not in a scattered or linear form.

## **Community Facilities**

### **OBJECTIVES**

- 1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.
- 2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists, public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities to meet the needs of a range of users over time.

## Crime Prevention

### OBJECTIVES

- 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
  - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
  - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
  - (a) screen planting areas susceptible to vandalism
  - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
  - (c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
  - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
  - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).



## Design and Appearance

### OBJECTIVES

- 1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
  - (a) building height, mass and proportion
  - (b) external materials, patterns, colours and decorative elements
  - (c) roof form and pitch
  - (d) façade articulation and detailing
  - (e) verandas, eaves, parapets and window screens.
- 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
  - (a) the visual impact of the building as viewed from adjacent properties
  - (b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.
- 3 Buildings erected on sites situated within 100 metres of Port Wakefield Road, Angle Vale Road or Heaslip Road should be designed and landscaped to a high standard
- 4 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 5 Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.
- 6 Balconies should:
  - (a) be integrated with the overall form and detail of the building
  - (b) include balustrade detailing that enables line of sight to the street
  - (c) be recessed where wind would otherwise make the space unusable
- 7 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

## Development Adjacent Heritage Places

- 8 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Play/5 - State Heritage Places](#) or in [Table Play/4 - Local Heritage Places](#).
- 9 Development on land adjacent to a State or local heritage place, as listed in [Table Play/5 - State Heritage Places](#) or in [Table Play/4 - Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

## Overshadowing

- 10 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
  - (a) windows of habitable rooms
  - (b) upper-level private balconies that provide the primary open space area for a dwelling
  - (c) solar collectors (such as solar hot water systems and photovoltaic cells).
- 11 Except where specified in a zone, policy area or precinct, development 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 am and 3 pm on the 21 June.
  - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9 am and 3 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).
  - (c) where overshadowing already exceeds the requirements contained in part (b), development should not increase the overshadowed area.

## Visual Privacy

- 12 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
  - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
  - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
  - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 13 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.
- 14 Buildings on battleaxe allotments or to the rear of an existing dwelling should be single storey and be designed to maintain the privacy of adjoining properties.

## **Relationship to the Street and Public Realm**

- 15 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 16 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 17 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 18 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 19 The ground floor of mixed use buildings should comprise non-residential land uses.
- 20 In mixed use areas, development facing the street should be designed to activate the street frontage(s):
  - (a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas
  - (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
  - (c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
  - (d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.
- 21 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.
- 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.

## **Outdoor Storage and Service Areas**

- 23 Outdoor storage, loading and service areas should be:
  - (a) screened from public view by a combination of built form, solid fencing and /or landscaping
  - (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
  - (c) sited away from sensitive land uses.

## **Building Setbacks from Road Boundaries**

- 24 Except in areas where a new character is desired, the setback of buildings from public roads should:
  - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
  - (b) contribute positively to the function, appearance and/or desired character of the locality

- 25 Except where specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Play/2 - Building Setbacks from Road Boundaries](#).
- 26 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
<i>When <math>b - a \leq 2</math>, setback of new dwelling = a or b</i>	
Greater than 2 metres	At least the average setback of the adjacent buildings

- 27 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 28 All setbacks from the road frontage should be additional to the road widening setback established under the *Metropolitan Adelaide Road Widening Plan Act 1972*.

## Energy Efficiency

### OBJECTIVES

- 1 Development designed and sited to conserve energy and minimise waste.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around.
- 2 Buildings should be sited and designed so that the open spaces associated with the main activity areas face north for exposure to winter sun.
- 3 Buildings should be sited and designed to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings.
- 4 Roof pitches should facilitate the efficient use of solar hot water services and photovoltaic cells.
- 5 Development should be designed to minimise consumption of non-renewable energy through designing the roof of buildings with a north facing slope to accommodate solar collectors.
- 6 Public infrastructure, including lighting and telephones, should be designed to generate and use renewable energy.

## Forestry

### OBJECTIVES

- 1 Forestry development that is designed and sited to maximise environmental and economic benefits whilst managing potential negative impacts on the environment, transport networks and surrounding land uses and landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will either cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur on land with a slope exceeding 20 degrees nor within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
  - (a) any dwelling including those on an adjoining allotment
  - (b) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
  - (a) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain native vegetation (including grasses) and unmodified topography to ensure water flow
  - (b) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)
  - (c) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.
- 4 Forestry plantations should incorporate:
  - (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
  - (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
  - (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.
- 5 Forestry plantations should incorporate vehicle access tracks:
  - (a) within all firebreaks
  - (b) of a minimum width of 7 metres with a vertical clearance of 4 metres
  - (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles
  - (d) that partition the plantation into units not exceeding 40 hectares in area.

- 6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

<b>Voltage of transmission line</b>	<b>Tower or pole</b>	<b>Minimum horizontal clearance distance between plantings and transmission lines (in metres)</b>
500 kV	Tower	38
275 kV	Tower	25
132 kV	Tower	20
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

## Hazards

### OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 Development in the **Gawler River Flood Plain** which is designed and sited to minimize the varying potential flood impacts that occur within '**Flood Hazard Zones 1, 2 or 3**', as shown on the **Gawler River Flood Hazard Map - GRO Map No. 238/1993**.
- 8 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 9 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 10 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 11 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

### Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:



- (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
  - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
- 6 The floor level for dwellings, buildings for the keeping of animals, and gully traps in the **Gawler River Flood Plain**, as shown on the **Gawler River Flood Hazard Map - GRO Map No. 238/1993**, should be a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood event of the Gawler River or natural surface level, whichever is greater.
- 7 Allotments located within in the '**Flood Hazard Zone 1**' of the **Gawler River Flood Plain**, as shown on the **Gawler River Flood Hazard Map - GRO Map No. 238/1993**, should contain sufficient area to accommodate the uses for which the land is intended.
- 8 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) increase the potential hazard risk to public safety of persons during a flood event
  - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (d) cause any adverse effect on the floodway function
  - (e) increase the risk of flooding of other land
  - (f) obstruct a watercourse.
- 9 Filling for purposes ancillary to or associated with an approved use of land in the **Gawler River Flood Plain** should be to a maximum of 100 millimetres above natural ground level.
- 10 Filling required to raise the finished floor level of a building in the **Gawler River Flood Plain** should not extend more than 10 metres beyond the external walls of that building.
- 11 Driveways in the **Gawler River Flood Plain** should be:
- (a) filled to a maximum of 100 millimetres above natural ground level
  - (b) no more than 5 metres wide.

## **Bushfire**

- 12 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 13 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 14 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
  - (b) poor access
  - (c) rugged terrain

- (d) inability to provide an adequate building protection zone
  - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 15 Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
  - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
  - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 16 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 17 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 18 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.
- 19 Where land division does occur it should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 20 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
- (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
  - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 21 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

## **Salinity**

- 22 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 23 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

### **Acid Sulphate Soils**

- 25 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps - Development Constraints*) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
- (a) the marine and estuarine environment
  - (b) natural water bodies and wetlands
  - (c) agricultural or aquaculture activities
  - (d) buildings, structures and infrastructure
  - (e) public health.
- 26 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

### **Site Contamination**

- 27 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

### **Containment of Chemical and Hazardous Materials**

- 28 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 29 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
  - (b) contamination of land
  - (c) airborne migration of pollutants
  - (d) potential interface impacts with sensitive land uses.

### **Landslip**

- 30 Land identified as being at risk from landslip should not be developed.
- 31 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 32 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 33 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised

- (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
- (d) control any erosion that will increase the gradient of the slope and decrease stability
- (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
- (f) provide drainage measures to ensure surface stability is not compromised
- (g) ensure natural drainage lines are not obstructed.

## Heritage Places

### OBJECTIVES

- 1 The conservation of State and local heritage places.
- 2 The continued use, or adaptive re-use of State and local heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of State and local heritage places.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Map(s) - Heritage* and more specifically identified in [Table Play/5 - State Heritage Places](#) or in [Table Play/4 - Local Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
  - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Table(s)
  - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
  - (a) principal elevations
  - (b) important vistas and views to and from the place
  - (c) setting and setbacks
  - (d) building materials
  - (e) outbuildings and walls
  - (f) trees and other landscaping elements
  - (g) access conditions (driveway form/width/material)
  - (h) architectural treatments
  - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework or other masonry of existing State or local heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
  - (e) colour and texture of external materials.
- 7 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:
- (a) extending into the existing roof space or to the rear of the building
  - (b) retaining the elements that contribute to the building's heritage value
  - (c) distinguishing between the existing and new portion of the building
  - (d) stepping in parts of the building that are taller than the front façade.
- 8 The introduction of advertisements and signage to a State or local heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias, and infill end panels and windows
  - (b) not conceal or obstruct historical detailing of the heritage place
  - (c) not project beyond the silhouette or skyline of the heritage place
  - (d) not form a dominant element of the place.
- 9 Advertisements and signage associated with a State or Local heritage place should:
- (a) be placed on discrete elements of its architecture such as:
    - (i) parapets and wall panels
    - (ii) below the canopy
    - (iii) within fascias and infill end panels and windows
    - (iv) if associated with a large scale building or used to identify a major land use, be in the form of a flat wall sign or a free standing or pylon sign
  - (b) not conceal or obstruct historical detailing of the heritage place
  - (c) not project beyond the silhouette or skyline of the heritage place
  - (d) not form a dominant element of the place
  - (e) not be internally illuminated.
- 10 The division of land adjacent to or containing a State or Local Heritage Place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area

- (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
- (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
- (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
- (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

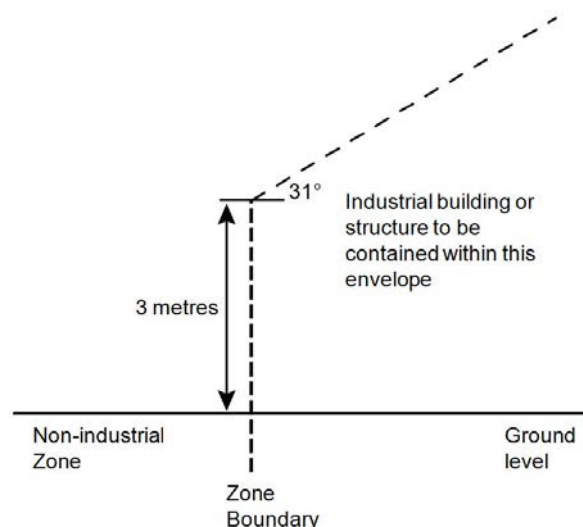
## Industrial Development

### OBJECTIVES

- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.
- 7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and re-use of by-products.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.



- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Building facades facing a non-industrial zone, public road, or public open space should:
  - (a) use a variety of building finishes
  - (b) not consist solely of metal cladding
  - (c) contain materials of low reflectivity
  - (d) incorporate design elements to add visual interest
  - (e) avoid large expanses of blank walls.
- 6 Industrial development should occur in a manner that minimises significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
  - (a) in line with the building façade
  - (b) behind the building line
  - (c) behind a landscaped area that softens its visual impact.
- 9 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:
  - (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
  - (b) be sited and designed with appropriate vehicular access arrangement
  - (c) include appropriate waste treatment and disposal.
- 10 No dwellings other than caretakers' quarters or short term workers accommodation ancillary to industrial uses should be erected in industrial areas.

**Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas**

- 11 Home based industries should not be located within the **Hills Face Zone** or **Watershed Protection (Mount Lofty Ranges) Zone**.
- 12 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:
  - (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
  - (b) (except for wineries in the **Watershed Protection (Mount Lofty Ranges) Zone**) be setback at least 50 metres from:
    - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map

- (ii) a dam or reservoir that collects water flowing in a watercourse
  - (iii) a lake or wetland through which water flows
  - (iv) a channel into which water has been diverted
  - (v) a known spring
  - (vi) sink hole
- (c) be located within the boundary of a single allotment, including any ancillary uses
- (d) not result in more than one industry located on an allotment
- (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
- (i) does not exceed 2 square metres in area
  - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
  - (iii) is not internally illuminated.
- 13 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities
  - (b) generate traffic beyond the capacity of roads necessary to service the development
  - (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
  - (d) be located on land with a slope greater than 20 per cent (1-in-5).
- 14 Agricultural industries (except for wineries) in rural areas should be small scale, and:
- (a) should include at least one of the following activities normally associated with the processing of primary produce:
    - (i) washing
    - (ii) grading
    - (iii) processing (including bottling)
    - (iv) packing or storage
  - (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
  - (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry
  - (d) should process primary produce that is grown within the Mount Lofty Ranges Region
  - (e) should occur only on an allotment where a habitable dwelling exists.

- 15 Agricultural Industries, wineries (except wineries in the **Watershed Protection (Mount Lofty Ranges) Zone**) and mineral water extraction and processing plants should not be located:
- (a) on land that is classified as being poorly drained or very poorly drained
  - (b) within 800 metres of a high water level of a public water supply reservoir
  - (c) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.
- 16 Home-based industries in rural areas:
- (a) should include at least one of the following activities:
    - (i) arts
    - (ii) crafts
    - (iii) tourist
    - (iv) heritage related activities
  - (b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)
  - (c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry
  - (d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.
- 17 Mineral water extraction and processing plants in rural areas:
- (a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:
    - (i) extraction
    - (ii) bottling
    - (iii) packaging
    - (iv) storage
    - (v) distribution
  - (b) may include ancillary activities of administration and sale and/or promotion of mineral water product
  - (c) should have a total combined area for one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres (or 450 square metres in the **Watershed Protection (Mount Lofty Ranges) Zone**) per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

- 18 Wineries in rural areas should:
- (a) include at least one of the following activities normally associated with the making of wine:
    - (i) crushing
    - (ii) fermenting
    - (iii) bottling
    - (iv) maturation/cellaring of wine
    - (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant
  - (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
  - (c) process primary produce that is primarily sourced within the Mount Lofty Ranges Region
  - (d) only include a restaurant as an ancillary use to the winery
  - (e) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

## Infrastructure

### OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 The visual impact of infrastructure facilities minimised.
- 4 The efficient and cost-effective use of existing infrastructure.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) effluent disposal systems
  - (e) formed all-weather public roads
  - (f) telecommunications services
  - (g) gas services
  - (h) social infrastructure, community services and facilities.
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not take place until adequate and coordinated drainage of the land is provided.
- 6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 8 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.
- 9 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.

- 10 Utility buildings and structures should be grouped with non-residential development, where possible.
- 11 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 12 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 13 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 14 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 15 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.
- 16 Development should not compromise the viability of transmission line corridors and substation sites identified on *Overlay Map(s) - Development Constraints*.

## Interface between Land Uses

### OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be designed and sited to minimise negative impact on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

### Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise ( $LA_{90,15min}$ ) for the overall (sum of all octave bands) A-weighted level
<i>Adjacent land</i> property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

### Air Quality

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
  - (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
  - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

### Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
  - (a) not locating horticulture or intensive animal keeping on land adjacent to townships
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production activities should not lead to unreasonable impact on adjacent land users.
- 15 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.



- 17 Development within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
- (a) not prejudice the continued operation of those facilities
  - (b) be located, designed, and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended operation of activities.

## Land Division

### OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- 4 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

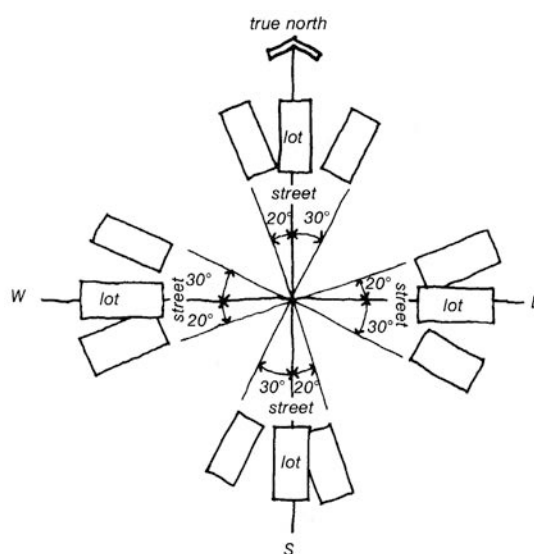
### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
  - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
  - (b) a sufficient water supply should be made available for each allotment
  - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
  - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
  - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
  - (b) any allotment will not have a frontage to an existing or proposed public road
  - (c) the intended use of the land would require excessive cut and fill
  - (d) the intended use, or the establishment of that use, is likely to lead to undue erosion of the subject land or land within the locality
  - (e) the area is unsewered and cannot accommodate an appropriate waste disposal system within the allotment to suit the intended development
  - (f) the intended use of the land would be contrary to the zone objectives
  - (g) any single allotments are created that sit within more than one zone.

### Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands do not need to be cleared as a consequence of subsequent development or fragmented or reduced in size.

- 4 The design of a land division should incorporate:
- roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
  - safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
  - areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - suitable land set aside for useable local open space
  - public utility services within road reserves and where necessary within dedicated easements
  - the preservation of significant natural, cultural or landscape features including State and local heritage places
  - protection for existing vegetation and drainage lines
  - where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
  - the preservation of significant trees.
- 5 Public open space reserves should have a minimum width of 5 metres.
- 6 A maximum of half of the land required for drainage reserves should be considered as contributing towards the public open space provision.
- 7 Land divisions creating more than 20 additional allotments should provide for the following:
- at least 80 per cent of allotments should be orientated so that their long axis conforms with the following figure:



Orientated lots for solar access in temperate and hot-arid climates

- allotments with a primary road frontage of less than 14 metres should be orientated in a north/south alignment

- (c) a maximum of 20 per cent of allotments should be located on the south side of east-west aligned streets.
- 8 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' on Bushfire Protection Area BPA Maps - Bushfire Risk should be designed to make provisions for:
- (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
  - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
  - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 9 Allotments in the form of a battleaxe configuration should:
- (a) have a site area of at least 420 square metres (excluding the area of the 'handle' of such an allotment)
  - (b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (c) provide a minimum setback of 1 metre between the handle and any existing dwelling which is to be retained on the site
  - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
  - (e) be avoided where their creation would be incompatible with the prevailing pattern of development
  - (f) provide for an access onto a public road, with the driveway 'handle' being designed within the following parameters:

No. of dwellings served by driveway	Width at front property boundary and for first 6 metres (metres)	Width beyond first 6 metres (metres)	Widening required for passing (metres)	Minimum landscaped setback from a fence or blank wall (metres)
1	4	4	None	0.5
2-5	6	4	Only if driveway length > 30	0.5
6+	6	5	None	1

- 10 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of existing native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.

- 11 The layout of a land division should provide for efficient solar access.
- 12 Land division abutting the **Primary Production Zone** should create allotments of sufficient size and shape so as to accommodate both the intended use as well as a landscaped buffer of not less than 5 metres in width along the boundary of the **Primary Production Zone**, in order to minimise conflict between urban uses and horticulture uses.
- 13 Where land which has frontage to the Gawler River is divided, a reserve at least 100 metres wide, measured from the centre line of the river, should be provided.
- 14 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 15 Land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 16 The layout of a land division should keep flood-prone land free from development.
- 17 Allotments within the **Gawler River Flood Plain** on land outside '**Flood Hazard Zones 2 and 3**' of the **Gawler River Flood Plain**, as shown on the **Gawler River Flood Hazard Map - GRO Map No. 238/1993**, should contain sufficient area to accommodate the uses for which the land is intended.
- 18 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:
  - (a) creates, contains and retains all watercourses, drainage lines and native vegetation
  - (b) incorporates retention and/or detention devices to maintain the volume and rate of runoff as near as possible to pre-development levels
  - (c) enhances amenity
  - (d) integrates with the open space system and surrounding area.
- 19 The development of drainage networks should be designed to provide a quality open space system of linear parks, wetlands, aquifer storage and re-charge sites that promote informal recreation opportunities and environmental conservation.

## **Roads and Access**

- 20 Road reserves should be of a width and alignment that can:
  - (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
  - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
  - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
  - (d) accommodate street tree planting, landscaping and street furniture
  - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
  - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites

- (g) allow for the efficient movement of service and emergency vehicles.
- 21 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 22 The layout of land divisions should result in roads designed and constructed to ensure:
  - (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
  - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
  - (c) that existing dedicated cycling and walking routes are not compromised.
- 23 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
  - (a) the size of proposed allotments and sites and opportunities for on-site parking
  - (b) the availability and frequency of public and community transport
  - (c) on-street parking demand likely to be generated by nearby uses.
- 24 A minimum of one on-street car parking space should be provided for every 2 allotments unless separately defined shared visitor parking spaces exist on-site (eg, for group dwellings or residential flat buildings).
- 25 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.
- 26 Roads intended to accommodate bus routes should be:
  - (a) of an alignment and width that will:
    - (i) allow for the efficient movement of buses
    - (ii) not facilitate high traffic speeds or provide opportunities for increased through traffic
    - (iii) provide a reasonably direct route through the middle of residential areas and linking through to adjoining residential areas
  - (b) designed to enable buses to safely and conveniently cross major roads when travelling between residential areas, by achieving one of the following:
    - (i) utilising an existing or proposed traffic controlled intersection
    - (ii) enabling a left turn into the road from one area followed by a right turn from the road into the adjoining residential area.

### **Land Division in Rural Areas**

- 27 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:
  - (a) primary production
  - (b) value adding industries related to primary production

(c) protection of natural resources.

28 Rural land should not be divided where new allotments would result in any of the following:

(a) fragmentation of productive primary production land

(b) strip development along roads or water mains

(c) uneconomic costs to the community for the provision of services

(d) prejudice against the proper and orderly development of townships

(e) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

## **Landscaping, Fences and Walls**

### **OBJECTIVES**

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development should incorporate open space and landscaping in order to:
  - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
  - (b) enhance the appearance of road frontages
  - (c) screen service yards, loading areas and outdoor storage areas
  - (d) minimise maintenance and watering requirements
  - (e) enhance and define outdoor spaces, including car parking areas
  - (f) provide shade and shelter
  - (g) assist in climate control within buildings
  - (h) maintain privacy
  - (i) maximise stormwater re-use
  - (j) complement existing native vegetation
  - (k) contribute to the viability of ecosystems and species
  - (l) promote water and biodiversity conservation.
- 2 Landscaping should:
  - (a) include the planting of locally indigenous species where appropriate
  - (b) be oriented towards the street frontage
  - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
  - (a) unreasonably restrict solar access to adjoining development
  - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding
  - (c) introduce pest plants



- (d) increase the risk of bushfire
  - (e) remove opportunities for passive surveillance
  - (f) increase autumnal leave fall in waterways
  - (g) increase the risk of weed invasion.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
  - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
  - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
  - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street;
  - (e) assist in highlighting building entrances
  - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
  - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
  - (h) be constructed of non-flammable materials.

## Marine Aquaculture

### OBJECTIVES

- 1 Development in marine waters including marine aquaculture development that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.
- 2 Maintenance of marine navigational safety.
- 3 Ecologically sustainable development of the marine aquaculture industry.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
  - (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
  - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
  - (c) ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter and dead animals from the development
  - (d) prevent the build up of waste (except where waste can be removed).
- 2 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 3 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
  - (a) areas of high public use
  - (b) areas established for recreational activities
  - (c) areas of outstanding visual, environmental, commercial or tourism value
  - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 4 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 5 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
  - (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
  - (b) minimise seabed damage.
- 6 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.

- 7 Marine aquaculture development should:
- (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
  - (b) position structures to protrude the minimum distance practicable above water
  - (c) avoid the use of shelters and structures above cages and platforms.
- 8 Marine aquaculture development should:
- (a) be undertaken in areas which will not contaminate the product for human consumption
  - (b) be located a suitable distance from pollution sources including country townships, urban and residential areas, established shack areas, industrial development, stormwater or other drainage outlets, sewage treatment facilities and outfall
  - (c) avoid the risk of pollution to and from external sources including any accidental discharge of pollutants
  - (d) be able to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows
  - (e) located a suitable distance from any tidal creek to ensure that adverse impacts are minimised
  - (f) be of a sufficient standard of construction to ensure that structures can withstand normal marine conditions.
- 9 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 10 Marine aquaculture access, launching and maintenance facilities should:
- (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
  - (b) be developed cooperatively, and co-located to serve the needs of the industry and community as a whole.
- 11 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
  - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 12 Aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 13 Marine aquaculture development should contribute to navigational safety by being:
- (a) suitably marked for navigational purposes
  - (b) sited to allow an adequate distance between farms for safe navigation
  - (c) located at least 250 metres from a commercial shipping lane
  - (d) comprised of structures that are secured and/or weighted to prevent drifting
  - (e) able to be rehabilitated when no longer operational.

## Medium and High Rise Development (3 or More Storeys)

### OBJECTIVES

- 1 Medium and high rise development that provides housing choice and employment opportunities.
- 2 Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
- 3 Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.
- 4 Buildings designed and sited to be energy and water efficient.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Design and Appearance

- 1 Buildings should:
  - (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
  - (b) provide shelter over the footpath where minimal setbacks are desirable
  - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 2 The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.
- 3 Entrances to multi-storey buildings should:
  - (a) be oriented towards the street
  - (b) be clearly identifiable
  - (c) provide shelter, a sense of personal address and transitional space around the entry
  - (d) provide separate access for residential and non-residential land uses.

#### Visual Privacy

- 4 The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from street and the location of verandas, windows porticos or the like.

#### Building Separation and Outlook

- 5 Residential buildings (or the residential floors of mixed use buildings) should:
  - (a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces

- (b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.

### **Dwelling Configuration**

- 6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 7 Dwellings with 3 or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

### **Adaptability**

- 8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

### **Environmental**

- 9 Multi-storey buildings should:
  - (a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow
  - (b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.
- 10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.
- 11 Development of 5 or more storeys, or 21 metres or more in building height (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:
  - (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street
  - (b) substantial verandas around a building to deflect downward travelling wind flows over pedestrian areas
  - (c) the placement of buildings and use of setbacks to deflect the wind at ground level.

### **Site Facilities and Storage**

- 12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
  - (a) in the dwelling (but not including a habitable room)
  - (b) in a garage, carport or outbuilding
  - (c) within an on-site communal facility.
- 13 The design of driveway crossovers, parking areas, accessways and elements that interact with the public realm should safely and efficiently accommodate the collection of waste and recycling materials.
- 14 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and waste that is consistent with all of the following:
  - (a) easily and safely accessible to the collection point
  - (b) easily and safely accessible to residents and collection service providers

- (c) well screened and secure to prevent vandalism and theft
  - (d) designed to reduce odour and discourage vermin.
- 15 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

## Metropolitan Open Space System

### OBJECTIVES

- 1 A Metropolitan Open Space System (MOSS), in and around metropolitan Adelaide, that:
  - (a) is comprised of public and private land
  - (b) is clearly defined and linked
  - (c) has an open or natural character
  - (d) provides a visual and scenic contrast to the built urban environment
  - (e) separates different parts of the metropolitan area.
- 2 The development of open space recreation reserves through land purchases, contributions of open space, and exchanges of land.
- 3 Conservation and restoration of existing and modified habitats.
- 4 Conservation of sites of scientific or heritage interest.
- 5 The provision of corridors for the movement of wildlife.
- 6 A range of recreation and leisure areas including a network of cycle and walking paths integrating MOSS and adjoining land uses.
- 7 A range of active recreation and sporting facilities of regional or State significance, including facilities that may be used for national and international events.
- 8 Private land within the MOSS that retains or develops the open, natural or rural character and buildings that are located and designed in such a way as to blend into the open character of the area.
- 9 Stormwater management in association with recreation, aquifer recharge and water quality management.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should preserve and enhance the natural and open character and amenity of land located within the MOSS.
- 2 Privately owned land within the MOSS should be used for rural activities and agriculture (but not intensive animal keeping), very low-density residential development that is ancillary to other uses, low-impact tourist or sporting facilities, or conservation purposes.
- 3 Buildings and structures erected on land within the MOSS should be designed, located and screened so as to be unobtrusive and not detract from the open natural or landscaped character of these areas.
- 4 Development within the MOSS should contribute to the rehabilitation and restoration of aquatic and terrestrial ecosystems and water catchments.
- 5 When land fronting watercourses within the MOSS is divided land adjoining the watercourse should become a public reserve.

- 6 The width of reserves abutting watercourses within the MOSS should be sufficient to allow for flood control, stormwater management, and retention of the riverine ecosystem and to provide areas of open space which can be used to accommodate a range of recreational and sporting facilities.
- 7 Landscaping within MOSS locations should:
  - (a) incorporate remnant vegetation
  - (b) use locally indigenous plant species wherever possible
  - (c) provide shade and windbreaks along cyclist and pedestrian routes and around picnic and barbecue areas, seating and car parking areas
  - (d) maximise opportunities for passive surveillance along the park.
- 8 Development on public land within the MOSS should incorporate:
  - (a) easily identified access points
  - (b) pedestrian and cycle linkages within open spaces and between other open space networks
  - (c) facilities to provide and support a range of recreation and leisure activities.



## Mineral Extraction

### OBJECTIVES

- 1 Development of mining activities in a way that contributes to the sustainable growth of the industry.
- 2 Protection of mineral deposits against intrusion by inappropriate forms of development.
- 3 Areas with scenic or conservation significance protected from undue damage arising from mining operations.
- 4 Preservation of the remaining natural environment of the Gawler River.
- 5 The phasing out and rehabilitation of existing operational loam pits in accordance with an overall plan of management for the Gawler River.
- 6 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.
- 7 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.
- 8 Mining operations that make adequate provision for site rehabilitation.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Known reserves of economically-viable mineral deposits should be kept free of development that may inhibit their future exploitation.
- 2 No new loam pits should be opened in the area adjoining the Gawler River, and existing operations:
  - (a) should not expand beyond any existing, approved pits
  - (b) should be worked in accordance with a plan of management and rehabilitation which provides for future use as a linear park.
- 3 Development in proximity to mining operations should not be allowed where it may be exposed to adverse impacts resulting from mining activities.
- 4 Mining in scenic and native vegetation areas should only be undertaken if:
  - (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
  - (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
  - (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
  - (d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.
- 5 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be re-used on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.

- 6 Access to land used for mining should be sited and designed to accommodate heavy-vehicle traffic and ensure the safety of all road users.
- 7 Mining operations should:
  - (a) ensure that minimal damage is caused to the landscape
  - (b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas
  - (c) minimise disturbance to natural hydrological systems.

### **Separation Treatments, Buffers and Landscaping**

- 8 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 9 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 10 Quarry faces should be orientated away from public view.
- 11 Screening of mining areas should occur in advance of extraction commencing.
- 12 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
  - (a) residential areas
  - (b) tourist areas
  - (c) tourist routes
  - (d) scenic routes.
- 13 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
  - (a) contribute to an attractive landscape
  - (b) suit local soil and climatic conditions
  - (c) are fast growing and/or have a long life expectancy
  - (d) are locally indigenous species.
- 14 Borrow pits for road making materials should:
  - (a) be sited so as to cause the minimum effect on their surroundings
  - (b) not be located on land visible from scenic or arterial roads if equivalent resources are available within other areas within the Development Plan boundary.

## Natural Resources

### OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including marine waters, groundwater, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
  - (a) protect natural ecological systems
  - (b) achieve the sustainable use of water
  - (c) protect water quality, including receiving waters
  - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
  - (e) minimise demand on reticulated water supplies
  - (f) maximise the harvest and use of stormwater
  - (g) protect stormwater from pollution sources
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

### **Water Sensitive Design**

- 5 Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.
- 6 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 7 Development should be sited and designed to:
  - (a) capture and re-use stormwater, where practical
  - (b) minimise surface water runoff
  - (c) prevent soil erosion and water pollution
  - (d) protect and enhance natural water flows
  - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
  - (f) not contribute to an increase in salinity levels
  - (g) avoid the water logging of soil or the release of toxic elements
  - (h) maintain natural hydrological systems and not adversely affect:
    - (i) the quantity and quality of groundwater
    - (ii) the depth and directional flow of groundwater
    - (iii) the quality and function of natural springs.
- 8 Water discharged from a development site should:
  - (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
  - (b) not exceed the rate of discharge from the site as it existed in pre- development conditions.
- 9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
  - (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source.
  - (b) utilise, but not be limited to, one or more of the following harvesting methods:
    - (i) the collection of roof water in tanks
    - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
    - (iii) the incorporation of detention and retention facilities
    - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
  - (a) ensure public health and safety is protected
  - (b) minimise potential public health risks arising from to the breeding of mosquitoes
  - (c) allow sediments to settle so as to treat stormwater prior to discharge into watercourses or the marine environment
  - (d) retain a 25 year, 24 hour rainfall event where wetlands are used for the cleaning of stormwater.
- 17 Stormwater runoff directed to the Gawler River should first be filtered by wetlands located along the river.

### **Water Catchment Areas**

- 18 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 19 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 20 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 21 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 22 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
  - (a) fenced to exclude livestock
  - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land

- (c) revegetated with indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 23 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
- (a) adversely affect the migration of aquatic biota
  - (b) adversely affect the natural flow regime
  - (c) cause or contribute to water pollution
  - (d) result in watercourse or bank erosion
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse
  - (f) **impact on authorised monitoring devices.**
- 24 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
  - (b) not take place in ecologically sensitive areas or on erosion-prone sites
  - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
  - (d) protect the needs of downstream users
  - (e) minimise in-stream or riparian vegetation loss
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
  - (g) protect ecosystems dependent on water resources
  - (h) **be setback a minimum of 50 metres from an effluent or waste disposal drainage field or disposal area**
  - (i) **provide spillways designed to allow passage of high flows without causing structural damage to the dam or soil erosion within the spillway or spillway discharge area**
  - (j) **be setback from allotment boundaries at a distance that has regard to:**
    - (i) **minimising potential contamination by spray drift from other land**
    - (ii) **minimising any potential for detrimental visual impact.**
- 25 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 26 Development should comply with the current Environment Protection (Water Quality) Policy.
- 27 **Watercourses, floodplains and wetlands should be protected and enhanced by:**
- (a) **stabilising watercourse banks and reducing sediments and nutrients entering the watercourse by providing:**
    - (i) **a buffer comprising of local indigenous trees, shrubs and groundcovers of not less than 5 metres wide measured perpendicular from the top of the watercourse bank**

- (ii) where the height of any part of the watercourse bank exceeds 0.5 metres, an additional vegetated buffer of width not less than the height of the bank (measured from the toe of the bank to the top of the bank)
  - (b) retaining and protecting existing native vegetation within 10 metres of the watercourse or wetland or within the floodplain.
- 28 The construction of dams should:
- (a) have an irregular edge to minimise soil erosion
  - (b) have a variety of depths to increase habitat for a variety of plants and animals
  - (c) where necessary include a silt trap (one tenth the capacity of the dam) upstream of the dam to trap incoming silt and nutrients.
- 29 The design, construction and location of levees, weirs, retaining walls, bridges and culverts should:
- (a) provide for the needs of the ecosystem
  - (b) minimise the impact or risk of flooding
  - (c) not cause or increase watercourse erosion.

### **Biodiversity and Native Vegetation**

- 30 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 31 Buildings and other structures within the Mount Lofty Ranges Region should not be located within areas of native vegetation.
- 32 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 33 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
  - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
  - (c) provides an important seed bank for locally indigenous vegetation
  - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
  - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
  - (f) is growing in, or is characteristically associated with a wetland environment.
- 34 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
  - (b) decreased soil stability

- (c) soil or land slip
  - (d) deterioration in the quality of water in a watercourse or surface water runoff
  - (e) a local or regional salinity problem
  - (f) the occurrence or intensity of local or regional flooding.
- 35 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 36 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 37 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
  - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
  - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 38 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
  - (b) minimising impervious surfaces beneath the canopies of trees
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 39 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park
    - (ii) a conservation park
    - (iii) a wilderness protection area
    - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
  - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.



- 40 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

### **Soil Conservation**

- 41 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 42 Development should be designed and sited to prevent erosion.
- 43 Development should take place in a manner that will minimise alteration to the existing landform.
- 44 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.
- 45 Development should include adequate provisions to manage soil erosion and drainage where either of the following apply:
- (a) there is a high risk of sediment pollution to adjoining lands or receiving water
  - (b) the total area to be distributed, or left distributed, at any one time exceeds 0.5 hectares.

## Open Space and Recreation

### OBJECTIVES

- 1 The creation of a network of linked parks, reserves and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 Development of an open space network consisting of corridors following the alignment of the Gawler River and Trunk Drain No 1, interconnected with existing and proposed regional open space reserves and flow control parks.
- 5 Maintenance of an open, rural character west of Frisby Road in order to retain a permanent rural buffer between Angle Vale township and the metropolitan area.
- 6 The preservation and enhancement of the character, aesthetic appearance, scenic beauty and amenity of the Gawler River and land within 100 metres of the Gawler River, in order to:
  - (a) establish a permanent corridor of open space for the future metropolitan area
  - (b) maintain and protect native flora and fauna habitats
  - (c) protect areas and sites of scientific, archaeological and cultural significance
  - (d) provide areas for passive and active recreation.
- 7 The provision of open space in the following hierarchy:
  - State
  - Regional
  - District
  - Neighbourhood
  - Local.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities to meet the needs of the community
  - (b) provide for the movement of pedestrians and cyclists
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
  - (e) enable effective stormwater management
  - (f) provides for the planting and retention of large trees and vegetation.

- 3 Open space should be designed to incorporate:
  - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
  - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
  - (c) safe crossing points where pedestrian routes intersect the road network
  - (d) easily identified access points
  - (e) frontage to abutting public roads to optimise pedestrian access and visibility
  - (f) re-use of stormwater for irrigation purposes.
- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.
- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should generally be a minimum of 0.2 hectares in size, and should be centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
  - (a) have a slope in excess of 1-in-4
  - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
  - (a) be clustered where practical to ensure that the majority of the site remains open
  - (b) where practical, be developed for multi-purpose use
  - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
  - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
  - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
  - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
  - (d) clearly defining the perimeters of play areas
  - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks

- (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.

13 Landscaping associated with open space and recreation areas should:

- (a) not compromise the drainage function of any drainage channel
- (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
- (c) maximise opportunities for informal surveillance throughout the park
- (d) enhance the visual amenity of the area and complement existing buildings
- (e) be designed and selected to minimise maintenance costs
- (f) provide habitat for local fauna.

14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.

15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

## Orderly and Sustainable Development

### OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development located only in zones designated for such development.
- 7 Urban development contained within existing townships and settlements and located only in zones designated for such development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with:
  - [Concept Plan Map Play/1 - Munno Para District Centre](#)
  - [Concept Plan Map Play/2 - Elizabeth Downs Local Centre](#)
  - [Concept Plan Map Play/3 - Fordingbridge Road Local Activity Centre](#)
  - [Concept Plan Map Play/4 - Smithfield Plains Local Activity Centre](#)
  - [Concept Plan Map Play/5 - Munno Para Station Neighbourhood Activity Centre](#)
  - [Concept Plan Map Play/6 - Andrews Farm / Penfield Neighbourhood Activity Centre](#)

- [Concept Plan Map Play/7 - Blakeview Neighbourhood Activity Centre](#)
- [Concept Plan Map Play/8 – Curtis Road Town Centre](#)
- [Concept Plan Map Play/9 - Blakeview \(Main North Road\) Neighbourhood Activity Centre](#)
- [Concept Plan Map Play/10 - Whittington Road Neighbourhood Activity Centre](#)
- [Concept Plan Map Play/11 - Angle Vale Neighbourhood Centre](#)
- [Concept Plan Map Play/12 - Playford Regional Centre](#)
- [Concept Plan Map Play/13 - Playford Regional Centre Philip Highway Built Form](#)
- [Concept Plan Map Play/14 - Blakeview Urban Growth Area](#)
- [Concept Plan Map Play/16 - Munno Para Urban Growth Area](#)
- [Concept Plan Map Play/18 - Andrews Farm / Penfield Urban Growth Area](#)
- [Concept Plan Map Play/20 - Smithfield Plains High School Residential Regeneration](#)
- [Concept Plan Map Play/21 - Davoren Park Primary School Residential Regeneration](#)
- [Concept Plan Map Play/22 - One Tree Hill Town Centre](#)
- [Concept Plan Map Play/23 - Virginia Neighbourhood Centre](#)
- [Concept Plan Map Play/24 - Recreation](#)
- [Concept Plan Map Play/25 - Edinburgh Defence Airfield Defence \(Area Control\) Regulations](#)
- [Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure](#)
- [Concept Plan Map Play/27 - Edinburgh Defence Airfield Lighting Constraints](#)
- [Concept Plan Map Play/28 - Buckland Park District Centre](#)
- [Concept Plan Map Play/29 - Buckland Park](#)
- [Concept Plan Map Play/30 - Elizabeth Grove Local Centre](#)
- [Concept Plan Map Play/31 - Elizabeth East Local Centre](#)
- [Concept Plan Map Play/32 - Buckland Park Odour Impact Area](#)
- [Concept Plan Map Play/33 - Lyell McEwin Health Suburban Activity Node](#)
- [Concept Plan Map Play/34 - Munno Para West Neighbourhood Activity Centre](#)
- [Concept Plan Map Play/35 - Munno Para Downs Neighbourhood Centre](#)
- [Concept Plan Map Play/36 - Angle Vale Urban Growth Area](#)
- [Concept Plan Map Play/37 - Playford North Urban Growth Area](#)
- [Concept Plan Map Play/38 - Virginia Urban Growth Area](#)
- [Concept Plan Map Play/39 - Angle Vale Urban Growth Area Infrastructure](#)
- [Concept Plan Map Play/40 - Playford North Urban Growth Area Infrastructure](#)
- [Concept Plan Map Play/41 - Virginia Urban Growth Area Infrastructure](#)
- [Concept Plan Map Play/43 - Greater Edinburgh Parks](#)
- [Concept Plan Map Play/44 - Angle Vale Bulky Goods Retail](#)
- [Concept Plan Map Play/45 - Munno Para Commercial.](#)

## **Regulated Trees**

### **OBJECTIVES**

- 1 The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
- 2 Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
  - (a) significantly contributes to the character or visual amenity of the locality
  - (b) indigenous to the locality
  - (c) a rare or endangered species
  - (d) an important habitat for native fauna.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development should have minimum adverse effects on regulated trees.
- 2 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
  - (a) the tree is diseased and its life expectancy is short
  - (b) the tree represents a material risk to public or private safety
  - (c) the tree is causing damage to a building
  - (d) development that is reasonable and expected would not otherwise be possible
  - (e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.
- 3 Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

## Renewable Energy Facilities

### OBJECTIVES

- 1 Development of renewable energy facilities that benefit the environment, the community and the state.
- 2 The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.
- 3 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Renewable energy facilities, including wind farms and ancillary development, should be:
  - (a) located in areas that maximize efficient generation and supply of electricity; and
  - (b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.

### Wind Farms and Ancillary Development

- 2 The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:
  - (a) wind turbine generators being:
    - (i) setback at least 1000 metres from non-associated (nonstakeholder) dwellings and tourist accommodation
    - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)
    - (iii) regularly spaced
    - (iv) uniform in colour, size and shape and blade rotation direction
    - (v) mounted on tubular towers (as opposed to lattice towers)
  - (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.
- 3 Wind farms and ancillary development should avoid or minimise the following impacts on nearby property owners / occupiers, road users and wildlife:
  - (a) shadowing, flickering, reflection or glint
  - (b) excessive noise
  - (c) interference with television and radio signals and geographic positioning systems
  - (d) interference with low altitude aircraft movements associated with agriculture
  - (e) modification of vegetation, soils and habitats striking of birds and bats.



- 4 Wind turbine generators should be setback from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms) a distance that will ensure that failure does not present an unacceptable risk to safety.

## Residential Development

### OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of a diverse community.
- 2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 **Redevelopment of existing residential areas, including comprehensive renewal in degraded areas, that enhances the residential amenity of the zone through sensitive infill, the development of attractive streetscapes and the retention of reasonable levels of privacy and amenity.**
- 4 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.
- 5 The revitalisation of residential areas to support the viability of community services and infrastructure.
- 6 Affordable housing, student housing and housing for aged persons provided in appropriate locations.
- 7 Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings
  - (b) the provision of landscaping and private open space
  - (c) convenient and safe vehicle, pedestrian and cycling access and parking
  - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 2 Residential allotments should be of varying sizes to encourage housing diversity.

### Design and Appearance

- 3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
  - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
  - (b) individual entries for ground floor accommodation
  - (c) opportunities to overlook adjacent public space.
- 4 Residential development should be designed to ensure living rooms have an external outlook.
- 5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings and entrance foyers.

- 6 Building entrances to residential flat buildings under 3 storeys in height should provide shelter and incorporate transitional space around the entry.
- 7 Attached dwellings should be designed to protect habitable rooms from possible noise intrusion by minimising the transmission of sound between dwellings and ensuring that bedrooms in one dwelling do not share a wall with the living room or garage of the attached dwelling.

### Garages, Carports and Outbuildings

- 8 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 9 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 10 Garages, carports, pergolas, outbuildings and other similar buildings (except where otherwise specified) should not dominate the streetscape and be designed within the following parameters:

Parameter	Value
Minimum dimensions for a single car garage or carport	3 metres x 6 metres
Minimum dimensions for a double carport or garage	5.8 metres x 6 metres
Maximum width for a carport or garage	7 metres
Maximum floor area for sites less than 400 square metres	36 square metres
Maximum floor area for sites greater than 400 and less than 600 square metres	54 square metres
Maximum floor area for sites greater than 600 square metres	80 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	2.8 metres
Maximum height of finished floor level	0.3 metres above natural ground level

- 11 In the Suburban Neighbourhood Zone, garages, carports and outbuildings should not dominate the streetscape and be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage (except where located in a designated activity centre or where the primary road frontage is a laneway)	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 5.5 metres  Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling

Parameter	Value
Minimum setback from laneway	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
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a laneway	No maximum
Maximum frontage width of garage or carport with an opening facing the street (except where located in a designated activity centre)	Less than 50 per cent of the allotment frontage

- 12 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.
- 13 Carports or garages should be designed to reduce the apparent total width of the doorway.
- 14 The erection of a shed, garage or outbuilding should only be undertaken where any of the following apply:
- (a) the use is ancillary to an existing dwelling or business
  - (b) it is erected for a period not exceeding 12 months:
    - (i) to enable the erection of a dwelling on the same allotment to proceed
    - (ii) to be used for storage of building materials or tools only
    - (iii) it is to be removed at the expiration of that period if construction of the dwelling has not been substantially completed.

### Site Coverage

- 15 Site coverage should ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
  - (b) domestic storage
  - (c) outdoor clothes drying
  - (d) rainwater tanks

- (e) private open space and landscaping
- (f) convenient storage of household garbage and recycling receptacles.

16 Other than within the **Suburban Neighbourhood Zone and Suburban Activity Node Zone** dwellings should be designed within the following parameters:

Parameter	Value
Maximum site coverage for allotments greater than 450 square metres	40 per cent
Maximum site coverage for allotments less than or equal to 450 square metres	50 per cent

### Private Open Space

17 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

- (a) to be accessed directly from the habitable rooms of the dwelling
- (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy
- (c) to take advantage of, but not adversely affect, natural features of the site
- (d) to minimise overlooking from adjacent buildings
- (e) to achieve separation from bedroom windows on adjoining sites
- (f) to have a northerly aspect to provide for comfortable year round use
- (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
- (h) to be shaded in summer
- (i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
- (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

18 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 height
- (e) the fencing is to be finished with materials and colours that complement those of the dwelling and are sufficiently impermeable to maintain privacy
- (f) it provides passive surveillance of the street from the dwelling by providing one of the following:

- (i) at least one ground level window with a direct unobstructed view to the street
- (ii) upper storey windows or balconies with direct views to the street.

19 Other than within the **Local Centre Zone, Neighbourhood Centre Zone, Residential Regeneration Zone, Suburban Activity Node Zone** or **Suburban Neighbourhood Zone**, dwellings, particularly those with ground level habitable rooms 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
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.  One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.
Less than 250 square metres	35 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.  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.

20 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: <ul style="list-style-type: none"> <li>(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</li> </ul>	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

Site area of dwelling	Minimum area of private open space	Provisions
	(b) separate areas are provided for in the provision of a rainwater tank and the storage of refuse and recycling bins.	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.

- 21 Except where otherwise specified, dwellings at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
>500	80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24
300-500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
<300	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	3	16

- 22 A minimum of 80 per cent of the private open space required should be open to the sky and not incorporate roofed structures such as verandas, carports, garages and outbuildings.

- 23 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.
- 24 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:
- (a) assist with ease of drainage
  - (b) allow for effective deep planting
  - (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

- 25 Dwellings located above ground level should provide private open space in accordance with the following table:

<b>Dwelling type</b>	<b>Minimum area of private open space</b>
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

- 26 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 27 Private open space may be substituted for the equivalent area of communal open space where:
- (a) at least 50 per cent of the communal open space is visually screened from public areas of the development
  - (b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance
  - (c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

### **Communal Open Space**

- 28 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:
- (a) private open space
  - (b) public rights of way
  - (c) private streets
  - (d) parking areas and driveways
  - (e) service and storage areas
  - (f) narrow or inaccessible strips of land.
- 29 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:
- (a) address acoustic, safety, security and wind effects



- (b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings
- (c) facilitate landscaping and food production
- (d) be integrated into the overall facade and composition of buildings.

### **Visual Privacy**

- 30 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

### **Noise**

- 31 *Other than within an area designated for the purposes of the Noise and Air Emissions Overlay*, residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 32 External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:
- (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas and fixed noise sources on the same or adjacent sites.
- 33 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

### **Site Facilities and Storage**

- 34 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
  - (b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
  - (c) household waste and recyclable material storage areas away from dwellings of a size suitable for the expected volume, located away from dwellings, screened from public view and in an area easily accessible for waste collection.

### **Affordable Housing**

- 35 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

### **Dependent Accommodation**

- 36 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 600 square metres
  - (b) the accommodation has a small floor area relative to the associated main dwelling(s) *that does not exceed 60 square metres or 70 per cent of the total floor area of the existing dwelling, whichever is the lesser*
  - (c) adequate outdoor space of a minimum 20 square metres is provided for the use of all occupants of *the dependant accommodation*

- (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
- (e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling
- (f) the building is attached to the associated main dwelling.

### Swimming Pools and Outdoor Spas

- 37 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

### Street and Boundary Setbacks

- 38 Dwellings should be set back from allotment or site boundaries to provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement, except where there is a Council approved building envelope plan demonstrating visual privacy can be achieved by other means.
- 39 Except where otherwise specified in a Council approved building envelope plan, zone, policy area or precinct or specified in [Table Play/2 - Building Setbacks from Road Boundaries](#), dwellings should be set back from road frontages in accordance with the following minimum distances:

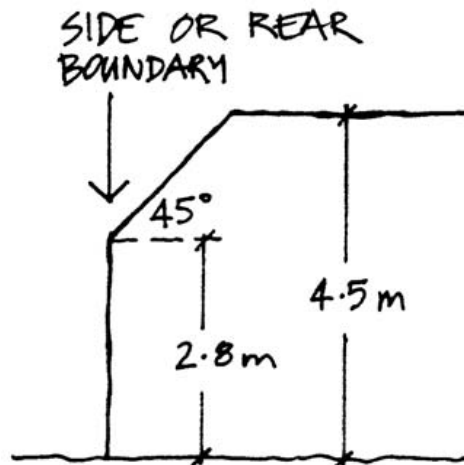
Type of road	Primary road frontage	Secondary road frontage
Local road	5 metres	2 metres
Arterial road and major collector road shown on <i>Overlay Maps - Transport</i>	7 metres	3 metres

- 40 Except where otherwise specified in a particular zone, policy area or precinct, dwellings should be set back from side and rear allotment boundaries the following minimum distances:

Parameter	Value
Minimum setback from side boundary with a wall height of less than 3 metres	1 metre
Minimum setback from side boundary with a wall height of greater than 3 metres and less than 6 metres	2 metres
Minimum setback from side boundary with a wall height of greater than 6 metres	2 metres plus an additional setback which is equal to the increase in wall height above 6 metres
Minimum setback from rear boundary for single storey components of buildings	4 metres
Minimum setback from rear boundary for two storey components of buildings	8 metres or 6 metres in the <b>Residential Regeneration Zone</b>
Minimum setback for a roof (including eaves and gutters)	450 millimetres from a side boundary or 900 millimetres from any part of an existing building on an adjacent allotment

- 41 Except where otherwise specified in a particular zone, policy area or precinct, side boundary walls of dwellings should:
- (a) be no greater than 3 metres in height or the height of an adjoining boundary wall
  - (b) be no greater than 8 metres in length or the length of an adjoining boundary wall

- (c) not be located closer than 2.5 metres to a wall containing a habitable room window of an adjoining dwelling unless the boundary wall is located to the north of the neighbouring window in which case the minimum setback distance is increased to 3.5 metres
  - (d) not to exceed 50 per cent of the length of the boundary or 4 metres in height if abutting a public reserve or communal open space.
- 42 Except where otherwise specified in a particular zone, policy area or precinct, garages, carports, pergolas, outbuildings and other similar buildings should be set back a minimum of 5.5 metres from primary road frontage and not less than 0.5 metres behind the main face of the dwelling.
- 43 Except where otherwise specified in a particular zone, policy area or precinct, garages, carports, pergolas, outbuildings and other similar buildings should be constructed either on the side or rear boundary or setback from the boundary the following minimum distances:
- (a) 600 millimetres for an open structure
  - (b) 1 metre for any solid or enclosed wall.
- 44 Except where otherwise specified in a particular zone, policy area or precinct, garages, carports, pergolas, outbuildings and other similar buildings with walls located on the side or rear boundaries should:
- (a) excluding gabled roofs, be constructed in accordance with the setback and size requirements of the following envelope diagram:



**Side or rear boundary building envelope**

- (b) be constructed at least 6 metres from any existing structure on the site located on the same boundary
- (c) not adjoin the length of the boundary (whether solid walls or open and including any existing similar structures built on or within 600 millimetres of that boundary) by more than:
  - (i) 7 metres for enclosed side walls
  - (ii) 8 metres for open sided walls.

### **Car Parking and Access**

- 45 The width of driveway crossovers should be minimised and have a maximum width of:
- (a) 3 metres wide for a single driveway

- (b) 5 metres wide for a double driveway.
- 46 Vehicle crossovers should be located a minimum of 1 metre from existing street trees, above ground utility and infrastructure equipment and poles, and stormwater side entry pits.
- 47 Residential allotments should have no direct vehicle access onto Curtis Road, Craigmore Road, John Rice Avenue, Hogarth Road, Main North Road or Yorktown Road.

### **Home Businesses**

- 48 A home business should only occur where:
  - (a) it is incorporated within a dwelling or on land containing a dwelling
  - (b) located outside of the Watershed Area of the Mount Lofty Ranges
  - (c) it comprises a small office, consulting room or other non-industrial business
  - (d) the nature, scale and intensity of the use does not cause detrimental impact to the amenity of residents living in the locality by virtue of the appearance of the land or buildings, the inappropriate parking of motor vehicles, movement of people and goods, hours of operation, electrical interference, the storage of hazardous substances, or noise or other emissions from the site
  - (e) the floor area does not exceed 50 square metres or 30 per cent of the total floor area of the associated dwelling (excluding any garage/carport), whichever is the lesser
  - (f) employees do not include more than 1 non-resident employee
  - (g) the business does not involve the servicing, repair, or sale of motor vehicles
  - (h) only one commercial motor vehicle (as defined in the *Road Traffic Act 1961*) associated with the business may be present at any time
  - (i) vehicles exceeding 3 tonnes tare in weight are not used by or required to service the business
  - (j) goods are not displayed in any window or about the dwelling or its curtilage
  - (k) signage advertising the home business activity does not have an advertising area exceeding a total of 0.25 square metres.

## **Short-Term Workers Accommodation**

### **OBJECTIVES**

- 1 A range of appropriately located accommodation types supplied to meet the housing needs of seasonal and short-term workers.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 2 Buildings used for short-term workers accommodation should:
  - (a) be designed and constructed to enhance their appearance
  - (b) provide for the addition of a carport, verandas or pergolas as an integral part of the building
  - (c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone
  - (d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.
- 3 Short-term workers accommodation should not be adapted or used for permanent occupancy.
- 4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

## Significant Trees

### OBJECTIVES

- 1 The conservation of significant trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.
- 2 The conservation of significant trees in balance with achieving appropriate development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:
  - (a) makes an important contribution to the character or amenity of the local area; or
  - (b) is indigenous to the local area and its species is listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species
  - (c) represents an important habitat for native fauna
  - (d) is part of a wildlife corridor of a remnant area of native vegetation
  - (e) is important to the maintenance of biodiversity in the local environment
  - (f) forms a notable visual element to the landscape of the local area.
- 2 Development should be undertaken so that it has a minimum adverse effect on the health of a significant tree.
- 3 Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:
  - (a) in the case of tree removal, where at least one of the following apply:
    - (i) the tree is diseased and its life expectancy is short
    - (ii) the tree represents an unacceptable risk to public or private safety
    - (iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a bushfire prone area
  - (b) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value
  - (c) all other reasonable remedial treatments and measures have been determined to be ineffective
  - (d) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
  - (e) in any other case, any of the following circumstances apply:
    - (i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree
    - (ii) the work is required due to unacceptable risk to public or private safety

- (iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a bushfire prone area
  - (iv) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value
  - (v) the aesthetic appearance and structural integrity of the tree is maintained
  - (vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
- 4 Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of a significant tree or otherwise) should only be undertaken where the aesthetic appearance, health and integrity of a significant tree, including its root system, will not be adversely affected.
- 5 Land should not be divided or developed where the division or development would be likely to result in a substantial tree-damaging activity occurring to a significant tree.

## Siting and Visibility

### OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The Development should be sited and designed to minimise its visual impact on:
  - (a) the natural, rural or heritage character of the area
  - (b) areas of high visual or scenic value, particularly rural and coastal areas
  - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails
  - (d) the amenity of public beaches.
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
  - (a) be grouped together
  - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads *and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps - Transport.*
- 3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
  - (a) sited below the ridgeline
  - (b) sited within valleys or behind spurs
  - (c) sited in such a way as to not be visible against the skyline when viewed from public roads, *and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps - Transport*
  - (d) set well back from public roads, particularly when the allotment is on the high side of the road
  - (e) *setback 100 metres from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps - Transport.*
- 4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
  - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
  - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.



- 6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 7 Driveways and access tracks should be designed and constructed to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms, and be surfaced with dark materials.
- 8 **Trees, other vegetation and earth mounding should be retained or provided where the environment will be visually improved by such a provision.**
- 9 Development should be screened through the establishment of landscaping using locally indigenous plant species:
  - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
  - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
  - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

## Sloping Land

### OBJECTIVES

- 1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
  - (a) minimises their visual impact
  - (b) reduces the bulk of the buildings and structures
  - (c) incorporate roof lines which complement the natural slope of the land
  - (d) minimises the extent of excavation and fill
  - (e) provide a stable and readily accessible building site
  - (f) minimises the need for, and the height of, retaining walls
  - (g) does not cause or contribute to instability of any embankment or cutting
  - (h) avoids the silting of watercourses
  - (i) protects development and its surrounds from erosion caused by water runoff.
- 3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 4 Development sites should not be at risk of landslide.
- 5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
- 6 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.
- 7 The excavation and/or filling of land should:
  - (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
  - (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
  - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion

- (d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.
- 8 Retaining walls should not exceed 1 metre in height and should be stepped in a series of low walls and landscaped to enhance their appearance.

## Supported Accommodation

### OBJECTIVES

- 1 Provision of well designed supported accommodation for community groups with special needs.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:
  - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport
  - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
  - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
  - (d) of a scale and appearance that reflects the residential style and character of the locality
  - (e) provided with public and private open space and landscaping to meet the needs of residents.
- 2 Supported accommodation should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
  - (a) ground level access or lifted access to all units
  - (b) internal communal areas and private spaces
  - (c) an interesting and attractive outlook from units and communal areas for all residents, including those in wheelchairs
  - (d) useable recreation areas for residents and visitors, including visiting children
  - (e) adequate living space allowing for the use of wheelchairs with an attendant
  - (f) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
  - (g) storage areas for items such as boats, trailers and caravans
  - (h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles
  - (i) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Supported accommodation should provide a minimum area of private open space of 30 square metres per dwelling, one part of which should be capable of containing a rectangular area of at least 3 metres by 5 metres.
- 4 Access roads within supported accommodation developments should:
  - (a) not have steep gradients

- (b) provide convenient access for emergency vehicles, visitors and residents
  - (c) provide space for manoeuvring cars and community buses
  - (d) include kerb ramps at pedestrian crossing points
  - (e) have level surface passenger loading areas.
- 5 Car parking associated with supported accommodation should:
- (a) be conveniently located on site within easy walking distance of resident units
  - (b) be adequate for residents, staff, service providers and visitors
  - (c) include private parking spaces for independent living units
  - (d) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles
  - (e) include covered and secure parking for residents' vehicles
  - (f) have slip-resistant surfaces with gradients not steeper than 1-in-40
  - (g) allow ease of vehicle manoeuvrability
  - (h) be designed to allow the full opening of all vehicle doors
  - (i) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
  - (j) be appropriately lit to enable safe and easy movement to and from vehicles.

## **Telecommunications Facilities**

### **OBJECTIVES**

- 1 Telecommunications facilities provided to meet the needs of the community.
- 2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Telecommunications facilities should:
  - (a) be located to meet the communication needs of the community
  - (b) use materials and finishes that minimise visual impact
  - (c) have antennae located as close as practical to the support structure
  - (d) be located primarily in industrial, commercial, business, office, centre and rural zones
  - (e) where technically feasible, be co-located with other telecommunications facilities
  - (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
  - (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.
- 2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.
- 3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
  - (a) using existing buildings and vegetation for screening
  - (b) where possible, incorporating the facility within an existing structure that may serve another purpose maintaining that structure's character
  - (c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.
- 4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, Local heritage places, State heritage places or State Heritage Areas.

## Tourism Development

### OBJECTIVES

- 1 Environmentally sustainable and innovative tourism development.
- 2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.
- 3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- 4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates a high quality environmental analysis and design response which enhances environmental values.
- 5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.
- 6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.
- 7 Increased opportunities for visitors to stay overnight.
- 8 Ensure new development, together with associated bushfire management minimises the threat and impact of bushfires on life and property while protecting the environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism developments should be staged in a co-ordinated manner to ensure consistency in appearance, building themes, materials, and links between buildings, vehicle parking and ancillary uses on the site.
- 4 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.
- 5 Land uses which are ancillary to tourist accommodation within the Mount Lofty Ranges Region such as recreation, leisure, conference/meeting rooms and dining facilities should be limited to the requirements of guests being catered for.
- 6 Interpretive signs within the Mount Lofty Ranges Region should be constructed, designed and located so as to complement the features of the surrounding area, enhance visitor's understanding of the Region and facilitate access to sites in a manner that minimises impacts on the environment.
- 7 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.
- 8 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.

- 9 Major tourism developments should generally be located within designated areas and existing townships, or settlements.

### **Tourism Development in Association with Dwelling(s)**

- 10 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 11 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:
- (a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage
  - (b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements
  - (c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

### **Tourism Development Outside Townships**

- 12 Tourist developments located within areas of high conservation value, high indigenous cultural value, high landscape quality or significant scenic beauty should demonstrate excellence in design to minimise potential impacts or intrusion.
- 13 Tourism developments in rural areas should generally be small scale and have a functional or locational link with either of the following:
- (a) the surrounding agricultural production or processing
  - (b) the natural, cultural or historical setting of the area.
- 14 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
- (a) agricultural, viticultural and winery development
  - (b) heritage places and areas
  - (c) public open space and reserves
  - (d) walking and cycling trails
  - (e) interpretive infrastructure and signs.
- 15 Where appropriate, tourism developments in areas outside townships should:
- (a) adapt and upgrade existing buildings of heritage value
  - (b) seek to improve conditions in disturbed or degraded areas on the site.
- 16 Advertisements associated with tourism developments should:
- (a) not exceed 0.5 square metres in area for each display
  - (b) be limited to no more than two per site
  - (c) be located on the same site as the tourist development
  - (d) not be internally illuminated.



- 17 Tourism development in rural areas should occur only where it:
  - (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
  - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the purpose of the zone and/or policy area.
- 18 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and re-use stormwater and wastewater to minimise reliance on mains services.
- 19 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.
- 20 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

### **Residential Parks and Caravan and Tourist Parks**

- 21 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 22 Residential parks and Caravan and Tourist parks should be designed to:
  - (a) minimise potential conflicts between long-term residents and short-term tourists
  - (b) protect the privacy and amenity of occupants through landscaping and fencing
  - (c) minimise traffic speeds and provide a safe environment for pedestrians
  - (d) include centrally located recreation areas
  - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site
  - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 23 Visitor car parking should be provided at the rate of:
  - (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
  - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 24 On-site visitor parking in Caravan and Tourist parks should:
  - (a) be designed and located to be accessible to visitors at all times
  - (b) not dominate the internal site layout
  - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 25 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

- 26 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 27 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

## Transportation and Access

### OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public, community and private transport services for all people
  - (b) ensure a high level of safety
  - (c) effectively support the economic development of the State
  - (d) have minimal negative environmental and social impacts
  - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
  - (a) provides safe and efficient movement for all transport modes
  - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
  - (c) provides off street parking
  - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks
  - (e) provides convenient and safe access to public transport stops.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.
- 5 Safe and convenient freight and people movement throughout the State.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

#### Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on *Overlay Map(s) - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

- 4 Roads should be designed to achieve the following:
  - (a) residential neighbourhoods being bounded by arterial and major collector roads
  - (b) local crossing roads (generally carrying more than 4000 vehicles per day) serving to collect local residential traffic and as a convenient bus route, and on which centre, school and key neighbourhood facilities are located, with provision for bike lanes
  - (c) local streets and access places serving principally a residential property access function.
- 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.
- 6 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.
- 7 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage active transport modes.
- 8 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.
- 9 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 10 Development should provide safe and convenient access for all anticipated modes of transport.
- 11 Development at intersections, pedestrian and cycle crossings, and cross-overs to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 12 Driveway cross-overs affecting pedestrian footpaths should maintain the level and surface colour of the footpath.
- 13 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).
- 14 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.
- 15 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 16 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

## **Cycling and Walking**

- 17 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 18 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with:
  - (a) open space networks, recreational trails, parks, reserves and sport and recreation areas
  - (b) Adelaide's principal cycling network (Bikedirect), which includes arterial roads, local roads and off road paths as depicted in *Overlay Maps - Transport*.
- 19 New developments should give priority to and not compromise existing designated bicycle routes.
- 20 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 21 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities, and secure lockers
  - (b) signage indicating the location of bicycle facilities
  - (c) bicycle parking facilities **provided at the rate of one space per 750 square metres of retail floor space.**
- 22 On-site secure bicycle parking facilities should be:
  - (a) located in a prominent place
  - (b) located at ground floor level
  - (c) located undercover
  - (d) located where surveillance is possible
  - (e) well lit and well signed
  - (f) close to well used entrances
  - (g) accessible by cycling along a safe, well lit route.
- 23 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

## **Access**

- 24 Development should have direct access from an all weather public road.
- 25 Development should be provided with safe and convenient access which:
  - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
  - (b) provides appropriate separation distances from existing roads or level crossings

- (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
  - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 26 Four-way cross roads should not be created except where arterial roads intersect with arterial roads.
- 27 Development should not restrict access to publicly owned land such as recreation areas.
- 28 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
- (a) limited to local roads (including rear access)
  - (b) shared between developments.
- 29 Additional individual property access should not be established on the roads listed in [Table Play/2 - Building Setbacks from Road Boundaries](#) where 'No' is stated in Column 4.
- 30 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road.
- 31 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse onto of from the road.
- 32 Structures such as canopies and balconies that encroach onto the footpath of a road should not cause visual or physical obstruction to:
- (a) signalised intersections
  - (b) heavy vehicles
  - (c) street lighting
  - (d) overhead electricity lines
  - (e) street trees
  - (f) bus stops.
- 33 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
  - (b) have a maximum gradient of 1-in-5
  - (c) minimise excavation and/or fill
  - (d) minimise the potential for erosion from surface runoff
  - (e) avoid the removal of existing vegetation
  - (f) be consistent with *Australian Standard AS 2890 - Parking facilities*.

### **Access for People with Disabilities**

- 34 Development should be sited and designed to provide convenient access for people with a disability.

- 35 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

### **Vehicle Parking**

- 36 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand *in accordance with [Table Play/3 - Off Street Vehicle Parking Requirements](#)*.
- 37 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 38 Vehicle parking areas should be sited and designed to:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation
  - (d) result in minimal conflict between customer and service vehicles
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
  - (f) minimise the number of vehicle access points to public roads
  - (g) avoid the need for vehicles to reverse onto public roads
  - (h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
  - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas
  - (k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.
- 39 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.
- 40 Vehicle parking areas that are likely to be used during non daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.
- 41 Vehicle parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 42 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.
- 43 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 44 On-site visitor parking spaces should be sited and designed to:
- (a) not dominate internal site layout

- (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
- (c) be accessible to visitors at all times.

### **Vehicle Parking for Residential Development**

- 45 On-site vehicle parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 46 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
  - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.
- 47 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:
- (a) not face the primary street frontage
  - (b) be located to the rear of buildings with access from a shared internal laneway
  - (c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

### **Vehicle Parking for Mixed Use and Corridor Zones**

- 48 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Play/3 - Off-street Vehicle Parking Requirements](#).
- 49 Loading areas and designated parking spaces for service vehicles should:
- (a) be provided within the boundary of the site
  - (b) not be located in areas where there is parking provided for any other purpose.
- 50 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
- (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
  - (b) complement the surrounding built form in terms of height, massing and scale
  - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 51 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.



## **Undercroft and Below Ground Garaging and Parking of Vehicles**

- 52 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
- (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties
  - (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
  - (c) driveway gradients provide for safe and functional entry and exit
  - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
  - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
  - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
  - (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)
  - (h) the height of the car park ceiling does not exceed 1 metre above the finished ground level.
- 53 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

## Waste

### OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, re-uses waste, recycles waste for re-use, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
  - (a) avoiding the production of waste
  - (b) minimising waste production
  - (c) reusing waste
  - (d) recycling waste
  - (e) recovering part of the waste for re-use
  - (f) treating waste to reduce the potentially degrading impacts
  - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid or minimise as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
  - (a) screened and separated from adjoining areas
  - (b) located to avoid impacting on adjoining sensitive environments or land uses
  - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
  - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

## Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and re-use are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 The use of treated or partially treated wastewater should not result in:
  - (a) environmental nuisance or harm
  - (b) adverse impacts on public health
  - (c) adverse impacts on the amenity of a locality.
- 9 The use of treated wastewater or imported water should not result in any of the following:
  - (a) a rise in groundwater level sufficient to detrimentally affect structures or ecosystems
  - (b) an adverse affect on the natural flow of water or the quality of surface or groundwater
  - (c) an adverse affect on the productive capacity of the land by causing nutrient accumulation, heavy metal contamination or increasing salinity, water logging, perched water tables, unlocking toxic elements in the soil or other such impacts.
- 10 Wastewater storage lagoons should not be sited in any of the following areas:
  - (a) within land subject to a 1-in-100 year average return interval flood event
  - (b) within 50 metres of the top of the bank of a watercourse
  - (c) within 500 metres of the coastal high water mark
  - (d) where the base of the lagoon would be below any seasonal water table
  - (e) within 20 metres of a public road or road reserve
  - (f) within 200 metres of a residence built on land that is not under the same ownership as the subject land.
- 11 Wastewater storage lagoons should be avoided within a water protection area within the meaning of Part 8 of the *Environment Protection Act 1993*.
- 12 Wastewater storage lagoons should be sufficiently separated from adjacent land uses that may be sensitive to adverse odours.
- 13 Wastewater storage lagoons should be designed and constructed in accordance with the current *Environment Protection (Water Quality) Policy*.

## Waste Treatment Systems

- 14 Development that produces any effluent should be connected to an approved waste treatment system which may include sewage, community wastewater management systems, or on-site wastewater treatment and disposal methods.

- 15 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
  - (a) the quality of surface and groundwater resources
  - (b) public health
  - (c) the amenity of a locality
  - (d) sensitive land uses.
- 16 Pump stations associated with community wastewater management systems should:
  - (a) incorporate an adequate alarm system in the case of system failure
  - (b) be bunded to ensure no overflows
  - (c) be located at least 50 metres from a watercourse or 500 metres from a public water supply reservoir
  - (d) in highly sensitive areas (eg Mount Lofty Ranges Watershed), incorporate a backup power supply.
- 17 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 18 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.
- 19 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 20 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.
- 21 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
  - (a) into any waters
  - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
    - (i) seepage
    - (ii) infiltration
    - (iii) carriage by wind, rain, sea spray, or stormwater
    - (iv) the rising of the watertable.
- 22 Winery waste management systems should be designed to ensure:
  - (a) surface runoff does not occur from the wastewater irrigation area at any time
  - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer

- (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
- (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
- (e) stormwater runoff from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
- (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

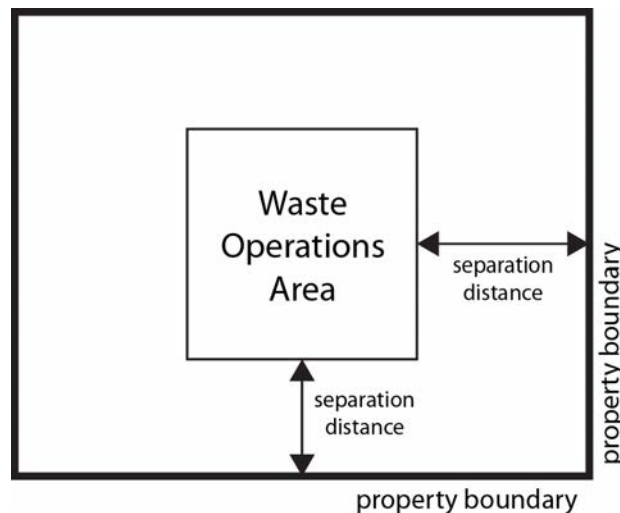
# Waste Management Facilities

## OBJECTIVES

- 1 The orderly and economic development of waste management facilities in appropriate locations.
- 2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.
- 3 Protection of waste management facilities from incompatible development.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.
- 2 Waste management facilities in the form of land fill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.
- 3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.
- 4 Waste management facilities should:
  - (a) be appropriately separated from sensitive land uses and environmentally sensitive areas
  - (b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



- (c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.
- 5 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

- 6 Sufficient area should be provided within the waste operations area for the:
  - (a) maximum expected volume of material on the site at any one time
  - (b) containment of potential groundwater and surface water contaminants
  - (c) diversion of clean stormwater away from the waste and potentially contaminated areas.
- 7 Landscaping should be provided to screen views of the processing facilities and operational areas.
- 8 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 9 Traffic circulation movements within any waste management site should:
  - (a) be of a dimension and constructed to support all vehicles transporting waste
  - (b) enable all vehicles to enter and exit the site in a forward direction.
- 10 Suitable access for emergency vehicles should be provided to and within waste management site.
- 11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.
- 12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 13 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 14 The waste operations area of a landfill or organic waste processing facility should be sited:
  - (a) at least 3 kilometres from an airport used by commercial aircraft to minimise the risk of bird strikes to aircraft
  - (b) at least 1.5 kilometres from an airport used by piston aircraft
  - (c) at least 500 metres from:
    - (i) the boundaries of the allotment
    - (ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste
  - (d) at least 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
  - (e) at least 100 metres from:
    - (i) the nearest surface water (whether permanent or intermittent)
    - (ii) a 1-in-100 year average return interval flood event area.
- 15 The waste operations area of a landfill should not be located on land:
  - (a) that is subject to land slipping
  - (b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

- 16 The waste operations area of an organic waste processing facility should not be located on land:
- (a) that is subject to land slipping
  - (b) with ground slopes greater than 6 per cent
  - (c) where the interface of the engineered landfill liner and natural soils would be within any of the following:
    - (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 mg/L total dissolved salts
    - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts
    - (iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.
- 17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.



# Overlay Section



## **Affordable Housing Overlay**

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

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) - Affordable Housing*.

### **INTERPRETATION**

Where the Objectives and / or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

### **OBJECTIVES**

- 1 Affordable housing that is integrated into residential and mixed use development.
- 2 Development that comprises a range of affordable dwelling types that caters for a variety of household structures.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development comprising 20 or more dwellings should include a minimum of 15 per cent affordable housing unless the development is to occur in stages and it can be demonstrated that any shortfall in affordable housing from any stage of development will be accommodated in another stage or stages.

## Noise and Air Emissions Overlay

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

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) - Noise and Air Emissions*.

### INTERPRETATION

Where the Objectives and / or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

### OBJECTIVES

- 1 Protect community health and amenity from adverse impacts of noise and air emissions.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
  - (a) shield sensitive uses and areas through one or more of the following measures:
    - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas
    - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source
    - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met
  - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable
  - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

## Strategic Transport Routes Overlay

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

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) - Strategic Transport Routes*.

### INTERPRETATION

Where the Objectives and / or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and / or Principles of Development Control in the Development Plan, the overlay will prevail.

### OBJECTIVES

- 1 Development that recognises the importance of strategic transport routes and does not impede traffic flow or create hazardous conditions for pedestrians, cyclists or drivers of vehicles, including emergency services vehicles.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development adjacent to a strategic transport route should:
  - (a) avoid the provision of parking on the main carriageway
  - (b) be accessible via service roads, where possible, that provide:
    - (i) parking off the main carriageway
    - (ii) a buffer from the main carriageway for pedestrian and cycle activity
  - (c) not impede the potential for overhead cabling and associated infrastructure to be established in an existing or proposed tram corridor.
- 2 Vehicular site access should not be provided along the main street frontage where an alternative access is available.
- 3 Development adjacent kerbside bus stops should be set back to provide sufficient space for indented bus bays with associated hard stand area, shelter and a minimum 1.2 metre wide continuous accessible path behind the bus shelter.



# Zone Section





## Commercial Zone

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

### OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development in the **Precinct 1 Charlotte Street Commercial** that accommodates small-scale businesses and light industries where people live and work on the same site and where a high standard of building and site development is achieved.
- 4 Development in **Precinct 50 Munno Para Commercial** that primarily accommodates larger format commercial, bulky goods and office land uses.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone will play an important role in accommodating primarily non retail business opportunities to support the future growth areas. Uses will primarily be employment generating activities including but not limited to service trade premises, service industry, bulky goods outlet, small office and motor repair station.

In addition to providing business and employment opportunities the zone will serve as a physical, visual and acoustic buffer between the future residential growth areas and the arterial road corridors and Curtis Road.

Development should display a high quality, attractive design appropriate to the prominent role of the zone on an arterial road corridor and at the interface with adjacent residential areas.

Development should include integrated landscaping design with distinctive vertical elements that provide an attractive setting for both buildings and the associated parking areas.

Where possible, car parking should be provided to the rear of buildings, apart from in **Precinct 50 Munno Para Commercial** where the main parking areas and landscaping may be positioned along the Main North and Curtis Road frontages to soften the visual interface at this prominent intersection.

In addition, development within **Precinct 50 Munno Para Commercial** will provide landscape screening to the Mingari Street and Myall Avenue frontages and screened service and delivery/pick-up areas. Vehicular access to the site will be from appropriately determined locations along Mingari Street and Myall Avenue, will be safe and convenient, and avoid unreasonable interference with the traffic flow in the area. Road intersection upgrades, including but not limited to Curtis Road / Mingari Street intersection may be necessary to support development within this area of the zone. Buildings fronting public areas will have feature entry elements and verandahs to provide shading for patrons.

Development in **Precinct 50 Munno Para Commercial** may also include limited facilities that would ordinarily be provided in a local activity centre to service the convenience shopping needs of nearby residents and passing traffic on adjacent arterial roads. It is not anticipated and not appropriate that the site should develop to provide facilities and services that would ordinarily be provided in Neighbourhood or higher order activity centres.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - education establishment in **Precinct 2 Commercial**
  - hospital in Precinct 2 Commercial
  - motor repair station in **Precinct 2 Commercial**
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - service industry in Precinct 2 Commercial
  - small office in Precinct 2 Commercial
  - service trade premises
  - shop or group of shops with a gross leasable floor area of 250 square metres or less, **except within Precinct 50 Munno Para Commercial** where a shop or group of shops of 1500 square metres or less is envisaged
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 **Except within Precinct 50 Munno Para Commercial** a shop or group of shops, other than a bulky goods outlet, should have a gross leasable area of 250 square metres or less.

### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should be designed to improve the amenity of the locality and streetscape appearance including the use of sound buildings and attractively landscaped sites.
- 7 Development adjacent to Charlotte Street, Smithfield should where possible ensure co-ordinated access points onto Charlotte Street.
- 8 Car parking and storage areas should be screened from public view by a combination of fences, buildings and landscaping.
- 9 Advertising should be limited to displays with the principal purpose of identifying the site to passing motorists on the following basis:
  - (a) information contained on the advertising display should be succinct, legible and readily discernible to passing motorists
  - (b) advertising displays should only incorporate a list of tenancies and/or activities conducted within the site and not be used for product advertising
  - (c) advertising displays should be located near to the principal public access to the site
  - (d) where the display stands more than 1.5 metres above ground level, it should be located a distance not less than its overall height from an adjoining property boundary, other than a boundary to a road
  - (e) no part of the advertising display should overhang any boundary of the site.

- 10 A maximum of one free standing advertisement and/or advertising hoarding should be erected on each site or complex although one additional free standing advertisement and/or advertising hoarding can be erected where the site or complex comprises one of the following:
  - (a) a major road frontage in excess of 100 metres
  - (b) two road frontages onto arterial or collector roads, in which case a maximum of one free standing advertisement and/or advertising hoarding should face each road.
- 11 Advertisements should only cover limited portions of the faces of a building, so that the character and style of the building is not overwhelmed or obscured.
- 12 Moveable business signs should be displayed only where:
  - (a) it is in co-ordination and uniformity with the theme and design of all other advertisements on the subject site or buildings
  - (b) there is only one such advertisement per site or per major road frontage
  - (c) there is no encroachment beyond the boundary alignment of the subject site or into car parking areas
  - (d) the sign has a maximum of 1 square metre in advertisement area per face, and is a maximum of 1 metre in height
  - (e) the sign is to be securely fixed in its intended location during display hours.
- 13 Development in the area on the corner of Frisby and Curtis Road should be in accordance with [Concept Plan Map Play/44 – Angle Vale Bulky Goods Retail](#).
- 14 Development, including land division, should only occur in that portion of the zone shown as 'Infrastructure Precinct F' on [Concept Plan Play/39 – Angle Vale Urban Growth Area Infrastructure](#) once provision is made for the following:
  - (a) intersection treatment on the corner of Frisby and Curtis roads
  - (b) the continuance of a noise barrier part way along the Northern Expressway from the adjoining **Suburban Neighbourhood Zone** to achieve a suitable level of amenity for residential areas.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 1 Charlotte Street Commercial

- 15 Development in the precinct should comprise principally low-scale service industries, stores and businesses where people live and work on the same site.
- 16 Development in the precinct should not create nuisance or detriment to neighbouring residential areas, and promote low-key activities where:
  - (a) all goods handling and fabrication of materials are carried out indoors
  - (b) all delivery and dispatch of goods takes place indoors or to the street frontage of the building and all traffic is directed onto Charlotte Street only
  - (c) the hours of operation are restricted to 8.00 am to 6.00 pm
  - (d) all buildings are well setback from boundary

- (e) residential properties provide:
  - (i) landscaping to improve the appearance of the site
  - (ii) private open space for the associated resident operators
  - (iii) screened storage areas
  - (iv) employee parking.

### **Precinct 2 Commercial**

- 17 A shop (other than a small corner shop or a convenience store servicing daily needs of local workers), industry or office should not be located within the precinct.
- 18 Open area display yards should not be established within the precinct.
- 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.

### **Precinct 50 Munno Para Commercial**

- 22 Development in the precinct should primarily accommodate larger-format commercial, bulky goods and office land uses.
- 23 Development of convenience shops, including a supermarket, of a total gross leasable floor space in the precinct of no more than 1500 square metres would be appropriate to service nearby residents and passing traffic.
- 24 Vehicular access to and from the precinct should be provided from Mingari Street and Myall Avenue in a safe and convenient manner that avoids unreasonable impact on the flow of traffic in the area. An additional access point into the precinct from the Main North Road should only be established if it can be demonstrated that the access point is needed, it will not unreasonably obstruct traffic along Main North Road and it can provide safe and efficient vehicular access to the site.
- 25 Development which includes open area display of goods should not occur within the precinct.
- 26 Development of the precinct in the area on the corner of Main North and Curtis Roads should be in accordance with [Concept Plan Map Play/45 – Munno Para Commercial](#).

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development on an allotment containing a State and / or Local Heritage Place identified in [Table Play/5 - State Heritage Places](#) or [Table Play/4 - Local Heritage Places](#), the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#) and in the following table:

Form of Development	Conditions of Complying Development
Public service depot Store	Provided it achieves all of the following, it is: <ol style="list-style-type: none"> <li>(a) located outside of <b>Precinct 2 Commercial</b> and <b>Precinct 50 Munno Para Commercial</b></li> <li>(b) not located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in 'Column 3' of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a>.</li> </ol>

### Non-complying Development

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

Form of Development	Exceptions
Caravan park	
Crematorium	
Dairy	
Dwelling	Except where it is located outside of <b>Precinct 50 Munno Para Commercial</b> and involves a detached dwelling.
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	Except where it is located within <b>Precinct 2 Commercial</b> .
Intensive animal keeping	
Mining	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	

Form of Development	Exceptions
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) has a gross leasable area of 250 square metres or less (b) the shop is a bulky goods outlet (c) is located within <b>Precinct 50 Munno Para Commercial</b> .
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> , not considered to have heritage value	Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:
Bulky goods outlet in <b>Precinct 50 Munno Para Commercial</b>	(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a>
Consulting room in <b>Precinct 50 Munno Para Commercial</b>	(b) land division involving the creation of additional allotments or division within an existing built form
Office in <b>Precinct 50 Munno Para Commercial</b>	(c) a change in use
Petrol filling station in <b>Precinct 50 Munno Para Commercial</b>	(d) demolition of a Local Heritage Place identified in <a href="#">Table Play/4 - Local Heritage Place</a> , other than where assigned Category 1.
Shop or group of shops with a gross leasable floor area of 1500 square metres or less in <b>Precinct 50 Munno Para Commercial</b>	

## Community Zone

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

### OBJECTIVES

- 1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.
- 2 Development that is integrated in function and provides a co-ordinated base to promote efficient service delivery.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - cemetery
  - community centre
  - consulting room
  - educational establishment
  - emergency services facility
  - hall
  - health facility
  - hospital
  - library
  - office associated with community services
  - place of worship
  - public administration office
  - recreation centre
  - theatre
  - welfare institution.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

### PROCEDURAL MATTERS

#### Complying Development

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

In addition, except for development on an allotment containing a State and/or Local Heritage Place identified in [Table Play/5 - State Heritage Places](#) or [Table Play/4 - Local Heritage Places](#), the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#):

Form of Development	Conditions of Complying Development
Consulting room	Provided the development is not located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a> .
Educational establishment	
Hospital	
Place of worship	
Primary school	

### Non-complying Development

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

Form of Development	Exceptions
Caravan park	
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Petrol filling station	
Plant nursery	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 150 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	



## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Consulting room (except where located adjacent to a residential zone).	Consulting room (where located adjacent to a residential zone).
Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> , not considered to have heritage value.	Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:
Place of worship (except where located adjacent to a residential zone).	<ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul>
	Place of worship (where located adjacent to a residential zone).

## Deferred Urban Zone

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

### OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.
- 2 A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.
- 4 Development designed and sited to withstand the effects of a 1-in-100-year average return interval flood event of the Gawler River.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone comprises land that has been identified for further investigation as part of Greater Adelaide's longer term urban land supply program. On this basis, development within the zone should not prejudice the long term intentions for urban development.

Until required for urban expansion of the Virginia township, development should largely comprise the continuance of primary production activities, the expansion of existing community uses, and alterations and additions to existing buildings.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - additions and alterations to an existing educational establishment or health facility
  - broad-acre cropping
  - dwelling on an existing allotment
  - grazing.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.

#### Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.

- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
- (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
  - (b) improve the management of the land for the purpose of primary production
  - (c) enable the provision of public infrastructure.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Builders yard	
Buildings located within the <b>'Flood Hazard Zone 3'</b> of the <b>Gawler River Flood Plain</b> , as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b> .	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	<p>Except a detached dwelling where:</p> <ul style="list-style-type: none"> <li>(a) the allotment is located outside <b>'Flood Hazard Zones 2 or 3'</b> of the <b>Gawler River Flood Plain</b>, as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b>.</li> <li>(b) travel by road from the allotment to land outside of the Gawler River Flood Plain would require traversing 'Flood Hazard Zone 3', as shown on the Gawler River Flood Hazard Map - GRO Map No. 238/1993</li> <li>(c) it does not result in more than one dwelling on an allotment</li> <li>(d) it is located on an allotment created before 3 November 1999.</li> </ul>
Educational establishment	Except for alteration and additions to an existing educational establishment

Form of Development	Exceptions
Fence in the <b>Gawler River Flood Plain</b>	Except where it achieves at least one of the following: (a) post and wire fencing with a mesh size greater than 100 millimetres (b) fencing located within 10 metres of a dwelling or other building.
Fuel depot	
Horse keeping	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Motel	
Motor repair station	
Nursing Home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Plant nursery	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
<p>Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a>, not considered to have heritage value.</p>	<p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"><li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li><li>(b) land division involving the creation of additional allotments or division within an existing built form</li><li>(c) a change in use</li><li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li></ul>

## District Centre Zone

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

### OBJECTIVES

- 1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, recreational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre.
- 3 A centre that is easily accessed from the principal transport corridors, well served by public transport and includes clearly identifiable pedestrian corridors within the centre and strong links to the surrounding areas.
- 4 A centre that provides mainly 'convenience' goods as well as a sufficient range of 'comparison' goods and community facilities to serve the major weekly shopping needs.
- 5 A centre developed in accordance with [Concept Plan Map Play/1 - Munno Para District Centre](#).
- 6 A centre accommodating medium to high-density residential development in conjunction with non-residential development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bank
  - child care centre
  - cinema
  - commercial development
  - community centre
  - civic centre
  - consulting room
  - discount department store
  - dwelling in conjunction with non-residential development
  - educational establishment
  - emergency services facility
  - entertainment facility
  - hall
  - health facility
  - hospital
  - hotel
  - indoor games centre
  - indoor recreation centre
  - library
  - medium density residential
  - motor repair station
  - office
  - personal service establishment
  - petrol filling station
  - place of worship

- playing field
  - pre-school
  - recreation area
  - residential flat building in conjunction with non-residential development
  - restaurant
  - school
  - shop
  - supermarket
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Medium to high-density residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

### Form and Character

- 4 Development should be designed and sited in accordance with [Concept Plan Map Play/1 - Munno Para District Centre](#), and in particular:
- (a) the area marked **'Retail Core'** should be developed:
- (i) as the primary retail focus, be highly accessible and responsive to the community's retailing needs. The area should comprise the major retail tenancies, including discount department store(s) and supermarket(s), together with specialty shops
  - (ii) with buildings having a maximum roof height of four storeys or 20 metres and promote a strong physical presence and unifying character to promote a cohesive and integrated form
  - (iii) with buildings and car parking that is interspersed to minimise the visual impact of car parking
- (b) the area marked **'Main North Road Area'** should:
- (i) include a range of shops, public services, entertainment facilities and offices, such as:
    - (A) a diversity of shops, office tenancies, allied services such as medical consulting rooms, entertainment facilities such as a tavern or cinema and shop-front community services
    - (B) hospitality services such as fast-food, liquor and movie/game hire are appropriate in this area to promote after hours activity and utilize shared car parking
  - (ii) be developed with buildings having a maximum roof height of 12 metres and comprise a number of discrete individually-styled buildings which display consistent and unifying built features such as verandas and roof form with buildings and car parking interspersed along this frontage to prevent a continuous walled facade to Main North Road
- (c) the area marked **'Civic, Community and Recreation'**, is the civic and community focus of the zone, includes the municipal offices and library and should:
- (i) include complementary forms of development such as child-minding and day-care facilities, aged accommodation, public agency and community service offices, places of worship, technical and further education and medium density residential development up to 5 storeys in height
  - (ii) include development that links the bus interchange, Smithfield Train Station, Smith Creek and Anderson Walk area and addresses these public spaces as a priority by providing access, visibility, legibility and cohesion

- (iii) be developed with buildings having a maximum roof height of 15 metres and assume a form and scale befitting its community and recreation functions
- (iv) provide strong visual and physical links to and between the Smithfield Train Station, Smith Creek, Anderson Walk and the bus stop on George McCullum Drive
- (d) the area marked '**Service Trade Area**', provides for the development of retail activities which complement the adjoining areas marked '**Retail Core**' and '**Main North Road Area**' and should include:
  - (i) retail activities such as bulky goods outlets and service trade premises that have expansive display and/or storage requirements and generate lower customer turnover, including garden centre, hardware and timber supplies, automotive products and services, toys, furniture, floor coverings and household appliances
  - (ii) be designed to a high standard consistent with its exposed, highly visible location and project a cohesive built-form with a maximum of 12 metres in roof height and provide strong visual and physical links to and between the adjoining areas marked '**Retail Core**' and '**Main North Road Area**'
- (e) the area marked '**Train Station / Interchange**' should be developed:
  - (i) as a safe and accessible area providing for vehicle, pedestrian, cyclist and bus access and include associated amenities that support activity in the immediate locality, such as minor convenience shopping, cafés or kiosks but not including large scale fast food outlets or the like
  - (ii) with buildings which have a maximum roof height of 12 metres, are orientated towards the Train Station and Anderson Walk, and that maximise opportunities to link MOSS land with the Train Station.

5 Development should:

- (a) integrate unifying elements and/or develop new features that assist to unify and connect individual buildings and different areas
- (b) provide interest and scale through articulation of form and facades and the use of texture, pattern, graphics and colour
- (c) avoid blank walls along pedestrian paths by incorporating display windows, entry points, continuous pedestrian shelter (eg verandas), and public art that enhance viewing and/or articulating wall treatments
- (d) use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, and prominent pedestrian entrances to highlight building corners
- (e) define public places, such as road reserves and open space, with continuous and solid-built form thereby creating and maintaining a sense of urban enclosure
- (f) orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, open spaces; pedestrian, cycle paths and public transport interchanges
- (g) develop visual and physical connections into buildings and active interior space from adjacent pedestrian paths
- (h) include lit water features and/or public art to enhance the public arena
- (i) include verandas, wide eaves, breezeways and pergolas to minimise energy consumption used for lighting, heating, cooling and ventilation.



- 6 Buildings adjacent to designated pedestrian pathways and central public spaces should:
  - (a) be designed to face onto those spaces
  - (b) be of a pleasing scale and form to the pedestrian environment
  - (c) afford shelter for convenient pedestrian movement.
- 7 Exterior lighting should:
  - (a) be integrated with the overall design concept for building's
  - (b) highlight the developments architectural elements, landscaping and public art
  - (c) enhance the pedestrian environment
  - (d) include the use of integrated identification advertisements, and pedestrian oriented night-lighting systems that offer safety, interest, and diversity to pedestrians.
- 8 Development should reinforce activity generators (e.g. land uses that are open for long hours and generate significant customers) along an active edge and along pedestrian paths adjacent to and within the centre where it will not impact on residential development.
- 9 Non residential uses that contribute to the enlivening and monitoring of public spaces should be developed at ground level to improve passive surveillance, especially in areas such as the Smithfield Train Station and Smith Creek.
- 10 Strong pedestrian links should be established between the retail core, Smithfield Train Station, Anderson Walk and other key recreation and institutional sites.
- 11 Development should include artist-designed elements utilising local materials and local imagery which acknowledge surroundings, provides a unique sense of place, reflects cultural identity and generates a sense of community pride.
- 12 Centre development adjoining residential development, should be set back to afford visual relief and to buffer any associated nuisances.
- 13 Landscaping should be undertaken along common boundaries and also to screen service yards and areas liable to become unsightly.
- 14 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 15 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 16 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.
- 17 Points of access along Main North Road should be strictly limited to existing crossovers.
- 18 Points of access onto Konanda Road should be co-ordinated with grouped car parking in the area marked '**Service Trade Area**' on [Concept Plan Map Play/1 - Munno Para District Centre](#).
- 19 Points of access from car parking areas should be co-ordinated and no direct access to parking spaces should be provided.
- 20 Davoren Road should be linked to the internal public road system.

- 21 Development should be designed to incorporate roof-top or multiple level parking to contain the sprawl of the centre, promote convenient access, and minimise hard paved parking areas.
- 22 Vehicle parking should be provided in accordance with the rates set out in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies), unless:
  - (a) an agreement is reached between the Council and the applicant for a reduce number of parking spaces
  - (b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.
- 23 Car parking areas located outside of the area marked '**Retail Core**' should be sited to the rear and/or side of buildings.
- 24 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 25 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of two to four storey buildings.
- 26 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over four storey buildings.
- 27 Advertising should be limited to one centre identification sign which has a maximum height of 10 metres.
- 28 Advertising on buildings should not cover more than 15 per cent of a single wall face and contain elements that provide uniformity throughout the zone.
- 29 Where a building contains more than one tenancy, a maximum of one wall mounted sign per tenancy should be erected and the sum total of the advertisement area should not exceed 15 per cent of a single wall face.
- 30 Integrated interpretive signs and other forms of communication should actively promote the sustainability elements in the design and operation of development within the zone.
- 31 Advertisements should not include the use of bunting, A-frame, spinner or portable signs.
- 32 Existing trees and landscape areas should be retained where practicable.

### **Land Division**

- 33 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.

## **Buckland Park Policy Area 9**

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

### **OBJECTIVES**

- 1 A centre that integrates affordable housing into residential development undertaken in conjunction with non-residential uses.

### **DESIRED CHARACTER**

The policy area will accommodate a range of retail, commercial, education, formal recreation facilities required to support and service the district. Residential development is also anticipated in the policy area where it adds to the vibrancy of the policy area and increases access to community services and facilities.

The policy area is located at the intersection of Port Wakefield Road and Buckland Park's main entry road as shown on [Concept Plan Map Play/28 - Buckland Park District Centre](#). To improve traffic movement, development will accommodate a second access road into the policy area from Port Wakefield Road to be located based on appropriate investigations.

Development incorporating signage or advertising visible from Port Wakefield Road should be limited. Any signs and advertising should be located and designed in a manner that does not impair traffic safety or distract vehicle drivers on Port Wakefield Road.

Public transport and transport interchange facilities will be provided in this policy area to cater for regional and local bus services. Access to these services will be maximised by co-locating a bus interchange adjacent to or within the core retail precinct where the layout and composition of after hours activities promote a safe and convenient environment for commuters and shoppers.

A core retail precinct will be located on the southern side of the intersection. It will accommodate around 35 000 square metres of core retail floor space which includes department and discount department stores, supermarkets, food shops and specialty shops selling goods such as clothing and other specialty items. Complementing these retail uses, there will be additional floor space for bulky goods outlets, commercial and community services, for example medical centres, a cinema and restaurants.

The mixed use / commercial / employment area will support a range of activities such as commercial buildings, bulky goods outlets, education and formal recreation facilities to serve the district. District services such as police, fire, and ambulance facilities may also be located in the policy area.

Larger scale commercial and bulky goods development will be located on the edge of the centre in locations highly visible from Port Wakefield Road.

Mixed use residential will be located to the western side of the policy area, creating a transition to between adjoining residential areas, and more active retail and commercial activities. The policy area's western side will also offer better residential amenity, as it will be separated from main traffic routes, particularly Port Wakefield Road.

The residential component will contribute to the policy area's vitality and architectural interest. Residents will benefit from access to public transport, services and employment opportunities within the policy area, and will support these other uses.

A vertical and horizontal mix of uses will be an important characteristic of the policy area. Their integration will foster a more concentrated and less dispersed urban form with greater emphasis on the pedestrian environment. An efficient, intensive and responsive centre will support regional shopping, business and community facilities as well as a range of living alternatives conducive to a range of formal and informal activities occurring on footpaths and in the public places.

A logical and hierarchical pattern of streets will assist wayfinding into and across the centre to ensure ready access to the location of key facilities. More generally, ease of mobility, efficient use of lands and mixed use nature of the centre will be assisted through carefully considered land division and building use selection and location to optimise access and walkability to the services and facilities offered.

The street network will balance vehicular movements with the pedestrian prominence desired and support the distinction of nodes from those of less intensity. More formal areas will be distinguished by the design of buildings and landscaping, lighting and public realm responses of a high order. Other areas will foster the activation of streets with buildings established at the street frontage to define footpaths.

The designs for shopfronts, verandas or balconies and public realm will be conducive to a community focus and positive street life after business hours and at weekends. Buildings with long unrelieved facades will be carefully sited away from areas with high pedestrian movements, or designed to appear as aggregated smaller shopfronts to address the footpaths and reinforce the pedestrian-friendly environment.

A variety of activities and experiences will be provided that contribute to a vibrant and safe street environment with after-hours activities. Comfortable places, which are shaded, attractive and well lit, will be developed that enable people to stop, socialise and rest.

Car parking, loading and service areas will be grouped behind frontages or underground to service multiple users and concentrated to further reinforce the quality of street environments sought. Employment opportunities in the centre will be assisted by the considered location of car parking and public transport routes to service key facilities.

Where development is located in proximity to a Gas Pipeline, it is required that development include appropriate setbacks and design principles that comply with AS2885 (*Pipeline Gas and Liquid Petroleum*) to ensure minimum pipeline safety requirements have been met.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 In addition to those forms of development envisaged in the District Centre Zone, the following forms of development are also envisaged in the policy area:
  - ambulance station
  - affordable housing
  - bulky goods outlets
  - dwelling
  - police station
  - primary school
  - public transport interchange
- 2 Developments containing residential activity should include at least 15 per cent of dwellings as affordable housing.

### **Form and Character**

- 3 Development should occur in accordance with [Concept Plan Map Play/29 - Buckland Park](#) and [Concept Plan Map Play/28 - Buckland Park District Centre](#).
- 4 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining local streets. Facilities should not encourage parking or pedestrian activity along Port Wakefield Road.
- 5 No direct vehicular access should be provided to Port Wakefield Road.
- 6 Development should not prejudice the potential installation of a grade separated access to Port Wakefield Road.

- 7 Advertising signs for individual tenancies should be limited to one of the following:
  - (a) advertising on building fascias
  - (b) one single freestanding sign which is common to a group of tenancies.
- 8 In the mixed use areas identified on [Concept Plan Map Play/28 - Buckland Park District Centre](#), development should mix land uses vertically as well as horizontally (such as shop-top housing with views to public areas) and provide street related after hours activities.
- 9 Development should provide seats on the perimeter of public spaces to encourage viewing into the space for surveillance.

### **Water Sensitive Urban Design**

- 10 Design and construction of building(s) should incorporate water harvesting techniques.
- 11 Design and construction of landscaping and car parking areas should incorporate water harvesting techniques, so that landscape areas function as drainage swales to collect runoff with the excess stormwater flowing to drainage points connected to a stormwater outlet.

### **Entertainment Venues (Noise)**

- 12 Development with potential to emit significant noise (including entertainment premises and licensed venues) should incorporate noise attenuation measures into their design to prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
- 13 Outdoor areas (such as beer gardens or dining areas) associated with entertainment premises and licensed venues should be sited away from the boundaries of adjacent noise sensitive development.
- 14 Development proposing music should include noise attenuation measures that achieve the following to address the music noise (L<sub>10,15min</sub>):

Noise level assessment location	Desired noise level
Adjacent existing noise sensitive development property boundary	<p>Less than 8 dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum.</p> <p>Less than 5 dB(A) above the level of background noise (L<sub>A90,15min</sub>) for the overall (sum of all octave bands) A-weighted level.</p>
Adjacent land property boundary	<p>Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or less than 8 dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level.</p>

### **Hazards**

- 15 The policy area is Excluded from bushfire risk as described in *Bushfire Protection Area BPA Maps - Bushfire Risk*, unless 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

in which case, the General Bushfire Risk classification applies.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is located inside any of the following area(s):
  - 'Retail Core' area shown on [Concept Plan Map Play/1 - Munno Para District Centre](#)
  - Land south of George McCullum Road within the Main North Road Area shown on [Concept Plan Map Play/1 - Munno Para District Centre](#)
  - 'Services Trades Areas' shown on [Concept Plan Map Play/1 - Munno Para District Centre](#)
- (c) the building is not a State heritage place
- (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
  - (i) all of the following:
    - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
    - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
  - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
  - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
- (i) the building is a local heritage place
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
  - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

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

Form of Development	Exceptions
Agistment and holding of stock	
Agriculture	
Caravan park	
Cemetery	
Crematorium	
Defence establishment	
Dwelling	Except where in conjunction with a non-residential development.
Electricity generating station	
Fuel depot	
Gas holder	
Golf course	
Golf driving range	
Horticulture	
Industry	Except for: (a) light industry (b) service industry within the <b>Buckland Park Policy Area 9</b> .
Marshalling yard	
Motor repair station	
Motor showroom	Except within the <b>Buckland Park Policy Area 9</b> .
Petrol filling station	Except within the <b>Buckland Park Policy Area 9</b> .
Prescribed mining operations	

Form of Development	Exceptions
Public service depot	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Store	Except within the <b>Buckland Park Policy Area 9</b> .
Telecommunications facility	Except a telecommunications facility that is 30 metres or less in height measured from natural ground level.
Used car lot	
Waste reception, storage, treatment or disposal	
Warehouse	
Water treatment works	
Waterworks	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
All forms of development (where not located adjacent to a residential zone).	All forms of development located adjacent to a residential zone.



## Hills Face Zone

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

### OBJECTIVES

- 1 A zone in which the natural character is preserved and enhanced or re-established in order to:
  - (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area
  - (b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide
  - (c) provide for passive recreation in an area of natural character close to the metropolitan area
  - (d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges
  - (e) ensure that the community is not required to bear the cost of providing services to and within the zone.
- 2 A zone accommodating low intensity agricultural activities and public/private open space and one where structures are sited and designed in such a way as to:
  - (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone
  - (b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain
  - (c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community
  - (d) prevent the loss of life and property resulting from bushfires.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The western slopes of the south Mount Lofty Ranges in Metropolitan Adelaide are an important natural asset to both the population of the urban area and the tourism industry. Development which is undertaken in this zone should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character. The term "natural character" refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.

In those parts of the zone where, prior to 1975, concentrations of smaller than average allotments were created, special attention needs to be paid to the scale, design and landscaping of development because there are fewer location options for development on these allotments.

The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures to minimize the fire risk. While vegetation management is an important part of minimizing the fire risk, the destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.

The **Hills Face Zone** is not a residential zone and so services provided in an urban area will not be provided in this zone. Accordingly, development should not be undertaken if it is likely, in itself or in association with other development, to create a potential demand for such services. Activities and projects by State and local agencies which are considered necessary in this zone should be located, sited, constructed and maintained to promote the objectives for the zone and complement the principles of development control relating to this zone. Tourist facilities are appropriate provided they are of a low-scale and are sited unobtrusively.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The excavation and/or filling of land outside townships and urban areas should:
  - (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
  - (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
  - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion, and result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.
- 4 New mines and quarries should not be developed within the zone.
- 5 Extensions to existing mines and quarries should only be undertaken within the zone where:
  - (a) The overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations.
  - (b) The site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available.
  - (c) The proposed operation would maximize the utilisation of the resource but minimize the adverse impacts of extraction.
  - (d) The proposed workings cannot be seen from any part of the Adelaide Plain; from any arterial road, scenic road or other substantial traffic route.
  - (e) An effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation.
  - (f) The operation is to be conducted in accordance with a staged development and rehabilitation scheme which:

- (i) ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them
  - (ii) provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character
  - (iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed
  - (iv) provides scope for suitable after-uses.
- 6 Landfill operations may be appropriate outside the Mount Lofty Ranges Watershed, provided the site meets at least one of the following criteria:
- (a) is a disused quarry
  - (b) has ground slopes no greater than 10 per cent and has adequate separation distances from any above ground or underground water resource or potentially incompatible land uses and activities.
- 7 Outside the Mount Lofty Ranges Watershed, small-scale transfer stations may be appropriate in unobtrusive locations.
- 8 Horticultural activities should:
- (a) be located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
  - (b) be located no closer than 50 metres of a lake, watercourse or wetland.
- 9 Horticultural activities located within 300 metres of a dwelling, tourist accommodation facility or any other sensitive receptor should incorporate a suitably sized vegetated buffer area/strip to minimise any adverse impacts from the horticultural activity (including noise, chemical spray drift and runoff) on the sensitive receptor.

### **Form and Character**

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Development should not be undertaken if it is likely to result in:
- (a) pollution of underground or surface water resources
  - (b) over exploitation of underground or surface water resources
  - (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment
  - (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat
  - (e) denudation of pastures
  - (f) the introduction of or an increase in the number of pest plants or vermin
  - (g) adverse impacts from chemical spray drift, chemical runoff or chemical residue in soils
  - (h) the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone

- (i) increased hazard to the locality from bushfires
  - (j) loss of amenity to adjoining land or surrounding localities from:
    - (i) the visual impact of buildings, structures or earthworks
    - (ii) the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.
- 12 Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.
- 13 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
- (a) be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
  - (b) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road
  - (c) be sited on excavated rather than a filled site in order to reduce the vertical profile of the building
  - (d) be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
  - (e) be located well below the ridge line
  - (f) be located within valleys or behind spurs
  - (g) be set well back from public roads, particularly when the allotment is on the high side of the road
  - (h) be sited on excavated, rather than a filled site in order to reduce the vertical profile of the building
  - (i) not be sited on landfill which would interfere with the flow of flood waters
  - (j) not have a septic tank drainage field located in such a way as to pollute watercourses
  - (k) be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.
- 14 Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:
- (a) buildings should be of a single storey
  - (b) the mass of buildings should be minimized by having separate vehicle storage areas.
- 15 Buildings should have a:
- (a) year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health
  - (b) safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.
- 16 Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials.

- 17 Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.
- 18 Additions to buildings should maintain the single storey profile of the building and be sited on the side of the dwelling which minimises the obtrusiveness of the completed building.
- 19 Buildings should be grouped together.
- 20 Retaining walls should be constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species where possible.
- 21 Fences, if required, should be sited to minimize their visual impact and should be of post and wire or other materials which can be seen through. Obtrusive gateways, particularly of brick or masonry, should not be constructed.
- 22 When solid fences are essential, particularly rear and side fences in closely divided areas within the zone, they should be of materials which are of a low light reflective nature and of dark natural colours to blend with the natural landscape and minimize any visual intrusion. Such fences should not increase the fire risk near buildings.
- 23 Communication towers and masts should be sited and designed to minimize their visual impact. The number of masts should be contained by shared use of facilities.
- 24 Telephone lines and electricity mains and services of less than 33 kV should be located underground. All new lines, mains and services should be located and designed in such a way as to minimize their visual intrusion and any adverse effect on the desired natural character of the zone.
- 25 Development should only be undertaken if it can be located and designed to maximize the retention of existing native vegetation and, where possible, increase the extent of locally indigenous plant species.
- 26 Locally indigenous plant species should be established to screen development, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.

## Watershed Policy Area 2

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

### OBJECTIVES

- 1 The enhancement of the Mount Lofty Ranges Watershed as a source of high quality water.
- 2 The protection of the Mount Lofty Ranges Watershed against pollution and contamination.
- 3 The prevention of development which could lead to a deterioration in the quality of surface or underground waters within the Mount Lofty Ranges Watershed.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The Mount Lofty Ranges includes land that contains the catchment areas for existing reservoirs serving metropolitan Adelaide and adjacent areas. The quality of water within the existing reservoirs is deteriorating at an alarming rate. Special control of development in the watershed is necessary to ensure a continued economic supply of safe drinking water. In particular, there should be no additional allotments created since these are likely to give rise to additional development and activities. It is also important that no development which increases the level of pollution within the watersheds takes place.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development should be compatible with its use as a water catchment and storage area for a major urban water supply system, and with its values as an area of agricultural production and scenic quality.
- 2 Development should primarily be limited to that which is essential for the maintenance of sustainable grazing, commercial forestry and mixed agricultural activities.
- 3 Activities which produce strong organic, chemical, or other intractable wastes, should not be established.
- 4 Activities which produce large amounts of waste water should not be established unless they can be connected to an approved sewerage or common effluent scheme.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, **except for development on an allotment containing a State and/or Local Heritage Place identified in [Table Play/5 - State Heritage Places](#) or [Table Play/4 - Local Heritage Places](#)**, the following forms of development are designated as complying:

Form of Development	Conditions of Complying Development
Farming	<p>Provided it:</p> <ul style="list-style-type: none"> <li>(a) is located outside of <b>Watershed Policy Area 2</b></li> <li>(b) does not require or involve any of the following: <ul style="list-style-type: none"> <li>(i) excavation or filling of land</li> <li>(ii) the construction of roads, tracks and thoroughfares</li> <li>(iii) the erection, construction or alteration of, or addition to, any building or structure</li> <li>(iv) the clearing of native vegetation</li> </ul> </li> <li>(c) is not located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a></li> <li>(d) no building being erected within 100 metres of the Mount Lofty Ranges Scenic Road shown on <i>Overlay Maps - Transport</i>.</li> </ul>

### Non-complying Development

**Except where located within Watershed Policy Area 2**, development (including building work, a change in use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Abattoir	
Advertisement	
Advertising hoarding	
Amusement machine centre	
Auction room	
Builders yard	
Bus depot	
Bus station	
Caravan park	
Community centre	
Consulting room	
Crematorium	

Form of Development	Exceptions
Dwelling	<p>Except where it achieves all of the following criteria:</p> <ul style="list-style-type: none"> <li>(a) it will not result in more than one dwelling on an allotment and:               <ul style="list-style-type: none"> <li>(i) no other dwelling exists on the allotment</li> <li>(ii) no valid development authorisation to erect a dwelling on that allotment exists</li> <li>(iii) no other development application has been made for a dwelling on that allotment and has yet to be determined</li> </ul> </li> <li>(b) the scale and design is such that:               <ul style="list-style-type: none"> <li>(i) The vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is less than 3 metres, other than gable ends of the dwelling where the distance is less than 5 metres</li> <li>(ii) there is no floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level</li> <li>(iii) the depth of excavation and/or height of filling of land is less than 1.5 metres</li> <li>(iv) access to a new dwelling is provided by a private vehicular access track that is less than 30 metres in length and which has a gradient of less than 16 degrees (1-in-3.5) at any point</li> <li>(v) it does not involve the clearance of native vegetation comprising trees and/or shrubs.</li> </ul> </li> </ul>
Educational establishment	
Electricity generating station	
Excavation	<p>Except where one or more of the following applies:</p> <ul style="list-style-type: none"> <li>(a) the depth of the excavation is less than 2 metres below natural ground level</li> <li>(b) the excavation is directly required for the portion of a building that is fully underground, an underground home; pool, underground tank, cellar, pipeline or waste disposal and treatment system</li> </ul>
Filling	<p>Except where one or more of the following applies:</p> <ul style="list-style-type: none"> <li>(a) the height of filling is less than 1 metre above natural ground level.</li> <li>(b) the filling is directly required for an underground home, underground tank, or cellar.</li> </ul>
Fuel depot	
Gas holder	
Horticulture	<p>Except where one of the following applies:</p> <ul style="list-style-type: none"> <li>(a) a change of use from one form of horticulture to another, except where the change in use is for the purpose of an olive orchard</li> <li>(b) the expansion of horticultural activities, excluding an olive orchard, on an allotment where horticulture currently takes place provided it does not involve the clearance of native vegetation comprising trees and/or shrubs.</li> </ul>
Hospital	



Form of Development	Exceptions
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i>	<p>Except where:</p> <ul style="list-style-type: none"> <li>(a) the proposed landfill operation is located on a site outside the Mount Lofty Ranges Watershed</li> <li>(b) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 per cent</li> <li>(c) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site</li> <li>(d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft</li> <li>(e) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100 year average return interval flood event</li> <li>(f) the interface between any engineered landfill liner and the natural soil achieves one of the following: <ul style="list-style-type: none"> <li>(i) is greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts</li> <li>(ii) is greater than 5 metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts</li> <li>(iii) is greater than 2 metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.</li> </ul> </li> </ul>
Major public service depot	
Mining	
Motel	
Motor race track	
Motor repair station	
Office	
Petrol filling station	
Permanent sewerage treatment plant	
Place of worship	
Post office	
Pre-school	

Form of Development	Exceptions
Prescribed mining operations	
Primary school	
Radio or TV station	
Refuse destructor	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Transmitting station	
Warehouse	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot.	
Welfare institution	
Wrecking yard	

Where located within **Watershed Policy Area 2**, development (including building work, a change in use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
All forms of development	Aviary
	Carport
	Commercial forestry
	Community facility
	Dairy (which meets the requirements of the Regulations made under the Waterworks Act, 1932).
	Detached dwelling or alterations or additions to an existing dwelling where: <ul style="list-style-type: none"> <li>(a) the detached dwelling is to be erected on an existing allotment and where a habitable dwelling does not already exist on the allotment and where: <ul style="list-style-type: none"> <li>(i) no valid planning authorisation to erect a dwelling on that allotment exists</li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(ii) no other application for planning authorisation is being made or has been made and is not yet determined for a dwelling on that allotment</li> <li>(iii) the detached dwelling and allotment complies with the following criteria: <ul style="list-style-type: none"> <li>(A) is not located within areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(B) is connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the <i>Standard for the Installation and Operation of Septic Tank Systems in South Australia</i> (including supplements A and B) as prepared by the South Australian Health Commission</li> <li>(C) not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 South Australian Government topographic map</li> <li>(D) not have a waste water disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(E) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10-year return period flood event</li> <li>(F) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 South Australian Government topographic map</li> </ul> </li> <li>(b) in relation to alterations or additions it achieves at least one of (i) or (ii): <ul style="list-style-type: none"> <li>(i) the extension does not exceed 50 per cent of the floor area of an existing dwelling</li> <li>(ii) the extension does exceed 50 per cent of the floor area of an existing dwelling, and which satisfies the following criteria: <ul style="list-style-type: none"> <li>(A) is not located within areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(B) is connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the <i>Standard for the Installation and Operation of Septic Tank Systems in South Australia</i> (including supplements A and B) as prepared by the South Australian Health Commission</li> <li>(C) not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg, irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 South Australian Government topographic map</li> <li>(D) not have a waste water disposal area located on any land with a slope greater than 20 per cent (1-</li> </ul> </li> </ul> </li> </ul>

Form of Development	Exceptions
	<p>in-5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres</p> <p>(E) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10-year return period flood event</p> <p>(F) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 South Australian Government topographic map</p> <p>(c) the scale and design is such that:</p> <p>(i) the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is no greater than 3 metres, other than gable ends of the dwelling where the distance does not exceed 5 metres</p> <p>(ii) no floor level exists directly above another floor level, except where the upper floor level is located wholly at or below finished ground level</p> <p>(d) the depth of excavation and/or height of filling of land does not exceed 1.5 metres</p> <p>(e) access to a new dwelling is provided by a private vehicular access track greater than 30 metres in length and which has a gradient of no more than 16 degrees (1-in-3.5) at any point</p> <p>(f) it does not involve the clearance of native vegetation comprising trees and/or shrubs.</p>
	Farming
	Farm buildings
	Fire station
	<p>Horticulture involving any of the following:</p> <p>(a) a change of use from one form of horticulture to another, except where the change in use is for the purpose of an olive orchard</p> <p>(b) the expansion of horticultural activities, excluding an olive orchard, on an allotment where horticulture currently takes place provided it does not involve the clearance of native vegetation comprising trees and/or shrubs.</p>
	Outbuilding
	Pergola
	Recreation area
	Veranda
	Water storage tank

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
<p>Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a>, not considered to have heritage value.</p>	<p>Development, except for a detached dwelling, located adjacent to a <b>Residential Zone</b> or <b>Township Zone</b> boundary.</p> <p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a Heritage Place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul>

## Industry Zone

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

### OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - transport distribution
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
  - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 4 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.
- 5 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 6 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.

## PRECINCT SPECIFIC PROVISIONS

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

### **Precinct 3 Industry A**

- 7 Development in the precinct should accommodate industries other than special or extractive industries, with entertainment and sporting facilities in suitable areas.

## Industry Virginia Policy Area 3

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

### OBJECTIVES

- 1 A policy area primarily for industrial and commercial activities, which are related to and support primary industry and horticultural activities.
- 2 Development that is compatible with the surrounding rural, horticultural and urban residential setting.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - light industry
  - service industry
  - service trade premises
  - warehouse.
- 2 Advertisements should:
  - (a) minimise individual product advertising
  - (b) have a maximum area of 2 square metres.

#### Form and Character

- 3 Development should be set back at least 10 metres from Nash and Moloney Roads.
- 4 Development should be compatible with the rural or horticultural setting and not detract from the rural amenity of the area.
- 5 A landscaped area that is not less than 5 metres in width and comprises species which will achieve a minimum height of 3 metres should be provided along any allotment boundary facing the **Suburban Neighbourhood Zone**.
- 6 Site access should be provided from Nash Road in a manner that is safe and convenient and which is at least 200 metres away from the intersection with Old Port Wakefield Road.
- 7 Site access, parking and loading should provide:
  - (a) an access way of at least 3 metres in width for emergency vehicles to access the rear of the development
  - (b) for all loading and unloading of vehicles to take place on site.

#### Land Division

- 8 Land division should provide a range of allotment sizes, suitable for a diversity of large-scale industrial and commercial uses.



## Business Policy Area 10

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

### OBJECTIVES

- 1 A policy area accommodating a range of business, commercial, industrial and industrial related activities.
- 2 The effective location and management of activities at the interface between industrial and commercial activity with uses that are sensitive to these operations.
- 3 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity to enhance the character and image of the locality, particularly along the major collector roads and the boundaries of adjoining zones.
- 4 Development that supports water recycling and reuse, minimises waste and promotes business clustering opportunities.
- 5 The orderly expansion of the urban area, to support the economic and effective provision of public infrastructure and community services and that is consistent with the development outcomes contained in [Concept Plan Map Play/29 - Buckland Park](#).
- 6 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will provide a sustainable employment base for the future population of Buckland Park, potentially reducing the distance between place of residence and employment.

A primary focus of the policy area will be to accommodate value adding business activities related to and servicing the adjacent horticultural areas, including warehousing, storage, packaging and processing. In addition, the policy area will play an important role in accommodating non retail business opportunities to support the future population including but not limited to service trade premises, service industry, small offices and motor repair stations. Service trade premises are anticipated where careful siting and design would provide a pleasant and safe environment for visitors and workers. Office and other business uses may be developed in the policy area on major road frontages, in association with industry and/or abutting open space areas to enhance the amenity of the locality and take advantage of views to these areas.

Minimal restrictions on hours of operation are anticipated, except when located at the boundary of the policy area where interface issues may arise. Small local shops, such as take away sandwich shops and cafes, will also be encouraged to serve the needs of the local workforce, however, other types of services that are likely to be sensitive to industry and commercial operations, such as child care centres, should only be provided in association with business uses and should not impinge on the ability of industry and other appropriate uses to operate unrestricted.

Suitable design solutions will also be applied to minimise the impact on both the public realm and sensitive interface areas such as major collector roads, adjoining open space networks and locations which may be visible from adjacent residential areas.

It is intended that the design, scale and siting of buildings, and the creative use of landscape treatments, ensure a high quality urban design outcome that ensures a sustainable business and employment hub that attracts new business to the region. In particular, buildings will be designed to address the street and provide attractive streetscapes represented by high quality building materials and finishes. Buildings will be adaptable for future functions and uses within the policy area. The orientation of allotments will ensure that future development can maximise solar orientation and energy efficiency as appropriate for the use of the building.

The site layouts and designs, including landscaping and fencing, will provide a distinction between public and private space.

Common access points, manoeuvring and loading areas will be used to ensure the efficient use of land and spaces where appropriate. Car parking will be shared where possible to ensure that an oversupply does not dominate the landscape. Ideally car parking and loading areas will be located to the side and rear of buildings.

Road networks will have suitable carriageway widths to ensure that heavy vehicle movements to Port Wakefield Road are directed out through Park Road and Thompson Road to minimise potential impact on the adjacent residential areas.

Industrial activities will be located and designed to ensure there is no impact on the amenity of nearby residential areas. Consequently, potentially higher impact industries, such as those requiring extended operating hours, should be developed on land to the south west of the Policy Area where the separation distance from residential areas is greater and will be enhanced by public open space linkages.

As identified by [Concept Plan Map Play/32 - Buckland Park Odour Impact Area](#), nuisance odour may be experienced within the southern part of the policy area. Sensitive land uses will not be located in this part of the Policy Area unless they are ancillary to a land use that can withstand odour, are small in scale and, where possible and practical, occur within buildings designed to minimise exposure to odour.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 In addition to those forms of development envisaged in the Industry Zone, the following forms of development are also envisaged in the policy area:
  - motor repair station
  - office
  - shops
  - petrol filling station
  - service trade premises

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should occur in accordance with [Concept Plan Map Play/29 - Buckland Park](#).
- 4 Offices should be located adjacent public open space and along main access routes.
- 5 Shops should be ancillary forms of development, or of a type and scale to serve the local workforce.
- 6 Development should:
  - (a) establish a high standard of design and external appearance
  - (b) exhibit a horizontal emphasis in terms of the overall massing of building forms.

### **Interface between Land Uses**

- 7 Development involving sensitive land uses should:
  - (a) if adjacent to land used for agriculture (within either the policy area or adjacent zones), include appropriate setbacks and vegetative plantings designed to minimise the potential adverse impacts of chemical spray drift and other impacts associated with primary production

- (b) not be located within one kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the policy area until those operations cease or the potential for adverse impacts no longer exists.
- 8 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

### **Hazards**

- 9 Development involving sensitive land uses, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.
- 10 Development 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.

### **Energy Efficiency and Water Sensitive Urban Design**

- 11 Design and construction of building(s) should incorporate water harvesting techniques.
- 12 Design and construction of landscaping and car parking areas should incorporate water harvesting techniques, so that landscape areas function as drainage swales to collect runoff with the excess stormwater flowing to drainage points connected to a stormwater outlet.

### **Land Division**

- 13 Land division should create allotments that are of a size and shape suitable for the intended use.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development on an allotment containing a State and/or Local Heritage Place identified in [Table Play/5 - State Heritage Places](#) or [Table Play/4 - Local Heritage Places](#), the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#):

Form of Development	Conditions to Complying Development
Light industry Service industry Service trade premises Store (within the <b>Business Policy Area 10</b> ). Warehouse	Provided that it: (a) is located within the <b>Industry Virginia Policy Area 3</b> (and not located on a site facing the <b>Suburban Neighbourhood Zone</b> ) or within the <b>Business Policy Area 10</b> (b) does not involve any activity identified as being either of 'Environmental Significance' or 'Major Environmental Significance' within <i>Schedule 21 or 22 of the Development Regulations, 2008</i> .
Electricity sub-station General industry Light industry Minor public service depot Motor repair station Petrol filling station Pumping station Recreation area Service industry Store Telephone exchange Timber yard Warehouse	Provided that it: (a) is located within <b>Precinct 3 Industry A</b> (b) does not involve any activity identified as being either of 'Environmental Significance' or 'Major Environmental Significance' within <i>Schedule 21 or 22 of the Development Regulations, 2008</i> (c) Provided no building is located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a> .

### Non-complying Development

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

Form of Development	Exceptions
Advertisement in the <b>Industry Virginia Policy Area 3</b> where it involves one or more of the following: (a) where free standing (b) where illuminated (c) where animated (d) where a third party sign.	
Amusement machine centre	
Camping area in the <b>Industry Virginia Policy Area 3</b> .	

Form of Development	Exceptions
Caravan park	
Community centre	
Consulting room	
Dwelling	Except within the <b>Business Policy Area 10</b> where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Farming in the <b>Industry Virginia Policy Area 3</b> .	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping within the <b>Industry Virginia Policy Area 3</b> or within the <b>Business Policy Area 10</b> .	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Pre-school	
Prescribed mining operations in the <b>Precinct 3 Industry A</b> .	
Primary school.	
Place of worship	
Recreation area	Except where located within <b>Precinct 3 Industry A</b> .
Residential flat building	
Shop or group of shops	Except where: (a) located within <b>Precinct 3 Industry A</b> (b) located within the <b>Business Policy Area 10</b> (c) the gross leasable area is 250 square metres or less.
Special industry	
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except where located within <b>Precinct 3 Industry A</b>

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
<p>All forms of development within the <b>Business Policy Area 10</b> (except where located adjacent to a residential zone or area).</p> <p>Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a>, not considered to have heritage value.</p>	<p>All forms of development within the <b>Business Policy Area 10</b> where located adjacent to a residential zone or area.</p> <p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul> <p>General industry within <b>Industry Virginia Policy Area 3</b>.</p> <p>Indoor recreation centre within <b>Precinct 3 Industry A</b>.</p> <p>Light industry within <b>Industry Virginia Policy Area 3</b>.</p> <p>Service industry within <b>Industry Virginia Policy Area 3</b>.</p> <p>Service trade premises within <b>Industry Virginia Policy Area 3</b>.</p> <p>Stadium within <b>Precinct 3 Industry A</b>.</p> <p>Warehouse within <b>Industry Virginia Policy Area 3</b>.</p>

## Light Industry Zone

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

### OBJECTIVES

- 1 A zone accommodating a range of light industrial, storage and warehouse land uses.
- 2 Entertainment and sporting facilities in suitable areas within the **Precinct 4 Light Industry**.
- 3 Development that does not create any appreciable nuisance or generate heavy traffic.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - light industry
  - service industry
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should consist of industries which manufacture on a small-scale and which do not create any appreciable noise, smoke, smell, dust or other nuisance or generate heavy traffic.

#### Form and Character

- 4 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, wind vanes and similar
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 5 Development, including land division, should only occur in that portion of the zone contained within the boundaries of [Concept Plan Play/39 - Angle Vale Urban Growth Area Infrastructure](#) once provision is made for the following:
  - (a) intersection treatment on the corner of Frisby and Angle Vale roads
  - (b) the continuance of a noise barrier to be extended part way along the Northern Expressway from the adjoining Suburban Neighbourhood Zone to achieve a suitable level of amenity for residential areas.

#### Land Division

- 6 Land division should create allotments that are of a size and shape suitable for the intended use.
- 7 Division of land within the portion of the zone south of John Rice Avenue at Elizabeth South should:
  - (a) be designed to minimise the impact of development on the adjoining residential zones

- (b) provide a reserve (to be vested in the council) of sufficient width to enable the construction of a stable earth mound and fencing totalling 4 metres in height, along the southern boundary of the portion of the zone.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 4 Light Industry

- 8 Entertainment and sporting facilities should be developed in appropriate locations within the precinct.

## 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](#):

Form of Development	Conditions to Complying Development
Electricity sub station	Provided the development: <ul style="list-style-type: none"> <li>(a) does not involve any activity identified as being either of 'Environmental Significance' or 'Major Environmental Significance' within Schedule 21 or 22 of the <i>Development Regulations, 2008</i></li> <li>(b) has no building located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a>.</li> </ul>
Light industry	
Minor public services depot	
Motor repair station	
Petrol filling station	
Pumping station	
Recreation area	
Service industry	
Service reservoir located outside of <b>Precinct 4 Light Industry</b>	
Store	
Temporary sewerage treatment plant located outside of <b>Precinct 4 Light Industry</b>	
Telecommunications facility	
Timber yard	
Warehouse	

### Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Caravan park	
Community centre	



Form of Development	Exceptions
Consulting room	
Dairy	
Dwelling	Except where it is for a caretakers dwelling.
Educational establishment	
Golf course	
Golf driving range	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Place of worship	
Pre-school	
Prescribed mining operations	
Primary school	
Residential flat building	
Restaurant	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except a recycling collection depot.
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
	Within <b>Precinct 4 Light Industry</b> : (a) indoor recreation centre (b) stadium.

## Local Centre Zone

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

### OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 An attractive and convenient centre, which is readily recognised by patrons and employees as the primary local focus for social interaction and community activity.
- 4 The co-ordination of land uses and activities, including the integration of parking areas, access and open public spaces.
- 5 A centre accommodating residential development in conjunction with non-residential development.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

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

Compact pedestrian oriented development requires an approach to site planning that is different to that used to design motor vehicle dependent communities. Provision for public/communal spaces will allow for community interaction. Buildings should be setback close to main roads with orientation of building entrances to the street in order to encourage active frontages that minimise the continuity of large parking areas and allow for the provision of landscaping and pathways. Design elements such as wide footpaths, street furniture and awnings, will achieve a sense of place that is welcoming to pedestrians. Onsite parking will be in the form of shared parking that is located behind buildings.

Local centres generally have a smaller-scale shopping and a local community focus. Development within local centres is envisaged to comprise elements such as one to two storey construction with street level uses that are primarily retail, service or office, with upper floor uses that are generally residential but may include offices.

Active frontages occur where development is designed to provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of public areas and spaces. Active frontages can be achieved by a variety of design solutions including ensuring that ground floor uses 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 shop fronts and outdoor eating or dining areas spilling out onto footpaths.

Active frontages will be sought when a comprehensive development or redevelopment of a centre is proposed. Blank walls, service areas, car park entrances and large building set-backs can detract from active frontages and their impacts will be minimised. Appropriate planting and other landscaping works will be provided to enhance the amenity and appearance of key pedestrian entranceways, public outdoor areas and movement paths in these centres.

Local centres are intended to accommodate medium density residential development in the form of mixed use/shop top housing, where retail/active uses are established at ground floor level, so that not all land within the centre zone is taken for residential use. Within **Precinct 5 Andrews Farm Local Activity Centre**, residential development forms will be limited to dwellings that are located above, or at the rear of, non-residential development on the same allotment and where in conjunction with that non-residential development. Within **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 **Elizabeth East Local Activity Centre Policy Area 14** a range of medium density dwelling forms may be developed, including semi-detached and row dwellings, mews dwellings, residential flat buildings and apartment buildings up to three storeys in height.

Medium density dwellings can be developed with site areas between 150 square metres and 300 square metres. In order to facilitate flexible design outcomes that can respond to site specific circumstances, no minimum frontage has been specified. Rather, the emphasis is on achieving medium density dwellings that are well designed and integrated. Dwellings will maximise environmental performance, in particular energy efficiency. The built form character will be established through appropriate design, including interesting roof forms, varied building articulation and landscaping. Garaging should not dominate the streetscape.

Medium density residential development proposed in these centres will take into account the built form and density of development surrounding the centres and will generally have a graduation from lower densities and building heights to increasing densities and heights as the distance from the development surrounding the centre increases. In some circumstances, however, where minimal impact is likely on surrounding development, medium density development can provide a harder 'edge' to the centre.

It is important in all centres that substantial shopping commercial and community facilities are maintained and enhanced. Shopping and commercial facilities should not be replaced by residential development except where there is a site reconfiguration/redevelopment that enables integrated medium density residential development and substantial shopping and commercial development.

Within **Precinct 5 Andrews Farm Local Activity Centre**, **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 **Elizabeth East Local Activity Centre Policy Area 14**, community facilities are also proposed.

Community facilities provide for the social, recreational and educational needs of the local community and include such facilities as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations. Consulting rooms may also be located within areas set aside for community facilities.

### **Precinct 5 Andrews Farm Local Activity Centre**

Andrews Farm will continue to be a Local Activity Centre providing services primarily to the surrounding community. It is critical that small scale shopping facilities continue to be provided at the centre in order to meet the needs of the surrounding community.

While it is not anticipated that there will be substantial expansion of the centre facilities, in the event of a comprehensive redevelopment of the centre, new shopping and community facilities will address President Avenue and Hughes Street with active frontages addressing both roads. Residential development forms will be limited to dwellings above, or at the rear of, non-residential development on the same allotment and in conjunction with that non-residential development. Development will generally provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - advertisement
  - community facility

- consulting room
  - medium density housing in specified areas
  - office
  - office and dwelling
  - shop
  - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 The total gross leasable area for each local centre should be in the order of the following amounts:
- (a) 450 square metres, where the site:
    - (i) is located within **Precinct 6 Bogan Road Local Centre**
    - (ii) is located within **Precinct 7 Willison Road Local Centre**
    - (iii) fronts onto Zurich Road, Craigmore
    - (iv) fronts onto Park Lake Boulevard, Blakeview
  - (b) 1000 square metres for all other local centres, excluding **Precinct 5 Andrews Farm Local Activity Centre, 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 Elizabeth East Local Activity Centre Policy Area 14.**
- 6 The maximum total floor area for an individual shop located outside of **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 Elizabeth East Local Activity Centre Policy Area 14** should be in the order of 450 square metres.
- 7 Dwellings should only be located behind or above non-residential uses on the same allotment, except within designated areas within **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 Elizabeth East Local Activity Centre Policy Area 14.**
- 8 Where active frontages are desired, development should be designed to create frontages that provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of the public areas and spaces through design solutions including:
- (a) providing safe, comfortable places where people can stop, view, socialise and rest
  - (b) incorporating uses such as retailing, food and drink outlets, counter services and cafes/restaurants, particularly with outdoor seating areas
  - (c) orienting active parts of a building to the frontage
  - (d) providing well designed and legible entrances, lobbies and commercial uses at ground level
  - (e) providing interesting and active window displays of merchandise or open shopfronts, well lit panel displays or artworks
  - (f) providing views into and out of buildings and avoiding vast expanses of blank walls presenting flat surfaces without detailing, openings or activity

- (g) providing appropriate lighting to public areas and spaces
- (h) using transparent glass, open mesh or transparent security shutters that allow views into and out of the building
- (i) illuminating the building's windows
- (j) detailed architectural facade treatment.

### **Vehicle Parking**

- 9 Vehicle parking should be provided in accordance with the rates set out in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 5 Andrews Farm Local Activity Centre**

- 10 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 11 Development in the precinct should result in:
  - (a) the retention of local centre scale shopping, commercial and community development
  - (b) new shopping and community facilities providing active frontages primarily towards President Avenue in the event of a comprehensive redevelopment of the centre.
- 12 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 13 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

### **Precinct 6 Bogan Road Local Centre**

- 14 Development in the precinct should be of a domestic scale and no larger scale development or increase in shop floor space should be undertaken.
- 15 Development in the precinct, including outdoor advertising, and landscaping should further unify the centre's established built character and site development and promote an attractive low-key centre.

### **Precinct 7 Willison Road Local Centre**

- 16 Development in the precinct should:
  - (a) retain existing trees and reinforce the landscaped edges to Blackburn Road and the creek line
  - (b) provide access and movement from surrounding roads
  - (c) limit retail development and allow for integration of parking with possible future community needs.

### **Land Division**

- 17 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.

## Elizabeth Downs Local Activity Centre Policy Area 11

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

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth Downs will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and medium density dwellings. It is critical that local centre scale shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping facilities will be located towards Hamblynn Road, with an active frontage provided to that road. Medium density residential development will be developed in the centre, with a primary focus towards Campbell and Coleman Roads. Pedestrian access will be provided by an east - west pedestrian boulevard through the centre, ensuring linkages with the Elizabeth Downs Primary School and the residential area to the west. Other pedestrian access will also ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development in the policy area should be undertaken in accordance with the [Concept Plan Map Play/2 - Elizabeth Downs Local Centre](#) and should result in:
  - (a) the retention of local centre scale shopping development in the western portion of the precinct
  - (b) new shopping facilities providing active frontages primarily towards Hamblynn Road in the event of a comprehensive redevelopment of the centre
  - (c) a tree lined pedestrian and vehicular access boulevard providing east - west access through the precinct, linking the Elizabeth Downs Primary School with the surrounding residential area to the west
  - (d) the provision of appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 37 Retail and Residential (Elizabeth Downs)**

- 6 The forms of development envisaged in the precinct should be consistent with those envisaged for the zone
- 7 Medium density residential development being located adjacent to Campbell and Coleman Roads in the southern and eastern portions of the precinct with dwellings having a maximum site area of 300 square metres
- 8 Dwellings, other than shop top housing, should only be established in portion of the precinct designated on [Concept Plan Map Play/2 - Elizabeth Downs Local Centre](#) for medium density residential development.

### **Precinct 38 Community Facilities (Elizabeth Downs)**

- 9 The following forms of development are envisaged in the precinct:
  - community facility
  - consulting room.
- 10 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located within the precinct. Consulting rooms may also be developed in the precinct.
- 11 Shops or groups of shops should not be established in the precinct.



## Elizabeth North Local Activity Centre Policy Area 12

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

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth North will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities, a hotel and medium density dwellings. It is critical that local centre scale shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping facilities will be located towards Woodford Road, with an active frontage provided to that road. Medium density residential development will be developed in the centre, with a primary focus towards Woodgreen Street and Homington Road. Community facilities will be located adjacent the intersection of Woodford and Homington Roads, with facilities addressing those roads. Pedestrian access will ensure convenient linkages with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development should result in
  - (a) new shopping facilities providing active frontages towards Woodford Road in the event of a comprehensive redevelopment of the centre
  - (b) appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 39 Residential (Elizabeth North)**

- 6 The following forms of development are envisaged in the precinct:
  - medium density residential development.
- 7 Medium density residential development should be located adjacent to Woodgreen Street with dwellings having a maximum site area of 300 square metres.

### **Precinct 40 Retail/Commercial (Elizabeth North)**

- 8 The forms of development envisaged in the precinct should be consistent with those envisaged for the zone.
- 9 The local centre scale shopping development and the hotel should be retained within the precinct.
- 10 Dwellings, except shop top housing, are not envisaged in the precinct.

### **Precinct 41 Community Facilities (Elizabeth North)**

- 11 The following forms of development are envisaged in the precinct:
  - community facility.
- 12 Community facilities should be located adjacent to the intersection of Woodford and Homington Roads within the precinct.
- 13 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located within the precinct. Consulting rooms may also be developed in the precinct.
- 14 Dwellings except shop top housing are not envisaged in the precinct.

## Elizabeth Grove Local Activity Centre Policy Area 13

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

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth Grove will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and medium density dwellings. It is critical that local centre scale shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping facilities will be located towards Fairfield Road on the southern side of the centre, with an active frontage provided to that road. Consideration will be given to how the existing shops can be integrated with new residential development and provide an active frontage that addresses the new residential development in addition to the frontage addressing Fairfield Road.

The centre provides a significant opportunity to deliver well designed, affordable housing choices that are flexible in design and meet a range of household structures. Community facilities will be located on Gunther Street in close proximity to the intersection with Fairfield Road. Small scale community facilities, consulting rooms and offices that are compatible with residential development may also be provided in the residential area of the centre. Pedestrian access will be provided by a north - south pedestrian boulevard through the centre, ensuring linkages with the Elizabeth Grove Primary School and the residential area to the south. Other pedestrian access will also ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development in the policy area should be undertaken in accordance with [Concept Plan Map Play/30 - Elizabeth Grove Local Centre](#) and should result in:
  - (a) new shopping facilities providing active frontages primarily towards Fairfield Road in the event of a comprehensive redevelopment of the centre
  - (b) compatibility of function, bulk and scale with adjoining land uses
  - (c) the provision of appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses
  - (d) a tree lined pedestrian and vehicular access boulevard providing north - south access through the precinct, linking the Elizabeth Grove Primary School with the surrounding residential area to the south.

## Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 42 Residential/Mixed Use (Elizabeth Grove)

- 6 The following forms of development are envisaged in the precinct:
  - medium density residential development
  - community facility.
- 7 A mix of developments may be established within the precinct including medium density residential with dwellings having a maximum site area of 300 square metres and development of small scale community facilities, consulting rooms and offices.

### Precinct 43 Retail/Commercial (Elizabeth Grove)

- 8 The forms of development envisaged in the precinct are consistent with those envisaged for the zone.
- 9 Local centre scale shopping development should be retained within the precinct.
- 10 Dwellings except shop top housing are not envisaged in the precinct.

### Precinct 44 Community Facilities (Elizabeth Grove)

- 11 The following forms of development are envisaged in the precinct:
  - consulting room
  - community facility.
- 12 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located in the precinct. Consulting rooms may also be developed in the precinct.
- 13 Dwellings except shop top housing are not envisaged in the precinct.

## Elizabeth East Local Activity Centre Policy Area 14

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

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth East will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and medium density dwellings. It is critical that substantial local centre scale shopping, commercial and community facilities including a supermarket continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, significant new shopping (including a supermarket) and commercial facilities will be located with the primary active frontage provided to Midway Road. The existing shopping centre towards Fletcher Road should only be demolished if new shopping facilities as described above have been established. Shop-top housing may be considered above shopping and commercial developments with other forms of medium density housing on underutilised portions of the site such as adjacent Fletcher Road.

Medium density dwelling development will also be located towards Atlanta Street and Fletcher Road in the northern portion of the centre. Community facilities will be located adjacent the intersection of Atlanta Street and Hornet Crescent, with facilities particularly addressing Hornet Crescent. Pedestrian access will ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development in the policy area should be undertaken in accordance with the [Concept Plan Map Play/31 - Elizabeth East Local Centre](#) and should result in:
  - (a) new shopping and commercial facilities including a supermarket providing active frontages primarily towards Midway Road in the event of a comprehensive redevelopment of the centre
  - (b) vehicular access and egress to Hornet Crescent and to Midway Road in close proximity to the Hornet Crescent intersection to and from the retail / commercial area should be minimised.
  - (c) the provision of appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.

- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 45 Community Facilities (Elizabeth East)**

- 6 The following forms of development are envisaged in the precinct:
- community facility
  - consulting room.
- 7 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located in the precinct. Consulting rooms may also be developed in the precinct.
- 8 Dwellings except shop top housing are not envisaged in the precinct.

### **Precinct 46 Residential (Elizabeth East)**

- 9 The following forms of development are envisaged in the precinct:
- medium density residential development.
- 10 Medium density residential land uses should have a maximum site area of 300 square metres

### **Precinct 47 Retail/Commercial (Elizabeth East)**

- 11 The forms of development envisaged in the precinct should be consistent with those envisaged for the zone.
- 12 The substantial local centre scale shopping development within the precinct should be retained
- 13 On underutilised portions of the site, such as adjacent Fletcher Road, medium density residential development may be appropriate where adequate parking is provided for the shopping centre, with dwellings having a maximum site area of 300 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
  - (i) all of the following:
    - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
    - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
  - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
  - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
  - (i) the building is a local heritage place

- (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
- (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

## Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Dwelling	<p>Except:</p> <ul style="list-style-type: none"> <li>(a) where located above, or at the rear of, non-residential development on the same allotment and where in conjunction with non-residential development where located within one of the following: <ul style="list-style-type: none"> <li>(i) <b>Precinct 6 Bogan Road Local Centre</b></li> <li>(ii) <b>Precinct 7 Willison Road Local Centre</b></li> <li>(iii) Zurich Road, Craigmore</li> <li>(iv) Park Lake Boulevard, Blakeview</li> <li>(v) Woodford Road, Elizabeth North</li> <li>(vi) Goodman Road, Elizabeth South</li> <li>(vii) Spruance Road, Elizabeth East</li> <li>(viii) Adams Road, Blakeview</li> <li>(ix) <b>Precinct 5 Andrews Farm Local Activity Centre</b></li> <li>(x) <b>Precinct 38 Community Facilities (Elizabeth Downs)</b></li> <li>(xi) <b>Precinct 40 Retail/Commercial (Elizabeth North) and Precinct 41 Community Facilities (Elizabeth North)</b></li> <li>(xii) <b>Precinct 43 Retail/Commercial (Elizabeth Grove) and Precinct 44 Community Facilities (Elizabeth Grove)</b></li> <li>(xiii) <b>Precinct 45 Community Facilities (Elizabeth East)</b></li> </ul> </li> <li>(b) where located within one of the following: <ul style="list-style-type: none"> <li>(i) <b>Precinct 37 Retail and Residential (Elizabeth Downs)</b></li> <li>(ii) <b>Precinct 39 Residential (Elizabeth North)</b></li> <li>(iii) <b>Precinct 42 Residential/Mixed Use (Elizabeth Grove)</b></li> <li>(iv) <b>Precinct 46 Residential (Elizabeth East)</b></li> <li>(v) <b>Precinct 47 Retail/Commercial (Elizabeth East).</b></li> </ul> </li> </ul>
Fuel depot	
Horticulture	
Indoor recreation centre	
Industry	
Motor repair station	
Petrol filling station	
Public service depot	
Road transport terminal	



Form of Development	Exceptions
Service trade premises	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### **Public Notification**

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

## Metropolitan Open Space System Zone

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

### OBJECTIVES

- 1 A zone comprising open space that accommodates a range of public and private activities, including passive and active recreation land uses, habitat conservation and restoration, in an open and natural setting.
- 2 Development of recreational activities that do not detrimentally affect fauna, flora or other features of the natural environment.
- 3 Provision of cycle and walking paths within an integrated system of open spaces linking adjoining land uses.
- 4 Provision of public access to and along the length of the Gawler River, Little Para River, Smiths Creek, Hills Face and coastline.
- 5 Private land within the Metropolitan Open Space System (MOSS) contributing to regional open space networks and providing an open, natural and rural character accommodating low-scale uses such as non-intensive agriculture.
- 6 Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.
- 7 Integration and provision of future regional recreational facilities at the Kudla Flow Control Park site.
- 8 The maintenance of stormwater capacity and flood mitigation measures for adjoining areas, and the protection of recharge of underground aquifers.
- 9 Protection of the Gawler River, Little Para River and Smiths Creek riparian zones through the conservation and enhancement of existing native vegetation and the creation of a wildlife corridor.
- 10 Preservation and enhancement of the character, scenic beauty and amenity of the Gawler River, Little Para River, Smiths Creek, Hills Face and coastline.
- 11 Land kept free of buildings and structures along the Gawler River.
- 12 Rehabilitation of loam extraction pits along the Gawler River in order to recreate a natural and open riverine environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - conservation
  - farming
  - office in association with recreation and sport facilities
  - outbuildings associated with open space maintenance
  - playground
  - public toilets block and barbeque facilities
  - recreation areas and facilities

- shop in association with recreation and sport facilities
  - sport facilities
  - **stormwater management**
  - structures associated with public facilities such as car parking, toilets, picnic/barbeque areas and shelters.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Publicly owned land within the MOSS should be used for any of the following:
- (a) to provide natural or landscaped open space using locally indigenous plant species
  - (b) to accommodate a range of public recreation, sporting and institutional facilities and uses
  - (c) to accommodate stormwater retention and management
  - (d) to conserve and restore areas of native natural vegetation and wildlife habitats and corridors
  - (e) to conserve sites of scientific, cultural or heritage interest
  - (f) for revegetation purposes using locally indigenous plant species
  - (g) to provide a buffer to adjoining areas of conservation significance.
- 4 Privately owned land within the MOSS should be used for any of the following:
- (a) rural activities and agriculture (but not intensive animal keeping)
  - (b) low-impact sporting facilities
  - (c) conservation purposes.
- 5 **Horticulture and agricultural uses should not be undertaken if such activities would lead to or aggravate the Gawler River bank erosion or degrade water quality.**

### **Form and Character**

- 6 **Buildings and structures should:**
- (a) **be restricted in size and number**
  - (b) **be of a high standard of design, layout and external appearance, and have a low profile**
  - (c) **be located unobtrusively and should be constructed of materials and be of a scale that blends with and enhances the appearance and amenity of the linear park**
  - (d) **be sited so as not to detract from the open character of the zone**
  - (e) **not be located within 100 metres of the Gawler River.**
- 7 **Access to the Gawler River, Little Para River and Smiths Creek and their facilities should be maintained and further developed by a series of cycle and pedestrian paths linked to the adjoining areas.**
- 8 **Recreation and drainage facilities should be established at the proposed Kudla Flow Control Park.**
- 9 **Where possible stormwater from adjoining areas should be detained in retention basins or wetlands prior to discharge to the Little Para River.**
- 10 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.

- 11 Development adjoining buildings or structures of historical significance should conserve significant mature vegetation and should not impair or degrade the historic character of the area.
- 12 Advertisements should not be visible from any public road, other than advertisements which are required for business identification purposes or for purposes associated with the control or direction of traffic.

### Land Division

- 13 Land division should only be undertaken for the purpose of realigning property boundaries to accord with the zone boundary.
- 14 When land is divided adjacent the Gawler River, a strip of land not less than 100 metres wide, measured from the centre line of the River, should be set aside as reserve.

## 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](#):

Form of Development	Conditions of Complying Development
Outbuilding	Provided it is: <ul style="list-style-type: none"> <li>(a) associated with open space maintenance</li> <li>(b) located outside '<b>Flood Hazard Zone 3</b>' of the <b>Gawler River Flood Plain</b>, as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b>.</li> </ul>
Recreation area	

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or Advertising hoardings	Except where on land abutting Main North Road
Amusement machine centre	
Buildings located within ' <b>Flood Hazard Zone 3</b> ' of the <b>Gawler River Flood Plain</b> , as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b> .	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	

Form of Development	Exceptions
Fence in the <b>Gawler River Flood Plain</b>	Except where it achieves at least one of the following: (a) post and wire fencing with a mesh size greater than 100 millimetres (b) fencing located within 10 metres of a dwelling or other building.
Fuel depot	
Horticulture	Except where adjacent to the Gawler River or where located on Part Lot 2 and Part Lot 10 (Pieces 4-7), Riverbanks Road, Angle Vale.
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Major public service depot	
Mining	
Motel	
Motor repair station	
Nursing home	
Office	Except where directly related to the administration and management of recreation and sport facilities.
Petrol filling station	
Place of worship	
Pre-school	
<b>Race track</b>	<b>Except where on land abutting Main North Road.</b>
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stadium	Except where on land abutting Main North Road.
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	

Form of Development	Exceptions
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> , not considered to have heritage value	Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following: <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul>

## Mineral Extraction Zone

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

### OBJECTIVES

- 1 A zone comprising land intended for the mining and quarrying of minerals in a sustainable manner.
- 2 Mining operations planned and undertaken in a co-ordinated manner to ensure the maximum recovery of resources.
- 3 A zone comprising solar evaporation pans for the extraction of salt.
- 4 Development which is compatible with the core horticulture activities (eg irrigated and greenhouse horticulture and hydroponics) situated within the adjoining **Primary Production Zone**.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - activities ancillary to mineral extraction, including excavation and/or fill associated with rehabilitation works
  - facilities required for the harvesting and storage of salt after its crystallisation
  - mineral extraction
  - mineral processing
  - salt evaporation pans.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development, other than development indicated as envisaged in the zone, should not be undertaken unless:
  - (a) no significant mineral deposits are present
  - (b) mineral extraction on adjacent land will not be prejudiced
  - (c) the use is in association with the mining operations
  - (d) the establishment of an appropriate after-use is not impeded.

#### Form and Character

- 4 Areas designated or set aside for stock piles should be of low profile when viewed from public roadways or residential areas.
- 5 Screen planting, using locally indigenous plant species where possible, or mounding should be established along public road frontages and within the mineral extractive area to screen mining operations, buildings and plant from public view.

#### Land Division

- 6 Land division should not result in an additional number of allotments partly or wholly within the zone.

## 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](#):

Form of Development	Conditions to Complying Development
Agistment and holding of stock Agriculture (other than development that involves the establishment of buildings or structures) Prescribed mining operations Pumping station over 74 kW Recreation area Service reservoir	Provided the development: <ol style="list-style-type: none"> <li>(a) does not involve any activity identified as being either of 'Environmental Significance' or 'Major Environmental Significance' within Schedule 21 or 22 of the <i>Development Regulations, 2008</i></li> <li>(b) has no building located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a>.</li> </ol>

### Non-complying Development

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

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	



Form of Development	Exceptions
Industry	Except where it involves one of the following: (a) a special industry (b) a prescribed mining operation.
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the zone.
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i>	Except where: (a) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 per cent (b) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site (c) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft (d) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100 average return interval flood event (e) the interface between any engineered landfill liner and the natural soil achieves at least one of the following: (i) is greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts (ii) is greater than 5 metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts (iii) is greater than 2 metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Police station	
Post office	
Pre-school	
Primary school	
Residential flat building	
Service trade premises	

Form of Development	Exceptions
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	
Wrecking yard	

### **Public Notification**

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Extractive industry	

## Neighbourhood Centre Zone

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

### OBJECTIVES

- 1 A centre providing a range of facilities to meet the shopping, community, business, and recreational needs of the surrounding neighbourhood.
- 2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The development of centres that will be comprised of the following key elements:

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

It is envisaged that centres 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.

Compact pedestrian oriented development requires an approach to site planning that is different to that used to design motor vehicle dependent communities. Building entrances should be orientated to the street. Large parking areas should be located behind buildings and the visual impact minimised through the provision of landscaping and pathways.

Land adjacent **Precinct 16 Angle Vale Neighbourhood Activity Centre** is intended to accommodate medium density residential development. For this reason, land within the centre zone is not intended for residential use, unless in the form of mixed use / shop top housing, where retail/active uses are established at ground floor level.

Active frontages occur where development is designed to provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of public areas and spaces. Within centres active frontages can be achieved by a variety of design solutions including ensuring that ground floor uses 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.

Active frontages will be sought, when a comprehensive development or redevelopment of these centres is proposed. Blank walls, service areas, car park entrances and building set-backs can detract from active frontages and their impacts will be minimised. Appropriate planting and other landscaping works will be provided to enhance the amenity and appearance of key pedestrian entranceways, public outdoor areas and movement paths in these centres.

Community facilities will also be sought in Neighbourhood Centres. Community facilities provide for the social, recreational and educational needs of the local community and include such facilities as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations. Consulting rooms may also be located within areas set aside for community facilities.

### **Precinct 16 Angle Vale Neighbourhood Activity Centre**

The Angle Vale Neighbourhood Centre fronting Heaslip Road is the dominant centre for the Angle Vale Township. Land generally north of the existing winery on [Concept Plan Map Play/11 - Angle Vale Neighbourhood Centre](#) will accommodate retail and commercial uses and will form the primary core retail area of the zone. The design of buildings in this part of the zone will incorporate active frontages (avoiding blank walls) to key pedestrian and road links, in association with high quality design pedestrian focused elements that incorporate canopies, convenient, safe and pleasant access pathways.

Land south of the existing supermarket and retail core area will support a range of tourism, entertainment, restaurant and / or retail land uses. This portion of the zone is to be developed in a manner that does not significantly detract from the function and role of retail activities further north within the zone. This portion will accommodate the existing winery complex and its environs and will be developed in a sensitive manner.

Land uses located on the existing winery site will facilitate a high level of connectivity with the northern portion of the zone and surrounding land within the Suburban Neighbourhood Zone. The design and placement of buildings and land uses within the winery section of the zone will ensure that impacts are minimised on nearby residential areas.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following forms of development are envisaged in the zone:

- bank
- child care facility
- club
- commercial development
- community centre
- consulting room
- dwelling in conjunction with non-residential land uses
- dwelling and office
- educational establishment
- function centre
- hall
- health centre
- hotel
- library
- medium density housing
- office
- personal service establishment
- petrol filling station
- place of worship
- playing field
- pre-school
- primary school
- recreation area
- restaurant
- secondary school
- shop
- shop top housing
- supermarket.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Active frontages are desired in the comprehensive development or redevelopment of neighbourhood centres. The centres should be designed to create frontages that provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of the public areas and spaces through design solutions including:
  - (a) providing safe, comfortable places where people can stop, view, socialise and rest
  - (b) incorporating uses such as retailing, food and drink outlets, counter services and cafes/restaurants, particularly with outdoor seating areas
  - (c) orienting active parts of a building to the frontage
  - (d) providing well designed and legible entrances, lobbies and commercial uses at ground level
  - (e) providing interesting and active window displays of merchandise or open shopfronts, well lit panel displays or artworks
  - (f) providing views into and out of buildings and avoiding vast expanses of blank walls presenting flat surfaces without detailing, openings or activity
  - (g) providing appropriate lighting to public areas and spaces
  - (h) using transparent glass, open mesh or transparent security shutters that allow views into and out of the building
  - (i) illuminating the building's windows
  - (j) detailed architectural facade treatment.
- 6 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 7 Development should be designed to ensure:
  - (a) buildings and structures:
    - (i) address the street frontage
    - (ii) have varied roof scapes
    - (iii) do not have large expanses of roofline visible from the public domain
  - (b) servicing areas are located internal to the centre and appropriately screened from public view
  - (c) shared car parking areas are established
  - (d) car parking is located to the rear of buildings.
- 8 Buildings should be a minimum of two storeys and maximum of five storeys in height.
- 9 Access to servicing should be gained via rear lane ways.

- 10 Access for the servicing of supermarkets should be internal to the block and not visible from any public streets.
- 11 Advertising should be limited to displays with the principal purpose of identifying the site to passing motorists on the following basis:
  - (a) information contained on the advertising display should be succinct, legible and readily discernible to passing motorists
  - (b) advertising displays should only incorporate a list of tenancies and/or activities conducted within the site and not be used for product advertising
  - (c) advertising displays should be located near to the principal public access to the site
  - (d) where the display stands more than 1.5 metres above ground level, it should be located a distance not less than its overall height from an adjoining property boundary, other than a boundary to a road
  - (e) no part of the advertising display should overhang any boundary of the site.

### **Residential Development**

- 12 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 13 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

### **Vehicle Parking**

- 14 Vehicle parking should be provided in accordance with the rates set out in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

### **Land Division**

- 15 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.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 16 Angle Vale Neighbourhood Centre**

- 16 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/11 - Angle Vale Neighbourhood Centre](#).
- 17 Shopping and small-scale commercial facilities should be developed on land fronting Heaslip Road.
- 18 Retail, local commercial, business and health services should be expanded in a westerly direction away from Heaslip Road.
- 19 The maximum gross leasable floor area of existing and proposed retail facilities in the precinct should be in the order of 8000 square metres.
- 20 Vehicular access to the centre should be restricted and only be possible via Heaslip Road. Access onto Max Fatchen Drive should be minimised and vehicular movement to or from the centre zone via Strangways Road should not occur.

## Craigmore Neighbourhood Activity Centre Policy Area 15

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

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Craigmore will continue to be a thriving Neighbourhood Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and educational facilities. It is critical that neighbourhood centre scale shopping, commercial and community facilities continue to be provided in the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

Shopping and commercial facilities will continue to be located in the central portion of the precinct, adjacent to the southern side of Yorktown Road. In the event of a comprehensive redevelopment, an active shopping and commercial frontage will be provided to that road. Educational facilities will be located in the southern portion of the precinct fronting on to Turner Drive, Gooronga Drive and Milder Crescent. Community and education facilities will be located in the northern portion of the precinct, adjacent to the northern side of Yorktown Road.

Pedestrian access will be provided in controlled locations north - south through the centre, ensuring linkages with the Craigmore South Primary School and the Craigmore Christian School and the surrounding residential area. Pedestrian access will also ensure that the centre is integrated with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area are consistent with those envisaged for the zone.
- 2 Expansion of shopping facilities should occur in an ordered manner and be contiguous with existing shopping facilities.
- 3 Dwellings should be located above, or at the rear of, non-residential development on the same allotment and be developed in-conjunction with non-residential development.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Development should be sited and designed to avoid negative impacts on adjoining existing and future land uses.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 48 Community Facilities (Craigmore)**

- 6 The following forms of development are envisaged in the precinct:
- aged persons' accommodation
  - community facility
  - pre-school
  - school
  - small scale shop.
- 7 Small scale shops may be established where they are in conjunction with, and ancillary to, community facilities.

### **Precinct 49 Retail and Education (Craigmore)**

- 8 The forms of development envisaged in the precinct are consistent with those envisaged for the zone.
- 9 Shopping facilities, of a scale appropriate to a Neighbourhood Centre, should be located in the northern portion of the precinct adjacent to the southern side of Yorktown Road.
- 10 Education facilities should be located in the southern portion of precinct.



## Elizabeth Park Neighbourhood Activity Centre Policy Area 17

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

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth Park will be a thriving Neighbourhood Activity Centre accommodating a mix of shops, consulting rooms, offices and community facilities. It is critical that shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping and commercial facilities will be located towards Yorktown Road, with an active frontage provided to that road and to Innes Street. Built form will be used to emphasise the major arrival /focal points for the centre at the intersections of Yorktown and Tolmer Roads and Yorktown Road and Innes Street.

Pedestrian access will ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area are consistent with those envisaged for the zone.
- 2 Shopping facilities, of a scale appropriate to a Neighbourhood Centre, should be retained in the policy area.
- 3 Shopping and community facilities within the policy area should be increased.
- 4 Dwellings should be located above, or at the rear of, non-residential development on the same allotment and be developed in conjunction with the non-residential development.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should be sited and designed to avoid negative impacts on adjoining existing and future land uses.

## Elizabeth South Neighbourhood Activity Centre Policy Area 18

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

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth South will be a thriving Neighbourhood Activity Centre accommodating a mix of shops, consulting rooms, offices and community facilities. It is critical that shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping and commercial facilities will be located to predominantly address the Philip Highway with more limited development addressing Chivell Street. Active frontages will be provided primarily to the Phillip Highway with car parking to the side and rear. Built form will be used to emphasise the major arrival/focal points at the intersections of the Philip Highway and Chivell Street and the Philip Highway and Blake Road.

Pedestrian access will be provided north - south through the centre, ensuring linkages with the Elizabeth South Primary School and the surrounding residential area to the south. Other pedestrian access will ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area are consistent with those for the zone:
- 2 Shopping, commercial and community facilities, of a scale appropriate to a Neighbourhood Centre, should be retained in the policy area.
- 3 Shopping facilities, particularly supermarket floor space within the precinct, should be increased.
- 4 Dwellings should be located above, or at the rear of, non-residential development on the same allotment and be developed in conjunction with the non-residential development.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should be sited and designed to avoid negative impacts on adjoining existing and future land uses.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development (except where the development is non-complying) are designated as complying:

- 1 Subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#):

Form of Development	Conditions of Complying Development
Electricity sub-station Minor public service depot Pumping station over 74 kW Recreation area Service reservoir Telephone exchange Temporary sewage treatment plant	<p>Provided the development does not involve any of the following:</p> <p>(a) it is located within one of the following precincts or policy areas:</p> <p>(i) <b>Craigmore Neighbourhood Activity Centre Policy Area 15</b></p> <p>(ii) <b>Elizabeth Park Neighbourhood Activity Centre Policy Area 17</b></p> <p>(iii) <b>Elizabeth South Neighbourhood Activity Centre Policy Area 18</b></p> <p>(b) any building being located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a></p> <p>(c) an activity identified as being either of Environmental Significance or Major Environmental Significance within <i>Schedule 21</i> or <i>Schedule 22</i> of the <i>Development Regulations, 2008</i>.</p>

- 2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
  - (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
  - (b) the development is located inside any of the following area(s):
    - **Craigmore Neighbourhood Activity Centre Policy Area 15**
    - **Elizabeth Park Neighbourhood Activity Centre Policy Area 17**
    - **Elizabeth South Neighbourhood Activity Centre Policy Area 18**
  - (c) the building is not a State heritage place
  - (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
  - (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
    - (i) all of the following:
      - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

- (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
- (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
  - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
  - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
  - (i) the building is a local heritage place
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
  - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

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

Form of Development	Exceptions
Amusement park	
Crematorium	
Dwelling	<p>Except where it achieves (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) is located within one of the following policy areas:               <ul style="list-style-type: none"> <li>(i) <b>Craigmore Neighbourhood Activity Centre Policy Area 15</b></li> <li>(ii) <b>Elizabeth Park Neighbourhood Activity Centre Policy Area 17</b></li> <li>(iii) <b>Elizabeth South Neighbourhood Activity Centre Policy Area 18</b></li> </ul> </li> <li>(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 <b>Precinct 48 Community Facilities (Craigmore)</b>.</li> </ul>

Form of Development	Exceptions
Fuel depot	
Golf driving range	
Horticulture	
Industry	
Major public service depot	
Motor repair station	Except where it has frontage onto Curtis Road.
Road transport terminal	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
All development (except non-residential development and dwelling greater than two storeys located adjacent to a residential zone boundary).	All non-residential development located adjacent to a residential zone boundary. Dwelling greater than two storeys adjacent to a residential zone boundary.

## Open Space Zone

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

### OBJECTIVES

- 1 A zone:
  - (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
  - (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
    - (i) passive and active recreation land uses
    - (ii) habitat conservation and restoration.
- 2 A zone which includes stormwater and flood management facilities within a landscaped setting, designed to enhance the environmental and scenic qualities of the area.
- 3 A zone which provides a buffer between urban areas and surrounding land uses, including industry, horticulture and areas with biodiversity value.
- 4 The orderly provision of public infrastructure and community services consistent with the development outcomes contained in [Concept Plan Map Play/29 - Buckland Park](#).
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone will be developed for a range of passive and active recreational purposes as well as providing for biodiversity enhancement and conservation and stormwater /flood management. The zone will provide a physical and visual buffer between residential neighbourhoods and adjacent industrial and horticultural activities located to the south.

The zone will include open, landscaped storm and flood water management channels winding through the open space. Channels will be located to avoid areas of conservation significance, in particular the eastern reach of Thompson Creek. Detention basins, with a capacity to detain and store stormwater prior to discharge for treatment and reuse, will also be provided. Water Sensitive Urban Design principles will be adopted in the establishment of stormwater facilities and where possible enable the use of stormwater as an alternative source of water to the adjoining urban areas.

Areas of samphire located to the south west of the zone will be retained and rehabilitated where affected by the construction of storm and flood water facilities, and Thompson Creek's eastern reach will be rehabilitated. Additional areas of samphire may also be established to achieve environmental benefits within the locality.

Open space will be in an attractive landscape setting that enhances the biodiversity values within the zone. Recreation activities will be encouraged through the establishment of functional and accessible open space, together with small scale ancillary facilities and structures.

Facilities should include but not be limited to walking and cycling trails, interpretative and recreational activities, formalised open space and car parking.

Development within the zone will need to have the regard to the possible presence of acid sulphate soils and ensure acid is not released into the marine environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - conservation work
  - landscaping
  - lighting
  - playground
  - recreation area
  - sporting club facility
  - storm and flood water facilities
  - structure associated with a public facility such as car parking, picnic/barbeque area, shelter and toilet
  - toilet blocks, seating and barbeque facilities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should allow for unstructured passive and active recreation.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should occur in accordance with [Concept Plan Map Play/29 - Buckland Park](#).
- 6 Buildings should be:
  - (a) restricted in size and number
  - (b) sited so as not to detract from the open natural character of the zone
  - (c) constructed of materials which blend with the natural landscape.
- 7 Development should ensure coordinated design with an emphasis on the creation of pedestrian areas.
- 8 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 9 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation where rehabilitation or revegetation activities are being undertaken.
- 10 Buildings, site landscaping, paving, car parking and signage should have a coordinated appearance and integrated layout.

### Land Division

- 11 Land division should not be undertaken except where:
  - (a) it will facilitate the development of envisaged uses in the zone
  - (b) no additional allotments are created.

## Restricted Recreation Policy Area 19

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

### OBJECTIVES

- 1 The continuation of existing land uses until the potential for impacts from nearby waste processing activities is removed.
- 2 Development that does not compromise the future use of the policy area for recreation activities.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area is located in proximity to a significant waste processing activity. Active recreational land uses likely to be sensitive to the odour generated by this such as playgrounds and sporting fields should not occur within the policy area and the 'Odour Impact Area' identified by [Concept Plan Map Play/32 - Buckland Park Odour Impact Area](#) to ensure that adequate separation between such land uses and the waste processing activity is maintained.

Existing land uses are expected to continue until the potential for odour impacts from the waste processing activity no longer exist, after which it is expected that the policy area will be developed for the range of land uses envisaged within the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development should provide for the maintenance of existing land uses.
- 2 Sensitive land uses should only occur when it can be demonstrated that the potential impacts from waste processing activities no longer exist.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.



## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	

Form of development	Exceptions
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

## Primary Production (Mount Lofty Ranges) Zone

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

### OBJECTIVES

- 1 The long term continuation of primary production.
- 2 Economically productive, efficient and sustainable primary production.
- 3 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 4 The establishment of suitable recreation areas to cater for outdoor recreation activities.
- 5 Protection of the scenic qualities of rural landscapes.
- 6 Buildings or structures sited unobtrusively and of a character and design which blends naturally with the landscape.
- 7 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

#### Form of Development

This area is situated within half an hour's travelling time of the Adelaide Plains. Therefore the area is likely to be sought by increasing numbers of potential residents attracted by the hills environment and the convenient commuting distances for employment, social and recreation facilities in metropolitan Adelaide.

Continued encroachment of urban development into rural areas must be curtailed to protect valuable agricultural land and to preserve the character of the Mount Lofty Ranges. Restrictions are necessary to create a sharp distinction between town and country on the eastern fringe of the urban area.

#### Movement of people

Driving for pleasure is popular in the Mount Lofty Ranges. A system of scenic drives should be identified to link vantage points, places of recreational interest, and bushwalking trails. Such roads need only provide for low driving speeds and should blend with the landscape. Lookouts and picnic sites adjoining these and other roads should be secured and developed. Any buildings and structures should be sited unobtrusively and landscaped to minimise their visual impact on the scenic views obtained from the route.

#### Mining

No new quarry sites should be opened up until the resource can be shown to be required because of insufficient supplies from existing workings, and it is in the public interest. The effect of quarrying operations, associated manufacturing industries, and construction of roads should be considered before commencement of workings, and the suitability of alternative sites investigated. They should be sited and managed so that their visual impact and the effects of noise, traffic and dust are minimal.

Mineral deposits occur in fixed locations and can underlie other basic resources such as remnant bushland and scenic areas. Their extraction may create undesirable traffic or noise problems, which should be considered in a total evaluation of each mineral deposit. Development of mineral deposits should only proceed following full evaluation of the benefits of removing the deposit when balanced against other potential land uses and environmental damage.

## **Conservation**

The outstanding scenery and rural character of the Mount Lofty Ranges provide a visual contrast with the suburbs on the Adelaide plains and a convenient refuge for recreation in a countryside setting.

These features should be protected against mismanagement and more intensive development which may degrade the quality of the landscape.

Bush land areas, indigenous roadside vegetation and stands of trees contribute greatly to the landscape character of the ranges. Their retention is invaluable to preserve areas of scenic beauty, wildlife habitats and in the control of soil erosion, weed infestation and water quality.

In many instances, it is appropriate that areas which contain natural vegetation, wildlife habitats and outstanding scenery remain under private ownership or lease, with arrangements which are mutually agreed to by the owner and the Government to protect their significant natural features.

Encouragement should also be given to the replanting of indigenous species as a means of restoring native vegetation of parts of the ranges. In particular, some areas which in time, prove to be uneconomic for primary production, should be considered for a program of re-forestation.

The multiple use of forest areas for commercial production, water and nature conservation, and for recreation, should be encouraged wherever possible, but subject to proper forest management including safeguards against bushfire and vandalism.

Motor and equestrian sports are increasing in popularity in the Mount Lofty Ranges. Before sites are selected for activities such as circuit racing, rally-cross, motor cycle scrambling and organised horse riding, full consideration should be given to any disturbance such activities may cause by noise, traffic generation and damage to vegetation and soil stability. Wider ranging activities such as trail bike riding can seriously damage vegetation, erode soil and cause noise disturbance to built-up areas and country landowners. The unlawful use of trail bikes in State parks and on private properties should be strictly policed in an effort to minimise further damage to environmental areas.

## **Open space**

The area provides for a wide range of recreational activities, including bushwalking in natural surroundings, driving for pleasure, picnicking and informal field sports. With the increasing growth of recreational activities, there will be a need for more parks and other facilities. There is a shortage of roadside picnic areas and suitable sites should be provided for this purpose.

The "Heysen Trail", a walking trail extending from Cape Jervis to the Northern Flinders Ranges, is located near the area. Spur, loop and connecting trails should be provided where necessary to link with the Heysen Trail. The rural character, natural beauty and scenic views adjoining these trails should be protected by strict control of adjoining development.

## **Appearance of Land and Buildings**

Existing substandard buildings, abandoned structures and disused quarry sites should be removed, renovated or screened to improve the quality of the landscape.

## **Rural Development**

It is in the community interest that policies for land use and land division control should aim at and provide incentives for maintaining the existing agricultural areas for continued primary production. A decline in primary production places greater dependence upon the diminishing fertile areas of the Mount Lofty Ranges and the lower rainfall agricultural areas elsewhere in the State.

The protection of the scenic amenity, flora and fauna, agricultural land and water resources in the ranges, should be the main considerations governing all decisions relating to land division and development of rural land in the area.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Industry and warehousing activities should be limited to that which supports primary production, processing, storage and distribution of local primary produce or products and should only occur where:
  - (a) they have a direct relationship with primary production
  - (b) they are unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the rural locality
  - (d) they will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township
  - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 4 A dwelling should only be erected if such development:
  - (a) is ancillary to farming or other primary production
  - (b) will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from any existing intensive animal keeping operation unless used in association with that intensive animal keeping activity
  - (d) results in no more than one dwelling per allotment.

### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Tourist accommodation development should only occur where it achieves at least one of (a) or (b):
  - (a) it is within existing buildings
  - (b) it is an integral part of a farm complex in the form of at least one of the following:
    - (i) farm stay
    - (ii) guesthouse
    - (iii) rural or nature retreat
    - (iv) bed and breakfast accommodation.

- 7 Buildings, structures and excavations near the Heysen Trail and connecting trails should be sited unobtrusively and landscaped to minimise their visual impact on scenic views from the trails.

## Land Division

- 8 Land division should only occur if no additional allotments are created and it involves the following:
- (a) the proposal is for a minor readjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures, or
  - (b) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, [except for development on an allotment containing a State and/or Local Heritage Place identified in \*Table Play/5 - State Heritage Places\* or \*Table Play/4 - Local Heritage Places\*](#), the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#):

Form of Development	Conditions of Complying Development
Recreation area	Provided the development: <ul style="list-style-type: none"> <li>(a) is not located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a></li> <li>(b) has no building erected within 100 metres of the Mount Lofty Ranges Scenic Road.</li> </ul>

### Non-complying Development

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

Form of Development	Exceptions
All forms of development	Complying Development as prescribed in schedule 4 of the <i>Development Regulations 2008</i>
	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road within an 80 km/h speed restriction or less</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>

Form of Development	Exceptions
	<p>Agricultural industry (including an ancillary area for sale and display of produce) that achieves all of the following criteria:</p> <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the processing of primary produce takes place: <ul style="list-style-type: none"> <li>(i) washing</li> <li>(ii) grading</li> <li>(iii) processing (including bottling)</li> <li>(iv) packing or storage</li> </ul> </li> <li>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum total floor area of no greater than 150 square metres, including a maximum total floor area of 50 square metres for sale and display of goods manufactured in the industry</li> <li>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment</li> <li>(d) there is no more than one industry located on an allotment</li> <li>(e) the industry is not located in areas subject to inundation by a 100 year return period flood even or sited on land fill which would interfere with the flow of such waters</li> <li>(f) the industry is connected to an approved effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirements of the Environment Protection Authority</li> <li>(g) the industry effluent system and any disposal areas are located within the allotment of the development</li> <li>(h) the industry is not located: <ul style="list-style-type: none"> <li>(i) within a 900 millimetres or greater rainfall per year area</li> <li>(ii) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(iii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iv) within 50 metres of any bore, well or watercourse</li> <li>(v) within 800 metres of the high water level of a public water supply reservoir</li> </ul> </li> <li>(i) the industry does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average flood.</li> </ul>
	<p>Alterations and/or additions to an existing building, or other than those buildings specifically exempted in this table, where the total floor area of the extension does not exceed 50 per cent of the total floor area as at 14 September 1990.</p>
	<p>Alterations and/or additions to existing:</p> <ul style="list-style-type: none"> <li>(a) poultry batteries and hatcheries</li> <li>(b) dog kennels</li> <li>(c) piggeries.</li> </ul>
	<p>Alterations and/or additions to an existing dwelling where (a) or (b) applies:</p> <ul style="list-style-type: none"> <li>(a) the extension does not exceed 50 per cent of the total floor area of the existing dwelling</li> <li>(b) the extension does exceed 50 per cent of the total floor area of the existing dwelling, and: <ul style="list-style-type: none"> <li>(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(ii) it is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(vi) it is sited at least 25 metres from any watercourse.</li> </ul>
	Aviary
	Carport
	Commercial forestry
	Community centre
	Dairy
	Dam
	<p>Detached dwelling where there:</p> <ul style="list-style-type: none"> <li>(a) is no habitable dwelling existing on the same allotment (apart from a State or local heritage place used as a tourist accommodation facility for up to ten guests)</li> <li>(b) no valid planning authorisation to erect a dwelling on that allotment exists</li> <li>(c) no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on that allotment</li> <li>(d) where the detached dwelling complies with the following criteria:               <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 100 year return period flood event</li> <li>(ii) is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10 year return period floor event</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
	Emergency service facility
	Farming



Form of Development	Exceptions
	Farm buildings
	Home based industry where: <ul style="list-style-type: none"><li>(a) at least one of the following activities takes place:<ul style="list-style-type: none"><li>(i) arts</li><li>(ii) crafts</li><li>(iii) tourism</li><li>(iv) heritage related activities,</li></ul>and may include an ancillary area for sale and/or promotion of goods manufactured in the industry (including display areas)</li><li>(b) the total combined area for any one or any combination of these activities does not exceed 80 square metres per allotment with a maximum total floor area of no greater than 80 square metres, including a maximum area of 30 square metres for sale and display of goods manufactured in the industry</li><li>(c) the industry is not located further than 50 metres from a habitable dwelling on the allotment</li><li>(d) the industry, including any ancillary uses is located within the boundary of a single allotment</li><li>(e) there is no more than one industry located on an allotment</li><li>(f) the industry is not located in areas subject to inundation by a 1-in-100 year average flood or sited on land fill which would interfere with the flow of such flood waters</li><li>(g) the industry is connected to an approved sewerage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirements of the Environment Protection Authority</li><li>(h) the industry effluent system and any effluent drainage field is located within the allotment of the development</li><li>(i) the industry is not located:<ul style="list-style-type: none"><li>(i) on land with a slope greater than 20 per cent (1-in-5)</li><li>(ii) on land that is classified as being poorly drained or very poorly drained</li><li>(iii) within 50 metres of any bore, well or watercourse</li><li>(iv) within 200 metres of a major stream (3rd order or higher),</li></ul></li><li>(j) the industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average flood.</li></ul>
	Horticulture but not including the growing of olives in any of the following situations: <ul style="list-style-type: none"><li>(a) located within 500 metres from the edge of:<ul style="list-style-type: none"><li>(i) a national park</li><li>(ii) a conservation park</li><li>(iii) a wilderness protection area</li><li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li></ul></li><li>(b) located within 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li></ul>
	Land division where: <ul style="list-style-type: none"><li>(a) no additional allotments are created, either partly or wholly, within the zone</li><li>(b) where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters that would the development of the existing allotments</li><li>(c) each resulting allotment provides a suitable site for a detached dwelling is available which complies with the following criteria:</li></ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average flood</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul>
	<p>Mineral water extraction and processing plant where:</p> <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the extraction and processing of mineral water takes place:               <ul style="list-style-type: none"> <li>(i) extraction</li> <li>(ii) bottling</li> <li>(iii) packaging</li> <li>(iv) storage</li> <li>(v) distribution, and</li> </ul>               may include ancillary activities of administration and sale or promotion of mineral water product; and             </li> <li>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 350 square metres per allotment with a maximum total floor area of no greater than 250 square metres, including a maximum floor area of 50 square metres for the sale and display of goods manufactured in the industry</li> <li>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment</li> <li>(d) there is no more than one industry located on an allotment</li> <li>(e) the industry is not located in areas subject to inundation by a 100 year return period flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(f) the industry is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirements of the Environment Protection Authority</li> <li>(g) the industry effluent system and any effluent drainage field are located within the allotment of the development</li> <li>(h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located:               <ul style="list-style-type: none"> <li>(i) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(ii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iii) within 50 metres of any bore, well or watercourse</li> <li>(iv) within 200 metres of a major stream (3<sup>rd</sup> order or higher)</li> </ul> </li> <li>(i) the industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 10 year return period flood event.</li> </ul>

Form of Development	Exceptions
	Office where ancillary to primary production or tourism development
	Organic waste processing facility where: <ul style="list-style-type: none"> <li>(a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a water protection area</li> <li>(b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 per cent</li> <li>(c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, watercourse, channel or bore and not within the area of a 1-in-100 year average return interval flood event</li> <li>(d) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater</li> <li>(e) the land to be used for the organic waste processing operation is at least a distance of 500 metres from the nearest sensitive receptor, or the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.</li> </ul>
	Outbuildings
	Pergola
	Public service depot
	Recreation area including associated buildings and facilities
	Telecommunications facilities below 30 metres in height
	Tourist accommodation and ancillary uses (not including caravan or camping grounds): <ul style="list-style-type: none"> <li>(a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation, or</li> <li>(b) wholly within a dwelling or lawful tourist accommodation existing as at 21 September 2000, and where up to ten guests are accommodated in non-hosted accommodation, or</li> <li>(c) wholly within or within part of or as an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment, or</li> <li>(d) in any combination of State or local heritage places or other existing buildings or new buildings, and where from 31 to 55 guests are accommodated,</li> </ul> and which in all cases complies with the following criteria: <ul style="list-style-type: none"> <li>(e) is not located in areas subject to inundation by a 100 year return period flood event or situated on land fill which would interfere with the flow of such flood waters</li> <li>(f) is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(g) not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land:</li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(v) in a high rainfall zone (&gt;900 mm/year)</li> <li>(vi) within 200 metres of a major watercourse (3rd or higher order)</li> <li>(h) not have a waste water disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(i) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10 year return period flood event</li> <li>(j) is sited at least 25 metres from any watercourse</li> <li>(k) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).</li> </ul>
Veranda	
Water tank	
	<p>Winery (including ancillary activities of administration, sale or promotion of wine product and dining) where:</p> <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the making of wine takes place:           <ul style="list-style-type: none"> <li>(i) crushing</li> <li>(ii) fermenting</li> <li>(iii) bottling</li> <li>(iv) maturation/cellaring of wine</li> </ul> </li> <li>(b) buildings and infrastructure for the winery and associated activities are located within the boundary of a single allotment which adjoins, or is on the same allotment as a vineyard</li> <li>(c) there is no more than one winery located on an allotment</li> <li>(d) the winery and ancillary activities are not located in areas subject to inundation by a 100 year return period flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(e) the winery and ancillary activities are connected to an approved sewerage effluent disposal scheme or have an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority</li> <li>(f) the winery and ancillary activities' effluent system and any effluent drainage field are located within the allotment of the development</li> <li>(g) the winery and ancillary activities are not located:           <ul style="list-style-type: none"> <li>(i) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(ii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iii) within 50 metres of any bore, well or watercourse</li> <li>(iv) within 200 metres of a major stream (3<sup>rd</sup> order or higher),</li> </ul> </li> <li>(h) the winery extension and ancillary activities do not have a septic or any other waste water treatment facility located on land subject to inundation by a 10 year return period flood event.</li> </ul>

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
<p>Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a>, not considered to have heritage value.</p>	<p>Agricultural industry</p> <p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul> <p>Home based industry</p> <p>Mineral water extraction and/or processing plant.</p> <p>Winery of less than 500 tonnes crush capacity per annum.</p> <p>Winery of 500 tonnes or more crush capacity per annum where not within 300 metres of a dwelling or tourist accommodation that is not in the ownership of the winery applicant.</p>

## Primary Production Zone

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

### OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production.
- 2 A zone characterised by open rural areas, horticulture, glasshouses, vineyards, orchards and pasture.
- 3 A zone comprising primary production activities supported by primary production related industrial and commercial activities such as packing sheds, cold storage facilities and small-scale processing facilities.
- 4 Large-scale facilities for processing, packing and storage facilities and value adding for primary produce and associated and ancillary handling and transport facilities in **Value Adding (Virginia) Policy Area 25**.
- 5 Preservation and enhancement of the rural character and the retention of land for horticultural purposes.
- 6 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 7 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 8 Increased employment opportunities in primary production and related industries.
- 9 Development within the **Urban Buffer Policy Area 6** undertaken in a manner to minimise any negative impacts on the use of land within the urban area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry within **Precinct 17 Horticultural**
  - dairy farming
  - diversification of existing farming activities through small-scale tourist accommodation:
    - within existing buildings; or
    - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of the farm buildings complex
  - farming
  - horticulture
  - industry, in the form of processing, packing, value adding and storage facilities for primary produce and associated and ancillary handling and transport facilities within **Value Adding (Virginia) Policy Area 25**.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development that is not directly associated with the agricultural industry or the handling, packaging or processing of primary produce should not occur within the zone other than in **Virginia Commercial Policy Area 1**.

- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site or in the **Value Adding (Virginia) Policy Area 25** where the produce may be sourced more widely, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township.
- 5 A shop, other than in **Virginia Commercial Policy Area 1**, should be:
  - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
  - (b) located on the same site as the primary use.
- 6 Other than in **Virginia Commercial Policy Area 1**, development involving the retail sale of produce should only occur where:
  - (a) the produce is grown on the same site as the retailing operation, except in **Value Adding (Virginia) Policy Area 25** where it is envisaged the produce may be sourced more widely
  - (b) the shop or retail market stall does not exceed a total trading floor area of greater than 50 square metres and is not located on public land
  - (c) all retail signage is contained within the site and does not exceed a total of 2 square metres
  - (d) the location of the retail component provides for customer parking on site.
- 7 Other than in **Virginia Commercial Policy Area 1** and **Value Adding (Virginia) Policy Area 25**, buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
  - (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 8 Dwellings should not be developed on allotments where any of the following applies:
  - (a) the allotment is located outside of **Precinct 18 Rural Fringe**, within **Urban Buffer Policy Area 6** and the allotment was created after 3 November 1999
  - (b) the allotment is located within **Precinct 18 Rural Fringe**, the size of the allotment is less than 10 hectares and the allotment was created after 20 March 2003
  - (c) it is located within **Virginia Commercial Policy Area 1**.
- 9 A dwelling should only be developed if:
  - (a) there is a demonstrated connection with farming or other primary production

- (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
- (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
- (d) it does not result in more than one dwelling per allotment.

10 Intensive animal keeping involving the keeping of more than four cats or dogs should not occur outside of **Rural Policy Area 5**.

### **Form and Character**

- 11 Where possible development should facilitate shared use of land and facilities such as parking areas, packing sheds, infrastructure, services and stormwater management structures.
- 12 Development that is likely to generate vehicles exceeding 12 metres in length should be located on sites which provide direct access onto Penfield Road, Taylor Road or Womma Road or in **Value Adding (Virginia) Policy Area 25**.
- 13 An access way of at least 3 metres in width should be provided to allow access for emergency vehicles to the rear of each allotment.
- 14 Buildings should not detract from the rural character of the locality in terms of built form elements and should:
  - (a) have a maximum building height of 6 metres, except in **Value Adding (Virginia) Policy Area 25**
  - (b) be setback a minimum of 15 metres from a public road, except in **Value Adding (Virginia) Policy Area 25**.
- 15 A setback of at least 2 metres should be provided around all structures to allow access for weed and fire control.
- 16 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.
- 17 Development that is a potential source of noise should ensure that:
  - (a) noise levels at night do not exceed 45 dB(A) between the hours of 10.00 pm and 7.00 am
  - (b) development is designed, sited and orientated to direct noise away from residential uses
  - (c) audible bird scarers are only used between the hours of 8.00 pm and 7.00 am and that there is a minimum separation distance of 300 metres between the device and residential, school or hospital uses.
- 18 Development which will require aerial spraying should not be undertaken within 300 metres of a residential zone, **Township Zone, Rural Living Zone, Suburban Neighbourhood Zone** or **Rural Policy Area 5** or 40 metres if an appropriate vegetation buffer is in place. An appropriate vegetation buffer should consist of the following:
  - (a) a minimum total width of 40 metres
  - (b) a variety of tree and shrub species of differing growth habits, at a spacing of 4 to 5 metres for a minimum of 20 metres
  - (c) species with long, thin and rough foliage which facilitates the more efficient capture of spray droplets



- (d) a permeable barrier that allows air to pass through the barrier and does not significantly alter natural wind patterns
  - (e) a minimum buffer height (ie tree height) of 1.5 times the spray release height or target vegetation height, whichever is the higher
  - (f) an area of at least 10 metres clear of vegetation or other flammable material to either side of the vegetated area.
- 19 Development adjacent to a residential zone, **Township Zone**, **Rural Living Zone** or **Rural Policy Area 5** should incorporate a landscape buffer on the boundary of at least 5 metres in width, to avoid or minimise potential adverse impacts. The design of the landscape buffer should consider the nature, source and frequency of potential adverse impacts; prevailing winds in the locality; topography of the area; existing vegetation and the presence of potentially sensitive adjacent uses.

### **Land Division**

- 20 Land, except where located within **Precinct 18 Rural Fringe** of the **Urban Buffer Policy Area 6** or within **Value Adding (Virginia) Policy Area 25**, should not be divided unless no additional allotments are created.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 17 Horticulture**

- 21 Intensive animal keeping should be at least 1000 metres away from any of the following zone or policy area boundaries:
- (a) **Residential Zone**
  - (b) **Township Zone**
  - (c) **Rural Living Zone**
  - (d) **Rural Policy Area 5**
  - (e) **Suburban Neighbourhood Zone.**

## Virginia Commercial Policy Area 1

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

### OBJECTIVES

#### Land Use

- 1 A policy area accommodating a retail plant nursery and a limited range of bulky goods outlets, service trade premises and other local centre scale shops which do not unreasonably impact upon the role and function of the Virginia Town Centre.
- 2 Development that minimises any adverse impacts upon the amenity of the locality.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The purpose of this policy area is to support the ongoing use and orderly future expansion of the existing retail plant nursery (including incidental and ancillary activities or uses) together with a limited range of certain bulky goods outlets and service trade premises, which display and sell products which complement and relate to the retail plant nursery.

Bulky goods outlets and service trade premises should be limited to those for the display and sale of outdoor living and garden related products, landscape supplies, swimming pool including equipment and accessories, animal and pet supplies and children's play equipment. These activities are to be of a scale which remains secondary and subservient in overall area terms, relative to the retail plant nursery.

Bulky goods outlets not anticipated in the policy area, include those comprising, involving or including the display and sale of automotive parts, furniture, floor and window coverings, appliances or electronic equipment, home entertainment goods, lighting, curtains and fabric, bedding and manchester, party supplies, camping and outdoor recreation supplies, large format hardware, office and stationery supplies, baby equipment, sporting and recreational equipment and homewares.

In addition to the retail plant nursery, a cafe/restaurant together with a range of small scale shops, aimed to enhance the visitor experience to the policy area, may be established, independent of the retail plant nursery. Such shopping activities should be restricted to a local centre scale, primarily for the purpose of satisfying the needs of staff and visitors to the retail plant nursery. For the whole of the policy area, a maximum gross leasable area of 530 square metres for retail floor space is envisaged, excluding the gross leasable area developed for the purposes of retail plant nursery, bulky goods and service trade premises.

Inappropriate retail activities in this policy area are supermarkets, department stores, and any other uses that would potentially undermine the role and function of existing centres.

The policy area should be primarily developed around shared and integrated access albeit an additional vehicle access point may be warranted to Gawler Road to ensure the orderly and safe movement of vehicles. Such additional access should achieve minimum separation distances between existing access driveways.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - bulky goods outlet (limited to animal and pet supplies and children's play equipment)
  - horticulture
  - retail plant nursery
  - service trade premises (limited to landscape supplies and swimming pools including equipment and accessories)
  - shop or group of shops (excluding retail plant nursery, bulky goods outlet and service trade premises), with a total gross leasable area not exceeding 530 square metres for the whole of the policy area
  - store associated with the horticultural use of land
  - warehouse associated with the horticultural use of land.

### **Form and Character**

- 2 Development should be consistent with the desired character for the policy area.
- 3 Shops or groups of shops (excluding retail plant nursery, bulky goods outlets and service trade premises), should have a combined total gross leasable area of 530 square metres or less, calculated for the whole of the policy area.
- 4 Bulky goods outlets should have a combined total gross leasable area of 5000 square metres or less, calculated for the whole of the policy area.
- 5 Service trade premises should be limited to the display and sale of landscape supplies and swimming pools, including equipment and accessories.

## Horticulture West Policy Area 4

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

### OBJECTIVES

- 1 Development that is compatible with the saltfields and saltfield operations in the adjacent **Mineral Extraction Zone**.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The Northern Adelaide horticulture area provides significant economic benefit to the State and region. The location and seasonal advantages of the horticulture area including proximity to the produce markets, major transport routes, labour supply and extended growing periods are unique within the South Australian context. The policy area is also strategically located to take advantages created by the Adelaide to Darwin railway.

It is envisaged that, in association with packaging sheds and irrigated horticulture, there will be demand for modern greenhouses including hydroponics on allotments. Such developments are promoted within the policy area.

A threat to the long-term economic viability of the policy area is the conversion of horticultural land to residential/rural living activities. These activities are incompatible with horticulture production (eg due to noise, spray drift etc) and often raise the cost of production for those remaining in production.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are considered appropriate in the policy area:
  - farming
  - horticulture
  - light industry and service industry associated with the processing, packaging and distribution of produce
  - small-scale tourist development in association with wineries, farms and local heritage places.
- 2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.
- 3 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and non-residential tourism.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Development should not occur where it is likely to impact on the viability of the saltfields, located within the adjacent **Mineral Extraction Zone**, by surface or ground water contamination or airborne contamination.
- 6 Land uses associated with activities which produce strong organic, chemical, or other intractable wastes, should not be established within 100 metres of the centre line of a watercourse.

- 7 Land uses associated with activities which produce large amounts of waste water should not be established within 100 metres of the centre line of a watercourse, unless they can be connected to an approved sewerage or common effluent scheme.
- 8 The keeping of horses should not exceed one of the following, a maximum of:
  - (a) 1 free range horse per 1.5 hectares of available pasture
  - (b) 2 horses per 5000 square metres of available pasture where a stable, with the following dimensions, is provided for each horse:
    - (i) 4 sides and a roof to allow for horses to be confined for a period of time
    - (ii) an associated holding yard of between 50 to 100 square metres in area
    - (iii) a minimum depth and width of 3.7 metres
    - (iv) a minimum roof height of 2.75 metre above natural ground level.
- 9 A stable and/or horse shelter should be appropriately designed and located to minimise environmental damage and nuisance to adjacent land uses by ensuring that:
  - (a) they are setback a minimum of 3 metres from any site boundaries
  - (b) a gravel drain or satisfactory alternative drain is located around the perimeter of the stable, horse shelter and associated holding yard to provide protection from stormwater intrusion (the gravel drain being shielded from blockage by use of a fabric membrane which allows the flow of water but prevents the drain being blocked by soil)
  - (c) stables and horse shelters are internally constructed of concrete, hardwood timber or a satisfactory alternative material lined to a minimum height of 1.3 metres, timber or metal construction up to the roof is appropriate above that height
  - (d) stables and horse shelters are constructed with one square metre of ventilation area for every 13 square metres of floor area, vents should be located 2.1 metres above the finished floor level
  - (e) the floor is constructed of 100 millimetre thick concrete or satisfactory impervious alternative and has a minimum gradient of 1-in-100 metres (1 per cent)
  - (f) the holding yard has a compact rubble base with a minimum gradient of 1-in-100 metres, with a suitable loose surface such as sand, shell grit or pine bark
  - (g) manure is stored in corrosion resistant bin(s) with flanged fitting corrosion resistant lid(s), used for the daily reception of all dung/manure, refuse, including damp stable bedding and feed wastes.
- 10 Stables and horse shelters should be erected setback from adjoining roads and screened with landscaping, so as not to detract from the open rural character of the area and the amenity of the locality.
- 11 Exercise yards should be constructed with a compacted rubble base and runoff should be managed to avoid erosion.

### **Land Division**

- 12 The realignment of allotment boundaries should not be undertaken if it will increase the number of allotments or part allotments over areas of biodiversity and native vegetation or have a detrimental effect on, ecological processes, threatened species or ecological communities.

## Rural Policy Area 5

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

### OBJECTIVES

- 1 A policy area primarily for agricultural land uses, but also accommodating dwellings for people who wish to live in a rural setting in association with small-scale farming and related activities.
- 2 The keeping, breeding and boarding of dogs on suitable sites.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - small scale farming
  - detached dwelling
  - keeping, breeding and boarding of dogs.
- 2 Development listed as non-complying is generally inappropriate.

#### Land Division

- 3 Land division, including boundary realignments, should only occur where it will:
  - (a) promote economically productive, efficient and sustainable rural activities
  - (a) create allotments of 4 hectares or more in area
  - (b) create allotments that have an average depth of less than four times the average width.

## Urban Buffer Policy Area 6

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

### OBJECTIVES

- 1 A policy area primarily for low-intensity primary production compatible with the adjoining urban areas.
- 2 Preservation of rural character and scenic features as a backdrop to the town.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The purpose of the policy area is to specifically identify the horticultural land where additional compatibility considerations are needed to be taken into account due to the proximity of the urban area, including future residential development. Horticultural activity is appropriate within this policy area provided that suitable techniques or precautions have been adopted to minimise any negative impacts on the use of land within the township.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwellings on large allotments
  - farming
  - horticulture
  - low-intensity primary production.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Rural industries and activities such as intensive animal keeping, feedlots, commercial bulk handling and storage, prescribed mining operations, stock sale yards and produce processing industries that require large buildings or multiple structures should not be developed.
- 4 Animal keeping should generally be for farming or small-scale domestic purposes only.
- 5 Small-scale tourist accommodation may be developed where it achieves one of the following:
  - (a) it is within existing buildings
  - (b) it is in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of the group of farm buildings.

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.
- 8 Farm buildings, dwellings and residential outbuildings, should be grouped together.

- 9 Buildings should be sited and designed to minimise their visual impact on the scenic and natural qualities of the landscape.
- 10 Existing vegetation should be retained and development of structures should include landscaping adjacent to roadside boundaries to provide an attractive entrance to towns as viewed from public roads and to enhance the scenic contrast between urban development and rural areas.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 18 Rural Fringe**

- 11 Development in the precinct should be primarily for agricultural and horticultural purposes and compatible with adjacent urban areas.
- 12 Land division in the precinct should create allotments with an area of 10 hectares or more.
- 13 Allotment of less than 10 hectares should only occur where each allotment has a depth which is not more than four times the width of the allotment and at least one of the following applies:
  - (a) it would be used for horticultural activities
  - (b) the division is necessary or desirable for the more efficient use of the land concerned in a manner consistent with the zone objectives
  - (c) it involves an adjustment of existing title boundaries.



## Value Adding (Virginia) Policy Area 25

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

### OBJECTIVES

- 1 A policy area accommodating large-scale industry in the form of processing, value adding, packing and storage facilities for primary produce, including horticultural produce, and associated and ancillary handling and transport facilities.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is located within the Virginia horticulture district which provides significant economic benefit to the region and the State. It is located to take advantage of its proximity to horticultural lands, produce markets, major transport routes, labour supply and extended growing periods which are unique within the South Australian context.

Development within the policy area will be of an industrial nature, primarily in the form of large-scale processing, value adding, packing and storage of primary produce. Produce may be sourced locally, regionally or interstate. Other uses in the policy area may include offices and shop where associated with, ancillary and subordinate to the principal processing activities in the policy area. Where directly associated with industry envisaged in the policy area, ancillary handling (including the loading and unloading of vehicles used to transport received and processed goods) and distribution activities are envisaged.

Industrial building(s) housing plant and or loading/unloading facilities, including structures that require a specified clearance for larger commercial vehicles and processing and packaging machinery used in the handling and transport of produce, will necessarily be of a substantially larger scale and building height than typically envisaged in other parts of the zone. Screen planting of trees and shrubs will be incorporated as an integral part of development to reduce the visibility of buildings, particularly from approaches to the policy area from the east and west along Angle Vale Road.

On-site energy generation is encouraged where associated with, ancillary and subordinate to the development of envisaged industry, and may encompass a range of technologies.

Sensitive land uses will not be developed within the policy area. New dwellings are not appropriate, except where required for a manager's / caretaker's residence or workers' accommodation.

New or relocated noise generating activities will incorporate appropriate design features and have regard to anticipated 24-hour operations.

The policy area will be accessible by all road frontages, while ensuring safe and convenient access can be provided. Robinson Road is an unsealed road and its use will be limited to low volumes of passenger vehicles.

Water Sensitive Urban Design systems, including the harvesting, treatment, storage and reuse of storm water, will be integrated at the site and building level, taking advantage of the run-off from the large roofed areas and impervious areas. Harvested stormwater will be used to irrigate the landscaped areas.

The development of stormwater and wastewater management outcomes for the policy area will have regard to the current flood mapping of the Gawler River Flood Plain and other relevant flood management strategies. The lack of stormwater infrastructure in the vicinity of the policy area will require the minimisation of discharge of stormwater.

The detailed design of development may include local controls (such as perimeter diversion swales, detention basin(s) storage, tank storage) and new buildings with any necessary freeboard sited in locations that will not adversely affect localised flooding and overland flow paths.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - industry (other than special industry) in the form of processing, packing or storage facilities for primary produce, and associated and ancillary handling and distribution facilities
  - office in association with, ancillary and subordinate to an industry in the policy area
  - on-site energy generation facilities in association with, ancillary and subordinate to an envisaged use
  - shop in association with, ancillary and subordinate to an industry in the policy area
  - site works and infrastructure associated with the management and treatment of stormwater, wastewater treatment and irrigation disposal systems, and management of processing wastewater (trade waste) required in association with an envisaged use
  - store/warehouse in association with, ancillary and subordinate to an industry in the policy area
  - the on-site parking, loading and unloading of vehicles used in the transport and distribution of primary produce or processed product, that is in association with and ancillary to an industry in the policy area.

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development requiring the use of existing infrastructure should:
  - (a) ensure that the capacity of that infrastructure, including roads and in particular the Angle Vale Road/Johns Road intersection, is capable of supporting the use without detriment to existing users
  - (b) where necessary, upgrade the infrastructure to the required standard.
- 4 Land division should generally not be undertaken if it results in allotments less than 0.5 hectares in area, unless:
  - (a) the proposed allotment or allotments are to accommodate an existing allied food industry value adding activity associated with primary production; or
  - (b) the proposed division is a joint land use/land division Development Application for an allied food industry (value adding) activity associated with primary production.
- 5 Land division should not result in an allotment or allotments being created where the primary land use is residential or rural living.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development on an allotment containing a State and/or Local Heritage Place identified in [Table Play/5 - State heritage places](#) or [Table Play/4 - Local heritage places](#), the following forms of development are designated as complying:

Form of Development	Conditions of Complying Development
Commercial forestry within <b>Precinct 17 Horticultural</b>	<p>Provided the development, does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) the establishment of buildings or structures</li> <li>(b) an activity identified as being either of 'Environmental Significance' or 'Major Environmental Significance' within Schedule 21 or 22 of the <i>Development Regulations, 2008</i>.</li> </ul>
Farming	<p>Provided the development achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) is not located within the <b>Urban Buffer Policy Area 6</b> or <b>Gawler River Flood Plain</b></li> <li>(b) it does not involve an activity identified as being either of 'Environmental Significance' or 'Major Environmental Significance' within Schedule 21 or 22 of the <i>Development Regulations, 2008</i></li> <li>(c) is located outside the <b>Rural Policy Area 5</b> and does not involve the establishment of buildings or structures</li> <li>(d) is located within <b>Rural Policy Area 5</b> does not involve any building being erected, added to or altered on any land so that any portion of such building is erected, added to or altered nearer to the existing boundary of a road, or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the <i>Metropolitan Adelaide Road Widening Plan Act, 1972-1976</i>, than the distance prescribed for each road, or portion thereof, in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a>.</li> </ul>

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding, outside of <b>Virginia Commercial Policy Area 1</b>	<p>Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is adjacent to a road within an 80 km/h speed restriction or less</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>

Form of Development	Exceptions
Advertisement in the form of a free standing, illuminated, animated or third party advertising sign, outside of <b>Virginia Commercial Policy Area 1</b>	
Amusement machine centre	
Builder's yard	
Buildings located within ' <b>Flood Hazard Zone 3</b> ' of the <b>Gawler River Flood Plain</b> , as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b>	
Caravan park	Except where located within <b>Rural Policy Area 5</b> .
Community centre	
Consulting room	
Dwelling located outside of the <b>Gawler River Flood Plain</b>	Except where it does not result in more than one dwelling on an allotment and it achieves at least one of the following it is located: <ol style="list-style-type: none"> <li>(a) within <b>Precinct 18 Rural Fringe</b>, on an allotment of greater than 10 hectares in area that was created before 20 March 2003</li> <li>(b) outside of <b>Rural Policy Area 5</b> or <b>Precinct 18 Rural Fringe</b> and on an allotment created before 3 November 1999</li> <li>(c) within <b>Rural Policy Area 5</b> and comprises a detached or semi-detached dwelling.</li> </ol>
Dwelling located within the <b>Gawler River Flood Plain</b>	Except where: <ol style="list-style-type: none"> <li>(a) it is located on an allotment created before 3 November 1999</li> <li>(b) the allotment is located within the '<b>Flood Hazard Zone 1</b>' of the <b>Gawler River Flood Plain</b>, as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b></li> <li>(c) travel by road from the allotment to land outside of the <b>Gawler River Flood Plain</b> that would require traversing '<b>Flood Hazard Zone 3</b>', as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b>.</li> </ol>
Educational establishment	
Fence within the <b>Gawler River Flood Plain</b>	Except where it achieves at least one of the following: <ol style="list-style-type: none"> <li>(a) post and wire fencing with a mesh size greater than 100 millimetres</li> <li>(b) fencing located within 10 metres of a dwelling or other building.</li> </ol>
Fuel depot	
Hospital	
Hotel	

Form of Development	Exceptions
Industry	<p>Except where it achieves at least one of the following, it is located:</p> <ul style="list-style-type: none"> <li>(a) outside of <b>Urban Buffer Policy Area 6</b> and <b>Rural Policy Area 5</b> and involves a winery or the packing, processing or storage of primary produce</li> <li>(b) within <b>Precinct 18 Rural Fringe</b> and no closer than 300 metres to a <b>Residential Zone</b></li> <li>(c) within <b>Value Adding (Virginia) Policy Area 25</b> provided the industry is not a special industry.</li> </ul>
Indoor recreation centre	
Intensive animal keeping	<p>Except where it achieves at least one of the following, it is located within:</p> <ul style="list-style-type: none"> <li>(a) <b>Urban Buffer Policy Area 6</b> or <b>Precinct 17 Horticulture</b> and at least 1000 metres from any of the following: <ul style="list-style-type: none"> <li>(i) <b>Residential Zone</b></li> <li>(ii) <b>Township Zone</b></li> <li>(iii) <b>Rural Living Zone</b></li> <li>(iv) <b>Rural Policy Area 5</b></li> <li>(v) <b>Suburban Neighbourhood Zone</b></li> </ul> </li> <li>(b) <b>Rural Policy Area 5</b> and involves the keeping of dogs.</li> </ul>
Land division	<p>Except where any of the following applies, it is located:</p> <ul style="list-style-type: none"> <li>(a) outside of <b>Rural Policy Area 5</b> or <b>Precinct 18 Rural Fringe</b> and no additional allotments are created wholly or partly within the zone</li> <li>(b) within <b>Rural Policy Area 5</b> and results in the creation of allotments of greater than 4 hectares</li> <li>(c) within <b>Precinct 18 Rural Fringe</b> and achieves one of the following <ul style="list-style-type: none"> <li>(i) results in the creation of allotments of greater than ten hectares</li> <li>(ii) results in the creation of allotments of less than 10 hectares where each allotment has a depth which is not more than four times the width of the allotment and one of the following applies: <ul style="list-style-type: none"> <li>(A) the allotments would be used for horticultural activities</li> <li>(B) the division is necessary or desirable for the more efficient use of the land concerned in a manner consistent with the zone objectives</li> <li>(C) It involves an adjustment of existing title boundaries</li> </ul> </li> </ul> </li> <li>(d) within <b>Value Adding (Virginia) Policy Area 25</b>.</li> </ul>
Land fill within <b>Horticulture West Policy Area 4</b>	
Motel	
Motor repair station	
Mushroom farm within <b>Rural Policy Area 5</b>	
Nursing home	

Form of Development	Exceptions
Office	<p>Except in one of the following circumstances (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is located within <b>Horticulture West Policy Area 4</b> and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) is ancillary to and in association with a horticultural industry undertaken on the site, and</li> <li>(ii) has a floor area of 50 square metres or less</li> </ul> </li> <li>(b) is located within <b>Value Adding (Virginia) Policy Area 25</b> and is in association with, ancillary and subordinate to the processing, packing, storage, value adding, handling or distribution of primary produce undertaken in the Policy Area.</li> </ul>
Petrol filling station	
Place of worship	
Road transport terminal	<p>Except where (a) or (b) applies, and in either case the development is sited not closer than 300 metres from a Residential Zone:</p> <ul style="list-style-type: none"> <li>(a) is located within <b>Precinct 18 Rural Fringe</b></li> <li>(b) is in <b>Value Adding (Virginia) Policy Area 25</b> in the form of the bulk handling of goods for transport by road where it is in association with and ancillary to primary production industry in the policy area, and may include parking, loading and unloading of vehicles (but not including the servicing or repairing of vehicles).</li> </ul>
Pre-school	
Primary school	
Service trade premises	<p>Except where the development achieves (a) and (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) it is located outside of <b>Rural Policy Area 5</b></li> <li>(b) it is ancillary to and in association with a horticultural industry undertaken on site</li> <li>(c) it is located within the <b>Virginia Commercial Policy Area 1</b> and used for the sale, rental or display of swimming pools, garden equipment and accessories, landscaping materials or garden plants.</li> </ul>
Shop or group of shops	<p>Except where it achieves either (a), (b), (c) (d) or (e):</p> <ul style="list-style-type: none"> <li>(a) it is located outside of <b>Rural Policy Area 5</b> and involves the retail sale of products grown or produced on the same site as the shop</li> <li>(b) it is located within <b>Horticulture West Policy Area 4</b> and involves the retail sale of products grown or produced on the same site as the shop and has a site area 50 square metres or less</li> <li>(c) the shop is not a retail plant nursery or bulky goods outlet and is located within <b>Virginia Commercial Policy Area 1</b> and the total gross leasable area of shops (not including retail plant nursery or bulky goods outlets) in the policy area does not exceed 530 square metres</li> <li>(d) the shop is a bulky goods outlet and is located within <b>Virginia Commercial Policy Area 1</b> and both of the following are achieved:               <ul style="list-style-type: none"> <li>(i) the bulky goods outlet it is for the display and sale of animal and pet supplies and/or children's play equipment</li> <li>(ii) the total gross leasable area of bulky goods outlets</li> </ul> </li> </ul>

Form of Development	Exceptions
	<p>within the policy area does not exceed 5000 square metres</p> <p>(e) it is located within <b>Value Adding (Virginia) Policy Area 25</b> and involves the retail sale of primary produce in association with, ancillary and subordinate to industry in the policy area.</p>
Stock slaughter works within the <b>Rural Policy Area 5</b>	
Warehouse	<p>Except where the development achieves all of the following, it is:</p> <p>(a) located outside of <b>Rural Policy Area 5</b></p> <p>(b) ancillary to and in association with a horticultural industry undertaken on site.</p>
Waste reception, storage, treatment or disposal	
Winery within the <b>Urban Buffer Policy Area 6</b> .	<p>Except where the development achieves all of the following, it is:</p> <p>(a) located within the <b>Precinct 18 Rural Fringe</b></p> <p>(b) at least 300 metres from a residential zone.</p>
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Agistment and holding of stock located outside of <b>Rural Policy Area 5</b> .	A change in use (other than a use listed as non-complying) of a heritage place identified in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> .
Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> not considered to have heritage value.	Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:
Farm building located outside of <b>Rural Policy Area 5</b> .	<p>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></p> <p>(b) land division involving the creation of additional allotments or division within an existing built form</p> <p>(c) a change in use</p> <p>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</p>
Farming located outside of <b>Rural Policy Area 5</b> .	
Horticulture not comprising structures and located outside of <b>Rural Policy Area 5</b> .	
Industry (other than special industry) that includes processing, packing, storage, value adding, handling and transport of primary produce (including associated site works, and activities in association with, ancillary and subordinate to the industry) within <b>Value Adding (Virginia) Policy Area 25</b> , except where the development involves a prescribed activity of environmental significance as defined by the <i>Environment Protection Act 1993</i> .	
Retail Plant Nursery	Dwelling outside of <b>Rural Policy Area 5</b> (except if listed as a non-complying development).



Category 1	Category 2
<p>Service Trade Premises within <b>Virginia Commercial Policy Area 1</b>.</p> <p>Shop or group of shops within the <b>Virginia Commercial Policy Area 1</b>.</p>	<p>Horse keeping within <b>Rural Policy Area 5</b>.</p> <p>Horticulture comprising structures and located outside of <b>Rural Policy Area 5</b>.</p> <p>Industry (other than special industry) that includes processing, packing, storage, value adding, handling and transport of primary produce of primary produce (including associated site works, and activities in association with, ancillary and subordinate to the industry) within <b>Value Adding (Virginia) Policy Area 25</b>, where the development involves a prescribed activity of environmental significance as defined by the <i>Environment Protection Act 1993</i>.</p> <p>Keeping of dogs within <b>Rural Policy Area 5</b>.</p> <p>Light industry (other than light industry assigned Category 1 in <b>Value Adding (Virginia) Policy Area 25</b>) located outside of <b>Rural Policy Area 5</b> that is in the nature of packing, processing or storage of primary produce, horticulture related industries or a winery.</p> <p>Service trade premises located outside of <b>Rural Policy Area 5</b> that is in association with the horticultural industry.</p> <p>Warehouse located outside of <b>Rural Policy Area 5</b> that is in association with the horticultural industry.</p>



## Recreation Zone

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

### OBJECTIVES

- 1 A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Buildings and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.
- 4 Provision for future regional recreational facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - car parking
  - clubrooms associated with sports facilities
  - emergency services facility
  - entertainment, cultural and exhibition facilities
  - farming
  - golf course
  - indoor and outdoor recreation facilities
  - lighting for night use of facilities
  - showground
  - sports grounds and associated facilities
  - special event
  - spectator and administrative facilities ancillary to recreation development
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Buildings should be restricted in size and number and should be of a high standard of design, layout and external appearance, and should be sited so as not to detract from the open character of the zone.
- 4 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.
- 5 All car parking areas should be shaded and screened with vegetation to improve the amenity of the zone and sited so that they are not unduly visible from adjoining roads.
- 6 Direct vehicle access between Heaslip Road and the proposed flow control park should not be provided.

- 7 Advertisements should not be visible from any public road, other than advertisements which are required for business identification purposes or for purposes associated with the control or direction of traffic.

**Land Division**

- 8 No additional allotments should be created wholly or partly within the zone.
- 9 Land division or the rearrangement of existing allotment boundaries should take place as part of a co-ordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.

## Motor Sport Policy Area 7

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

### OBJECTIVES

- 1 A policy area accommodating motor racing and associated facilities, including the storage and maintenance of racing vehicles, spectator facilities, administrative functions and car parking.
- 2 A range of activities which are appropriate to the status of the complex as a recreational and sporting facility of State and national significance.
- 3 Maintenance of the integrity and development options for Adelaide International Raceway and Speedway Park.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - motor sport and ancillary facilities.
- 2 Development should be undertaken in accordance with [Concept Plan Map Play/24 - Recreation](#).

#### Form and Character

- 3 Development should provide effective and co-ordinated landscaping which:
  - (a) screens visually unattractive areas from general public view by a combination of mounding and dense planting, particularly near the perimeters of Adelaide International Raceway and Speedway Park
  - (b) screens adjoining properties from the visual effects of motor sports activities
  - (c) screens and shades vehicle parking areas and spectator viewing areas
  - (d) enhances the attractiveness of the site for users.
- 4 Existing rural-residential developments and associated small-scale farming activities should not expand beyond their present sites.
- 5 Buildings should be designed to complement surrounding development within the motor sports complex, and should maintain the amenity of the policy area through appropriate siting, landscaping and the selection of external materials of construction.
- 6 Internal roadways, paths and driveways should be sealed in bitumen, concrete or similar impervious materials.
- 7 No advertising displays should be visible from Port Wakefield Road, other than advertising displays required for business identification purposes or those associated with the control or direction of traffic.
- 8 Direct vehicular access from Port Wakefield Road should not occur.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development on an allotment containing a State and/or Local Heritage Place identified in [Table Play/5 - State Heritage Places](#) or [Table Play/4 - Local Heritage Places](#), the following forms of development are designated as complying:

Form of Development	Conditions of Complying Development
Farming Recreation area	<p>Provided the development:</p> <ul style="list-style-type: none"> <li>(a) is located outside of <b>Motor Sport Policy Area 7</b></li> <li>(b) complies with the conditions prescribed in <a href="#">Table Play/1 - Conditions for Complying Development</a></li> <li>(c) is not located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a></li> <li>(d) does not involve an activity identified as being either of 'Environmental Significance' or 'Major Environmental Significance' within Schedule 21 or 22 of the <i>Development Regulations, 2008</i>.</li> </ul>

### Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Buildings located within ' <b>Flood Hazard Zone 3</b> ' of the <b>Gawler River Flood Plain</b> , as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b> .	
Caravan park	
Community centre in the <b>Motor Sport Policy Area 7</b>	Except where the development is ancillary to and in association with the Adelaide International Raceway and Speedway Park.
Consulting room	
Crematorium	
Dwelling	<p>Except where the development:</p> <ul style="list-style-type: none"> <li>(a) is used as a caretaker's residence</li> <li>(b) the allotment is located outside of the '<b>Flood Hazard Zones 2 and 3</b>' of the <b>Gawler River Flood Plain</b>, as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b>.</li> <li>(c) travel by road from the allotment to land outside of the <b>Gawler River Flood Plain</b> that would require traversing '<b>Flood Hazard Zone 3</b>', as shown on the <b>Gawler River Flood Hazard Map - GRO Map No. 238/1993</b>.</li> </ul>

Form of Development	Exceptions
Educational establishment	
Fence within the <b>Gawler River Flood Plain</b>	Except where the fence achieves (a) or (b), it is: (a) a post and wire construction with a mesh size greater than 100 millimetres (b) located within 10 metres of a dwelling or other building.
Fire station	
Fuel depot	
Hall	
Hospital	
Hotel	
Industry	Except for a light industry within <b>Motor Sport Policy Area 7</b> .
Intensive animal keeping	
Junk yard	
Library	
Motel	
Motor repair station	
Mushroom farming	
Nursing home	
Office	Except where associated with recreation activities.
Petrol filling station	
Place of worship	
Plant nursery	
Pre-school within the <b>Motor Sport Policy Area 7</b>	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is associated with recreation activities and achieves (a) or (b): (a) the gross leasable area is less than 80 square metres (b) it is located within <b>Motor Sport Policy Area 7</b> and the gross leasable area is less than 200 square metres.
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, **except where the development is non-complying and/or where located within Motor Sport Policy Area 7**, the following forms of development are designated:

Category 1	Category 2
Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> , not considered to have heritage value.	Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following: <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local heritage places</a>, other than where assigned Category 1.</li> </ul>

## Regional Centre Zone

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

### OBJECTIVES

- 1 A centre representing the primary focus for business and commercial services for the region, outside the central business district of Adelaide, providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.
- 2 A regional centre that is the primary focus of employment and economic activity in the northern region of Adelaide.
- 3 A readily identifiable centre that displays a high level of urban design qualities related to the height, size, and disposition of buildings to complement public and private spaces.
- 4 A centre providing a focus for public transport interchanges and networks.
- 5 Development of a visually and functionally cohesive and integrated regional centre.
- 6 Development within the zone that implements the elements of environmental sustainability, sense of place, attractiveness and design creativity.
- 7 Urban open spaces within the zone which provide a formal landscaped setting, incorporating water sensitive design within the centre.
- 8 A zone developed in accordance with [Concept Plan Maps Play/12 - Playford Regional Centre and Play/13 - Playford Regional Centre Philip Highway Built Form](#).

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bank
  - child care centre
  - cinema
  - civic centre
  - community centre
  - community health centre
  - consulting room
  - department store
  - dwelling (other than a detached dwelling)
  - educational establishment
  - emergency services facility
  - entertainment facility
  - hospital
  - hotel
  - indoor games centre
  - library
  - motel
  - office
  - personal service establishments

- petrol filling station
- place of worship
- playing field
- pre-school
- public transport facilities
- recreation area
- residential flat building
- restaurant
- shop
- supermarket
- swimming pool
- theatre.

2 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 3 Development should occur in accordance with [Concept Plan Maps Play/12 - Playford Regional Centre and Play/13 - Playford Regional Centre Philip Highway Built Form](#).
- 4 Development should be orientated to front the key gateways and streets as shown on [Concept Plan Map Play/12 - Playford Regional Centre](#).
- 5 Buildings should be set back from road boundaries the following minimum distances:
- (a) 5 metres from the Philip Highway, Crockerton Road, Ashfield Road and Ogbury Street
  - (b) 10 metres from the Main North Road and Elizabeth Way.
- 6 Where properties have rear boundaries adjoining residential zones, the rear portion should be fenced and contain a 5 metre deep irrigated landscape buffer, incorporating ground covers, shrubs, and trees with an expected mature high of at least 10 metres, to minimise visual intrusion into the adjoining residential areas.
- 7 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.
- 8 Car parking areas located outside of **Precinct 25 Centre Retail Core** should be located to the side or rear of buildings.
- 9 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the region.
- 10 Development should:
- (a) integrate unifying elements and/or develop new features that assist to unify and connect individual buildings and different areas
  - (b) avoid blank walls along pedestrian paths by incorporating display windows, entry points, continuous pedestrian shelter (eg verandas), and public art that enhance viewing and/or articulating wall treatments
  - (c) use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, and prominent pedestrian entrances to highlight building corners
  - (d) define public places, such as road reserves and open space, with continuous and solid-built form thereby creating and maintaining a sense of urban enclosure



- (e) orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, open spaces; pedestrian, cycle paths and public transport interchanges
  - (f) develop visual and physical connections into buildings and active interior space from adjacent pedestrian paths
  - (g) Development should include lit water features and/or public art to enhance the public arena
  - (h) include verandas, wide eaves, breezeways and pergolas to minimise energy consumption used for lighting, heating, cooling and ventilation
  - (i) demonstrate high levels of energy-efficiency and provide a comfortable internal environment.
- 11 Development should include integrated weather protection systems at the pedestrian path level of buildings by the use of awnings, canopies, marquees and/or landscaping to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.
- 12 Development should include artist-designed elements utilising local materials and local imagery which acknowledge surroundings, provides a unique sense of place, reflects cultural identity and generates a sense of community pride.
- 13 All advertising associated with development which is orientated to Elizabeth Way and Main North Road should be attached to the building facade and should not project above the roofline of the building to ensure that the streetscape remains clear and uninterrupted by advertisements and advertising hoardings.
- 14 Exterior lighting should:
- (a) be integrated with the overall design concept for buildings
  - (b) highlight the development's architectural elements, landscaping and public art
  - (c) enhance the pedestrian environment
  - (d) include the use of integrated identification advertisements, and pedestrian oriented night-lighting systems that offer safety, interest, and diversity to pedestrians.
- 15 Dwellings should only be located at upper levels of buildings and in conjunction with an envisaged non-residential use located at ground level.
- 16 Non residential uses that contribute to the enlivening and monitoring of public spaces should be developed at ground level to improve passive surveillance.

### **Vehicle Parking**

- 17 Vehicle parking should be provided in accordance with the rates set out in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 19 Centre Commercial Deferred**

- 18 Buildings located on the corner of Elizabeth Way and Main North Road should have a height of either two or three storeys and comprise a continuous and solid-built form to provide a sense of urban enclosure.

### **Precinct 20 Centre Community Services**

- 19 A range of civic and community service, activities and land-uses should be located and consolidated within the precinct and should include the development of Local, State and Commonwealth Government administrative services, library, welfare, children services cultural and civic facilities.

### **Precinct 21 Centre Fringe**

- 20 The precinct should be developed as a mixed-use commercial/retail area and ensure linkages to the Elizabeth transport interchange.
- 21 Development in the precinct should consist of a highly co-ordinated and integrated retail building form, incorporating building articulation and the provision of continuous pedestrian shelter.
- 22 Development in the precinct should have a maximum height of two storeys and be designed to increase building mass and bulk to establish a sense of urban enclosure.
- 23 Development of the Elizabeth transport interchange should be designed and sited to address both the Elizabeth Regional Centre to the east and prospective development to the west.
- 24 Free standing advertisements in the precinct should have a maximum height of 8 metres above natural ground level.

### **Precinct 22 Centre Institutional**

- 25 Development within the precinct should consist of institutional land uses including regional schools and TAFE colleges and local activities such as pre-schools, aged care facilities and medium density housing.
- 26 Residential development in the precinct should achieve net medium densities of at least 30 dwellings per hectare and exclude detached dwellings.
- 27 Residential development should not be the predominant land use within the precinct or impact on the ability of institutional uses to develop, expand and integrate with existing institutional uses.

### **Precinct 23 Centre Open Space**

- 28 Land within the precinct should be retained as public open space.
- 29 Landscaping in the precinct should be designed and maintained so that trees and shrubs frame views of the retail core, rather than screen it with landscaping.

### **Precinct 24 Centre Recreation**

- 30 Development in the precinct should be for regional recreation uses that facilitate a range of activities accessible to the community.
- 31 Ancillary developments, such as conference facilities should only be developed in the precinct where they can demonstrate a direct and physical association to the recreational use and should not be the predominant use.
- 32 Development in the precinct should where practical, include the shared-use of existing or proposed facilities to allow for multi purpose uses and the co-location of activities.
- 33 Development in the precinct should include lighting for the night use of facilities.

### **Precinct 25 Centre Retail Core**

- 34 The precinct is the primary shopping focus for the zone providing both convenience and comparison shopping facilities and should include restaurants, cafes, offices, cinema, community services, entertainment venues, hotel/tavern, petrol filling station and bulky goods outlets.

- 35 Entertainment and other after-hours activities should be focussed to the south and east portion of the precinct, thereby promoting linkages with nearby recreation and community facilities.

### **Precinct 26 Centre Retail Fringe**

- 36 The precinct should consist of a range of mixed-use development that includes offices and retail activities such as bulky goods outlets and restaurants.
- 37 Bulky goods outlets should be developed within the precinct, except where they are located on the corner of Main North Road and Philip Highway.
- 38 Restaurants in the form of fast food/take away outlets should be developed in the precinct however, retail activities such as supermarkets, discount variety retailers and shops that retail food should generally not be undertaken.
- 39 Restaurants and shops in the precinct should be located within buildings which accommodate a number of other tenancies and forms a continuous and solid built form along the street frontage and should not be located within stand-alone purpose built buildings.
- 40 All playground equipment associated with restaurants and shops in the precinct should be located within the external walls of the building or at the rear of the building ensuring such play equipment is not visible from the road.
- 41 Buildings located on the corner of Philip Highway and Main North Road should have a height of either two or three storeys and be comprised of a continuous and solid-built form to provide a sense of urban enclosure. All other buildings within the precinct should have a height of either one or two storeys to create strong entry statements.

### **Land Division**

- 42 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.

## **PROCEDURAL MATTERS**

### **Complying Development**

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

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is located inside any of the following area(s):
  - **Precinct 21 Centre Fringe**
  - **Precinct 25 Centre Retail Core**
- (c) the building is not a State heritage place
- (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
  - (i) all of the following:
    - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
    - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
  - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
  - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
  - (i) the building is a local heritage place
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
  - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

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

Form of Development	Exceptions
Caryard, including alterations or additions to an existing motor showroom	
Detached dwelling	
Horticulture	

Form of Development	Exceptions
Free standing advertisement or advertising hoarding within <b>Precinct 26 Centre Retail Fringe</b> where it is located on the corner of Main North Road and Philip Highway	
Fuel depot	
Industry	
Major public service depot	
Motor repair station	
Petrol filling station within <b>Precinct 26 Centre Retail Fringe</b> where located on the corner of Main North Road and Philip Highway	
Road transport terminal.	
Stock sales yard	
Stock slaughter works	
Used car lot, including alterations or additions to an existing used car lot	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
All forms of development (except where located adjacent to a residential zone).	All forms of development located adjacent to a residential zone.

## Residential Character Zone

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

### OBJECTIVES

- 1 Preservation of the existing development patterns and built form including the original street pattern and road widths including landscaped verges and medians.
- 2 Low density detached and semi-detached dwellings and low-medium density row dwellings up to two storeys in height.
- 3 The retention of existing dwellings in good condition and the replacement of housing stock in poor condition.
- 4 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 5 Increased dwelling densities on allotments located within 200 metres of a local or neighbourhood centre or sited opposite or adjoining a public open space reserve greater than 2000 square metres.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone represents the first residential area to be planned and built by the South Australian Housing Trust as part of the new Town of Elizabeth. The layout and land division pattern involving irregular allotment shapes and a curvilinear street pattern, and the built form are typical of the planning and construction of Trust development in the late 1950's and early 1960's.

The zone comprises the residential area in Elizabeth South west of Philip Highway.

The majority of houses are single storey semi-detached ("double-unit") dwellings followed by detached dwellings, built of brick or concrete block with stylistic treatments varying from house to house.

The area retains a large proportion of open space as parks and gardens that were an early priority of the Trust in neighbourhood planning and design. The parks and established mature trees in the landscaped road reserves make a significant contribution to the character and amenity of the zone.

#### New dwellings

Elizabeth South is significant as the first stage of the post war planned modern Garden City north of Adelaide. While it is appropriate that the dwelling stock be upgraded or replaced over time, it is desirable to preserve the original town planning elements used in Elizabeth South, which were later echoed throughout many other suburbs in the former City of Elizabeth.

Land division will not result in changes to the existing road reserves or public open space reserves. Additional allotments may be created provided that each contains a site for a detached, semi-detached or row dwelling that has frontage to an existing public road. Allotments created at the rear of existing allotments (eg. hammerhead allotments) or residential development requiring shared access or rights of way from a public road are not desired.

It is envisaged that dwelling densities will be increased through the redevelopment of sites containing existing poorer quality housing and will include the amalgamation or re-subdivision of allotments in order to allow for sites to be developed in a co-ordinated and efficient manner.

Development will be primarily detached and semi-detached dwellings at low to low-medium densities to maintain the patterning of residential buildings typical of the zone.

New dwellings will be primarily single storey and retain the established front and side boundary building setbacks in the locality of the site. Architectural styles may vary, but highly decorative detailing should be avoided to complement the simple styles of original dwellings. Construction materials which complement those used widely in the zone (e.g. brick or rendered finishes, corrugated iron roof sheeting) are appropriate. Windows facing the street will be typical of the dimensions and spacing of original buildings in the locality and the main entrance to a dwelling will be incorporated to the front elevation. Articulation of the roof form is desirable and hipped roofs clad in corrugated iron are appropriate. Fencing of low height and simple construction is desirable to complement the original form and style of fencing found throughout the zone.

New dwellings in the form of row dwellings at higher densities than typical of the original development are appropriate in strategic locations close to centres and adjacent larger open space reserves. Row dwellings are also appropriate in the smaller cul-de-sac and other short no-through roads where the sites face a wide landscaped median, provided there are no more than three row dwellings on one site.

### **Extensions and Alterations to Existing Dwellings**

Additions to existing dwellings comprising the detached and semi-detached dwellings should be to the rear of the dwelling and respect the low pitch of the roof and repeat roof proportions, height and pitch. Two storey extensions should be set well back from the principal elevation and should not dominate the front section of the dwelling.

Roofs should remain clad in corrugated iron and the original dimensions of windows and doors should be retained to the front elevation. Alterations to the size of windows and doors to the side or rear elevations is acceptable.

In almost all cases, existing dwellings have a side driveway. Carports and garages should be constructed towards the rear of the allotment (attached or detached from the main building), and set well back from the front elevation.

Over time it is expected that improvements such as new window shading and appropriately designed verandas, carports and garages, will be made to the original housing stock to enhance the façade of the dwelling and streetscape appeal.

The addition of highly decorative detailing or other embellishments, and forms of verandas more suited to dwellings of a different era, are not desired.

Alterations such as the addition of window hoods should be of simple timber and corrugated iron supported on timber brackets to complement the austerity of the original house designs. Infilling of porches should be avoided, but where proposed should be undertaken in simple timber framing.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - detached dwelling
  - semi-detached dwellings
  - row dwellings
  - dwelling addition.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the needs of the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### **Form and Character**

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should consist of single storey buildings, two storey buildings should only occur where located directly adjacent to a public open space reserve or wide landscaped median or if it forms part of a comprehensive redevelopment scheme.
- 8 Two storey buildings should be designed to incorporate an appropriate transitional built form between them and the adjacent existing or desired low density single storey character.
- 9 Development should preserve and enhance streetscapes within the zone by:
  - (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
  - (b) limiting the number of driveway crossovers.
- 10 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 11 Garages and carports for semi-detached and row dwellings facing the street (other than an access lane way) should be designed with a maximum width of 4.5 metres.
- 12 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

<b>Dwelling Type</b>	<b>Minimum Site Area (square metres)</b>	<b>Minimum Frontage (metres)</b>
Detached	300	10
Semi-detached	270	9
Single storey row dwelling	200	7
Double storey row dwelling	180	6

### **Land Division**

- 13 Land division should create allotments with an area of greater than 300 square metres.



## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. Setbacks for complying development on primary street frontages are prescribed in [Table 2 - Building Setbacks from Road Boundaries](#).

### Non-complying Development

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

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Bus depot	
Bus station	
Cemetery	
Consulting room	Except where: <ul style="list-style-type: none"> <li>(a) the total floor area is 100 square metres or less</li> <li>(b) the site does not front an arterial road.</li> </ul>
Crematorium	
Dairy	
Dwelling	Except for any of the following: <ul style="list-style-type: none"> <li>(a) detached dwelling</li> <li>(b) semi-detached dwelling</li> <li>(c) row dwelling.</li> </ul>
Farming	
Fire station	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	

Form of Development	Exceptions
Office	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Petrol filling station	
Prescribed mining operations	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is 250 square metres or less (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
	Child-care centre
	Community centre
	Dwelling other than where assigned Category 1
	Educational establishment
	Home business
	Meeting hall
	Supported accommodation

## Residential Hills Zone

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

### OBJECTIVES

- 1 A residential zone primarily comprising of **one and two storey** detached dwellings at low densities.
- 2 Residential development sensitive to the particular topography of the area and which has minimal visual and environmental impacts.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone comprises portions of the established areas of Hillbank and Craigmore, and part of Blakeview land north of Craigmore Road. Comprising predominantly private, low-density detached dwellings, this area is characterised by its sloping topography, scenic views and existing vegetation and creek lines.

It is envisaged that the zone will consist of dwellings fronting public roads which comprise open landscaped front gardens, with low or open fencing to the street and attractive streetscapes of varying built character. Larger-scale dwellings or outbuildings are to be sited and designed so as to minimise their visual dominance and located within open rear yards so as not to intrude upon neighbouring dwelling sites, detract from the openness (to which neighbouring rear yards contribute) or excessively limit landscaping opportunities.

Opportunities for development will be focussed on land north of Craigmore Road. Limited infill development opportunities should only occur where they are sensitive to the existing natural environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structures
  - dwelling addition
  - semi-detached dwellings
  - small scale non-residential uses that serve the local community.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings with densities higher than, but compatible with adjoining residential development.
- 4 Development of semi-detached dwellings and land division for such purposes should only occur where the gradient of each semi-detached dwelling site is no steeper than 1-in-8.
- 5 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

- (a) serves the needs of the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

**Form and Character**

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development should be designed and sited to relate to the slope of the land, so that:
- (a) the bulk and scale of the buildings do not dominate the landscape
  - (b) the amount of cutting and filling of the natural ground profile is minimised
  - (c) views from adjoining dwellings and public open spaces are maintained.
- 9 Residential development should be set back a minimum of 30 metres from the **Hills Face Zone** and should be designed, located and buffered (in the form of a 10 metre deep landscaped buffer) to minimise the potential conflict with agricultural uses.
- 10 Buildings located on the high side of public roads should be set back to reduce the bulk of the buildings, minimise the visual impact on the landscape and provide opportunities for front garden landscaping.
- 11 Wherever possible, existing vegetation should be used to screen the building and excavation or filling from view.
- 12 Development that would be prominently visible from the Adelaide plains should:
- (a) achieve a profile that blends with the topography of the land
  - (b) avoid the use of bright and highly reflective external materials and finishes
  - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 13 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to adjoining dwellings by:
- (a) incorporating stepping in the design in accordance with the slope of the land
  - (b) where appropriate, setting back the upper storey of a dwelling a greater distance from front and side boundaries than the lower storey.
- 14 A dwelling should have minimum site area and a frontage to a public road not less than that shown in the following table.

<b>Dwelling Type</b>	<b>Minimum Site Area (square metres)</b>	<b>Minimum Average Allotment Width (metres)</b>
Detached	420	14
Semi-detached	375	12

## Land Division

- 15 Land division should create allotments with an area of greater than 420 square metres, less than 1000 square metres and a minimum frontage of 14 metres.

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. Setbacks for complying development on primary street frontages are prescribed in [Table 2 - Building Setbacks from Road Boundaries](#).

### Non-complying Development

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

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Bus depot	
Bus station	
Cemetery	
Consulting room	Except where the total floor area is 100 square metres or less.
Crematorium	
Dairy	
Dwelling	Except for any of the following: (a) detached dwelling (b) semi-detached dwelling.
Farming	
Fire station	
Fuel depot	
Hall	Except for a meeting hall.
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	

Form of Development	Exceptions
Motel	
Motor repair station	
Nursing home	
Office	Except where the total floor area is 100 square metres or less.
Petrol filling station	
Prescribed mining operations	
Public service depot	
Restaurant	
Retirement village	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the total floor area is 250 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
	Child-care centre
	Community centre
	Dwelling other than where assigned Category 1
	Educational establishment
	Home business
	Meeting hall

## Residential Park Zone

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

### OBJECTIVES

- 1 A zone that primarily provides affordable housing opportunities in a landscaped village setting.
- 2 A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings, surrounded by open landscaped areas.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two-storey in height and generously setback from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. In the Elizabeth Park Residential Village this will be sufficient to ensure that the operations of future commercial and industrial activities in the adjoining Urban Employment Zone will be unaffected. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - amenity block, including shower, toilet, laundry and kitchen facilities
  - cabin
  - camping ground
  - caravan permanently fixed to land
  - outbuilding ancillary to a dwelling
  - recreation area
  - residential park
  - resident workshop

- storage area for recreation vehicle
- swimming pool
- transportable dwelling.

2 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 7 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.
- 10 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

### **Street and Boundary Setbacks**

- 11 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
- (a) 1 metre from an internal road
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 12 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so they can be removed in the event of a hazard.

### **Land Division**

- 13 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*.

## **PROCEDURAL MATTERS**

### **Complying Development**

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



## Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to a residential park.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for: (a) a manager's residence in association with and ancillary to a residential park (b) a cabin (c) a transportable dwelling.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to a residential park.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the <i>Residential Park Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to a residential park.
Petrol filling station	
Place of worship	
Pre-school	

<b>Form of Development</b>	<b>Exceptions</b>
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to a residential park.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to a residential park.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except where in association with and ancillary to a residential park.
Wrecking yard	

### **Public Notification**

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

Further, the following forms of development (except where the development is non-complying) are designated:

<b>Category 1</b>	<b>Category 2</b>
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan permanently fixed to land	
Outbuilding	
Recreation area	
Residential park	
Resident workshop	
Storage area for recreation vehicle	
Swimming pool	
Transportable dwelling	

## Residential Regeneration Zone

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

### OBJECTIVES

- 1 Integrated re-development of poor quality housing stock and under utilised land.
- 2 Staged re-development of areas in accordance with a comprehensive plan which:
  - (a) identifies dwellings or buildings to be retained and the purpose for which those buildings will be used
  - (b) aggregates public open space, including resumed road reserve into useable recreation areas
  - (c) identifies an appropriate hierarchy of roads to reduce through traffic movements
  - (d) minimises direct access to arterial roads.
- 3 Improved quality of living environments.
- 4 Improved quality of housing.
- 5 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 6 Improved environmental outcomes.
- 7 Increased dwelling densities and population.
- 8 A range of one and two storey dwelling types.
- 9 More efficient use of land.
- 10 Improved community services and infrastructure.
- 11 Higher dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 12 A smooth transition in the character and scale of development between this and adjoining residential zone(s).
- 13 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This area has been identified for regeneration because many of the dwellings and other infrastructure within the area are nearing the end of their economic life. Within the context of the Council area and the surrounding region this zone represents a key opportunity to achieve strategic goals such as improved living conditions, environmental outcomes, and community services and infrastructure, as well as provide economically viable housing choices for the changing demographics of our population and make more efficient use of land and infrastructure within the Metropolitan area.

New development will occur at densities greater than the current density housing to increase the number of dwellings and the number of residents within the zone and justify the improvement of infrastructure and other services.

Development will include an appropriate mix of new dwellings and upgraded older style dwellings aimed at diversifying the population profile, integrating public and private housing and creating an attractive and sustainable residential environment. Community facilities and centres in close proximity to all residents will be upgraded and enhanced to improve the appearance of the area.

It is envisaged that the area will consist of attractively landscaped, safe and useable areas of public open space. The zone will be developed with well landscaped, pedestrian dominated streets which have a high level of amenity that is enriched by co-ordinated street landscaping, street furniture and paving treatments providing a visual connection with open or low-fenced front gardens, which are extensively landscaped.

Vehicular intrusion into the area is to be limited, with a defined hierarchy of roads designed to protect residential areas from through traffic

The zone incorporates the Peachey Belt suburbs of Davoren Park and Smithfield Plains (both west of Coventry Road) and the suburbs of Munno Para (portion) and Elizabeth Grove. These areas comprise mainly those Housing Trust residential estates of the 1950's and 1960's and accommodate primarily low-density, two to three bedroom, single and double unit houses.

For Playford these areas are seen as key regeneration opportunities. Many of the dwellings in these areas are nearing the end of their economic life and an opportunity is available to make more efficient use of the land. In doing so, Council seeks to improve the quality of life offered to residents through improved housing and environmental quality, to produce housing which is most able to meet the changing demographic and financial needs of the community, and to ensure that residential areas, public open space and housing development achieve improved integration with the adjacent residential communities in the Residential Playford Zone. Additionally, the planned redevelopment of these areas will permit the Housing SA to realise the value of its holdings but also allows Council to encourage improved social mix by promoting private housing initiatives.

It is necessary that development be undertaken on a structure basis to permit the most efficient use of land, the extension or expansion of infrastructure services and the timely provision of community facilities.

Dwellings are to be setback and it is envisaged that the landscaping will be planted in front of dwellings and that the landscape will be integrated throughout the established streetscape. Reduced building setbacks can be achieved in the zone, where it involves a development that forms part of a comprehensive development scheme. New front fencing will be of an attractive and durable design which is of a form and height that is typical of and complementary to residential development in the locality. It is envisaged that front fencing will be attractive and designed to a height and form which is typical of fences that exist in the locality.

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

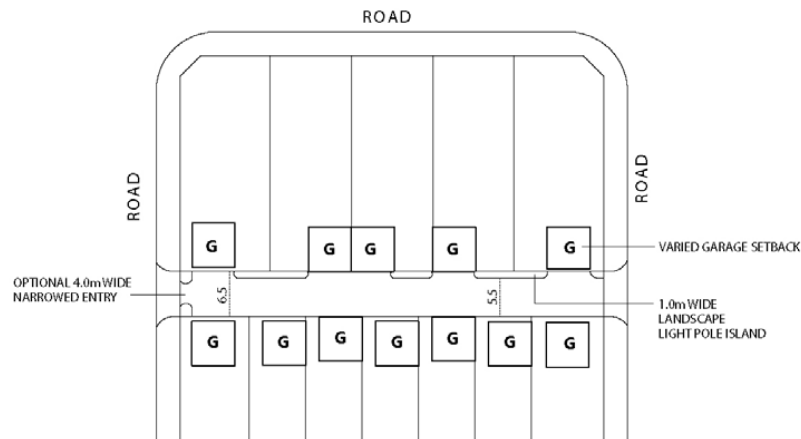
- 1 The following forms of development are envisaged in the zone:
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - dwelling including a residential flat building
  - small scale non-residential uses that serve the local community, for example:
    - child care facilities
    - health and welfare services

- open space
  - primary and secondary schools
  - recreation areas
  - shops, offices or consulting rooms
  - student accommodation
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development of the former Smithfield Plains High School site, including open space and access, should be undertaken in accordance with [Concept Plan Map Play/20 - Smithfield Plains High School Residential Regeneration](#).
- 4 Development of the former Davoren Park Primary School Site, including open space, access and connectivity, should be undertaken in accordance with [Concept Plan Map Play/21 - Davoren Park Primary School Residential Regeneration](#).
- 5 A range of different dwelling types should be located throughout the zone to meet the diverse housing needs of the population.
- 6 Residential development should include higher concentrations of dwellings in suitable locations, in particular:
- (a) within 400 metres walking distance of a neighbourhood, district or local centre
  - (b) within 800 metres walking distance of a regional centre
  - (c) close to public transport or major employment nodes
  - (d) adjacent to public open space.
- 7 Land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than existing residential development.
- 8 Residential development comprising more than 30 dwellings should contain a mix of housing types and sizes, and be designed to reduce the apparent scale of the development.
- 9 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
- (a) serves the needs of the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 10 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 Rear lanes should:
- (a) have a minimum reserve width of 6.5 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 4.0 metres
- (d) limit protuberances that accommodate landscaping and lighting to a minimum width of 1 metre
- (e) include landscaping in the form of tall canopy trees in preference to low level shrubs
- (f) be designed to accommodate garbage trucks and emergency service vehicles
- (g) be generally consistent with the figure below:



- 13 Transportable dwellings and dwellings which are elevated on stumps, posts, piers, columns or the like should include verandas pergolas and suitable landscaping to provide an appearance of permanency.
- 14 Where streets are being comprehensively redeveloped, the minimum setback from the primary road frontage for development fronting the primary street frontage should be 3 metres.
- 15 Buildings on corner allotments should address both street frontages while also achieving adequate privacy to the dwelling and primary private open space area.
- 16 Where an allotment immediately adjoins public open space the following should be provided:
  - (a) clear, safe and efficient pedestrian access
  - (b) adequate visitor parking
  - (c) front fencing and landscaping to give clear delineation between the private and public realm whilst ensuring passive surveillance of the public area.
- 17 Single storey components of buildings should be set back a minimum of 3 metres from the rear boundary except where the rear boundary adjoins a rear lane in which case the setback may be established on the boundary.
- 18 Two and three storey components of buildings should be set back a minimum of 6 metres from the rear boundary unless:
  - (a) it can be demonstrated that a lesser setback to a minimum of 3 metres:
    - (i) maintains solar access for adjoining properties
    - (ii) minimises the loss of visual and acoustic privacy for future residents
    - (iii) avoids direct overlooking of private open space areas of any adjoining sites from upper level living rooms

- (iv) allows for the provision of sufficient private open space
  - (b) the rear boundary is a laneway in which circumstance the setback may be on the boundary.
- 19 Garages and carports fronting primary streets should be set back:
- (a) at least 0.5 metres behind the main face of the associated dwelling
  - (b) at least 5.5 metres from the primary frontage.
- 20 Garages and carports fronting secondary streets should be sized and designed to minimise visual impact and dominance, with a minimum setback of 1.5 metres.
- 21 Garages and carports (including associated mews dwellings) fronting rear lanes may be established on the rear lane boundary.
- 22 Dwellings 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.
Less than 450 square metres	35 square metres or 25 square metres where: <ul style="list-style-type: none"> <li>(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</li> <li>(b) separate areas are provided for in the provision of a rainwater tank and the storage of refuse and recycling bins</li> </ul>	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.

### **Land Division**

- 23 Allotments should be amalgamated to facilitate co-ordinated and efficient development.
- 24 Allotment creation should be achieved through the redevelopment of under-utilised land.
- 25 Increased densities should be achieved through the re-subdivision of two or more allotments that are suitable for a range of housing types, including group dwellings, aged accommodation and special needs housing.

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. Setbacks for complying development on primary street frontages are prescribed in [Table 2 - Building Setbacks from Road Boundaries](#).

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Bus depot	
Bus station	
Cemetery	
Consulting room	Except where the total floor area is 100 square metres or less.
Crematorium	
Dairy	
Farming	
Fire station	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	
Office	Except where the total floor area is 100 square metres or less.
Petrol filling station	
Prescribed mining operations	
Public service depot	



Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the total floor area is 250 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
	Boarding house
	Child-care centre
	Community centre
	Dwelling other than where assigned Category 1
	Educational establishment
	Home business
	Meeting hall
	Supported accommodation

## Residential Zone

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

### OBJECTIVES

- 1 A residential zone comprising a range of one and two storey dwelling types small scale non-residential uses that serve the local community and primary and secondary schools.
- 2 Low to medium density residential development with increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development within the **Precinct 28 Smithfield Township** that preserves the existing historic pattern of development and built form character for the area.
- 4 Development of the **Precinct 27 Munno Para West Andrews Farm** in an integrated and co-ordinated manner.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

A desired future character comprising:

- the re-development of areas and upgrading of dwellings having a low-level of amenity
- development integrated with communities in the adjoining Residential Regeneration Zone
- varied streetscapes with a focus on high public amenity and an attractive public environment enhanced by pleasant streetscapes, landscaping and various public works, with an emphasis on good urban design
- limited vehicular intrusion to protect residential areas from through traffic.

The zone encompasses the majority of residential areas within Playford, and as such is a mixed area consisting of the following:

- established areas, developed from the 1980's to current
- Housing Trust developed areas, now of mixed ownership.

In order to promote an improved quality of life to residents within Playford, it is essential that good design practices be encouraged to not only ensure innovation and sustainability in the design of any new development, but also to preserve and/or improve the quality of the surrounding residential environment.

Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities.

Medium density forms of housing, particularly detached dwellings designed for small allotments have been promoted throughout the life of more recent established areas. Other forms of medium density development also exist, but are predominantly located close to services and facilities. The changing needs of the population will ensure a demand for a range of housing will continue within undeveloped and established residential areas. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater density and diversity.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - primary and secondary schools
  - small scale non-residential uses that serve the local community, for example:
    - child care facilities
    - health and welfare services
    - open space
    - recreation areas
    - shops, offices or consulting rooms
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings with densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that does not detrimentally impact on the amenity of nearby residents or undermine the efficient development and operation of nearby centre zones.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Residential development should comprise a range of one and two storey dwellings that meet the diverse housing needs of the population.
- 8 Residential development comprising more than 30 dwellings should contain a mix of housing types and sizes, and be designed to reduce the apparent scale of the development.
- 9 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) 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)
Detached	300	10
Semi-detached	270	9
Single storey group dwelling	300	20
Double storey group dwelling	250	20
Single storey residential flat building	300	20
Double storey residential flat building	250	20

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage (metres)
Single storey row dwelling	200	7
Double storey row dwelling	180	6
Aged persons accommodation	200	20

## Land Division

- 10 Land division should create allotments with an area greater than 300 square metres and a frontage greater than 10 metres.
- 11 Allotments should be amalgamated to facilitate co-ordinated and efficient development.
- 12 The design of a land division should provide for open space in a linear form that is connected to major open space areas, centres, schools or public transport stops whether by exclusive reserves, links between cul-de-sacs or along non-residential access roads.

## PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Table](#) for a list of the maps that relate to the following precincts.

### Precinct 27 Munno Para West Andrews Farm

- 13 Land division in the precinct should create allotments that:
  - (a) are between 300 and 700 square metres in area
  - (b) have a depth no more than four times the frontage or average width of the allotment
  - (c) are connected to a mains sewer system.

### Precinct 28 Smithfield Township

- 14 Development in the precinct should consist of single storey dwellings which are sited close to and oriented towards the street frontage, and consistent with the pattern of development that formerly characterised the township.
- 15 Residential development in the precinct should be compatible with adjoining residential development including:
  - (a) a scale that is sympathetic to the built character that formerly characterised the township
  - (b) an emphasis on gable roof forms and verandas
  - (c) the use of natural earthy or neutral tones
  - (d) the avoidance of striking features such as brick or timber finishes.

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. Setbacks for complying development on primary street frontages are prescribed in [Table 2 - Building Setbacks from Road Boundaries](#).

## Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Bus depot	
Bus station	
Cemetery	
Consulting room	Except where the total floor area is 100 square metres or less.
Crematorium	
Dairy	
Farming	
Fire station	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Junk yard	
Motel	
Motor repair station	
Office	Except where the total floor area is 100 square metres or less.
Petrol filling station	
Prescribed mining operations	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the site does not front an arterial road and the gross leasable area is 250 square metres or less.

Form of Development	Exceptions
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> , not considered to have heritage value	<p>Child-care centre</p> <p>Community centre</p> <p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul> <p>Dwelling other than where assigned Category 1</p> <p>Educational establishment including alterations and additions</p> <p>Home business</p> <p>Meeting hall</p> <p>Supported accommodation</p>

## Rural Living Zone

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

### OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - farming
  - farm building
  - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 Dwellings located within MacDonald Park or along Alfred Road, Virginia should be single storey in height.
- 5 Rural activities such as farming should be minor in nature and be ancillary to and in association with the residential use of the land.
- 6 Development other than residential or rural development such as a light industry or office should only be of a small scale and carried out within structures of a size and appearance normally associated with rural living development.
- 7 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 8 The keeping of animals and livestock should not exceed one horse, goat, donkey, sheep or cow per hectare.
- 9 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

#### Form and Character

- 10 Development should be designed and sited in unobtrusive locations so as not to detract from the semi-rural character of the zone.

#### Land Division

- 11 The division of land outside of **Precinct 29 Craigmores** should create allotments with:
  - (a) an area of 1 hectare or more

- (b) a minimum frontage of 50 metres
- (c) a depth of not more than four times the average width of the allotment.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 29 Craigmore

12 Land division within this precinct should create allotments with:

- (a) an area of 4000 square metres or more
- (b) a minimum frontage of 20 metres
- (c) a depth of not more than four times the average width of the allotment.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road within an 80 km/h speed restriction or less</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
Amusement machine centre	
Caravan park	
Crematorium	
Dairy	
Dwelling	Except detached dwelling
Educational establishment	
Fuel depot	
Hotel	



Form of Development	Exceptions
Hospital	
Industry	Except a light industry where it is ancillary to and in association with a dwelling.
Intensive animal keeping	
Junk yard	
Land division	Except where it achieves at least one of the following: (a) all allotments resulting from the division are 1 hectare or more (b) located within <b>Precinct 29 Craigmore</b> and all allotments resulting from the division are 4000 square metres or more.
Major public service depot	
Motel	
Motor repair station	
Mushroom farming	
Nursing home	
Office	Except where ancillary to and in association with a dwelling.
Petrol filling station	
Pre-school	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

## 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 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.
- 4 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.
- 5 **Development should** provide a transition between an intense core of development and neighbouring lower intensity development **where adjacent another zone.**

## Form and Character

- 6 Development should be consistent with the desired character for the zone.
- 7 Development should graduate from medium-rise **centrally within the zone** to low-rise where the development site abuts the zone boundary.
- 8 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.
- 9 **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.
- 10 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

- 11 **Shared parking areas should be established.**
- 12 Vehicle parking should be provided in accordance with the rates set out in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).
- 13 **Bicycle parking should be provided by non-residential developments and located in secure or highly visible locations.**
- 14 **Access to service areas and for activities such as garbage collection should be gained via laneways where available.**
- 15 **No maximum site coverage applies within the zone.**

## Building Envelopes

### Setbacks

- 16 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	0 minimum 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 or more, to provide adequate manoeuvrability for vehicles

- 17 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:
- 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
  - constructed in accordance with any approved building envelope plan.

### Design and Appearance

- 18 Development of three or more storeys in height should ensure that:
- 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
  - 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:
    - half of the existing ground level open space
    - 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 19 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in [Concept Plan Map Play /8 - Curtis Road Town Centre](#).
- 20 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.

### Incentives

- 21 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)
Within Lyell McEwin Health and Innovation - Policy Area 23, amalgamation of two or more allotments to create a minimum allotment size of 2000 square metres and the provision of side or rear vehicle access		10 per cent
Development which includes more than 15 per cent of dwellings as affordable housing	1 storey	30 per cent

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
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

- 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 focussed on health, allied health, research, education, commercial and supporting retail services.
- 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 is an innovation precinct clustered around the existing Lyell McEwin Hospital. It is envisaged that the policy area will support the expansion of health-related services associated with the hospital, together with potential private hospital and supportive health and allied health services and facilities required to service Adelaide's greater northern region. In addition, the policy area supports the establishment and growth of additional research and educational facilities and services around medical, health and aged-care related fields that build on the synergies of being located adjacent a tertiary hospital and within proximity of the Edinburgh Air Force base.

The policy area will also support growth in population, taking advantage of proximity to facilities, open space and public transport. This will include the provision of medium density dwellings, student accommodation, tourist accommodation and accommodation in support of hospital and medical services (such as respite, rehabilitation and family accommodation) either as standalone buildings or within upper levels of mixed-use buildings.

Haydown Road will evolve into an active main street comprising the heart of retail and entertainment land uses within the policy area located on, and meaningfully facing the street frontage. These will be complemented by improvements to the public realm through provision of canopies and verandahs, wider footpaths, verge and median plantings and the provision of street furniture.

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 to the north and east will create an appropriate transition of development scale and massing. New development will minimise adverse impacts on existing residential development through appropriate setbacks, building heights, window placement, fencing, landscaping and lighting.

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.

Part of the policy area interfaces with the Light Industry Zone to the west. It is expected that the design, siting and construction of development at this interface will have regard to the appropriate noise mitigation requirements to achieve the *Environment Protection (Noise) Policy 2007* as well as the air quality requirements to achieve the *Environment Protection (Air Quality) Policy 2016*.

As development within the policy area increases, additional traffic generated will trigger the need for upgrades to intersection both within and outside of the policy area.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 Land fronting Haydown Road should be developed principally for retail and entertainment land uses, complemented by a range of consulting rooms and offices and residential development at upper levels.
- 2 Residential development, including supported accommodation, student accommodation and tourist accommodation should be established:
  - (a) above non-residential land uses within mixed use buildings or
  - (b) within standalone buildings north of Oldham Road.
- 3 Land fronting Broughton Road should be limited to the development of dwellings, student accommodation, supported accommodation or tourist accommodation.

### **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:
  - (a) reducing building heights at the common boundary
  - (b) increased setbacks of buildings at the common boundary
  - (c) careful placement and design of windows and balconies, including the use of screens, wing walls and offsetting
  - (d) careful placement and design of fencing, landscaping and lighting.
- 6 No minimum private open space requirement applies within the policy area.
- 7 Car parking should be established to the rear of buildings, within basements or within decked parking spaces above ground level provided they are sleeved with an active use to the primary street frontage.
- 8 Iconic buildings should be established in the following corner locations:
  - (a) northern-eastern corner of John Rice Avenue and Haydown Road
  - (b) Philip Highway and John Rice Avenue
  - (c) John Rice Avenue and Mark Road
  - (d) south-eastern corner of Mark Road and Oldham Roadand be sighted and designed to:
  - (i) have an increased height to surrounding buildings to emphasise the corner and provide a sense of arrival



- (ii) make a bold architectural statement through the building's design and use of high-quality materials.
- 9 Development fronting onto Haydown Road should be designed to provide:
- (a) fully glazed facades to the road frontage
  - (b) frequent tenancy openings along the street
  - (c) pedestrian cover through the provision of a canopy or awning.
- 10 Development should facilitate the pedestrian connectivity across and out of the policy area by being designed and located to accommodate pedestrian routes and protected road crossings connecting:
- (a) the Elizabeth Vale Shopping Centre with the Lyell McEwin Hospital site
  - (b) the Lyell McEwin Hospital site with development on the northern side Oldham Road and Treves Street
  - (c) the Lyell McEwin Hospital site with the Healthia site on the western side of Mark Road
  - (d) the Healthia site on the south side of Oldham Road with Mofflin Reserve
  - (e) the policy area to the residential zone across John Rice Avenue.
- 11 Development fronting Haydown Road should be designed and sited to accommodate the establishment of the super stop bus stops, including surrounding public realm improvements such as space for landscaping and street trees.

## 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.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development (except where the development is non-complying) are complying:

- 1 Subject to the conditions contained in [Table Play/1 – Conditions for Complying Development](#) and off-street vehicular parking being provided at a rate in accordance with Table Play/3 – Off Street Vehicle Parking Requirements or the desired minimum in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#):
  - (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.
- 2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
  - (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
  - (b) the building is not a State heritage place
  - (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
  - (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
    - (i) all of the following:
      - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
      - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
    - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
  - (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
    - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
    - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
- (i) the building is a local heritage place
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
  - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### 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
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
Advertisement	All forms of development not listed as Category 1.
Aged persons accommodation	Non-residential development within the <b>Curtis Road Town Centre Policy Area 24</b> that is located adjacent to land in another zone.
All forms of development that are ancillary and in association with residential development.	
All development within the <b>Lyell McEwin Health Node Policy Area 23</b> (except non-residential development and dwellings greater than two storeys	

**Category 1**

**Category 2**

located adjacent to a residential zone boundary).

Community centre

Consulting room

Dwelling

Dependent accommodation

Educational establishment

Fitness centre where it is located within the **Curtis Road Town Centre Policy Area 24** and more than 100 metres from a zone boundary.

Hall

Health care facility

Health centre

Nursing home

Office

Pre-school

Primary school

Residential flat building

Retirement village

Shop or group of shops

Supported accommodation

Tourist accommodation

## 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 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.

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 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 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 Activity 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 Road 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 Residential Regeneration](#)
  - (l) [Concept Plan Map Play/29 - Buckland Park](#)
  - (m) [Concept Plan Map Play/30 - Elizabeth Grove Local Centre](#)
  - (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 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
  - (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:

<b>Wall height (measured from natural ground level)</b>	<b>Minimum setback from side boundaries (metres)</b>
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

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres)
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	<p>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.</p> <p>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.</p>

### 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)
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:
- 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
  - 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 where the site or allotment is within 200 metres of the <b>Neighbourhood Centre Zone</b> shown in <a href="#">Concept Plan Map Play/11 - Angle Vale Neighbourhood Centre</a> 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:
- the allotment(s) is located within 200 metres of a neighbourhood activity centre
  - the development includes 15 per cent affordable housing
  - 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 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:

<b>Neighbourhood Activity Centre</b>	<b>Total Retail Floor Area (square metres)</b>
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 14 - Blakeview Urban Growth Area](#), [Concept Plan Map Play/16 - Munno Para 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](#).

- 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"> <li>(a) A continuous levee is constructed that will prevent flooding within the precinct from a breakout from the Gawler River.</li> <li>(b) A new road between Harris Road (at the Bubner Road alignment) and Heaslip Road.</li> <li>(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.</li> </ul>	-
B	<ul style="list-style-type: none"> <li>(a) A New link road connecting Angle Vale and Heaslip roads.</li> <li>(b) A new road connecting Angle Vale Road to the link road referred to in part (a).</li> <li>(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.</li> </ul>	-
C	<ul style="list-style-type: none"> <li>(a) A new link road connecting Frisby Road to Heaslip Road at the southern end of the <b>Neighbourhood Centre Zone</b> boundary.</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>(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"> <li>(i) from Fradd Road and extending north into the southern parts of the adjoining <b>Light Industry Zone</b></li> <li>(ii) from Fradd Road and extending south into the northern parts of the adjoining <b>Commercial Zone</b>.</li> </ul> </li> </ul>
D	<ul style="list-style-type: none"> <li>(a) A new link road connecting Short Road and Heaslip Road at the southern end of the <b>Neighbourhood Centre Zone</b> boundary.</li> <li>(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.</li> </ul>	-

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	(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.	(a) For parcels west and east of Stebonheath Road: (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	(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.	(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.
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	<ul style="list-style-type: none"> <li>(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.</li> <li>(b) A noise barrier along the Port Wakefield Highway.</li> </ul>	-
B	<ul style="list-style-type: none"> <li>(a) A new road connecting the Sheedy Road / McEvoy Road link road to Old Port Wakefield Road.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Outside Area B1:               <ul style="list-style-type: none"> <li>(i) a new link road between Sheedy Road and McEvoy Road</li> <li>(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</li> <li>(iii) a noise barrier along the Port Wakefield Highway</li> </ul> </li> <li>(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.</li> </ul>
C	<ul style="list-style-type: none"> <li>(a) A new road connecting McEvoy Road and Old Port Wakefield Road, with provision for a roundabout at the junction with Port Wakefield Road.</li> <li>(b) A noise barrier along the Port Wakefield Highway.</li> </ul>	<ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> </ul>



## Restricted Urban Policy Area 20

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

### OBJECTIVE

- 1 The continuation of existing land uses until the potential for impacts from nearby waste processing activities is removed.
- 2 Development that does not compromise the future use of the policy area for urban activities.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area is located in proximity to a significant organic waste processing activity. Development likely to be sensitive to the odour generated by this should not occur within the policy area and the 'Odour Impact Area' identified on [Concept Plan Map Play/32 - Buckland Park Odour Impact Area](#) to ensure that adequate separation between such land uses and the waste processing activity is maintained.

Existing land uses are expected to continue until the potential for odour impacts from the waste processing activity no longer exist, after which it is expected that the policy area will be developed for urban land uses with a focus on residential land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development should provide for the maintenance of existing land uses until these can be progressively replaced by urban land uses.
- 2 Sensitive land uses should only occur when it can be demonstrated that the potential impacts from waste processing activities no longer exist.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.

## Rural Interface Policy Area 22

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

### OBJECTIVE

- 1 A low density residential area primarily containing detached dwellings on large allotments.
- 2 Preservation of rural character and scenic features as a transition between the suburban and rural areas.
- 3 Development that minimises the potential impact of rural activities undertaken at the interface with urban areas.
- 4 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area will serve a primarily low density residential function with detached dwellings located on allotments in the order of 1200 square metres or larger. The form of buildings, setbacks and landscaping will be complementary to the character of the adjoining rural area to the north of Dalkeith Road.

The Policy Area contains an existing high voltage transmission line as shown on Overlay Map Play/5 - Development Constraints. In future this transmission line may be duplicated resulting in a 100 metre wide corridor that can be utilised as a recreational open space for community use with pedestrian and cycling links from Angle Vale Road to Coventry Road.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwellings on large allotments;
  - domestic outbuilding in association with a detached dwelling; and
  - dwelling addition.
- 2 Rural industries and activities such as intensive animal keeping, feedlots, commercial bulk handling and storage, prescribed mining operations, stock sale yards and produce processing industries should not be developed.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.

#### Form and Character

- 5 Development should be consistent with the desired character for the policy area.
- 6 Dwellings should take the form and appearance of one or two storey detached dwellings located on large allotments with generous setbacks from allotment boundaries so as to allow for the provision of landscaping and maintenance of rural vistas.

- 7 Farm buildings, dwellings and residential outbuildings, should be grouped together.
- 8 Existing vegetation should be retained and development should include landscaping to enhance the scenic contrast between urban development and rural areas.
- 9 Land within 100 metres of the south western boundary of the Policy Area shown on *Policy Area Maps Play/5, 13 and 14* should be retained for the existing and duplication of high voltage transmission infrastructure.

#### **Land Division**

- 10 Allotments should be a minimum of 1200 square metres with a frontage to a public road of at least 20 metres except for allotments fronting Dalkeith Road where the minimum frontage should be 30 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Hospital	
Industry	
Intensive animal keeping	
Public service depot	
Road transport terminal	
Service trade premises	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated, including:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1.
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Dwelling	
Bank except where adjacent an existing or approved dwelling	
Community centre except where adjacent an existing or approved dwelling	
Consulting room except where adjacent an existing or approved dwelling	
Educational establishment except where adjacent an existing or approved dwelling	
Hall except where adjacent an existing or approved dwelling	
Nursing home	
Office that is ancillary and in association with a dwelling	
Office (other than where ancillary and in association with a dwelling) except where adjacent an existing or approved dwelling	
Place of worship except where adjacent an existing or approved dwelling	
Personal service establishment except where adjacent an existing or approved dwelling	
Pre-school except where adjacent an existing or approved dwelling	
Primary school except where adjacent an existing or approved dwelling	
Recreation area	
Residential flat building	
Retirement village	
Restaurant except where adjacent an existing or approved dwelling	
Supported accommodation	
Shop or group of shops except where adjacent an existing or approved dwelling.	

## Town Centre Zone

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

### OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities appropriate to the needs of the community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development of **Precinct 32 Virginia Centre** as a trade and service centre for the surrounding northern Adelaide Plains market gardening region.
- 5 Enhancement of the Old Port Wakefield Road streetscape and the approaches to **Precinct 32 Virginia Centre** via this road and Penfield Road.
- 6 Expansion of **Precinct 32 Virginia Centre** through the use of vacant allotments on the western side of Old Port Wakefield Road and through the re-development of existing facilities on the eastern side.
- 7 Retail, local commercial, business and health service facilities in **Precinct 30 One Tree Hill Centre** expanded in an easterly direction along Black Top Road.
- 8 Conservation of the village shopping character in **Precinct 30 One Tree Hill Centre** through the retention of existing buildings and the development of small-scale individual buildings.
- 9 The low-key character of **Precinct 31 Smithfield Centre** retained through the development of small-scale buildings which serve to meet the day to day need needs of the local community and which are complementary to the principal retail and business focus in the neighbouring district centre.
- 10 Access and movements in **Precinct 31 Smithfield Centre** co-ordinated to minimise conflicts and traffic hazards on Main North Road and Anderson Walk, and which promotes safe pedestrian movement to the neighbouring district centre.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - café
  - consulting room
  - cultural centre
  - entertainment facility
  - fitness studio
  - hotel
  - meeting room
  - office
  - petrol filling station
  - restaurant
  - service trade premises

- shop
  - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
  - 3 Development should primarily consist of small-scale convenience shops, offices, businesses and services, and local community facilities.

### **Form and Character**

- 4 Signage should be simple and restrained, integrated with the total building design, and limited to signs applied to or hung from the gables or fascia of verandas, or the facade of the main building and co-ordinated directory signs.
- 5 Free-standing signs and co-ordinated directory signs between various tenancies should be of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.
- 6 The following forms of advertisements and/or advertising hoardings should not occur:
  - (a) bunting
  - (b) portable or A-frame signs
  - (c) animated or flashing signs
  - (d) signs erected on roofs.

### **PRECINCT SPECIFIC PROVISIONS**

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

#### **Precinct 30 One Tree Hill Centre**

- 7 Development within the precinct, including access points and landscaping should be undertaken in accordance with [Concept Plan Map Play/22 - One Tree Hill Town Centre](#).
- 8 All buildings within the precinct should be confined to the building envelopes depicted on [Concept Plan Map Play/22 - One Tree Hill Town Centre](#), complementary in scale and architectural style to the original stone buildings and of a small-scale to avoid the massing of large continuous building facades.
- 9 The original stone outbuildings and cottages within the precinct should be retained, where practicable, and incorporated into the development.
- 10 Development within the precinct should be undertaken in an integrated and orderly manner and include:
  - (a) landscaping established throughout the centre according to a common theme
  - (b) reciprocal rights of way over parking and access to ensure sharing of on-site parking and convenient movement into and out of the centre
  - (c) co-ordinated pedestrian movement via covered pedestrian pathways and pergolas.
- 11 A shop within the precinct should have a maximum gross leasable area in the order of 1150 square metre.

### **Precinct 31 Smithfield Centre**

- 12 The Smithfield Hotel and original Primary School buildings should be retained and, as appropriate, redeveloped or adapted rather than demolished.
- 13 Car parking areas should be designed and developed in small groupings, sited to the side or rear of development and interspersed with suitable landscaping.
- 14 Development of the land between Main North Road and Queen Street should:
  - (a) provide for the amalgamation of sites and the co-ordination of pedestrian movements and convenient access between various parking areas
  - (b) be orientated so that their main façade faces onto Main North Road to minimise disruptions to neighbouring residential development
  - (c) designed to emphasise pedestrian entry points to provide perceptible and direct access from Main North Road and parking areas
  - (d) where fronting onto Queen Street, include either a secondary frontage or small-scaled buildings and landscaped parking areas that provide an attractive presence to Queen Street.

### **Precinct 32 Virginia Centre**

- 15 Development within the precinct should be undertaken in accordance with [Concept Plan Map Play/23 - Virginia Neighbourhood Centre](#).
- 16 Buildings in the precinct should not exceed two-storeys in height.
- 17 Development on allotments fronting Old Port Wakefield Road should:
  - (a) be built to the road reserve of Old Port Wakefield Road
  - (b) be small-scale and compatible with development in the vicinity of buildings having local heritage significance, particularly in terms of height, profile, colour, materials, landscaping and setbacks
  - (c) incorporate pitched iron roofs with gables facing Old Port Wakefield Road and rendered or exposed masonry walls which complement the texture and colour of sandstone or limestone
  - (d) have posted verandas extending over the footpath of Old Port Wakefield Road.
- 18 Advertisements and/or advertising hoardings in the precinct should be small in scale and designed and sited so as not to dominate the streetscapes of Old Port Wakefield Road or Penfield Road.
- 19 Car parking areas should be located either at the rear of buildings or between buildings, be capable of being shared by adjacent developments and screened from public view by suitably landscaped.
- 20 Development which is adjacent to or in the vicinity of the post office or Institute buildings should be designed and sited in sympathy with those buildings.
- 21 Development fronting the eastern side of Susan Street should be set back 12 metres to allow for road widening.
- 22 Development backing onto the Adelaide to Port Augusta railway line should incorporate a landscape buffer strip along adjoining allotment boundary that has a minimum depth of 3 metres and is planted with a variety of native trees and shrubs.



## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development (except where the development is non-complying) are complying:

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is located inside any of the following area(s):
  - Precinct 30 One Tree Hill Centre
  - Precinct 31 Smithfield Centre
- (c) the building is not a State heritage place
- (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
  - (i) all of the following:
    - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
    - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
  - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
  - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Play/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
  - (i) the building is a local heritage place

- (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
- (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### **Non-complying Development**

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

<b>Form of Development</b>	<b>Exceptions</b>
Advertisement and/or advertising hoarding	Except where the development does not involve any of the following: (a) animated advertisements (b) third party advertisements.
Agistment and holding of stock	
Builder's yard	
Dairy	
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Junk yard	
Motel	
Motor repair station	
Public service depot	
Road transport terminal	
Service trade premises	
Stables	
Stock sales yard	
Stock slaughter works	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
<p>All forms of development (except where assigned as Category 2 Development) including demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State heritage places</a> or <a href="#">Table Play/4 - Local heritage places</a>, not considered to have heritage value.</p>	<p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul>

## Township Zone

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

### OBJECTIVES

- 1 Services and facilities grouped together to meet the needs of the local community and the visiting public.
- 2 The reinforcement and enhancement of the town's village character, consisting primarily of detached dwellings at low-densities.
- 3 Conservation and enhancement of the scale, main road streetscape and scenic rural setting of the township.
- 4 Improved pedestrian and vehicular safety within the townships by reducing the amount and speed of through traffic, especially commercial vehicles.
- 5 The retention of buildings and places of historic interest within the One Tree Hill Township.
- 6 Enhanced streetscape along Black Top and McGilp Roads, One Tree Hill.
- 7 The expansion of recreational activities and low-key community or commercial uses at the McGilp Recreation Park at One Tree Hill which, are undertaken, primarily, in conjunction with residential uses on Black Top Road.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facilities
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - small-scale tourist development
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

- 6 Home activities should only be undertaken where they maintain the domestic scale and appearance of the zone.

### **Form and Character**

- 7 Existing commercial premises and rural industries should not be expanded if such expansion is likely to adversely affect the character and amenity of the surrounding locality.
- 8 Housing types other than detached dwellings should:
- (a) comprise small groups of dwellings promoting individual property frontage and access and avoiding large expanses of common parking and vehicle manoeuvring areas
  - (b) provide access which is co-ordinated to minimise traffic hazards and disruption to traffic movement on this arterial road
  - (c) include landscaping between buildings and roads to provide a buffer and enhance the appearance of buildings.
- 9 Residential development should:
- (a) not exceed two-storeys in height or be of a scale or bulk which would detract from the desired and historic built form character
  - (b) be designed and sited to retain existing trees and shrubs of substantial size or merit in terms of its contribution to the township character.
- 10 Stormwater drainage from new roads servicing residential areas should be directed to a stormwater management scheme capable of detaining that stormwater for 24 hours.
- 11 The floor levels of all buildings should be raised a minimum of 300 millimetres above the top of kerb of the road.
- 12 All new roads should be cut to a depth below the surrounding natural ground levels and aligned so that in the event of a storm exceeding the capacity of the underground stormwater drainage system, those roads can accept floodwaters to a 100-year average return interval flood event.

### **Land Division**

- 13 Allotments should:
- (a) vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone
  - (b) have an area of not less than 1800 square metres
  - (c) have an average allotment size, comprising the total area of all proposed allotments in the plan of division, exclusive of roads and reserves, divided by the number of such allotments, of not less than 2000 square metres.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 34 One Tree Hill Education and Recreation

- 14 Development within the precinct should consist of recreational, educational and community uses only.
- 15 Development on the McGilp Recreation Park and the abutting public reserve land should:
  - (a) be in the form of either multi-purpose structures which provide the opportunity for shared use with a range of sporting/interest groups and the community in general, or small-scale buildings which are contiguous with established structures
  - (b) involve a range of recreational and leisure time pursuits
  - (c) encourage broad community access and avoid development which alienates the general public and detracts from the open character of this panoramic location.
- 16 Development of the One Tree Hill Primary School, should:
  - (a) be sympathetic to the natural landscape and cohesive in terms of built form, colours, materials and finishes
  - (b) not expand any closer to or spread any further along McGilp Road
  - (c) maintain a low-profile and project a small-scale domestic appearance avoiding expansive unbroken building elevations.

### Precinct 35 One Tree Hill Historic Township

- 17 Existing structures identified within the precinct as contributing to the townscape should be retained and development should be undertaken in a manner that maintains the historic integrity of the structure and its site.
- 18 Development within the precinct should maintain the low-scale and intensity of built form and incorporate characteristic building forms, comprising simple gable fronted structures with external materials and colours that reinforce the existing stone and rendered buildings.
- 19 Development in the precinct should include a suitable buffering surrounding the original stone cottages and institutional/community buildings so as not to encroach upon or interfere with the historic integrity of these structures and establish a built form and scale sympathetic to the historic character of the buildings.
- 20 Dwellings in the precinct, other than detached dwellings and including supported accommodation, should only be located on allotments which have direct frontage onto Black Top Road.
- 21 Small-scale service industries and retail uses such as restaurants should only be undertaken within the precinct where either:
  - (a) they retain the original structures which contribute to the town's historic character
  - (b) the new structure promotes a scale, form and architectural treatment in keeping with the historic character of existing buildings within the precinct.
- 22 Commercial development (offices and consulting rooms) and peripheral retailing, such as restaurants, within the precinct should:
  - (a) be of a low-intensity appropriate to its proximity to neighbouring housing

- (b) be confined to existing domestic structures or new and redeveloped structures of a domestic scale and appearance
  - (c) be undertaken in conjunction with the residential use of the building
  - (d) retain the existing original stone cottages and structures and not alter the external appearance of such structures in a manner which would materially detract from its established character
  - (e) provide car parking which use low impact materials such as gravel and avoids harsh expanses of impervious paving material
  - (f) incorporate signage which is minor and in harmony with buildings of historic significance or heritage value in the area, free standing signs should not exceed 1.2 metres in height or have a display area exceeding 0.25 square metres.
- 23 Low-key community uses, offices and consulting rooms should only be undertaken within the precinct where they are:
- (a) located on an allotment with direct frontage onto Black Top Road
  - (b) confined to an existing dwelling or structure of a domestic scale
  - (c) developed in conjunction with the ongoing residential use of the dwelling.

### Precinct 36 One Tree Hill Residential

- 24 Development should consist of low density detached dwellings and associated outbuildings on large allotments and other dwelling types or non-residential forms of development should not occur within the precinct.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development on an allotment containing a State and/or Local Heritage Place identified in [Table Play/5 - State Heritage Places](#) or [Table Play/4 - Local Heritage Places](#), the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#):

Form of Development	Conditions of Complying Development
Recreation area	Provided no building is located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a> .

## Non-complying Development

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

Form of Development	Exceptions
<b>Bank</b>	
Crematorium	
Dairy	
Fuel depot	
<b>Hall</b>	
Horse keeping	
Horticulture	
<b>Hotel</b>	
<b>Industry</b>	Except service industries
Intensive animal keeping	
<b>Major public service depot</b>	
<b>Motor repair station</b>	
<b>Motor showroom</b>	
<b>Petrol filling station</b>	
<b>Prescribed mining operations</b>	
Road transport terminal	
Shop or group of shops	Except for any of the following: (a) a restaurant (b) where the gross leasable area is 250 square metres or less.
<b>Stables</b>	
Stock sales yard	
Stock slaughter works	
<b>Store</b>	
<b>Used car lot</b>	
<b>Warehouse</b>	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	



## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
<p>Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State heritage places</a> or <a href="#">Table Play/4 - Local heritage places</a>, not considered to have heritage value.</p>	<p>Community centre</p> <p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul> <p>Dwelling except where (a) or (b) apply, it is:</p> <ul style="list-style-type: none"> <li>(a) assigned Category 1</li> <li>(b) ancillary to an office.</li> </ul> <p>Educational establishment</p> <p>Multiple dwelling</p> <p>Supported accommodation</p>

## Urban Employment Zone

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

### OBJECTIVES

- 1 A mixed use employment zone that **primarily** accommodates a range of industrial land uses together with other employment and business activities that generate wealth and employment for the State.
- 2 Local activity centres, which include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.
- 3 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, and high technology and/or research and development facilities located to take advantage of existing and future road and rail infrastructure.
- 4 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.
- 5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.
- 6 Development that promotes business clusters that provide a range of economic and environmental benefits.
- 7 Co-ordinated and integrated development that:
  - (a) incorporates high speed information technology and telecommunications facilities and infrastructure
  - (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.
- 8 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Greater Edinburgh Parks will be a high quality enterprise and employment destination, attracting a specialised workforce and providing a focus for manufacturing, research and technology, logistics and transport services, intermodal operations and expansion of defence industries in particular. Development will build on existing industrial and enterprise activities at Edinburgh Parks, the Defence Science Technology Organisation and RAAF Base, and major automotive manufacturing at Elizabeth South.

Superior road and rail connections and information communication technology will also link the area to ports and harbours and specialised defence and technology precincts at Osborne and Mawson Lakes, providing significant competitive advantages for the State. Coordinated staging of development and infrastructure, and integration with the Salisbury and the Elizabeth Centres, is envisaged to contribute to the improvement of the physical, social and economic conditions of adjoining communities, including enhancing access to public transport.

This zone provides for the establishment of business clusters that create opportunities for innovation, start up and the growth of new businesses, and link businesses to global investment opportunities.

Desirable land uses include a wide range of activities that generate employment, focusing on industry, indoor industrialised horticulture and associated processing and packaging, transport and technology-based activities that can operate on a twenty-four hour, seven day per week basis where appropriate, together with offices and industry-related training and educational establishments. A focus on advanced manufacturing is envisaged for employment land north of Bellchambers Road at Edinburgh North. Existing defence operations, including explosive ordnance activities, will be protected and not adversely impacted by development. Development should also comprise high technology and/or research and development related uses where it is compatible with adjoining uses.

As a primary freight route and key access into Greater Edinburgh Parks, Heaslip Road will be a focus for road-based logistics, warehousing, distribution and transport services requiring convenient access to Port Wakefield Road, the Northern Expressway and rail facilities. Large allotment sizes are envisaged adjacent both sides of Heaslip Road and in the Intermodal Policy Area to accommodate large floor plate enterprises. Areas north of Womma Road will also be a focus for road based logistics, warehousing, distribution and transport services requiring convenient access to the Northern Expressway.

Special industry should not occur in the zone unless associated with food and beverage production, is considered necessary to support major manufacturing clusters or involves bulk handling activities associated with intermodal and transport operations. Such industries should not be located adjacent or in close proximity to local activity centres, sensitive land uses or other zones. Where special industry is proposed, use of best available technology economically achievable will be encouraged to minimise land use impacts and reduce the need for large buffer or separation areas.

The development of local activity centres accommodating local shops (including cafes and restaurants), consulting rooms, service trade premises, child care facilities, recreation facilities and training facilities is encouraged in the zone to support an expanding workforce and provide support services for business. These activity nodes will be compatible with the function of other zones or nearby centres. More sensitive land uses such as educational establishments, child care centres and consulting rooms will be located and designed to ensure that higher impact land uses such as general industry do not undermine the successful operation of any land use. Locations of activity centres are shown on [Concept Plan Map Play/43 - Greater Edinburgh Parks](#).

The bulky goods node or other local activity centres should provide the primary location of bulky goods outlets.

A high level of compatibility between land uses in the zone is envisaged to ensure a quality and attractive business environment is maintained. Clustering of industrial activities to share resources and reduce waste impacts and energy needs is encouraged in the zone, as well as shared use of facilities and services, including training, communication and information technology, shipping and receiving facilities, and car parking areas where practical. Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated (e.g. residential development), will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone. Conventional horticulture is not anticipated in the zone, and will be replaced by envisaged land uses over time. Consequently, establishing new conventional horticulture should not occur.

Development will comprise high quality, innovative contemporary architecture that is both adaptable and flexible to accommodate multiple uses or changes in future land uses where practical. Buildings will comprise low reflective materials and provide a variation in finishes, façade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage and service areas will also be located away from major roads or residential areas and be screened from public view with fencing/structures of varied materials that limit potential for vandalism.

Landscaping will be used to define gateways to the area and be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment. Siting of development and setbacks from arterial roads, freight routes and the Northern Expressway in particular will allow for suitable landscaped areas to enhance the visual amenity of key movement, entry and arrival points to the area. Car parking areas will include trees to provide shade and enhance visual amenity. The appearance of outdoor storage areas will also be enhanced through landscaping. Landscaping will be carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the area at the neighbourhood, street, site and building level, taking advantage of large allotment sizes and impervious areas. Roadways will be designed to accommodate major stormwater flows in excess of the capacity of underground drainage systems. Major stormwater drainage infrastructure should be developed in accordance with [Concept Plan Map Play/43 - Greater Edinburgh Parks](#) and be designed in an attractive form with grass-lined sides and allow for the planting of trees and shrubs on both sides of open channels. Harvested stormwater will improve the aesthetic and functional value of landscaping and open spaces, including public access ways and greenways, contributing to a superior working environment.

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 Maps Play/1, 4, 8 and 9 - Development Constraints* should conform with the minimum pipeline safety requirements for AS2885 (*Pipeline Gas and Liquid Petroleum*).

### **Infrastructure for Greater Edinburgh Parks**

Development within the Greater Edinburgh Parks 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 Plan. 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:

- (a) an efficient and easily maintained stormwater management system comprising a series of drainage channels and retention / detention basins and /or wetlands
- (b) key upgrades to local road junctions (including Heaslip / Edinburgh Roads, Argent / Womma Roads, Heaslip / Womma Roads and Andrews / Womma Roads to provide either an intersection upgrade or provision of a roundabout to distribute traffic to the existing road network
- (c) key electricity substations located near the intersection of Penfield / Short Roads and Mill / Short Roads to accommodate the requirements of SA Power Networks.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

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

- consulting room
- dwelling in association with industry
- electricity substation
- fuel depot
- indoor industrialised horticulture
- indoor recreation centre
- industry
- intermodal rail freight facility
- motor repair station
- office
- petrol filling station

- pre-school
  - prescribed mains
  - public service depot
  - road transport terminal
  - service trade premises
  - service industry
  - shop or group of shops
  - training facility
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
  - 3 Development should be in accordance with the relevant [Concept Plan Map Play/43 - Greater Edinburgh Parks](#).
  - 4 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
  - 5 Shops or groups of shops (other than bulky good outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area less than:
    - (a) 2500 square metres where located in designated local activity centres shown on [Concept Plan Map Play/43 - Greater Edinburgh Parks](#).
    - (b) 250 square metres where outside of designated local activity centres (other than within the Intermodal Policy area, where a maximum of 80 square metres applies).
  - 6 Bulky goods outlets and service trade premises should only be located in the bulky goods node or local activity centres identified on [Concept Plan Map Play/43 - Greater Edinburgh Parks](#).
  - 7 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.
  - 8 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable area of 150 square metres or less.
  - 9 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.
  - 10 Sensitive development on known contaminated sites should only be established once site contamination investigations have been undertaken that determine that the land is suitable for that use.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following parameters:

Building height (metres)	Minimum setback from the primary road frontage (metres)	Minimum setback from the secondary road frontage (metres)
6 metres	8 metres	4 metres
Greater than 6 metres	10 metres	4 metres

- 13 Building façades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise or light spillage that would adversely affect the amenity of nearby residents.
- 14 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 15 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 16 The hours of operation of an activity should not detract from the amenity of any residential area.
- 17 Within 50 metres of a residential zone boundary:
  - (a) non-residential development (including loading and unloading activities) should:
    - (i) demonstrate appropriate acoustic performance
    - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building
  - (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 18 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 19 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 20 For labour-intensive industries where car parking demand exceeds the rates in [Table Play/3 - Off Street Vehicle Parking Requirements](#), the total car parking should be provided at a rate of 0.75 spaces by the number of employees.
- 21 For non-labour intensive industries, the rates in [Table Play/3 - Off Street Vehicle Parking Requirements](#) can be varied having regard to the expected maximum staff and visitor levels.

## **Hazards**

- 22 The zone is excluded from bushfire risk as described in *Bushfire Protection Area BPA Maps - Bushfire Risk*, unless 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 supplyin which case, the General Bushfire Risk classification applies.

## **Land Division**

- 23 Land division should:
  - (a) create allotments that are of a size and shape suitable for the intended use
  - (b) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

Parameter	Minimum value
Allotment size	10 000 square metres where located in the Intermodal Policy Area
Frontage width to a public road	60 metres where located in the Intermodal Policy Area

### Infrastructure Co-ordination

- 24 Development, including land division, should only occur once the infrastructure items identified for the precinct (or a specified part of the 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):

Precinct	Infrastructure item description - whole precinct requirements	Infrastructure item description - part precinct requirements
F	(a) stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	



## Intermodal Policy Area 21

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

### OBJECTIVES

- 1 An area accommodating marshalling yards, covered outdoor goods handling areas, large-scale warehousing, railway workshop and road transport terminal activities and associated short term workers accommodation where appropriate.
- 2 An area in which commodities are received, stored and dispatched in bulk.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Development within this policy area should provide for the efficient use of the land for intermodal rail freight terminal facilities including marshalling yards, railway workshops and locomotive maintenance activities, covered loading and unloading areas and warehousing for the storage and handling of shipping containers and goods, along with road based freight logistics, industry, warehousing and distribution.

Intermodal terminals will include administrative offices accessed separately from the transit area to minimise the interface between visitor and office traffic with heavy vehicles. Overnight accommodation, including food preparation facilities to cater for train crews between shifts, is also envisaged.

The policy area will service movement of freight from throughout the State and interstate and will allow operations on a 24 hour, 7 day per week basis.

Agricultural and horticultural uses currently occurring in the policy area will gradually be replaced by the uses envisaged.

The policy area will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate setbacks from key road frontages, in particular Pellew Road, Taylors Road, Huxtable Road and Heaslip Road. Warehouses in the policy area will generally be large in scale, with buildings ranging in size from 7000 to 30 000 square metres. Buildings and structures will also be screened from adjoining areas by landscaping using locally indigenous plant species.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the policy area:
  - electricity substation
  - fuel depot
  - industry
  - intermodal rail freight facility
  - prescribed mains
  - railway rolling stock servicing facilities
  - road transport terminal
  - shop
  - training facility
  - temporary/overnight workers accommodation (ancillary to intermodal freight terminal facilities)
  - store
  - warehouse.



- 2 Facilities for the handling, storage and dispatch of commodities in bulk should be sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.
- 3 Shops should have a gross leasable area less than 80 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development, or any combination, are designated as complying subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#):

- (a) light industry
- (b) service industry except where located in the **Intermodal Policy Area 21**
- (c) service trade premises except where located in the **Intermodal Policy Area 21**
- (d) warehouse.

### 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
Advertisement or advertising hoarding	Except where the advertisement or advertising hoarding: <ul style="list-style-type: none"> <li>(a) does not move, rotate or incorporate flashing light(s)</li> <li>(b) has no part that projects above the walls or fascia where attached to a building</li> <li>(c) covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve</li> <li>(d) does not include bunting, streamers, flags or wind vanes.</li> </ul>
Amusement machine centre	
Bulky goods outlet where located within the <b>Intermodal Policy Area 21</b>	
Caravan or residential park	Except for minor alterations and additions within a caravan park or residential park
Consulting room where located within the <b>Intermodal Policy Area 21</b>	
Dwelling or Dwellings	Except : <ul style="list-style-type: none"> <li>(a) for short term accommodation that is ancillary to and in association with industry</li> <li>(b) for alterations and additions to existing dwellings</li> </ul>
Indoor recreation centre where located within the <b>Intermodal Policy Area 21</b>	
Intensive animal keeping	
Motel	
Nursing home	
Office where located within the <b>Intermodal Policy Area 21</b>	Except where: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with a development envisaged in the zone</li> <li>(b) necessary to support the operation of the development</li> <li>(c) located on the same allotment as the development</li> </ul>

Form of development	Exceptions
Petrol filling station where located within the <b>Intermodal Policy Area 21</b>	
Place of worship	
Prescribed mining operations	
Primary school	
Secondary school	Except for alterations and additions within an existing secondary school
Service industry where located within the <b>Intermodal Policy Area 21</b>	
Service trade premises where located within the <b>Intermodal Policy Area 21</b>	
Stadium	
Stock slaughter works	
Tourist accommodation	

### 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 classified as non-complying), are designated:

Category 1	Category 2
All kinds of development except where the site of the proposed development is within 60 metres of a <b>Residential Zone</b> or a <b>Mixed Use Zone</b> boundary	Development where the site of the proposed development is within 60 metres of a <b>Residential Zone</b> or a <b>Mixed Use Zone</b> boundary

## Watershed Protection (Mount Lofty Ranges) Zone

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

### OBJECTIVES

- 1 Provision of a safe drinking water supply to Adelaide by improving the quality and quantity of water harvested from the Mount Lofty Ranges Watershed.
- 2 Protection of unused catchments in the Mount Lofty Ranges Watershed from inappropriate development which may jeopardize their future use for water supply.
- 3 Development liable to contribute to the pollution or reduction of surface and/or underground water resources excluded from the zone.
- 4 Extensive areas of native vegetation to safeguard the catchment and recharge characteristics of the water resource.
- 5 A zone primarily for farming activities on large land holdings that do not pollute water resources.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The watershed area is of critical importance to South Australia as it provides on average 60 per cent of Adelaide's water supply. The zone contains catchment areas for existing as well as proposed reservoirs serving metropolitan Adelaide and the surrounding areas. Land within the zone is also used for a range of purposes including living, rural primary production, and conservation.

The quality of water entering existing reservoirs from the catchments is poor and often does not meet established guideline values. This poor water quality has been linked to the cumulative effects of a large number of small pollution sources. The maintenance and enhancement of water quality and prevention of pollution are of the highest priority in this zone. Strict control of development in the watershed is necessary to ensure a continued economic supply of safe drinking water.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - commercial forestry
  - grazing
  - low intensity farming activities
  - small-scale wineries
  - cellar door sales
  - small scale restaurants associated with a winery or cellar door sales.
- 2 Development should not adversely affect the quality or quantity of water resources.
- 3 Horticulture development should only occur where:
  - (a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development

- (b) the soil structure and nature of the land are capable of supporting the proposed development
  - (c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies
  - (d) it is located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
  - (e) it is located no closer than 50 metres from a lake, watercourse or wetland.
- 4 Irrigated horticulture should be designed to ensure that land that is prone to water logging or subject to floodwater inundation is not irrigated.
- 5 Irrigated horticulture should only occur where one or more of the following applies:
- (a) there is no risk of the watertable either falling or rising significantly as a result of irrigation associated with the development
  - (b) the depth to the watertable is greater than 2 metres from the ground surface.
- 6 Activities should not be established that produce strong organic, chemical or other intractable wastes (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 7 Activities which produce large amounts of wastewater should not be established unless they can be connected to an approved community wastewater management system (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 8 Agricultural industries (except wineries) and mineral water extraction and processing plants (except where bottling and packaging of mineral water in non-refillable containers for sale and distribution is to be undertaken) should not be located within an area with 900 millimetres or greater rainfall per year.
- 9 Development should be sited and constructed in a manner that maximises the retention of existing vegetation while achieving both the requirements of the Country Fire Service in respect to the provision of appropriate bushfire prevention measures and the limits of the exemptions provided by the *Native Vegetation Regulations 2003* to reduce the need for further clearance.
- 10 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 Development should include revegetation with indigenous species to increase the native vegetation cover within the zone.
- 13 Wineries should be located on an allotment with a vineyard or adjacent to an allotment with a vineyard.
- 14 Wineries should only be established where at least one of the following can be achieved:
- (a) the processing of grapes or grape product is less than the equivalent of a 250 tonne crush per annum
  - (b) the method of wastewater disposal is by means of a mains sewerage or common effluent scheme.
- 15 Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:
- (a) not store winery wastewater in holding tanks

- (b) locate winery wastewater treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:
    - (i) tourist accommodation (except where it is sited on the same allotment as the winery)
    - (ii) residential development (except where it is sited on the same allotment as the winery).
- 16 Winery development should be of a scale that does not result in:
- (a) detrimental impacts upon rural landscapes, infrastructure and services
  - (b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.
- 17 Winery development (including any accessory and subordinate uses) should be located within the boundary of a single allotment and there should be no more than one winery on an allotment.
- 18 Winery development should provide that all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
- 19 Wineries should be sited as follows:
- (a) a minimum of 300 metres from a:
    - (i) watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
    - (ii) dam (but not including an effluent dam), bore or well
- other than where an associated spill retention basin(s) is constructed, in which circumstances the setback can be reduced to 50 metres,
- (b) not within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
  - (c) on land with a slope less than 20 per cent (1-in-5).
- 20 Wineries incorporating a spill retention basin(s), for the purposes of reducing the setback to a watercourse, dam, bore or well, should site and design the basins(s):
- (a) on the same allotment as the winery
  - (b) in close proximity to the wine-making, wine storage and waste water treatment facilities
  - (c) to minimise the risk of spills entering a downhill:
    - (i) watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
    - (ii) dam (but not including an effluent dam), bore or well
  - (d) to capture at least 120 per cent of the aggregate volume of juice, wine, brine and un-treated waste water of the associated winery, which can be contained or produced at any one time during the peak of vintage
  - (e) to be impervious
  - (f) to minimise the interception of any natural or artificial stormwater flow.

- 21 Wineries involving the on-site treatment and disposal of waste water should:
- (a) connect to a system capable of treating the winery waste water to a biological oxygen demand (BOD) of less than 100 mg/litre before it is stored in the open for more than 48 hours
  - (b) dispose the treated winery waste water to a suitable irrigation field
  - (c) mound the irrigation field in a manner that would direct excess effluent runoff to a spill retention basin(s) and minimise the potential for treated waste water to enter:
    - (i) an adjacent allotment
    - (ii) public land
    - (iii) a watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
    - (iv) a dam (but not including an effluent dam), bore or well.
- 22 Winery waste water holding tanks should:
- (a) have a total storage capacity of more than four days total flow during the peak of vintage
  - (b) be contained within an impervious, bunded area having a total liquid holding capacity of more than 120 per cent of the total holding tank capacity.
- 23 Restaurants should only be established where connected to a mains sewerage or common effluent scheme.
- 24 Restaurants should:
- (a) be established on the same allotment as, and be visually associated with a winery or shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product
  - (b) not result in more than 75 seats for customer dining purposes on the allotment
  - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment.
- 25 Cellar door sales outlets should:
- (a) be established on the same allotment as a winery
  - (b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region
  - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment
  - (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 26 Shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) be established on the same allotment as a vineyard, where the vineyard should be at least 0.5 hectares
  - (b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region

- (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment
  - (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 27 Restaurants, cellar door sales outlets and shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) not be sited:
    - (i) within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
    - (ii) on land with a slope more than 20 per cent (1-in-5)
  - (b) be setback a minimum of 25 metres from any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks where water flows at any time and includes all:
    - (i) dams or reservoirs that collect water flowing in a watercourse
    - (ii) lakes through which water flows
    - (iii) channels into which water has been diverted
    - (iv) any known underground seepage condition
  - (c) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building
  - (d) not result in ribbon development along roads
  - (e) maintain a clear delineation between urban and rural development.

## **Land Division**

- 28 Land division should only occur if no additional allotments are created wholly or partly in the zone and where one or more of the following applies:
- (i) the proposal is for a minor readjustment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures
  - (ii) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.
- 29 Land should not be divided, nor allotment boundaries rearranged when the proposal is likely to result in an increased risk of pollution of surface or underground waters.

## **PROCEDURAL MATTERS**

### **Complying Development**

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



## Non-complying Development

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

Form of Development	Exceptions
All forms of development	Complying Development as prescribed in schedule 4 of the <i>Development Regulations 2008</i>
	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
	Agricultural Industry (including an ancillary area for sale and display of produce) that achieves all of the following criteria: <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the processing of primary produce takes place: <ul style="list-style-type: none"> <li>(i) washing</li> <li>(ii) grading</li> <li>(iii) processing (including bottling)</li> <li>(iv) packing or storage</li> </ul> </li> <li>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum building area of no greater than 150 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry</li> <li>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment</li> <li>(d) there is no more than one industry located on an allotment</li> <li>(e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such waters</li> <li>(f) the industry is connected to an approved effluent disposal scheme or an on-site wastewater treatment and disposal system</li> <li>(g) the industry effluent system and any disposal areas are located within the allotment of the development</li> <li>(h) the industry is not located in any of the following areas: <ul style="list-style-type: none"> <li>(i) within a 900 millimetres or greater rainfall per year area</li> <li>(ii) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(iii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iv) within 50 metres of any bore, well or water course</li> <li>(v) within 800 metres of the high water level of a public water supply reservoir</li> </ul> </li> <li>(i) the industry does not have septic tank and subsurface soakage field or disposal area or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.</li> </ul>

Form of Development	Exceptions
	<p>Alterations and/or additions to an existing dwelling where (a) or (b) applies:</p> <ul style="list-style-type: none"> <li>(a) the extension does not exceed 50 per cent of the floor area of the existing dwelling</li> <li>(b) the extension does exceed 50 per cent of the floor area of the existing dwelling, and complies with the following criteria:               <ul style="list-style-type: none"> <li>(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) it is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System or on-site wastewater treatment and disposal methods</li> <li>(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(vi) it is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
	<p>Aviary</p>
	<p>Carport</p>
	<p>Cellar door sales outlet, where:</p> <ul style="list-style-type: none"> <li>(a) the tasting of wine and retail sale of wine are the predominant activities</li> <li>(b) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)</li> <li>(c) the method of waste water disposal does not involve the storage of wastewater in holding tanks</li> <li>(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(e) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood event or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
	<p>Commercial forestry</p>
	<p>Community centre</p>
	<p>Dairy</p>
	<p>Detached dwelling:</p> <ul style="list-style-type: none"> <li>(a) where there is no habitable dwelling existing on the same allotment (apart from a State or local heritage place used as a tourist accommodation facility for up to 10 guests)</li> <li>(b) where no valid planning authorisation to erect a dwelling on that allotment exists</li> <li>(c) where no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on that allotment</li> <li>(d) where it will not be located on land subject to inundation by a 1-in-100 year average return interval flood event or on land fill which would interfere with the flow of such flood waters</li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(e) is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(f) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(g) does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(h) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval floor event</li> <li>(i) is sited at least 25 metres from any watercourse.</li> </ul>
	Farming
	Farm building
	Fire station
	<p>Horticulture where:</p> <ul style="list-style-type: none"> <li>(a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development</li> <li>(b) the soil structure and nature of the land are capable of supporting the proposed development</li> <li>(c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies</li> <li>(d) the growing of olives is not located within 500 metres of: <ul style="list-style-type: none"> <li>(i) a national park</li> <li>(ii) a conservation park</li> <li>(iii) a wilderness protection area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(e) the growing of olives is not located within 50 metres of the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
	<p>Land division where:</p> <ul style="list-style-type: none"> <li>(a) no additional allotments are created either partly or wholly within the zone</li> <li>(b) each resulting allotment provides a suitable site for a detached dwelling which complies with the following criteria: <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System or on-site wastewater treatment and disposal methods</li> <li>(iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10 year return period floor event</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>

Form of Development	Exceptions
	<p>Mineral water extraction and processing plant which may include ancillary activities of administration and sale or promotion of mineral water product where:</p> <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the extraction and processing of mineral water takes place:               <ul style="list-style-type: none"> <li>(i) extraction</li> <li>(ii) bottling</li> <li>(iii) packaging</li> <li>(iv) storage</li> <li>(v) distribution</li> </ul> </li> <li>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 450 square metres per allotment with a maximum building area of no greater than 250 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry.</li> <li>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment.</li> <li>(d) there is no more than one industry located on an allotment.</li> <li>(e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters.</li> <li>(f) the industry is connected to an approved sewage effluent disposal scheme or an on-site wastewater treatment and disposal system.</li> <li>(g) the industry effluent system and any effluent drainage field are located within the allotment of the development.</li> <li>(h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located:               <ul style="list-style-type: none"> <li>(i) within a 900 millimetres or greater rainfall per year area</li> <li>(ii) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(iii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iv) within 50 metres of any bore, well or watercourse</li> <li>(v) within 800 metres of the high water level of a public water supply reservoir.</li> </ul> </li> <li>(i) the industry does not have a septic tank or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.</li> </ul>
Outbuilding	
Pergola	
Recreation area including associated buildings and facilities	
	<p>Restaurant where:</p> <ul style="list-style-type: none"> <li>(a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product</li> <li>(b) the method of waste water disposal is by means of a mains sewerage or common effluent scheme</li> <li>(c) it does not result in more than 75 seats for customer dining purposes on the allotment</li> <li>(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(e) no part of the development is undertaken in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>

Form of Development	Exceptions
	<p>Shop where:</p> <ul style="list-style-type: none"> <li>(a) the tasting of wine and retail sale of wine are the predominant activities</li> <li>(b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product</li> <li>(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares</li> <li>(d) it is setback at least 50 metres from roads other than where occupying a state or local heritage listed building</li> <li>(e) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)</li> <li>(f) the method of waste water disposal does not involve the storage of wastewater in holding tanks</li> <li>(g) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(h) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return flood interval event or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
	<p>Telecommunications facility below 30 metres in height</p>
	<p>Tourist accommodation and ancillary uses (not including caravan or camping grounds) that achieves one of the criteria (a) to (c), and all of the criteria (d) to (j):</p> <ul style="list-style-type: none"> <li>(a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation</li> <li>(b) wholly within a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to ten guests are accommodated in non-hosted accommodation</li> <li>(c) wholly within or within part of or as an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists</li> <li>(d) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters</li> <li>(e) be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System or on-site wastewater treatment and disposal methods</li> <li>(f) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land: <ul style="list-style-type: none"> <li>(i) in a high rainfall zone (&gt;900 millimetres/year)</li> <li>(ii) within 200 metres of a major watercourse (3<sup>rd</sup> or higher order)</li> </ul> </li> <li>(g) not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(h) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(i) is sited at least 25 metres from any watercourse</li> <li>(j) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).</li> </ul>
	<p>Veranda</p>

Form of Development	Exceptions
	Water storage tank except dam
	<p>Winery where:</p> <p>(a) it includes at least one of the following activities associated with the making of wine:</p> <ul style="list-style-type: none"> <li>(i) grape crushing</li> <li>(ii) juice fermentation</li> <li>(iii) wine maturation</li> </ul> <p>and may include one or more of the following as accessory and subordinate activities:</p> <ul style="list-style-type: none"> <li>(iv) administration</li> <li>(v) bottling</li> <li>(vi) packaging</li> <li>(vii) storage of wine</li> <li>(viii) waste water treatment, storage and disposal (where the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum)</li> </ul> <p>(b) at least one of the following applies:</p> <ul style="list-style-type: none"> <li>(i) the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum</li> <li>(ii) the proposed method of waste water disposal is by means of a mains sewerage or common effluent disposal scheme</li> </ul> <p>(c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</p> <p>(d) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</p> <p>(e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.</p>

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Demolition of elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> , not considered to have heritage value.	<p>Agricultural industry</p> <p>Cellar door sales outlet</p> <p>Development affecting a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a> where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) building work that materially affects the heritage value or the elements of a heritage place listed in <a href="#">Table Play/5 - State Heritage Places</a> or <a href="#">Table Play/4 - Local Heritage Places</a></li> <li>(b) land division involving the creation of additional allotments or division within an existing built form</li> <li>(c) a change in use</li> <li>(d) demolition of a Local heritage place identified in <a href="#">Table Play/4 - Local Heritage Places</a>, other than where assigned Category 1.</li> </ul>

Category 1	Category 2
	<p data-bbox="766 302 1356 331">Dwelling where one of the following applies, it is:</p> <ul data-bbox="829 331 1468 660" style="list-style-type: none"><li data-bbox="829 331 1468 448">(a) adjacent to an allotment that contains a lawfully existing winery processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum</li><li data-bbox="829 448 1468 660">(b) established within 300 metres of any winery wastewater treatment equipment, effluent dam, building containing wine-making activities, or buildings containing bottling activities associated with a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum.</li></ul> <p data-bbox="766 683 1436 739">Mineral water extraction and/or processing plant where bottling plants only use non-refillable containers.</p> <p data-bbox="766 761 909 784">Restaurant</p> <p data-bbox="766 806 925 828">Shop where:</p> <ul data-bbox="829 828 1468 1041" style="list-style-type: none"><li data-bbox="829 828 1468 896">(a) the tasting of wine and retail sale of wine are the predominant activities</li><li data-bbox="829 896 1468 963">(b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product</li><li data-bbox="829 963 1468 1041">(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.</li></ul> <p data-bbox="766 1064 1452 1120">Winery processing grapes or grape product less than the equivalent of a 500 tonne crush per annum.</p> <p data-bbox="766 1142 1308 1164">Winery (except when non-complying) where:</p> <ul data-bbox="829 1164 1468 1500" style="list-style-type: none"><li data-bbox="829 1164 1468 1254">(a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum</li><li data-bbox="829 1254 1468 1500">(b) winery waste water treatment equipment, buildings containing wine-making activities and buildings containing bottling activities are located at least 300 metres from:<ul data-bbox="893 1377 1452 1500" style="list-style-type: none"><li data-bbox="893 1377 1452 1444">(i) tourist accommodation (except where it is sited on the same allotment as the winery)</li><li data-bbox="893 1444 1452 1500">(ii) residential development (except where it is sited on the same allotment as the winery).</li></ul></li></ul>





# **Table Section**



## Table Play/1 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
All buildings	1 No building being erected, added to or altered on any land so that any portion of such building will be erected, added to or altered nearer than 8 metres to the existing boundary of any road, or to the boundary of any land shown as being required for road widening on the Plan deposited under the provisions of the <i>Metropolitan Adelaide Road Widening Plan Act, 1972</i> .
All types of development adjacent to the coast (except where standards for setback and elevation of buildings are specified)	<p>1 No part of the site of the development lying within 100 metres of:</p> <p>(a) mean high water mark</p> <p>(b) the highest visible tidal debris or seaweed line</p> <p>(c) the top of any seacliff or erosion escarpment that abuts the coast, whichever applies at the location and whichever provides the furthest distance from the sea.</p> <p>2 Any building site being at least 0.3 metres above the 1-in-100 year average return interval extreme water level (tide and stormwater combined) and associated wave effects plus an allowance for any land subsidence to the year 2050.</p> <p>3 The building floor level being at least 0.25 metres above the minimum site level set out in 2 above.</p> <p>4 The planning authority having given a certificate that it is satisfied that there are practical measures available to the developer and to subsequent owners to protect the development to withstand a further 0.7 metre sea level rise.</p> <p>5 All effluent is to be disposed of in a land based effluent disposal system situated at least 100 metres in from the high water mark.</p>
All types of development within the <b>Lyell McEwin Health Node Policy Area 23</b>	<p>1 The provision of a car parking area to service the development subject to Conditions A, B and C.</p> <p>2 The provision of a landscape plan subject to the Condition D.</p>
Consulting room	1 A parking area being established on the site of the consulting room at the rate of not less than five car parking spaces for each consulting room, subject to Condition A.
Electricity sub-station within the following zones: <b>Neighbourhood Centre Zone</b> <b>Commercial Zone</b> <b>Light Industry Zone</b> <b>Industry Zone</b>	<p>1 Any transformer switchgear or similar equipment in the electricity sub-station being either:</p> <p>(a) enclosed in a building</p> <p>(b) surrounded (except at places of entry and exit) by a wall of not less than 2.4 metres in height or by a strip of land not less than 1.2 metres wide densely planted with trees or shrubs of a type which may be reasonably expected to reach a height of 1.8 metres within four years (and which shall be maintained in good heart and condition at all times) or a combination of a wall, trees and shrubs as aforesaid</p> <p>(c) surrounded, or its surrounding being rendered attractive, by a method proposed by the owner of the electricity sub-station and approved by the planning authority as being an acceptable method.</p>

Form of Development	Compliance Criteria / Conditions
General industry Light industry Store Warehouse	<p>1 The total area of the site occupied by buildings not exceeding 50 per cent of the area of the site.</p> <p>2 A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>3 No part of any industrial building, store, warehouse or works exceeding 2 metres in height being constructed nearer to the boundary of a <b>residential zone</b> or of land used or which may be used for the purpose of a school or hospital, than three metres plus 500 millimetres for each metre by which the height of the part in question exceeds 3.5 metres.</p> <p>4 A parking area being established on the site of the general or light industry, store or warehouse at the rate of not less than one car parking space for every 47 square metres of total floor area or one car parking space for every 2 employees (whichever provides the larger parking area in the particular case); subject to condition A.</p> <p>5 The planning authority having given a certificate that it is satisfied that: (a) provision has been made for all loading and unloading of vehicles to take place on the site of the industry, store or warehouse (b) conditions B, C and D have been complied with.</p>
Within the <b>Industry Virginia Policy Area 3:</b> Light industry Service industry Service trade premises Store Warehouse	<p>1 Site access should be at least 200m away from the intersection with Old Port Wakefield Road.</p> <p>2 Buildings are setback 10 metres from Nash and Maloney Roads.</p> <p>3 The total area of the site occupied by buildings not exceeding 50 per cent of the area of the site.</p> <p>4 A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>5 No building having a total building height greater than 10 metres.</p> <p>6 A parking area being established on the site at the rate of not less than one car parking spaces for every 50 square metres of total floor area.</p> <p>7 A minimum of 10 per cent of the site landscaped with a minimum width of 5 metres.</p> <p>8 The relevant authority having given a certificate that it is satisfied that: (a) provision has been made for all loading and unloading of vehicles to take place on the site (b) provision has been made for vehicles to enter and exit the site in a forward direction (c) conditions A, B, C and D have been complied with (d) stormwater generated by the development during a 1-in-100 year event storm can be retained on site for a period of one hour (e) wastewater from air-conditioning units, cooling towers and compressors is considered contaminated and must not be discharged into any stormwater drainage systems.</p>
Within <b>Business Policy Area 10:</b> Light industry Service industry Service trade premises Store Warehouse	<p>1 The site of the development is at least 50 metres from the nearest residential zone boundary.</p> <p>2 All vehicles able to access/ egress the site in a forward direction.</p> <p>3 Building height no greater than 12 metres.</p> <p>4 Buildings setback a minimum of 6 metres from any street frontage.</p> <p>5 Front façade clad in masonry, brick, stone, concrete block, concrete tilt-up, timber, rendered masonry, cement fibre sheeting or glass.</p> <p>6 At least 10 per cent of the site landscaped.</p> <p>7 A site coverage of less than 50 per cent.</p> <p>8 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>9 Parking provided at the rate of not less than: (a) 2 per 100 square metres (industrial component under 200 square metres)</p>

Form of Development	Compliance Criteria / Conditions
	<ul style="list-style-type: none"> <li>(b) 1.33 per 100 square metres (industrial component 200-2000 square metres)</li> <li>(c) 0.67 per 100 square metres (industrial component greater than 2000 square metres)</li> <li>(d) 3.3 spaces per 100 square metres (office component)</li> <li>(e) 2 per 100 square metres (service trade premises component).</li> </ul>
	10 Buildings, including fill, sited designed and constructed to prevent the entry of floodwaters in a 1 in 100 year average return interval flood event
	11 Areas used for the loading or unloading of materials or for the storage of chemicals and materials used in industrial operations and processes should incorporate bunding or containment facilities that: <ul style="list-style-type: none"> <li>(a) prevent the entry of external stormwater</li> <li>(b) contain any spilt materials from entering the stormwater system.</li> </ul>
	12 No loading and/or unloading facilities located off-site.
<p>Within the <b>Urban Employment Zone:</b></p> <ul style="list-style-type: none"> <li>(a) light industry</li> <li>(b) service industry except where it is located within the <b>Intermodal Policy Area 21</b></li> <li>(c) service trade premises except where it is located within the <b>Intermodal Policy Area 21</b></li> <li>(d) warehouse.</li> </ul>	<ul style="list-style-type: none"> <li>1 The building, or any part, is not located within: <ul style="list-style-type: none"> <li>(a) areas affected by aircraft noise shown on <a href="#">Concept Plan Map Play/26 - Edinburgh Defence Airfield Aircraft Noise Exposure</a></li> <li>(b) an area shown on <a href="#">Concept Plan Map Play/27 - Edinburgh Defence Airfield Lighting Constraints</a> where restrictions on the amount of upward light apply.</li> </ul> </li> <li>2 The development does not involve an activity of environmental significance or major environmental significance identified in Schedules 21 and 22 of the <i>Development Regulations 2008</i>.</li> <li>3 The development does not require referral pursuant to Section 37 of the <i>Development Act 1993</i>.</li> <li>4 The development site is greater than 60 metres from the nearest residential zone boundary.</li> <li>5 The development site has been determined as Excluded from bushfire risk subject to the requirements of the <b>Urban Employment Zone</b>.</li> <li>6 The development has direct access to a sealed roadway.</li> <li>7 All vehicles able to access/egress the site in a forward direction.</li> <li>8 A site coverage of less than 50 per cent.</li> <li>9 Building height does not exceed airport building heights shown on <a href="#">Concept Plan Map Play/25 - Edinburgh Defence Airfield Defence (Area Control) Regulations</a> and is no greater than 12 metres.</li> <li>10 Building setback in accordance with the following: <ul style="list-style-type: none"> <li>(a) buildings up to a height of 6 metres sited at least 8 metres from the primary street alignment</li> <li>(b) buildings exceeding a height of 6 metres sited at least 10 metres from the primary street alignment</li> <li>(c) 4 metres from the secondary street frontage.</li> </ul> </li> <li>11 The development is designed as follows: <ul style="list-style-type: none"> <li>(a) buildings adjacent public streets are designed to overlook the street and have a maximum unarticulated length of 30 metres (15 metres for offices)</li> <li>(b) comprise low-reflective materials and pre-colour treatment if metal clad.</li> </ul> </li> <li>12 Landscaping comprises: <ul style="list-style-type: none"> <li>(a) an area of not less than 10 per cent of the site</li> <li>(b) a landscaped setback area of more than 3 metres wide along any street boundary, except where a building is setback a lesser distance from any street boundary in which case the intervening setback is landscaped</li> <li>(c) a mix of species expected to grow to less than 0.5 metres in height and species expected to grow with clear stems to 2 metres height and with the canopy above.</li> </ul> </li> </ul>

Form of Development	Compliance Criteria / Conditions
	<p>13 A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>14 Off-street vehicle parking and specifically marked disabled parking provided at the rate detailed in <a href="#">Table Play/3 - Off Street Vehicle Parking Requirements</a>.</p> <p>15 All buildings, including the associated filling of land, are sited, designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.</p> <p>16 Areas used for the loading or unloading of materials or for the storage of chemicals and materials used in industrial operations and processes are to incorporate bunding or containment facilities that:</p> <p>(a) prevent the entry of external stormwater</p> <p>(b) contain any spilt materials from entering the stormwater system.</p> <p>17 All loading and/or unloading of vehicles to occur within the boundaries of the site.</p> <p>18 All outside loading and unloading and goods storage areas should be screened by solid fencing or dense screen landscaping.</p> <p>19 All stormwater drainage is retained and treated on-site or connected to an approved stormwater management scheme.</p> <p>20 Waste collection and storage areas provided which are:</p> <p>(a) screened and separated from adjoining areas</p> <p>(b) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system.</p> <p>21 The development comprises a maximum of two advertising displays, each of which does not encroach upon the public road reserve <b>and accords with the following:</b></p> <p>(a) A maximum of one pylon sign per site that:</p> <p>(i) has a maximum height of 6 metres</p> <p>(ii) has a maximum area of 8 square metres</p> <p>(iii) is located between the building and the front property boundary.</p> <p>(b) A maximum of one freestanding directory sign per site that:</p> <p>(i) has a maximum height of 3 metres</p> <p>(ii) has a maximum length of 6 metres.</p> <p>(c) A maximum of one flush wall sign per site that:</p> <p>(i) has a maximum area of 8 square metres</p> <p>(ii) is erected on the building façade</p> <p>(iii) <b>is located below the parapet of the building.</b></p> <p>22 Fencing exceeding 2.1 metres in height (including colour –coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:</p> <p>(a) in-line with the building façade</p> <p>(b) behind the building line</p> <p>(c) behind a landscaped area that softens its visual impact.</p>
Hotel	<p>1 A parking area being established on the site of the hotel at the rate of not less than one car parking space for:</p> <p>(a) every 2 square metres of total floor area which is available to the public in a bar</p> <p>(b) every 6 square metres of total floor area which is available to the public in a lounge or beer garden, or not less than 1 car parking space for every 3 guest rooms (whichever provides the larger area for car parking in the particular case),</p> <p>(c) subject to condition A applying to the provision of any parking area required by this condition.</p> <p>2 The planning authority having given a certificate that it is satisfied that conditions B, C(a) and D have been complied with.</p>
Light industry	See "General industry"

Form of Development	Compliance Criteria / Conditions
Motel	<p>1 A parking area being established on the site of the motel at the rate of not less than one car parking space in respect of each room or other Residential unit in the motel and where a restaurant which is licensed, or which may be licensed under the provisions of the <i>Licensing Act, 1967-1982</i>, is within or is erected upon the site upon which there is a motel, there shall be established an additional parking area at the rate of not less than one car parking space for every 11 square metres of total floor area of such restaurant; subject to condition A applying to the provision of any parking required by this condition.</p> <p>2 The planning authority having given a certificate that it is satisfied that conditions B, C(a) and D have been complied with.</p>
Non-residential club	<p>1 A parking area being established on the site of the non-residential club at the rate of not less than 1 car parking space for every 6 square metres of total floor area used or capable of being used by the members of the club; subject to condition A.</p> <p>2 The planning authority having given a certificate that it is satisfied that conditions B, C(a) and D have been complied with.</p>
Office	<p>1 A parking area being established on the site of the office at the rate of not less than 1 car parking space for every 25 square metres of total floor area of the office, with a minimum of four such car parking spaces; subject to condition A.</p> <p>2 The planning authority having given a certificate that it is satisfied that conditions B, C and D have been complied with</p>
Petrol filling station	<p>1 Fuel pumps and other service facilities being so located on the site of the petrol filling station that there is no reasonable possibility that any part of any vehicle being serviced will encroach onto a public road.</p> <p>2 Vehicular crossings providing access to a public road, from the site of the petrol filling station being so located that:</p> <p>(a) every part of a vehicular crossing is not less than 9 metres from any part of any other vehicular crossing</p> <p>(b) the vehicular crossings cannot be used for access from a parking area owned or occupied by a person other than the owner or occupier of the site of the petrol filling station.</p> <p>3 The planning authority having given a certificate that it is satisfied that conditions B, C(a) and D have been complied with.</p>
Prescribed mining operations	<p>1 Provision being made to the satisfaction of the planning authority, and without derogating from the operation of the <i>Mines and Works Inspection Act, 1920-1978</i>, for the prescribed mining operations to be screened by shrubs and trees or other effective means (which is or are not unsightly) from the view of any person on adjacent land or on an adjacent road.</p> <p>2 In the event of the prescribed mining operations on any parts of the site of the operations:</p> <p>(a) having been discontinued for a period of not less than 6 months, or continuing only to a trifling extent</p> <p>(b) the planning authority being of the opinion that proper rehabilitation of those parts of the site is necessary, the owner or occupier or both carrying out:</p> <p>(i) at his or their costs and expense in all things</p> <p>(ii) within the time specified by the planning authority</p> <p>(c) to the satisfaction of the planning authority, such rehabilitative processes as may be specified by the planning authority by notice in writing to the owner or occupier of the site.</p>

Form of Development	Compliance Criteria / Conditions
Recreation area	1 No nuisance or annoyance being created or caused to the occupiers of any land in the vicinity of that recreation area.
Place of worship	1 A parking area being established on the site of the meeting hall or place of worship at the rate of not less than 1 car parking space for every 3 seats provided or able to be provided; subject to condition A. 2 The planning authority having given a certificate that it is satisfied that conditions B, C(a) and D have been complied with.
Service industry	1 A clearance of not less than three metres being provided for access purposes between any building and one side boundary of the site. 2 No part of any service industrial building or works exceeding 2 metres in height being nearer to the boundary of a residential zone or of land used or hospital, than 3 metres plus 500 millimetres for each metre by which the height of the part in question exceeds 3.5 metres. 3 A parking area being established on the site of the service industry at the rate of not less than 1 car parking space for every 47 square metres of total floor area or 1 car parking space for every 2 employees (whichever provides the larger parking area in the particular case); subject to condition A. 4 The planning authority having given a certificate that it is satisfied that: (a) provision has been made for all loading and unloading of vehicles to take place on the site of the service industry (b) conditions B, C and D have been complied with.
Store	See "General industry"
Warehouse	See "General industry"

### Condition A - Lesser Parking Area

A lesser parking area than that specified being established on the site, provided that the planning authority has given a certificate that:

- (a) part of the whole of the parking needs arising from the development will be met by a parking area, on another site, available or to be available for the duration of the development or intended development
- (b) the other site and the parking area to be established on the other site comply with conditions B, C and D.

### Condition B - Access To Roads

The number, location and design of access points to a road or thoroughfare from the site being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

### Condition C - Parking Area Design And Identification

- (a) the design, layout and pavement of the parking area being established so as best to ensure the safety of the public and the free flow of traffic in the locality
- (b) adequate identification being provided to ensure that the location of the parking area is readily apparent to visitors.



### **Condition D - Landscaping**

Suitable landscaping of the site being provided for in plans and drawings, which may be the plans and drawings of the building work required to be submitted to the council for approval under the *Building Act, 1970-1976*, and such landscaping would be satisfactory if implemented in accordance with the plans and drawings within 12 months of the giving of the certificate and maintained in the form and to the standard shown on the plans and drawings, and provided that such landscaping shall include the portions of the site which are:

- (a) adjacent to the alignment of a road, street or thoroughfare
- (b) within the parking areas referred to in any condition requiring the provision of such parking areas.

## Table Play/2 - Building Setbacks from Road Boundaries

Road	Portion of Road Affected	Prescribed Distance (metres)	Additional Individual Property Access Allowed
Adams Road	Both sides from Yorktown Road to Baldina Crescent	5	No
Adams Road	East Side from Baldina Crescent to Uley Road	7	No
Adams Road	East side from Zurich Road to Craigmore Road	7	No
Alexander Avenue	Both sides from western boundary of Hills Face Zone to Gawler to One Tree Hill Road	25	No
Anderson Walk	Both sides from Coventry Road to Main North Road	5	Yes
Andrews Road	West side from Pannan Road to Fradd Road	15	No
Andrews Road	West side from Curtis Road to Davoren Road	12	No
Andrews Road	West side from Davoren Road to Petherton Road	20	No
Andrews Road	West side from Petherton Road to the southern boundary of Lot 107, DP 41261	25	No
Andrews Road	East side from Womma Rd to Fradd Rd	5 (3 metres if access via rear lane)	
Angle Vale Road	Both sides from Port Wakefield Road (Virginia By Pass Road) to Frisby Road (except within the Country Township Zone at Angle Vale)	29	No
Angle Vale Road	Within Country Township Zone at Angle Vale	15	No
Angle Vale Road	Both sides from Frisby Road to Wingate Road	7	No
Argent Road	East side from Petherton Road to the southern boundary of Lot 13, DP 45026	20	No
Ashwood Boulevard	Both sides from Williston Road to Chestnut Grove	5	No
Baker Road	Both sides from Angle Vale Road to the council boundary at Gawler River	14	No
Bentley Road	Both sides from Craigmore Road to Medlow Road	8 (excluding 2 metres road widening requirement)	Yes
Blackburn Road	East side from Bogan Road to Willison Road	5	No

<b>Road</b>	<b>Portion of Road Affected</b>	<b>Prescribed Distance (metres)</b>	<b>Additional Individual Property Access Allowed</b>
Black Top Road	Both sides from Main North Road to western boundary of Hills Face Zone	7	No
Black Top Road	Both sides from western boundary of Hills Face Zone to One Tree Hill Road (except within the Country Township Zone at One Tree Hill)	25	No
Black Top Road	Within Country Township at One Tree Hill	10	No
Blair Park Drive	Both sides from Yorktown Road to Smiths Creek	5	No
Blair Park Drive	Both sides from Smiths Creek to Uley Road	7	No
Christine Avenue	West side from Cambridge Terrace to Reserve Court	5	No
Coventry/ Heytesbury Road	Both sides from Womma Road to Curtis Road	7	Yes
Coventry Road	Both sides from Curtis Road to Field Road	5 (3 metres if access via rear lane)	Yes
Craigmore Road	Both sides from Main North Road to Springvale Road	5	No
Craigmore Road	North side from Springvale Road to Adams Road	12	No
Craigmore Road	North side from Adams Road to the western boundary of the Hills Face Zone	10	No
Craigmore Road	South side from Springvale Road to the western boundary of the Hills Face Zone	5	No
Curtis Road	North side from Angle Vale Road to Broadacres Drive	14	No
Curtis Road	North side from Broadacres Drive to Frisby Road	30	No
Curtis Road	North side from Frisby Road to Andrews Road and from Coventry Road to Main North Road	5	No
Curtis Road	North side from Stebonheath Road to Coventry Road	5	No
Curtis Road	North side from Andrews Road to Stebonheath Road	5	No
Curtis Road	South side from Angle Vale Road to Julian Road	14	No
Curtis Road	South side from Julian Road to Main North Road	5	No

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**Table Play/2 - Building Setbacks from Road Boundaries**

<b>Road</b>	<b>Portion of Road Affected</b>	<b>Prescribed Distance (metres)</b>	<b>Additional Individual Property Access Allowed</b>
Dalkeith Road	South side from Angle Vale Road to Main North Road	20	No
Davoren Road	Both sides from Coventry Road to Andrews Road	5 (3 metres if access via rear lane)	No
Elwood Road	North side from McIntyre Road to the western boundary of Lot 6, DP 7628	15	No
Field Road	South side from Coventry Road to Moss Road	15	No
Fradd Road	North side from Frisby Road to Andrews Road	25	No
Frisby Road	East side from Angle Vale Road to Curtis Road	14	No
Frisby Road	West side from Angle Vale Road to Fradd Road	15	No
Frisby Road	West side from Fradd Road to Curtis Road	30	No
Frith Road	East side from Adams Road to Blair Park Drive	5	No
Gawler Road	Both sides from the railway line to Angle Vale Road	14	No
Gawler to One Tree Hill Road	Both sides from One Tree Hill Road to Council boundary at Eckerman Avenue, Gawler South	100	No
Halsey Road	Both sides Main North Road to Midway Road	7	Yes
Harvey Road	Both sides Ridley Road to Hogarth Road	7	Yes
Heaslip Road	Both sides from council boundary Waterloo Corner to council boundary at Gawler River (except within the Angle Vale township zones)	29	No
Heaslip Road	Within the Angle Vale township zones	15	No
Humbug Scrub Road	Both sides from Kersbrook Road to the Para Wirra National Park entrance	25	No
Kersbrook Road	Both sides from One Tree Hill Road to council boundary at Sampson Flat	25	No
Main North Road	West side from Dalkeith Road to Council boundary at Little Para River	5	No
Main North Road	East side from Craigmore Road to council boundary at Little Para River	5	No

<b>Road</b>	<b>Portion of Road Affected</b>	<b>Prescribed Distance (metres)</b>	<b>Additional Individual Property Access Allowed</b>
Main North Road	East side from Dalkeith Road to Craigmore Road	20	No
McIntyre Road	West side from Elwood Road to Rural A Zone boundary	15	No
McIntyre Road	Both sides from western boundary of Hills Face Zone to Gawler to One Tree Hill Road	25	No
Midway Road	Both sides	7	Yes
Moss Road	West side from Field Road to Dalkeith Road	20	No
Old Port Wakefield Road	Both sides from Port Wakefield Road to council boundary at Gawler River (except within the Virginia township zones)	14	No
Old Port Wakefield Road	Within Virginia township zone	8	Yes
One Tree Hill Road	Both sides from Kersbrook Road to council boundary at Gould Creek	100	Yes
Park Lake Boulevard	Both sides from Uley Road to Craigmore Road	5	No
Peachey Road	Both sides	5 (3 metres if access via rear lane)	Yes
Penfield Road	Both sides from Heaslip Road to the railway line	14	No
Petheron Road	Heaslip Road to Andrews Road	14	No
Petheron Road	Andrews Road to Coventry Road	5 (3 metres if access via rear lane)	Yes
Philip Highway	Both sides from Ridley Road to John Rice Avenue	7	No
Port Wakefield Road (Virginia By-Pass Road)	Both sides from southern council boundary to Northern council boundary	25	No
Somerset Grove	Both sides	7	Yes
Smitham Road	West side from Field Road to DeMannu Road	12	No
Smitham Road	West side from DeMannu Road to Nosworthy Road	10	No
Stebonheath Road	Both sides from Curtis Road to Dalkeith Rd	5 (3 metres if access via rear lane)	Yes

**Playford Council**  
**Table Section**  
**Table Play/2 - Building Setbacks from Road Boundaries**

<b>Road</b>	<b>Portion of Road Affected</b>	<b>Prescribed Distance (metres)</b>	<b>Additional Individual Property Access Allowed</b>
Taylor's Road	Both sides from Port Wakefield Road to Angle Vale Road	14	No
Tolmer Road	Both sides	7	Yes
Turner Drive	Both sides	5	No
Uley Road	Both sides from Main North Road to western boundary of Hills Face Zone	5	No
Uley Road	Both sides from western boundary of Hills Face Zone to Gawler to One Tree Hill Road	25	No
Womma Road	Both sides Gawler Road to Andrews Road	14	No
Womma Road	Both sides Andrews Road to Stebonheath Rd	5	No
Womma Road	North side from Stebonheath Road to Heystesbury Road	14	No
Yorktown Road	Both sides from Main North Road to western boundary of Hills Face Zone	5	No
Yorktown Road	Both sides from western boundary of Hills Face Zone to Black Top Road	25	No
Local roads within Residential (Elizabeth South) Zone and Thomas Street in Virginia	Both sides	8	Yes
Local Roads within Residential (Regeneration) Zone		3	Yes
All other roads	Both sides	5	Yes

## Table Play/3 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table Play/3A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Minimum Number of Off Street Car Parking Spaces Required
Bulky goods outlet except within the <b>District Centre Zone</b> or <b>Regional Centre Zone</b>	2 spaces per 100 square metres of gross leasable floor area.
Bulky goods outlet or hardware store in the <b>District Centre</b> or <b>Regional Centre Zone</b>	3 spaces per 100 square metres of gross leasable floor area
Child care centre/kindergarten	1 space per 4 children.
Cinema complex	1 space per 4 cinema seats.
Civic administration offices	4 spaces per 100 square metres of gross leasable floor area.
Commercial development	2 spaces per 100 square metres of gross leasable floor area.
Community centre	1 space per 10 square metres of gross leasable floor area.
Community centre/Library in <b>Suburban Activity Node Zone</b>	4 per 100 square metres
Consulting room in <b>Suburban Activity Node Zone</b>	5 per 100 square metres
Consulting room in the <b>Commercial Zone</b>	2 space per 100 square metres of gross leasable floor area.
Consulting room in the <b>District Centre Zone</b>	6 space per 100 square metres of gross leasable floor area.
Consulting room in the <b>Regional Centre Zone</b> , with a gross leasable floor area of less than 400 square metres	10 space per 100 square metres of gross leasable floor area.
Consulting room in the <b>Regional Centre Zone</b> , with a gross leasable floor area of greater than 400 square metres	6 space per 100 square metres of gross leasable floor area.
Consulting room located outside of a <b>District Centre Zone</b> or <b>Regional Centre Zone</b>	10 spaces per 100 square metres of gross leasable floor area.
Detached dwelling	2 on-site car parking spaces, one of which is covered (the second space can be tandem).
Educational establishment in <b>Suburban Activity Node Zone</b>	1 per 4 students
Group dwellings	An average of 1.5 on-site resident car parking spaces per dwelling, rounded up to the nearest whole number and one of which is covered and at least 0.5 on-site visitor car parking spaces per dwelling, rounded up to the nearest whole number.
Gymnasium in <b>Suburban Activity Node Zone</b>	4 per 100 square metres

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Table Play/3 - Off Street Vehicle Parking Requirements

Form of Development	Minimum Number of Off Street Car Parking Spaces Required
Hospital in <b>Suburban Activity Node Zone</b>	4 per 100 square metres
Industrial development in the <b>Urban Employment Zone</b>	2 spaces per 100 square metres of gross leasable floor area up to 200 square metres plus: <ul style="list-style-type: none"> <li>(a) 1 space for every 75 square metres of gross leasable floor area between 200 and 2000 square metres</li> <li>(b) 1 space for every 150 square metres of gross leasable floor area greater than 2000 square metres</li> <li>(c) 1 space per 30 square metres of gross leasable floor area used for office space.</li> </ul>
Industrial development in <b>Value Adding (Virginia) Policy Area 25</b>	If employee numbers are known: 0.75 per employee  OR  If employee numbers are unknown: 2 per 100 square metres GFA, for non-office component up to 200 square metres PLUS 1.33 per 100 square metres GFA, for non-office component between 200 square metres and 2000 square metres PLUS 0.67 per 100sqm GFA, for non-office component greater than 2000 square metres.
Industrial development outside of the <b>Urban Employment Zone</b>	5 spaces per 100 square metres of gross leasable floor area
Library (other than a library ancillary to an educational establishment)	4 spaces per 100 square metres of gross leasable floor area.
Light industry in the <b>Commercial Virginia Policy Area 1</b>	2 spaces per 100 square metres of gross leasable floor area.
Meeting hall	1 space per 5 seats.
Motor vehicle related business other than wrecking yard in the <b>Commercial Zone</b>	2 spaces per 100 square metres of gross leasable floor area.
Office in <b>Suburban Activity Node Zone</b>	4 per 100 square metres
Office in the <b>Commercial Zone</b>	2 spaces per 100 square metres of gross leasable floor area.
Office in the <b>Town Centre, District Centre and Regional Centre Zones</b>	1 space per 25 square metres of gross leasable floor area.
Petrol filling station in the <b>Commercial Zone</b>	2 spaces per 100 square metres of gross leasable floor area.
Place of worship	1 space per 3 seats
Pre-school	1 space per employee plus 1 space per 2 children.
Primary school	1 space per employee plus 1 space per 6 students (this rate may be reduced where a suitably designed parent drop off/pick up area is provided on site).
Residential flat buildings	1.5 on-site resident car parking spaces per dwelling, rounded up to the nearest whole number, one of which is covered, plus 0.5 on-site visitor car parking spaces per dwelling, rounded up to the nearest whole number.



Form of Development	Minimum Number of Off Street Car Parking Spaces Required
Restaurant in the <b>District Centre</b> or <b>Regional Centre Zones</b> , comprising fast food with dine in or a drive through	1 space per 3 seats (internal and external seating) or 1 space per 2 seats (internal), whichever is the greater.
Restaurant in the <b>District Centre</b> or <b>Regional Centre Zones</b> , which does not comprise fast food with dine in or a drive through	1 space per 3 seats or 1 space per 15 square metres of gross leasable floor area, whichever is the greater.
Restaurant in the <b>Town Centre Zone</b>	1 space per 3 seats provided or able to be provided.
Row dwelling	2 spaces on-site car parking spaces, one of which is covered (the second space can be tandem).
Secondary school	1.2 spaces per employee plus 1 space per 20 students.
Semi-detached dwelling	2 spaces on-site car parking spaces, 1 of which is covered (the second space can be tandem).
Service trade premises	2 spaces per 100 square metres of gross leasable floor area.
Shop in <b>Suburban Activity Node Zone</b>	5 per 100 square metres
Shop or group of shops (other than a restaurant) in the <b>Town Centre Zone</b>	7 spaces per 100 square metres of gross leasable floor area.
Shop or group of shops (other than a restaurant, hardware store or bulky goods outlet) in the <b>Precinct 26 Retail Core</b> within the <b>Regional Centre Zone</b>	5.5 spaces per 100 square metres of gross leasable floor area.
Shop or group of shops (other than a restaurant, hardware store or bulky goods outlet) located outside of <b>Precinct 26 Retail Core</b> within the <b>Regional Centre Zone</b>	3.8 spaces per 100 square metres of gross leasable floor area.
Shop or group of shops in the <b>Commercial Zone</b>	2 spaces per 100 square metres of gross leasable floor area.
Shop or group of shops in the <b>District Centre Zone</b>	5.5 spaces per 100 square metres of gross leasable floor area.
Store located outside of the <b>Urban Employment Zone</b>	2 spaces per 100 square metres of gross leasable floor area
Store located within the <b>Urban Employment Zone</b>	2 spaces per 100 square metres of gross leasable floor area up to 200 square metres plus: <ul style="list-style-type: none"> <li>(a) 1 space for every 75 square metres of gross leasable floor area between 200 and 2000 square metres</li> <li>(b) 1 space for every 150 square metres of gross leasable floor area greater than 2000 square metres</li> <li>(c) 1 space per 30 square metres of gross leasable floor area used for office space.</li> </ul>
Student apartments in <b>Suburban Activity Node Zone</b>	1 per apartment
Supported accommodation	1.5 spaces per dwelling plus 1 space for every 3 beds in any nursing home, rest home or hostel component of the development.
Used car lot or vehicle sales yard	2 spaces per 100 square metres of total site area.

Form of Development	Minimum Number of Off Street Car Parking Spaces Required
Warehouse located outside of the <b>Urban Employment Zone</b>	2 spaces per 100 square metres of gross leasable floor area.
Warehouse located within the <b>Urban Employment Zone</b>	2 spaces per 100 square metres of gross leasable floor area up to 200 square metres plus: <ul style="list-style-type: none"> <li>(a) 1 space for every 75 square metres of gross leasable floor area between 200 and 2000 square metres</li> <li>(b) 1 space for every 150 square metres of gross leasable floor area greater than 2000 square metres</li> <li>(c) 1 space per 30 square metres of gross leasable floor area used for office space.</li> </ul>

## Table Play/3A – Off Street Vehicle Parking Requirements for Designated Areas

### Interpretation

- 1 The vehicle parking rates table applies to Designated Areas listed below except where:
  - (a) any applicable condition(s) is/are not met
  - (b) the zone provisions require a lesser amount of on-site vehicular parking spaces than the amount determined using the vehicle parking rates tables below.

### Designated Areas

- 2 The following are Designated Areas:

Designated Area	Conditions	
<b>District Centre Zone</b>	Any part of the development site is located in accordance with at least one of the following:	
<b>Local Centre Zone</b>		
<b>Neighbourhood Centre Zone</b>	(a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service <sup>(2)</sup>	
<b>Regional Centre Zone</b>	(b) within 400 metres of a bus interchange <sup>(1)</sup> that is part of a high frequency public transit service <sup>(2)</sup>	
<b>Suburban Activity Node Zone</b>		
<b>Town Centre Zone</b>		
		(c) within 400 metres of an O-Bahn interchange <sup>(1)</sup>
		(d) within 400 metres of a passenger rail station <sup>(1)</sup> that is part of a high frequency public transit service <sup>(2)</sup>
		(e) within 400 metres of a passenger tram station <sup>(1)</sup>
	(f) within 400 metres of the Adelaide Parklands.	

<sup>(1)</sup> Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

<sup>(2)</sup> A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

### Applicable off-street vehicular parking requirements

- 3 Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:
  - (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times
  - (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas
  - (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained
  - (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

- (e) generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening
- (f) the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

## VEHICLE PARKING RATES TABLES

**TABLE 1: Non-residential development excluding tourist accommodation**

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All <b>Designated Areas</b> (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area

## Table Play/4 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Lot 191 Angle Vale Road ANGLE VALE	House; Original external form, materials & details of the c1870s farmhouse.			CT 5796/902	a b e	13232
Lot 2 & 3 Angle Vale Road ANGLE VALE	Former Ebenezer Chapel Cemetery & Hall; The 1854 former Ebenezer Chapel including overall external form of the building, the former Hall associated with the Chapel, and the Cemetery, including cast iron grave surrounds.			CT 5490/353 CT 5253/467	a c e	13234
Lot 254 Angle Vale Road ANGLE VALE	Former Church Manse; Original external form, materials & details of the circa 1857 cottage.			CT 5410/218	a e	13235
Lot 400 Angle Vale Road ANGLE VALE	'Sylvan Glade"; Original external form, materials & details of the early house and associated outbuildings.			CT 5949/849	a b e	13233
Lot 91 Chivell Road ANGLE VALE	Farmhouse; Original external form, materials & details of the 1850s farmhouse.			CT 5557/188	a b	13236
Lot 2 Curtis Road ANGLE VALE	House; Original external form, materials & details of the 1850s cottage.			CT 4349/172	a b d e	13237
Sec 92 Riverbanks Road ANGLE VALE	House; Original external form, materials & details of the 1850's cottage.			CT 5744/241	a b e	13238
Lot 101 Main North Road BLAKEVIEW	Former Barn/Stables; Original external form, materials & details of the 1860s former stables.			CT 5942/915	a b e f	13239
Lot 446 Smith Road BLAKEVIEW	House 'Arrawarra'; Original external form, materials & details of the 1920s cottage.			CT 5687/701	a b e	13240
10 Pinehurst Road CRAIGMORE	House 'Blair Farm'; Original external form, materials & details of the circa 1855 house.			CT 5204/274	a b	13241
93 Elizabeth Way ELIZABETH	Anglican Mission; Original, external form, materials & details of the 1959 community centre, including the curved roof two storey section to the rear.			CT 5780/701	a b c	13297

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**Table Play/4 - Local Heritage Places**

<b>Property Address</b>	<b>Description and/or Extent of Listed Place</b>	<b>Lot No. or Part Sec</b>	<b>Plan No.</b>	<b>Certificate of Title</b>	<b>Section 23(4) Criteria</b>	<b>DPLG ID</b>
10 Goodman Road ELIZABETH	Grandstand- Elizabeth Oval; Original form, materials & details of the 1960s grandstand.			CT 5400/140 CT 5752/704	a b f	13243
15 Goodman Road ELIZABETH	Playford Gardens; Whole of the gardens including monument, walls & paths.			CT 5589/749	a c e	13244
Lot 150 Playford Blvd ELIZABETH	Clock Tower; Original, external form, materials & details of the free standing masonry clock tower.			CT 5954/291	a c d e f	13298
10 Playford Blvd ELIZABETH	Shedley Theatre; Original, external form, materials & details of the 1965 Shedley Theatre.			CT 5995/901	a c d e f	13242
27 Spruance Road ELIZABETH EAST	Guerin House; Original external form, materials & details of the late nineteenth century cottage.			CT 5579/296	a b	13245
85 Fairfield Road ELIZABETH GROVE	Elizabeth Grove Uniting Church; Original external form, materials & details of the 1956 church.			CT 5644/720	a b c d	13299
Lot 4 Shillabeer Road ELIZABETH PARK	Olive Grove; The area of land featuring closely planted Olive Trees & steep sided creek.			CT 2921/143	a b	13300
4 Kettering Road ELIZABETH SOUTH	Water Tower; Original external form, materials & details of the c1940 water tower.			CT 5878/485	a f	13303
180 Philip Highway ELIZABETH SOUTH	General Motors Holden's Office Building; The front metal grill entrance (not façade) of the 1958 building.			CT 5351/418	a b c d	13301
2A Bogan Road HILLBANK	House; Original external form, materials & details of the 1880s-90s house.			CT 6003/639	a b e	13246
Lot 72 Williams Road HILLBANK	Former Little Para Wesleyan Church Cemetery; Current extent of former cemetery reserve including remaining gravestones and cast iron railing fence.			CT 5143/966	a c	13247
Lot 207 Hillier Road HILLIER	House; Original external form, materials & details of the 1865 cottage.			CT 5766/651	a b e	13248
Lot 220 Wingate Road HILLIER	Farmhouse 'Birribi'; Original external form, materials & details of the c1880s farmhouse			CT 5822/291	a b e	13249

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Lot 72 Bassnet Road off Humbug Scrub Road HUMBUG SCRUB	Humbug Scrub Cottage; Original external form, materials & details of the c1919 cottage.			CT 5573/220	e	13285
36 Maltarra Road MUNNO PARA	House; Original external form, materials & details of the late 1890 house.			CT 5324/106	a b e	13250
Lot 101 Dalkeith Road MUNNO PARA DOWNS	Barn; Original external form, materials & details of the 1870s barn.			CT 5493/859	a b e	13251
Lot 307 Frisby Road MUNNO PARA DOWNS	House; Original external form, materials & details of the early 1900s house.			CT 6008/242	a b e	13252
Lot 313 Frisby Road MUNNO PARA DOWNS	House; Original external form, materials & details of the c1850 'pise' house.			CT 6010/442	a b d e	13253
Lot 97 Stebonheath Road MUNNO PARA DOWNS	House And Outbuildings 'Stebonheath'; Original external form, materials & details of the c1860s cottage.			CT 5098/683	a b e	13254
Lot 61 Brandis Road MUNNO PARA WEST	House 'Pepper Tree Farm'; Original external form, materials & details of the c1860s house.			CT 5061/31	a b	13255
Lot 325 Curtis Road MUNNO PARA WEST	House 'Tudor Vale'; Original external form, materials & details of the c1860s-70s farmhouse.			CT 6020/13	a b	13256
Lot 10 Blacktop Road ONE TREE HILL	Institute & War Memorial; Original external form, materials & details of the 1906 Institute, the northern addition and the War memorial.			CT 5499/836	a c	13257
Lot 13 Blacktop Road ONE TREE HILL	House 'Applewood'; Original external form, materials and details of the cottage.			CT 5171/479	a b	13260
Lot 16 Blacktop Road ONE TREE HILL	Uniting Church & Cemetery; Original external form, materials & details of the 1860s church and the cemetery reserve including stone fence and iron gate.			CT 5855/719	a c	13258
Lot 5 Blacktop Road ONE TREE HILL	Cottage 'The Peppercorns'; Original external form, materials & details of the c1860s cottage.			CT 5260/927	a b	13259
Lot 1 Cornishmans Hill Road ONE TREE HILL	Uleybury School Museum; Original external form, materials & details of the c1856 building.			CT 5429/506	a c	13261

**Playford Council**  
**Table Section**  
**Table Play/4 - Local Heritage Places**

<b>Property Address</b>	<b>Description and/or Extent of Listed Place</b>	<b>Lot No. or Part Sec</b>	<b>Plan No.</b>	<b>Certificate of Title</b>	<b>Section 23(4) Criteria</b>	<b>DPLG ID</b>
Lot 52 Cornishmans Hill Road ONE TREE HILL	Homestead; Original external form, materials & details of the c1850s-60s house.			CT 5729/628	a b	13262
Lot 101 Crosshill Road ONE TREE HILL	House; Original external form, materials & details of the c1860s house.			CT 5884/584	a b	13263
Lot 102 Crosshill Road ONE TREE HILL	House 'Crosshill'; Original external form, materials & details of the c1860s house including the later stone section to the rear of the house & associated outbuildings.			CT 5884/585	a b e	13264
Lot 10 Paines Road ONE TREE HILL	Former Precolumb School; Original external form, materials & details of the c1855 school building.			CT 5659/841	a c	13265
Lot 4 Uley Road ONE TREE HILL	Uley Cemetery & Chapel Site; The cemetery site including the former 1850s chapel site & stone boundary wall.			CT 5695/298	a b c d e	13280
Lot 34 Yorktown Road ONE TREE HILL	House & Outbuildings 'Yelki'; Original external form, materials & details of the 1909 house.			CT 5345/792	a b d e	13266
Lot 347 Argent Road PENFIELD	Zoar Cemetery; The cemetery reserve including all headstones & cast iron railings.			CT 5818/691	a c	13267
Lot 1 Carclew Road PENFIELD GARDENS	Carclew Primitive Methodist Church; Original external form, materials & details of the 1870s church & adjacent cemetery reserve.			CT 5417/461	a c	13268
Lot 92 One Tree Hill Road SAMPSON FLAT	House 'Kirklands'; The four rooms of the 1891 stone house and the two stone rooms and hallway of the 1915 house. Also the two outbuildings including the remnant part of the 1845 slab cottage with stone chimney and the remnant stone chimney from the original smokehouse build			LT X/41 LT X/79	a b e	13306
4 Anderson Walk SMITHFIELD	Smithfield Primary School; Original external form, materials & details of the 1877 stone building.			CT 5556/930	a c	13269
28 Anderson Walk SMITHFIELD	Smithfield Fodder & Pet Supplies; Original external form, materials & details of the 1861 building.			CT 5654/686	a c e f	13270
44 Anderson Walk SMITHFIELD	House; Original external form, materials & details of the late 1890s house.			CT 5691/92	a b e	13271



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Lot 1 Augusta Square SMITHFIELD	Augusta Square; The whole of the square including several large River Red Gums.			CT 5357/42	a c d f	13272
142 143 & 146 Graeber Road SMITHFIELD	Smithfield Railway Cottages; Original external form, materials & details of the two pairs of c1910 attached cottages.			CT 5459/666 CT 5087/934 CT 5459/832	a d	13273
7 Hope Street SMITHFIELD	Cottage; Original external form, materials & details of the 1870s-80s cottage.			CT 5558/941	a b	13274
24 Jane Street SMITHFIELD	Cottage; Original external form, materials & details of the c1860 cottage.			CT 5181/903	a b e	13275
1 Main North Road SMITHFIELD	Smithfield Hotel; Original external form, materials & details of the 1850s hotel.			CT 5158/170	a b c e f	13308
25 Queen Street SMITHFIELD	Cottage; Original external form, materials & details of the 1850s-60s cottage.			CT 5444/335	a b d	13276
4 Rose Street SMITHFIELD	House; Original external form, materials & details of the 1920s house.			CT 6027/870	a b	13277
6 Samuel Street SMITHFIELD	Former Smithfield Methodist Church; Original external form, materials & details of the 1859 church.			CT 5677/68 CT 5695/316 CT 5743/128	a c	13309
Lot 11 Craigmore Road ULEYBURY	Homestead & Outbuildings 'Craigmore'; External form, materials & details of the c1870 stone house & associated stone outbuilding.			CT 5826/739	a b	13278
Lot 1 Medlow Road ULEYBURY	House- Stables/Barn- Shearing Shed & Sheep Dip. Former Yattalunga outbuildings; Original external form, materials & details of the c1900 house, c1860s stables/barn, shearing shed & sheep dip.			CT 5227/62	a b e	13279
Lot 1 Broster Road VIRGINIA	Homestead 'Virginia Park'; External form , materials & detailing of the 1870 house and the elements of the subsequent c1920s upgrading.			CT 5483/642	a b d e	13287
Lot 6 Gawler Road VIRGINIA	Former Railway Cottages; Original external form, materials & details of the 1920s cottages.			CT 5074/560	a e	13291

**Playford Council**  
**Table Section**  
**Table Play/4 - Local Heritage Places**

<b>Property Address</b>	<b>Description and/or Extent of Listed Place</b>	<b>Lot No. or Part Sec</b>	<b>Plan No.</b>	<b>Certificate of Title</b>	<b>Section 23(4) Criteria</b>	<b>DPLG ID</b>
Lot 245 Johns Road VIRGINIA	Farmhouse; Original external form, materials & details of the 1880s farmhouse.			CT 5816/652	a b e	13294
Lot 130 Old Port Wakefield Road VIRGINIA	Virginia Institute; Original external form, materials & details of the 1908 building.			CT 5623/771	a c f	13289
Lot 255 Old Port Wakefield Road VIRGINIA	Virginia Oval; The recreation reserve including the oval, memorial gates & pine trees.			CT 5916/58	a c f	13288
Lot 107 Penfield Road VIRGINIA	Our Lady of the Assumption Catholic Church; Original external form, materials & details of the 1860s church.			CT 5544/937	a b c d	13290
Lot 6 Penfield Road VIRGINIA	House; Original external form, materials & details of the 1870s stone house including chimneys & c1900 gable & veranda.			CT 5237/546	a b e	13281
Lot 203 Phineas Street VIRGINIA	Virginia Uniting Church (former Methodist Church); Original external form, materials & details of the 1937 church.			LT G/70	a c	13293
Lot 4 Robert Road VIRGINIA	House 'Almond Grove'; Original external form, materials & details of the 1860s house.			CT 5712/294	a b e	13282
Lot 76 Taylors Road VIRGINIA	House 'Calvin Grove'; Original external form, materials & details of the 1860s-70s house.			CT 6016/434	a b e	13283
Lot 16 Gawler - One Tree Hill Road YATTALUNGA	Stone Wall 'Yatalunga'; The c1850s random dry stone wall.			CT 5127/602	a b d e	13310
Lot 354 Glenburnie Road off Humbug Scrub Road YATTALUNGA	House 'Miltonbank'; External form, details and materials of the c1870 stone house.			CT 5360/400	a b d e	13284
Lot 29 Toolunga Road YATTALUNGA	Cottage; Original external form, materials & details of the c1860s-70s cottage.			CT 5260/430	a b e	13286

Note: This table was last updated on [7 July 2010](#).

## Table Play/5 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Heaslip Road ANGLE VALE	Angle Vale Bridge [Laminated Timber Arch]			N/A		10570
7 Judd Street ELIZABETH	Dwelling - Judd House	S7593	H105400	CR 5752/707		12787
Andrews Road MACDONALD PARK	Buildings No's 29 & 33, Smithfield Magazine Area	A2	D80814	CT 6035/395	a b	16201
Blacktop Road ONE TREE HILL	Dwelling (former One Tree Hill Inn)	A4	F9037	CT 5493/437		13868
Off Uley Road ONE TREE HILL	Former Adamson's Flour Mill, Smiths Creek	Q39	F28087	CT 5273/931		11051
Petheron Road PENFIELD	Dwelling - Pise Cottage & Brick Well	Q242 & 260 A243	D82630 D82630	CT 6054/479 CT 6054/480		10571
WILLIAMSTOWN	Lady Alice Gold Mine Site	S396	H105700	CR 5848/950		12782
Gawler-One Tree Hill Road YATTALUNGA	Dwelling ('Yattalunga') and Stables	A101 A102	D62094 D62094	CT 5910/83 CT 5910/84	a b	12819

Note: this table was last updated on 8 December 2010 and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.



# Mapping Section

**Spatial Extent Maps**

**Bushfire Risk Maps**

**Concept Plan Maps**



## Map Reference Tables

### Zone Maps

Zone Name	Map Numbers
Commercial Zone	Play/4, Play/17, Play/21, Play/38
Community Zone	Play/26
Deferred Urban Zone	Play/3, 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/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
Residential Regeneration Zone	Play/29, Play/30, Play/32, Play/33

<b>Zone Name</b>	<b>Map Numbers</b>
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**

<b>Policy Area Name</b>	<b>Map Numbers</b>
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/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
Restricted Urban Policy Area 20	Play/2, Play/3, Play/44
Intermodal Policy Area 21	Play/8, Play/9



Policy Area Name	Map Numbers
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
Value Adding Virginia Policy Area 25	Play/3, Play/4

## Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Charlotte Street Commercial	Play/17, Play/21, Play/38, Play/39
Precinct 2 Commercial	Play/17, Play/38, Play/39
Precinct 3 Industry A	Play/29, Play/32
Precinct 4 Light Industry	Play/32
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/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, Play/39
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 35 One Tree Hill Historic Township	Play/37

<b>Precinct Name</b>	<b>Precinct Map Numbers</b>
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
Precinct 50 Munno Para Commercial	Play/17

## **Overlay Maps**

<b>Issue</b>	<b>Overlay Map Numbers</b>
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/18, Play/19, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37, Play/38
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/25, Play/32, Play/33, Play/35, Play/36
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/32, Play/33, 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,

Issue	Overlay Map Numbers
	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

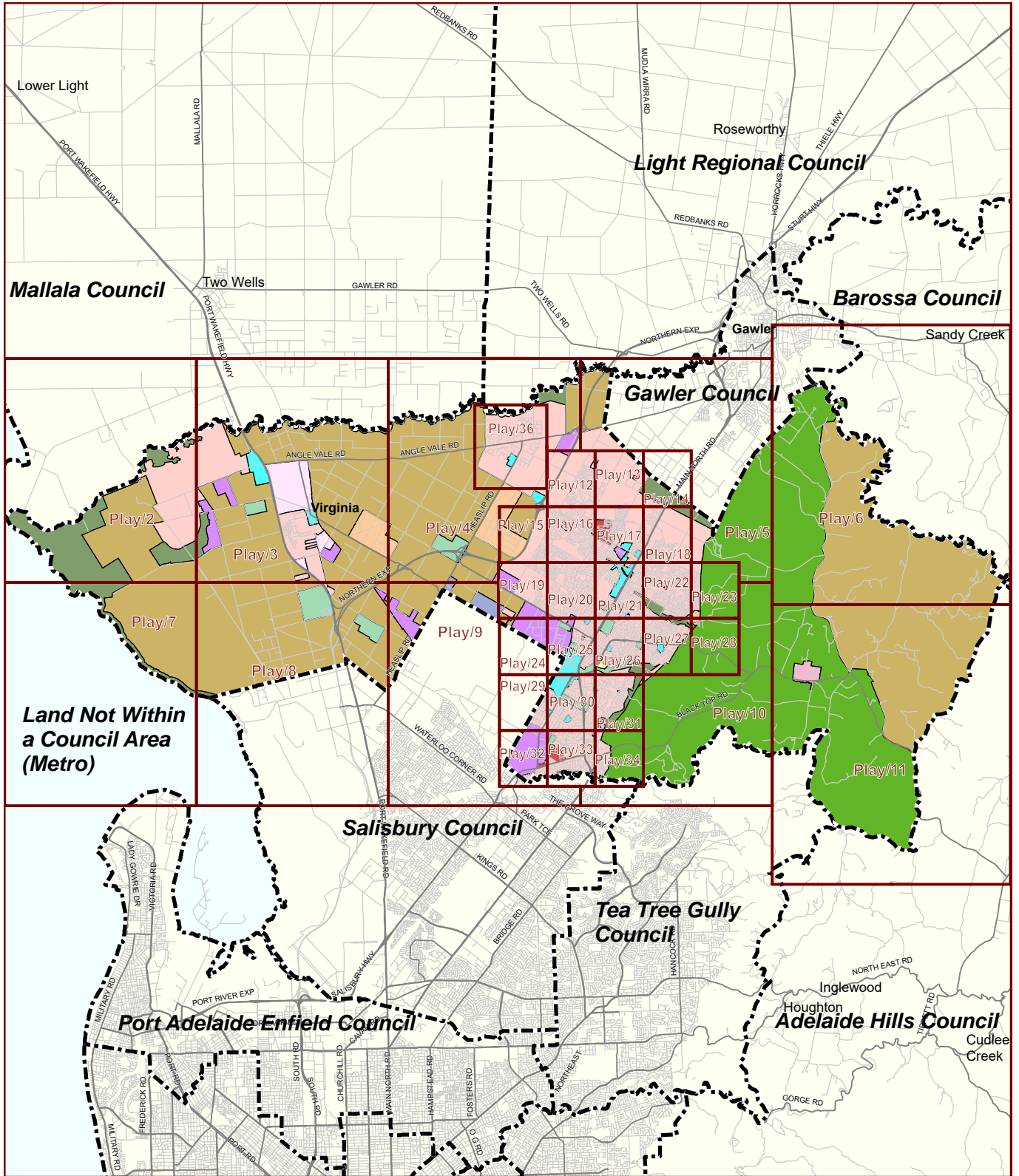
### Concept Plan Maps

Concept Plan Title	Concept Plan 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
Edinburgh Defence Airfield Lighting Constraints	Play/27

Concept Plan Title	Concept Plan Map Numbers
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
Munno Para West Neighbourhood Activity 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
Munno Para Commercial	Play/45

# **Spatial Extent Maps**



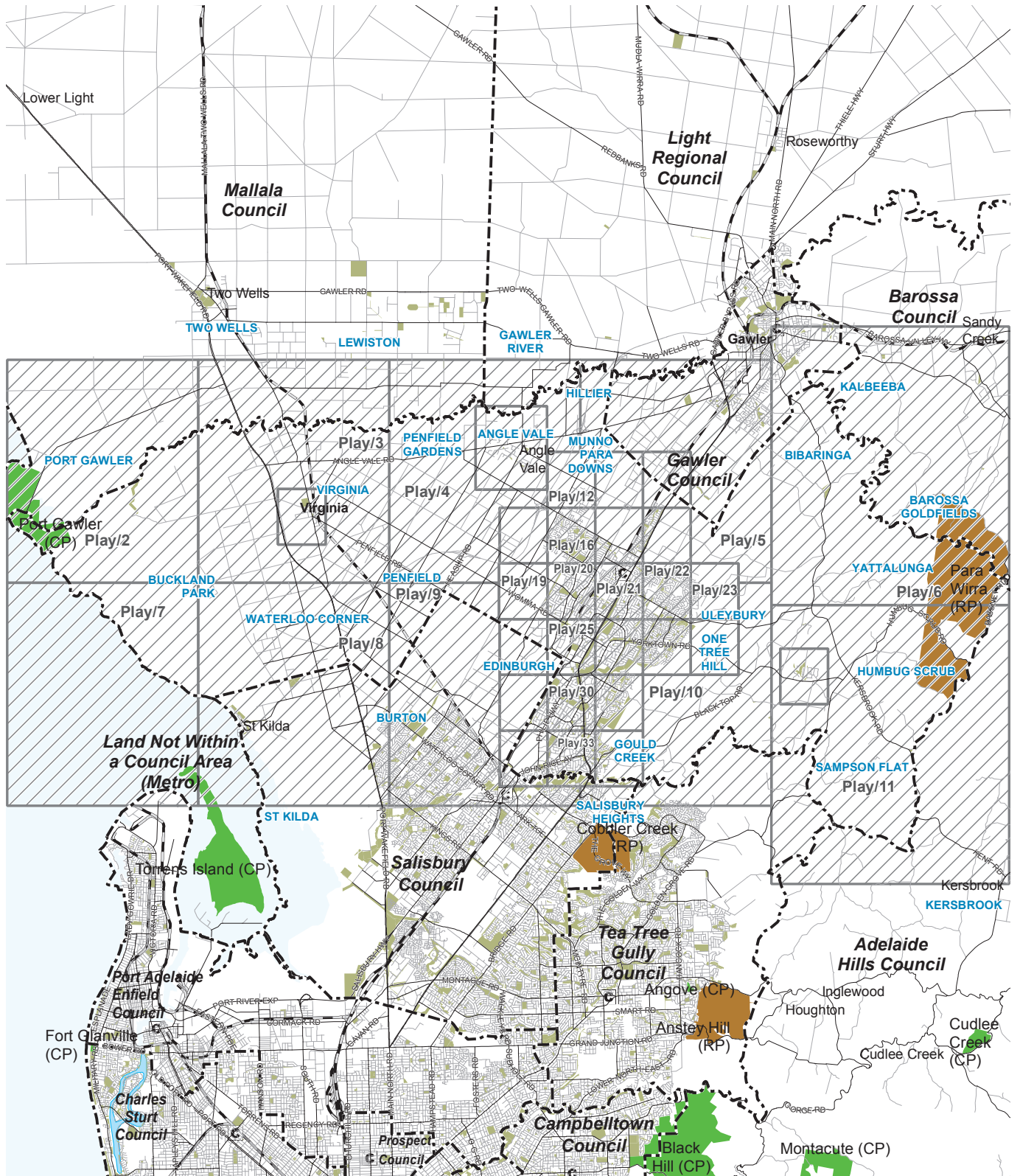


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Play/1 to Map Play/44 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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

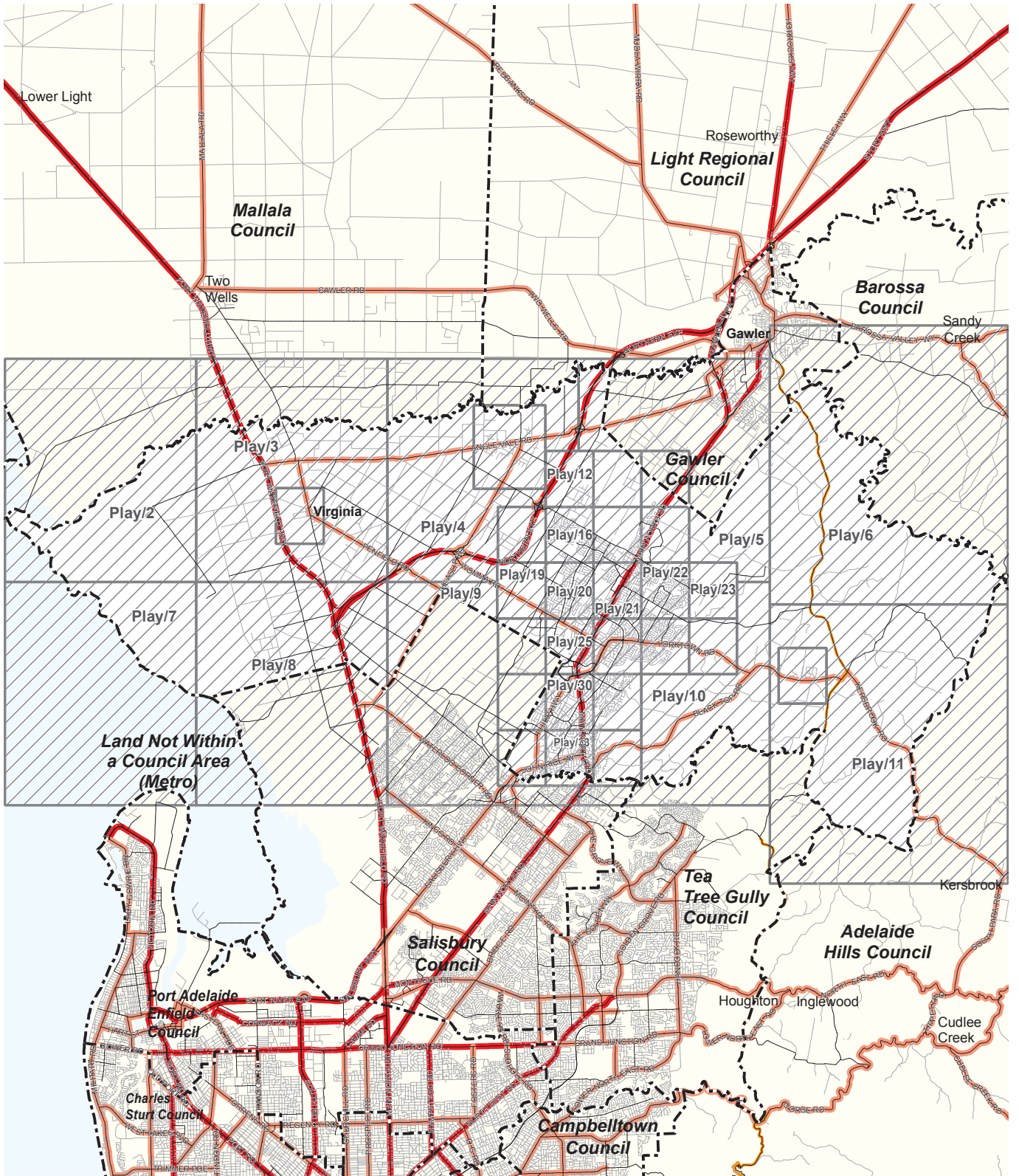




- C Council Office
- Railways
- Local Reserves
- Conservation Park
- Recreation Park
- Waterbodies
- Development Plan Boundary

# Location Map Play/1



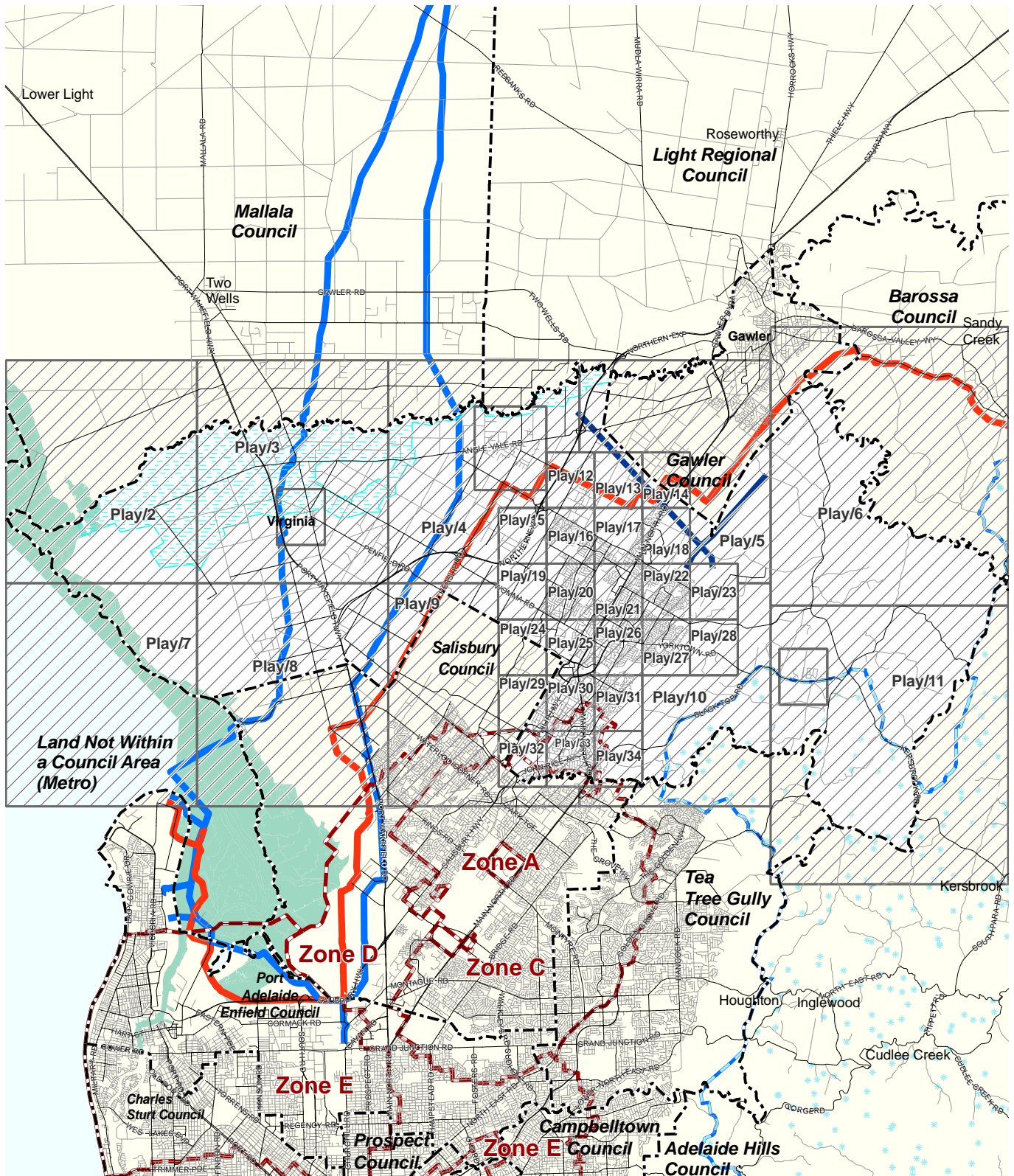


- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



# Overlay Map Play/1

## TRANSPORT



- Airport Building Heights**  
**Zone A** All Structures  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level  
**Zone E** All Structures Exceeding 100 metres above existing ground level

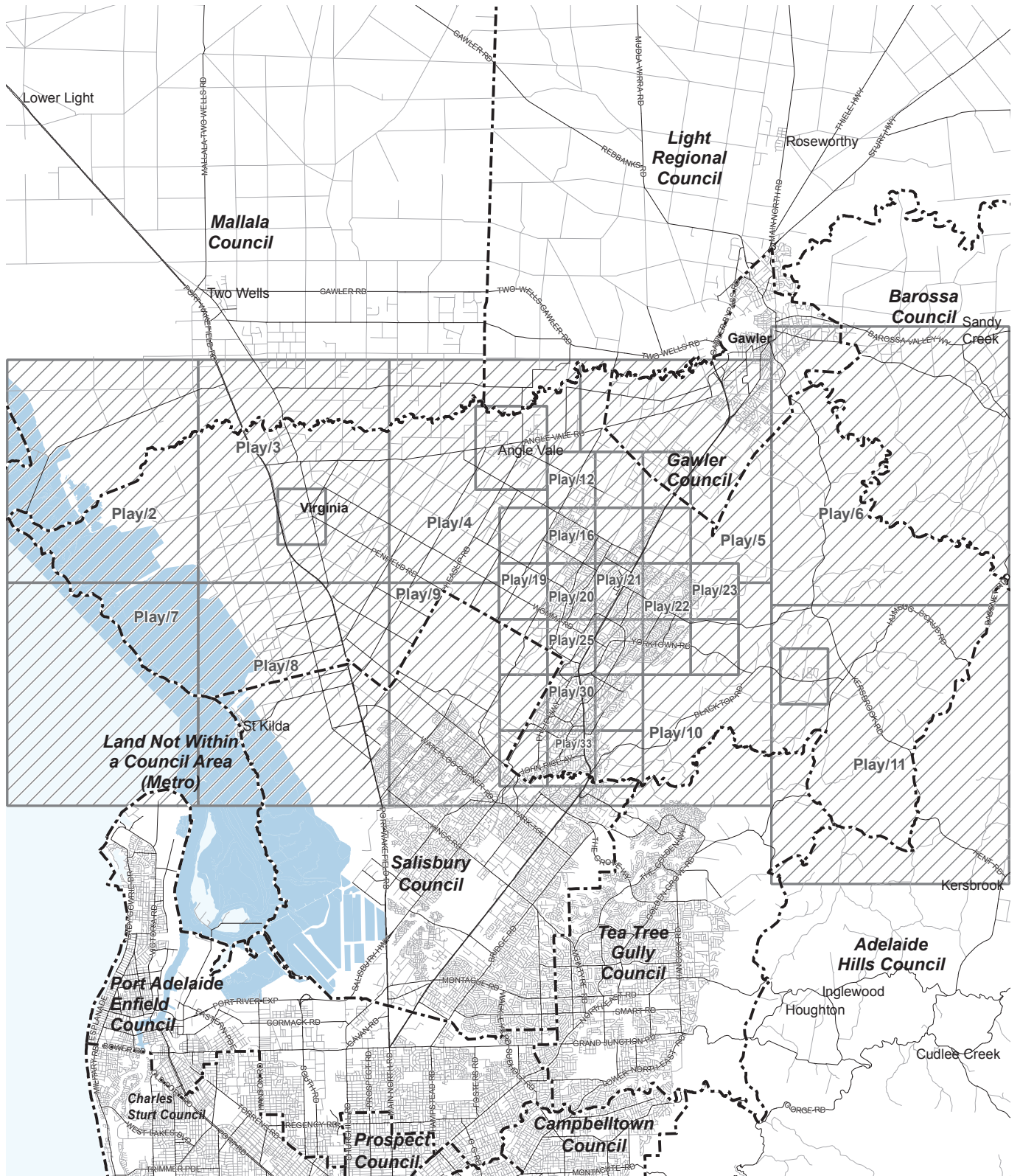
NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993  
 Mt Lofty Ranges Watershed Area, section 61(a)

- Airport Building Heights
- Mt Lofty Watershed Boundary
- Gawler River Flood Plain
- Coastal Acid Sulfate Soils
- Epic Energy Gas Pipeline
- South East Australia Gas Pipeline
- 275kv/132kv/66kv electricity transmission line
- Development Plan Boundary

# Overlay Map Play/1

## DEVELOPMENT CONSTRAINTS

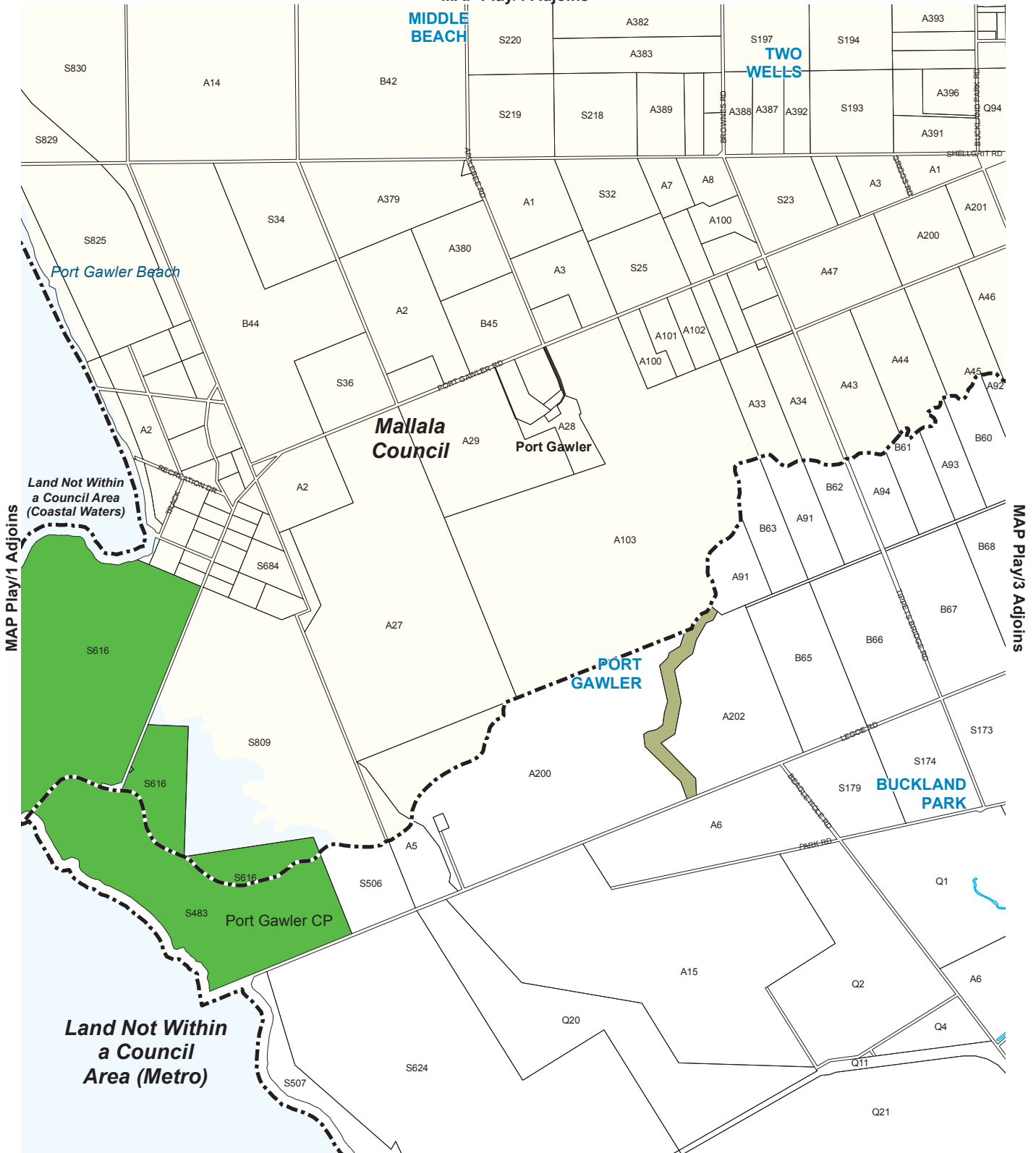




# Overlay Map Play/1 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP Play/1 Adjoins



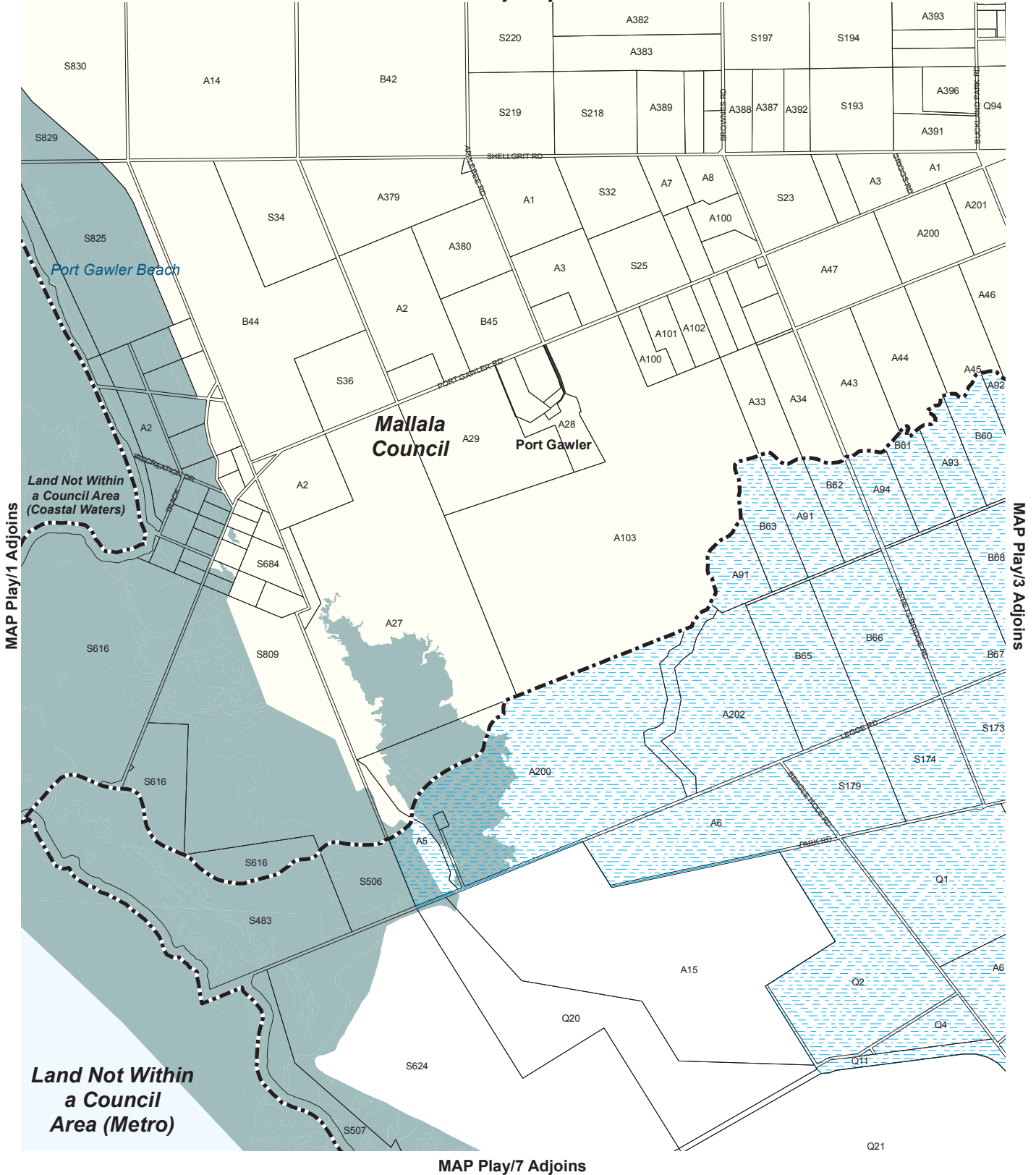
MAP Play/7 Adjoins






# Location Map Play/2

- Local Reserves
- Conservation Park
- Development Plan Boundary

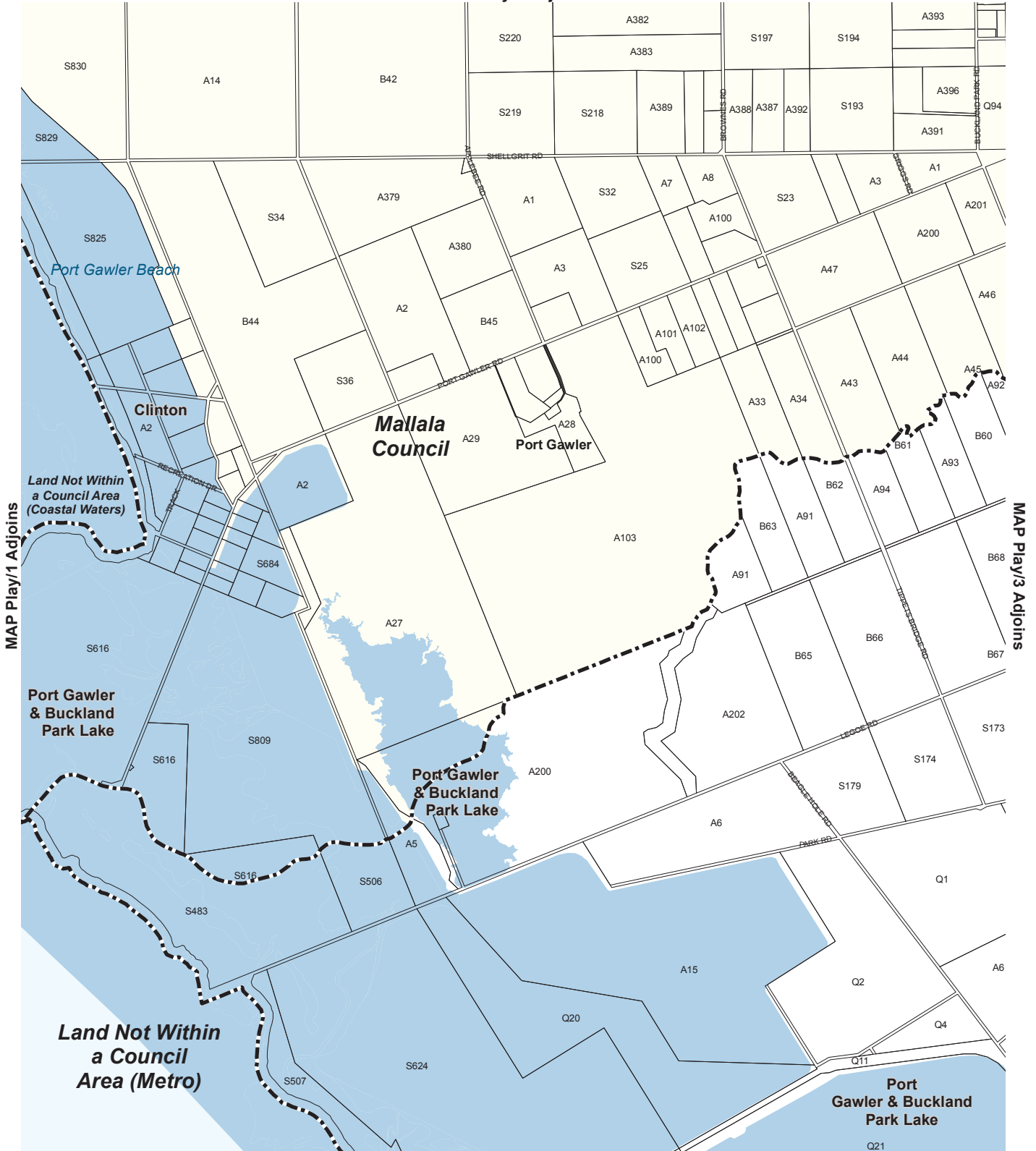
MAP Play/1 Adjoins



# Overlay Map Play/2 DEVELOPMENT CONSTRAINTS

-  Gawler River Flood Plain
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

MAP Play/1 Adjoins



MAP Play/7 Adjoins

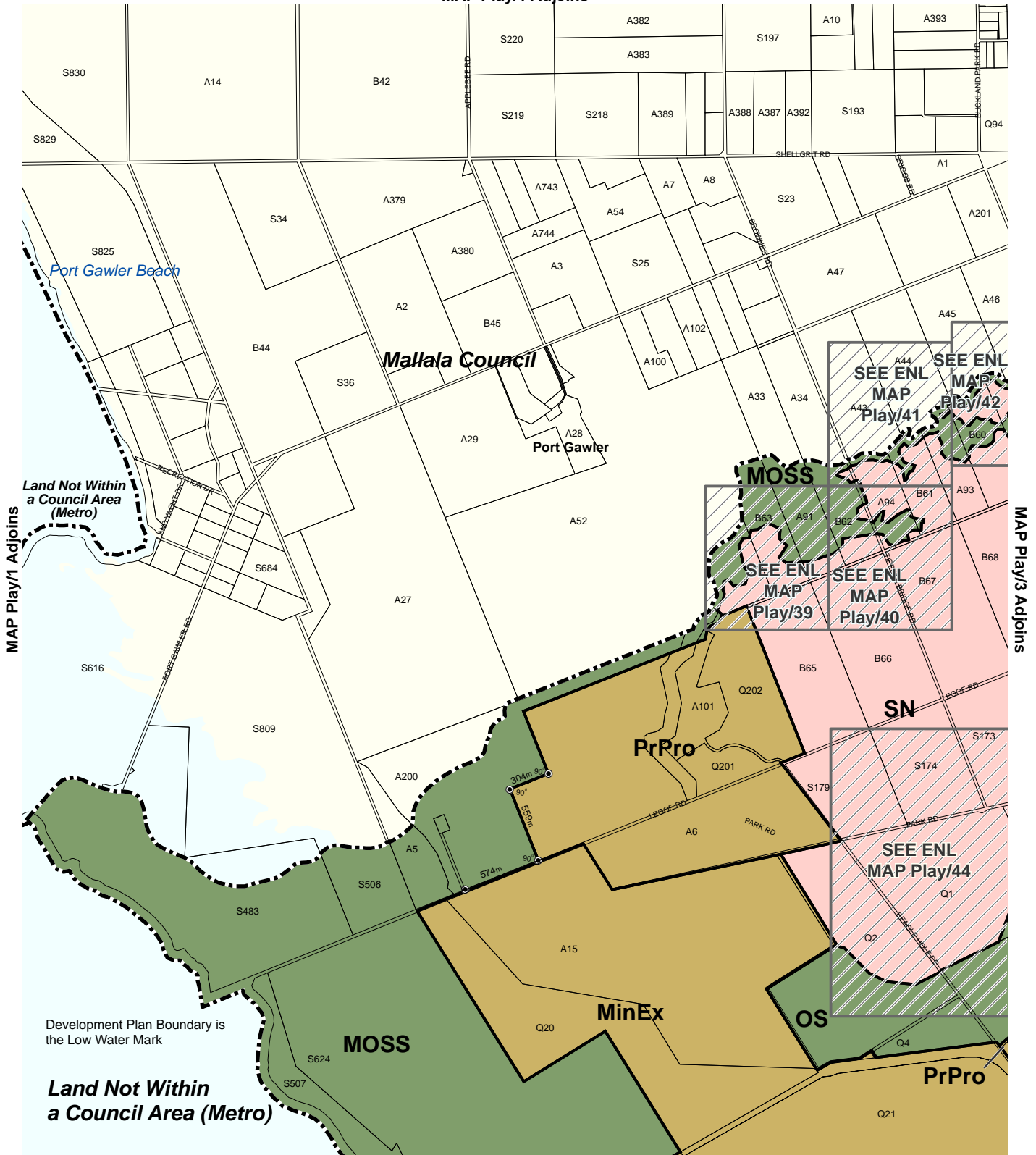


# Overlay Map Play/2 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



MAP Play/1 Adjoins



MAP Play/7 Adjoins

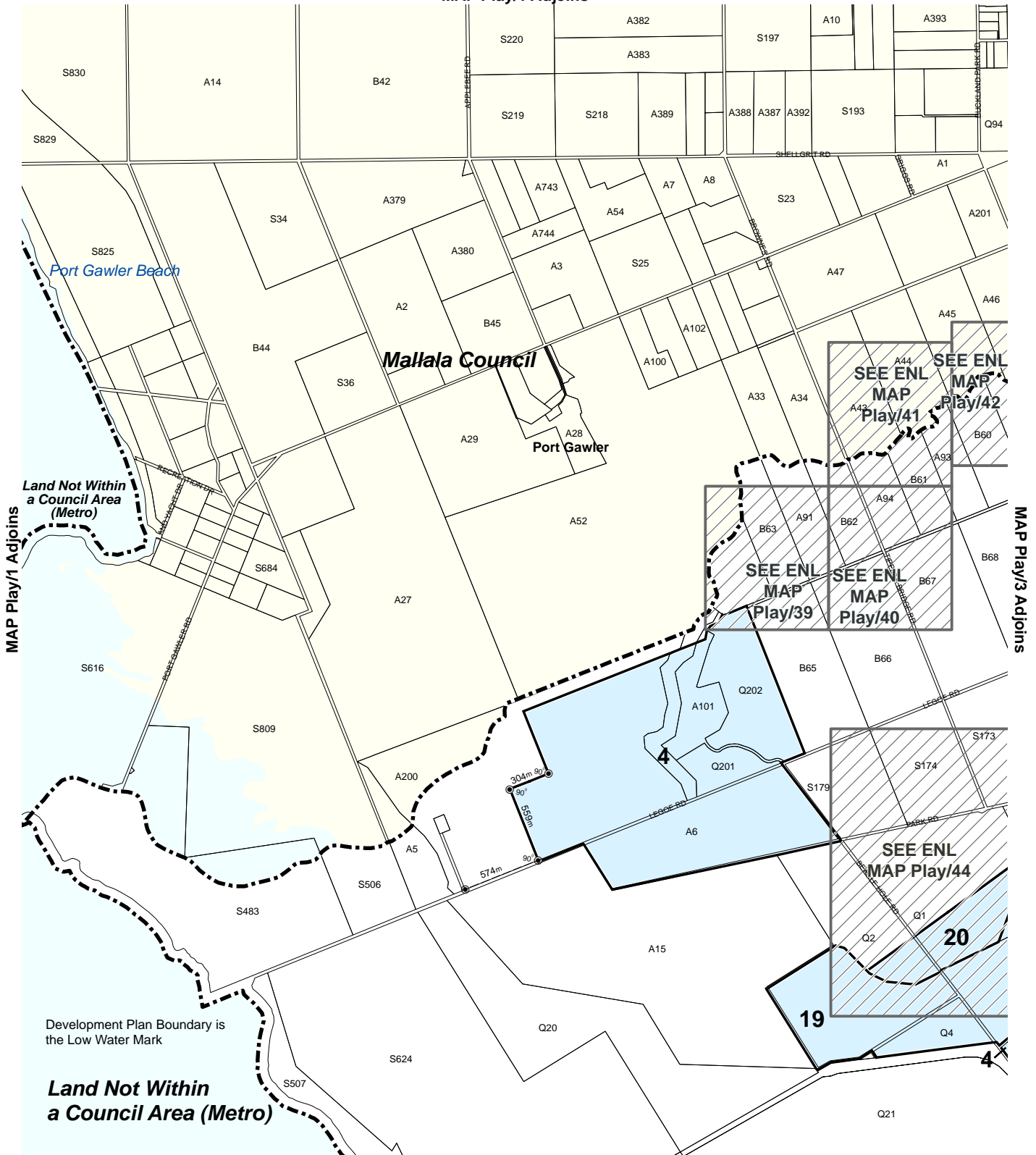
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



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

# Zone Map Play/2

MAP Play/1 Adjoins



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

- Policy Area**
- 19 Restricted Recreation
  - 20 Restricted Urban
  - 4 Horticulture West

Policy Area Boundary  
 Development Plan Boundary

# Policy Area Map Play/2



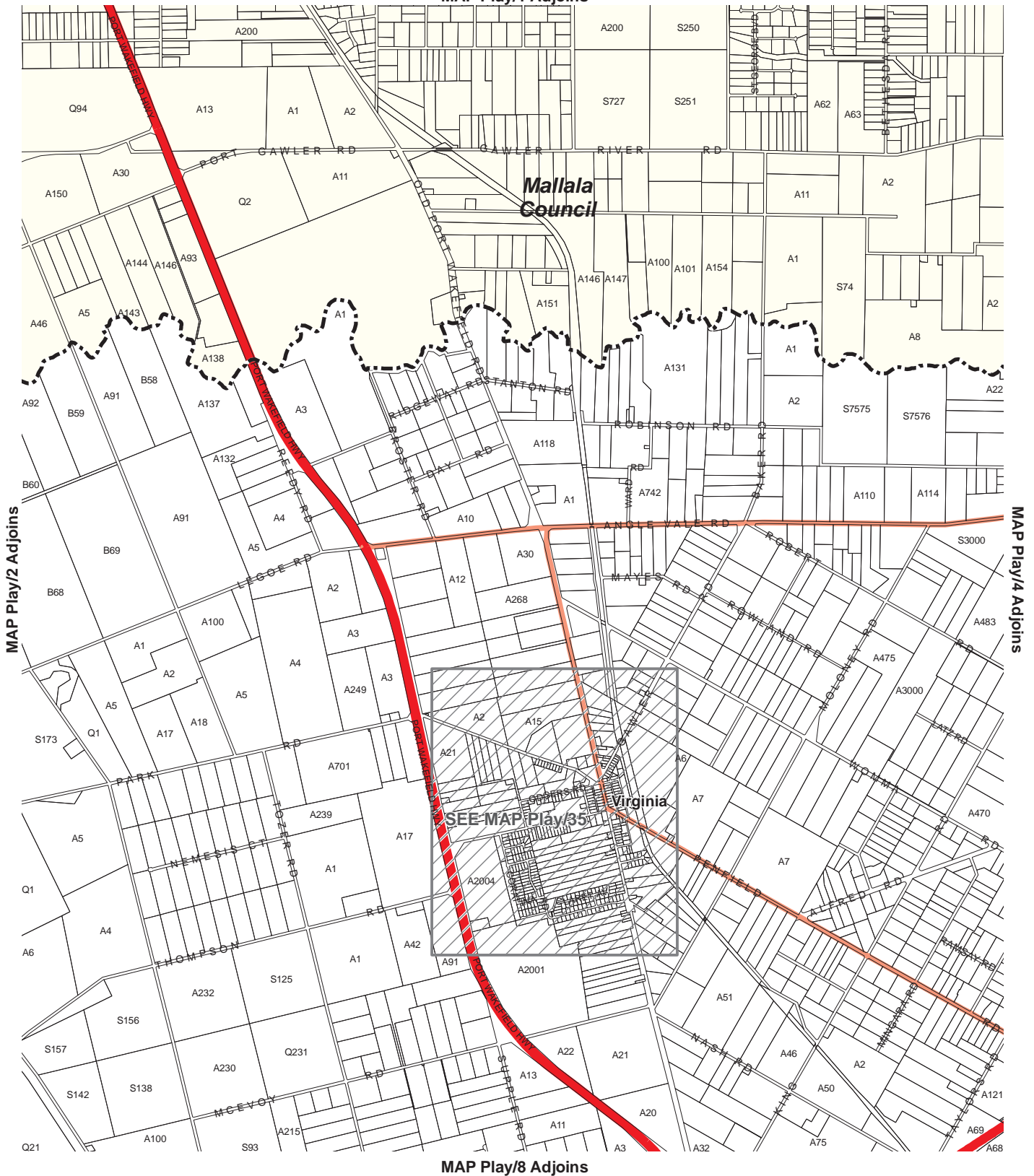
MAP Play/1 Adjoins



# Location Map Play/3

- P Post Office
- Railways
- Local Reserves
- Development Plan Boundary

MAP Play/1 Adjoins






MAP Play/2 Adjoins

MAP Play/4 Adjoins

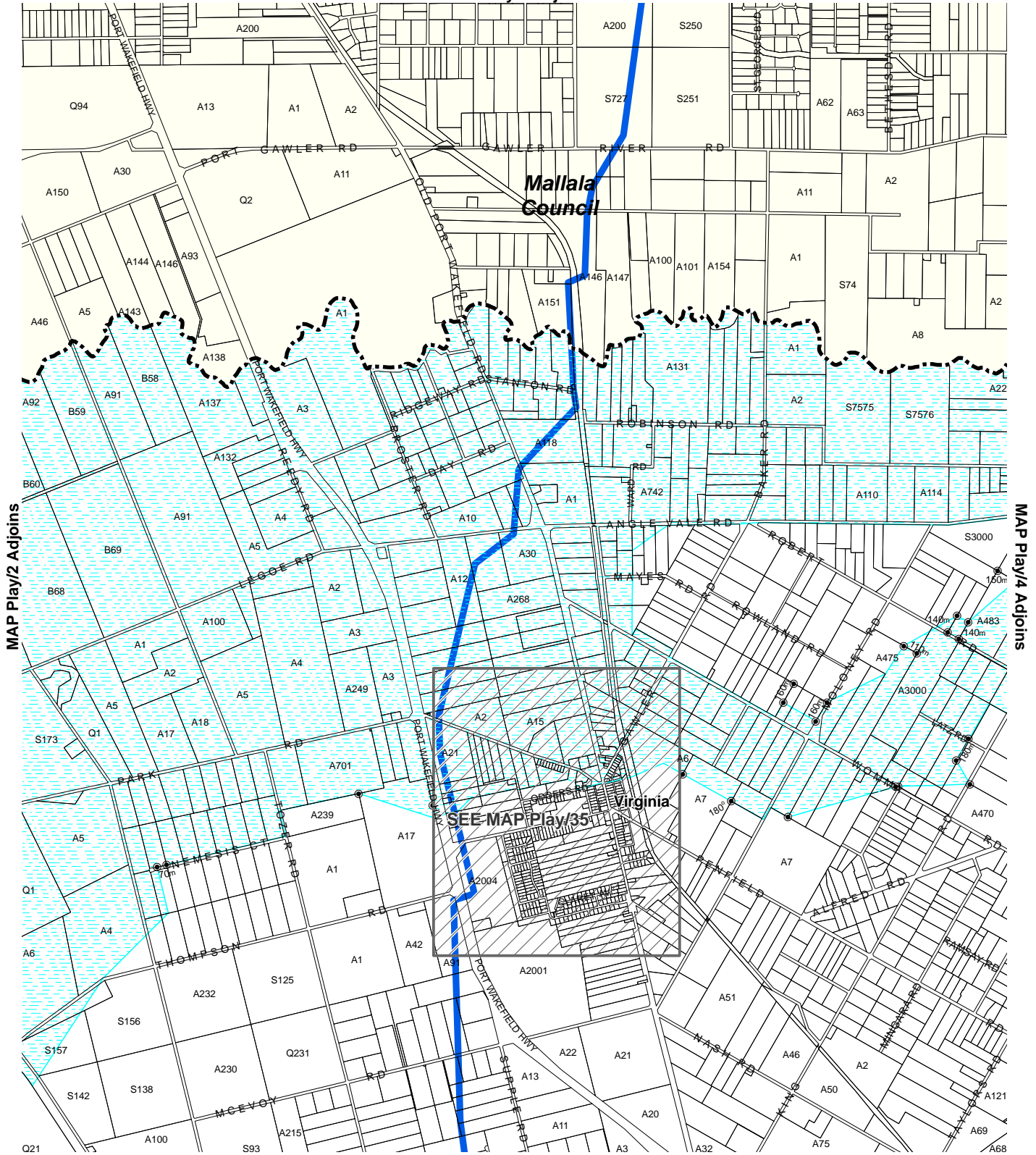
MAP Play/8 Adjoins



# Overlay Map Play/3 TRANSPORT

-  Primary Arterial Roads
-  Secondary Arterial Roads
-  Development Plan Boundary

MAP Play/1 Adjoins



MAP Play/8 Adjoins

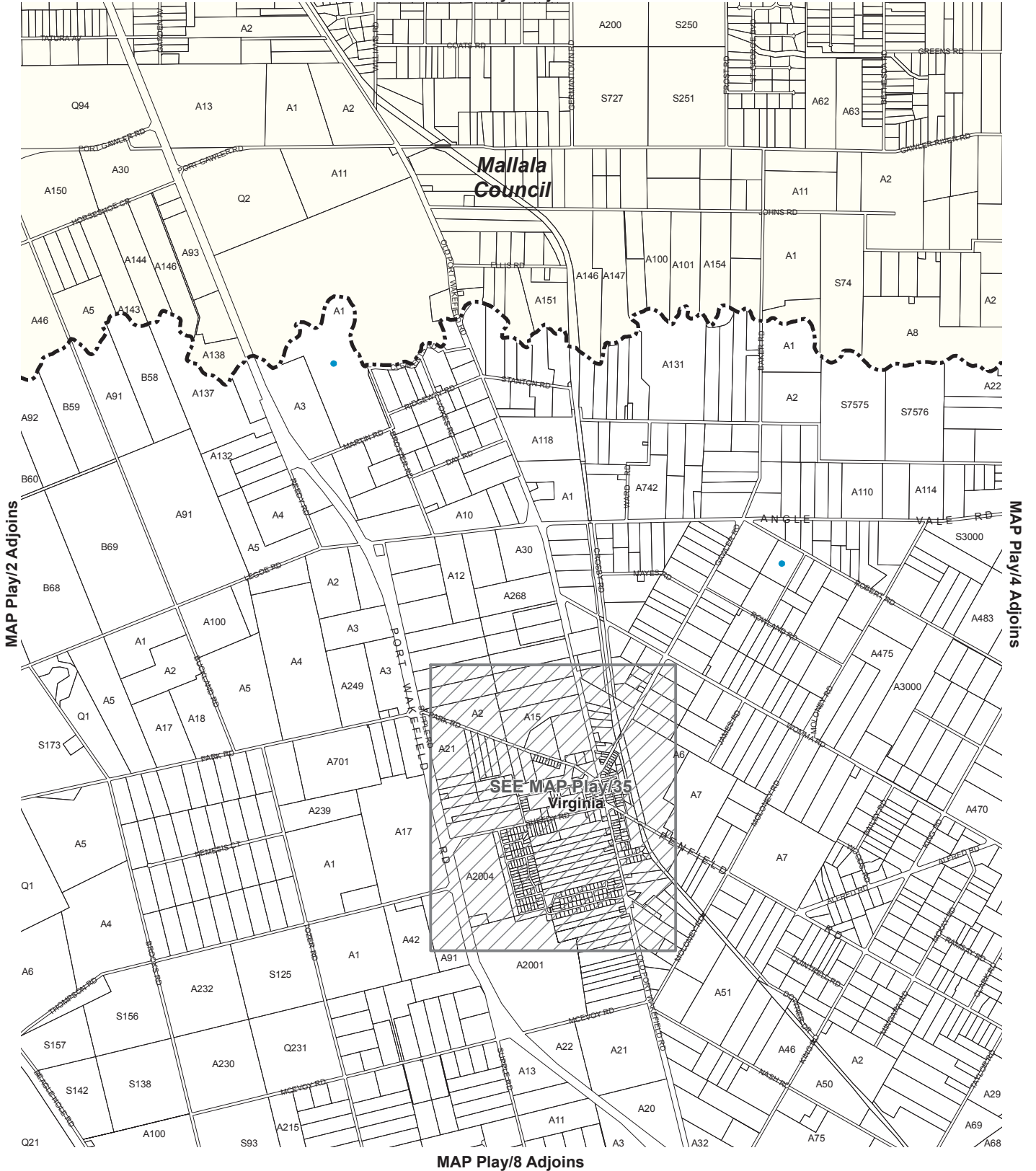
- Gawler River Flood Plain
- Epic Energy Gas Pipeline
- Development Plan Boundary

# Overlay Map Play/3

## DEVELOPMENT CONSTRAINTS



MAP Play/1 Adjoins



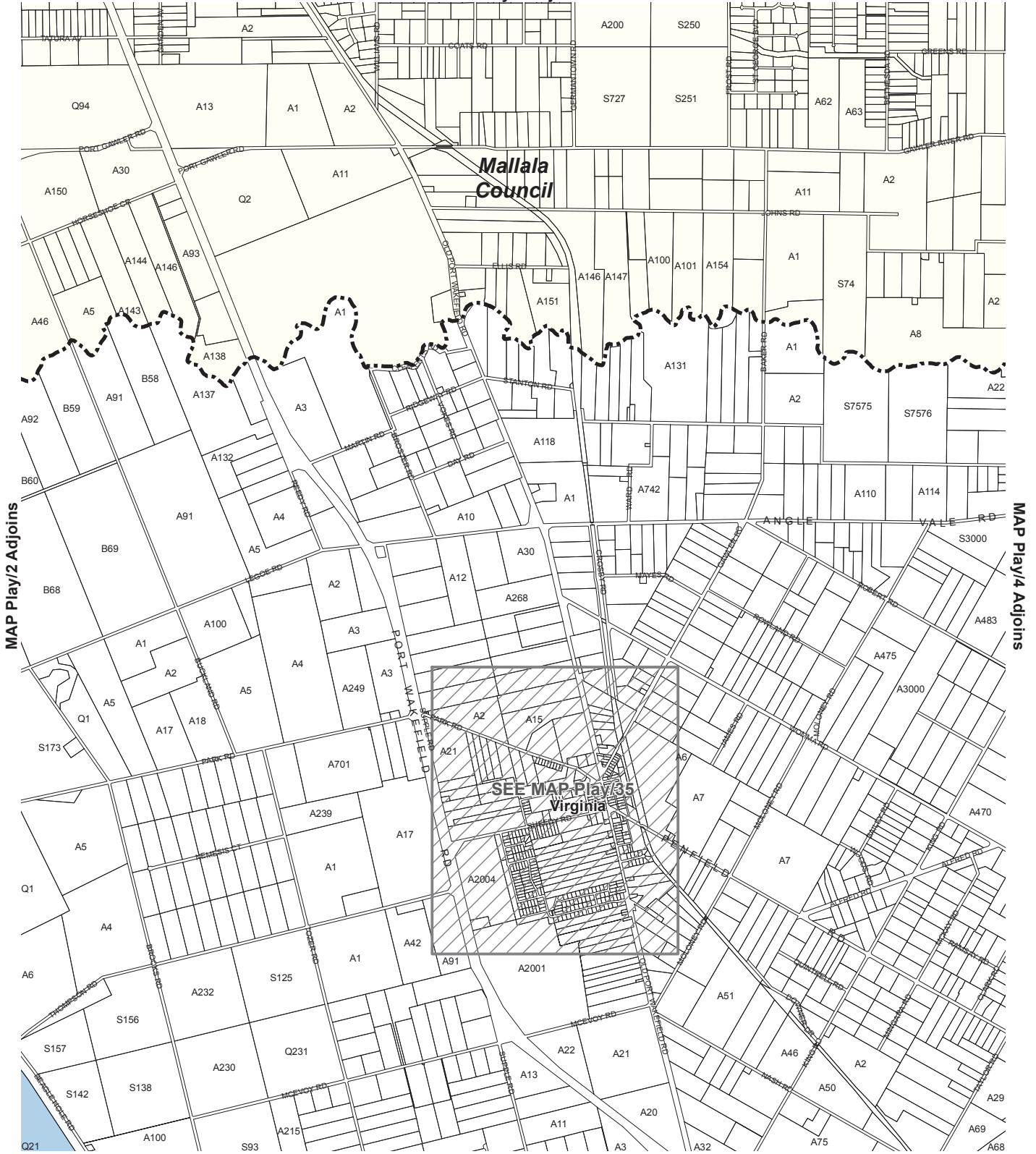
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/3 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Play/1 Adjoins



MAP Play/8 Adjoins

Mallala Council

SEE MAP Play/35 Virginia

MAP Play/2 Adjoins

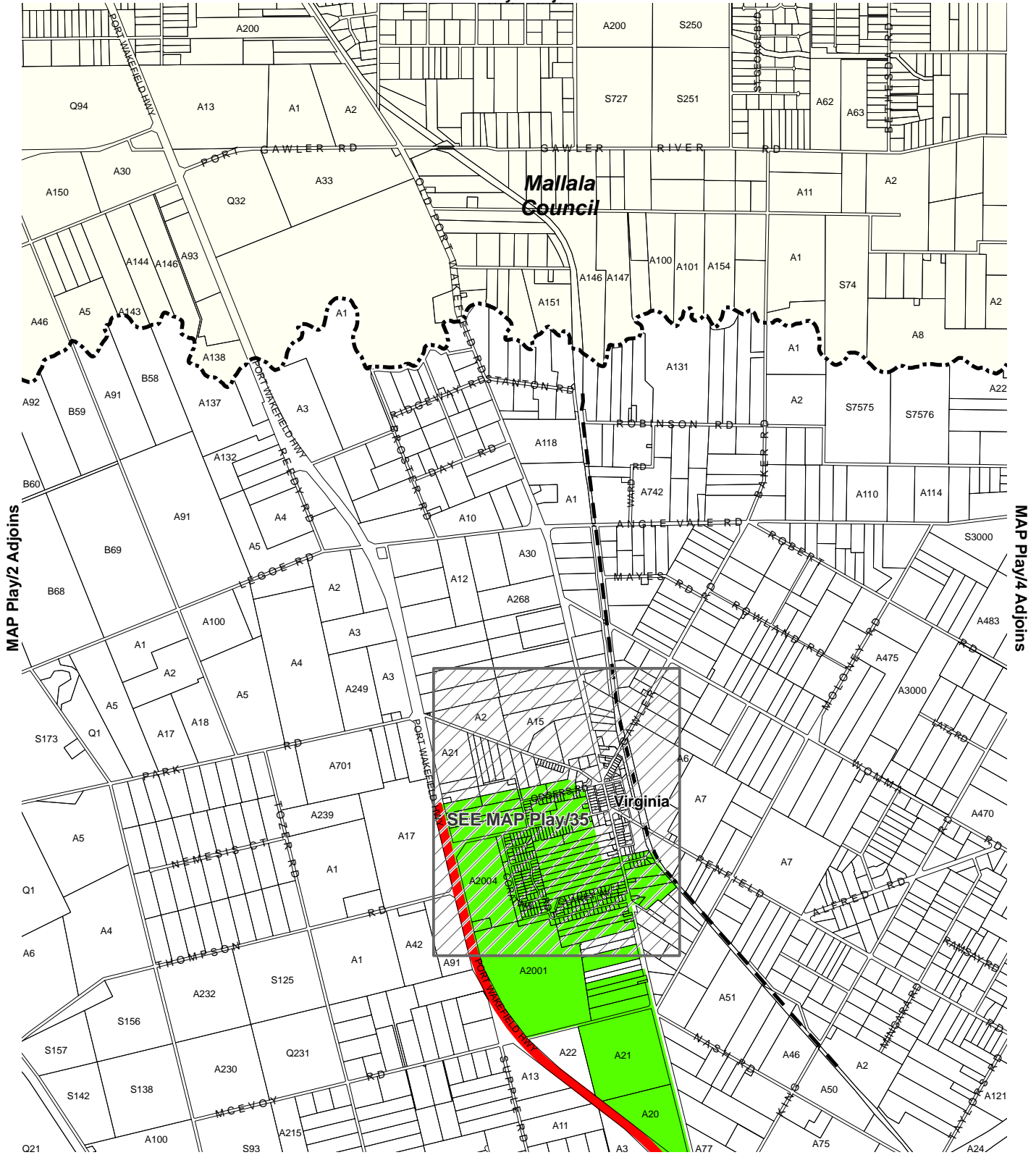
MAP Play/4 Adjoins



# Overlay Map Play/3 NATURAL RESOURCES





- Wetlands of National Importance
- Development Plan Boundary

MAP Play/1 Adjoins



MAP Play/8 Adjoins



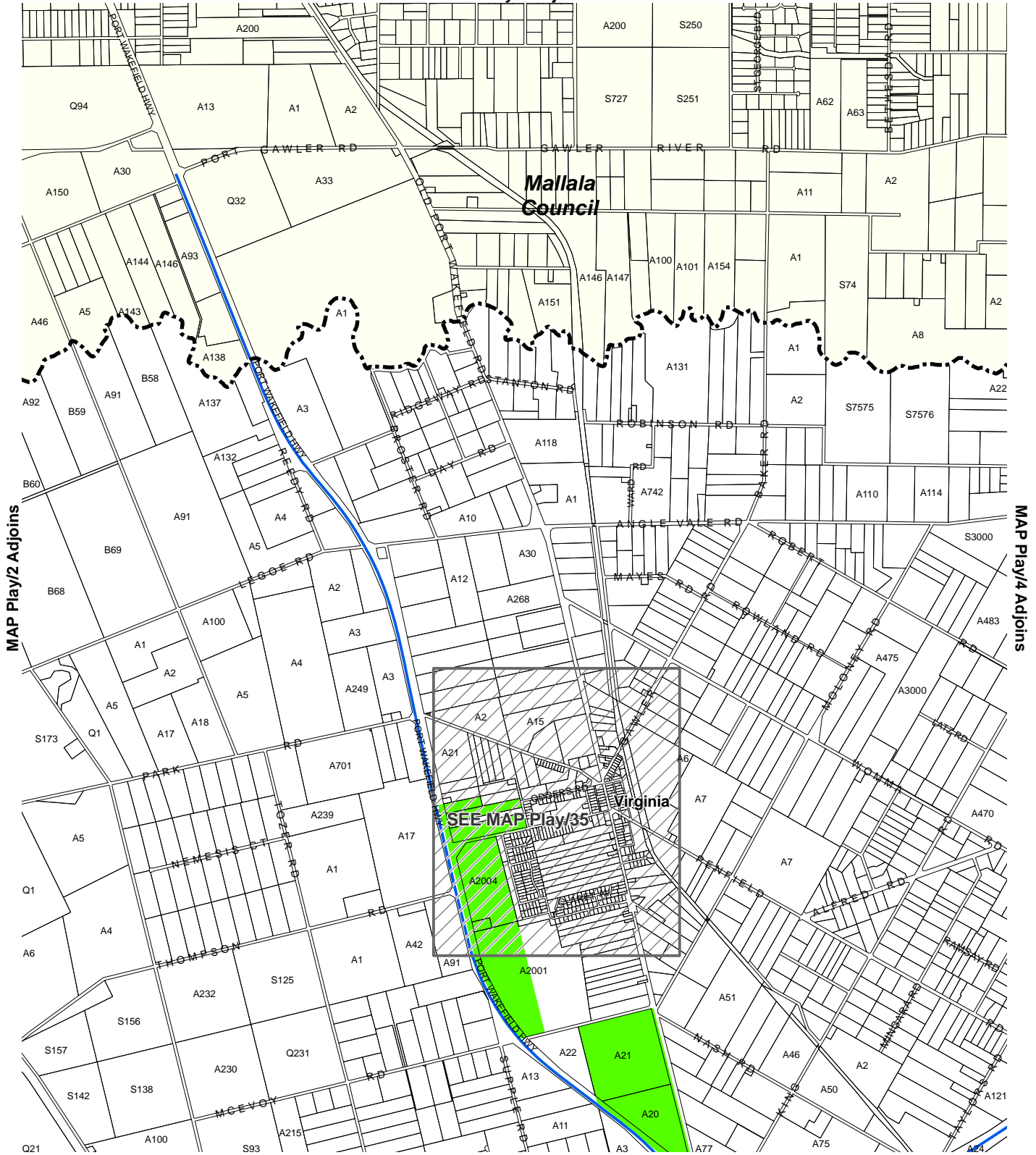
-  Train Line
-  Designated Road: type A road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

# Overlay Map Play/3

## NOISE AND AIR EMISSIONS



MAP Play/1 Adjoins



MAP Play/8 Adjoins

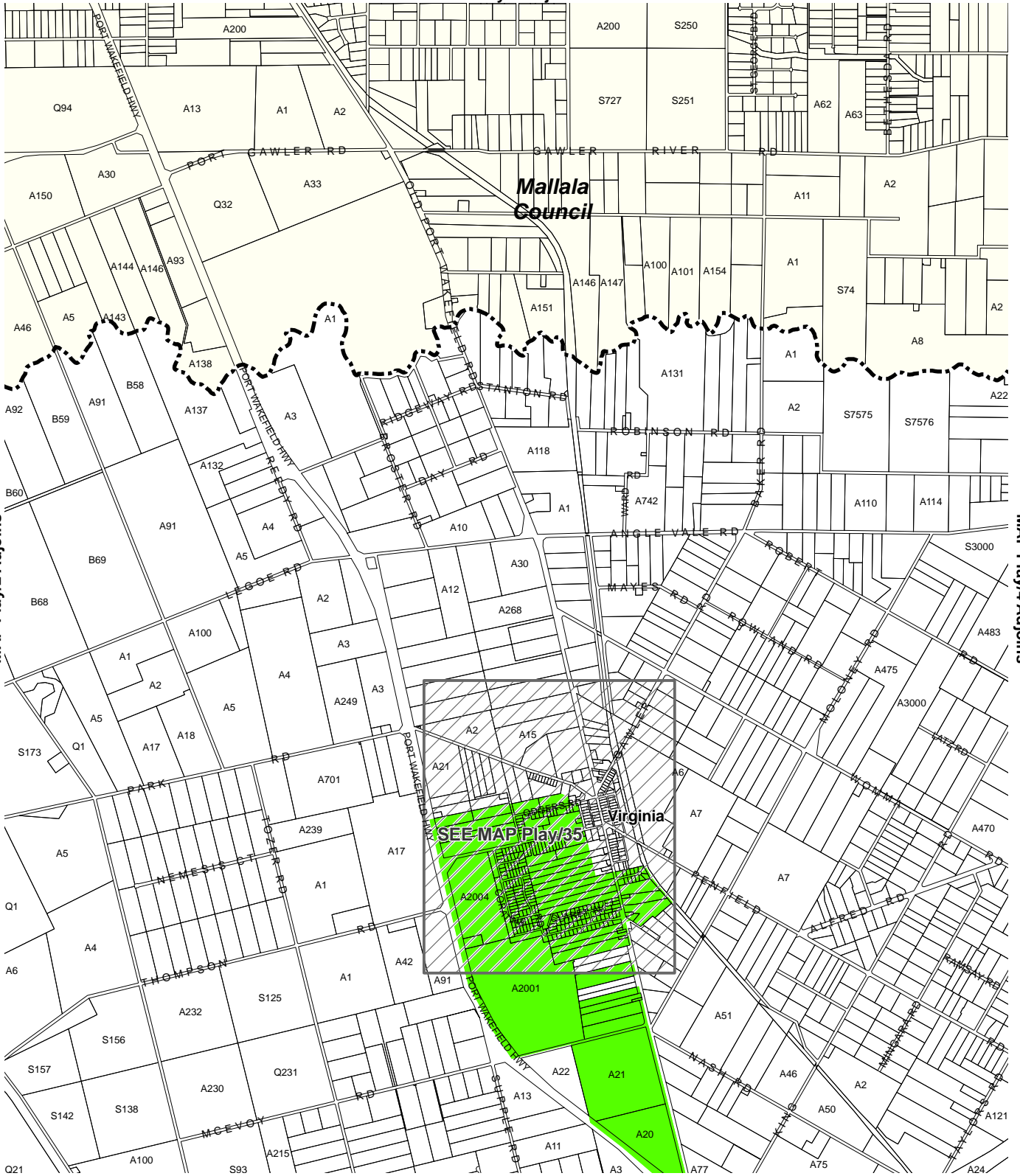


# Overlay Map Play/3

## STRATEGIC TRANSPORT ROUTES

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary



MAP Play/1 Adjoins



MAP Play/8 Adjoins

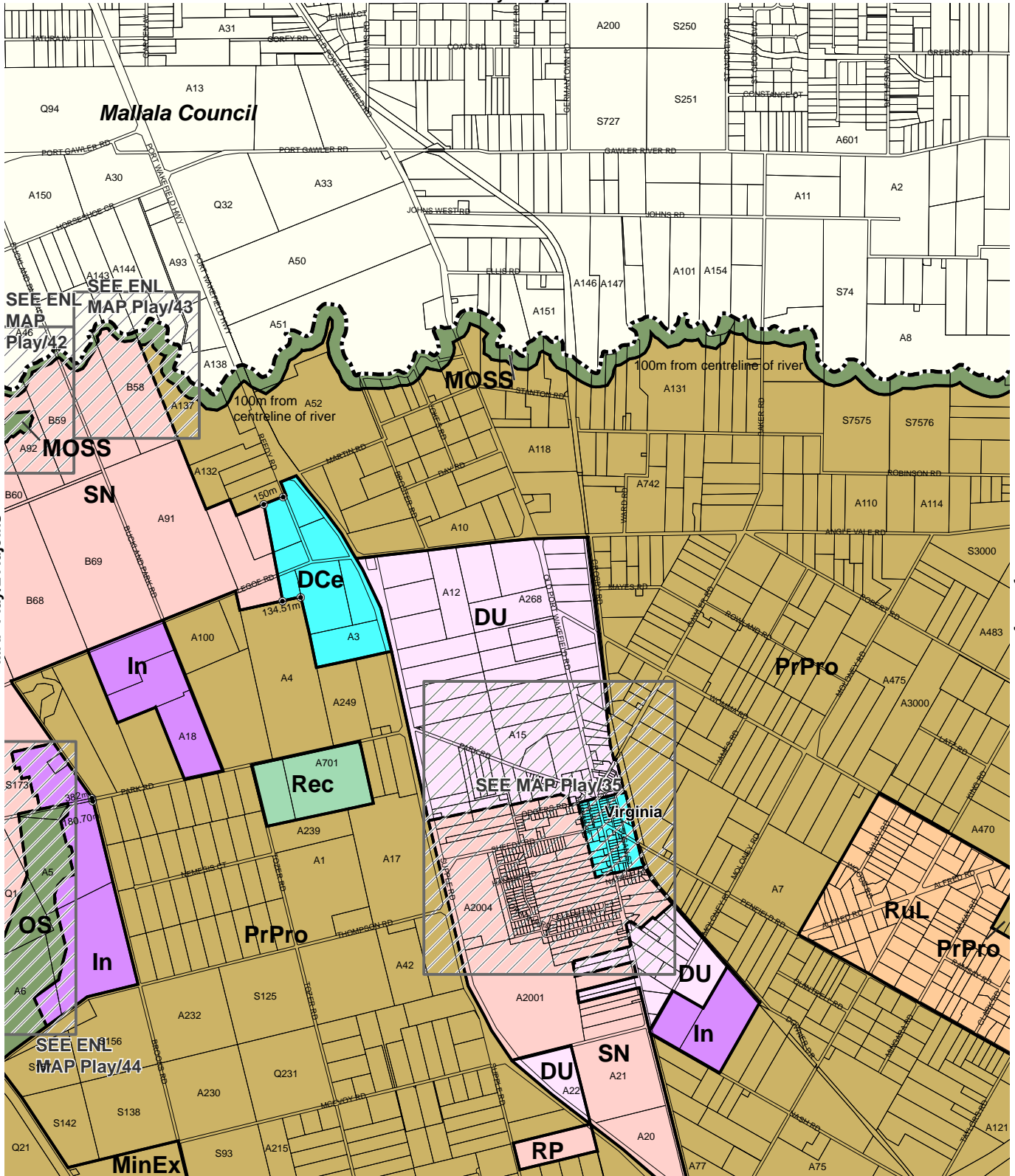


# Overlay Map Play/3 AFFORDABLE HOUSING

-  Affordable Housing Designated Area
-  Development Plan Boundary



MAP Play/1 Adjoins



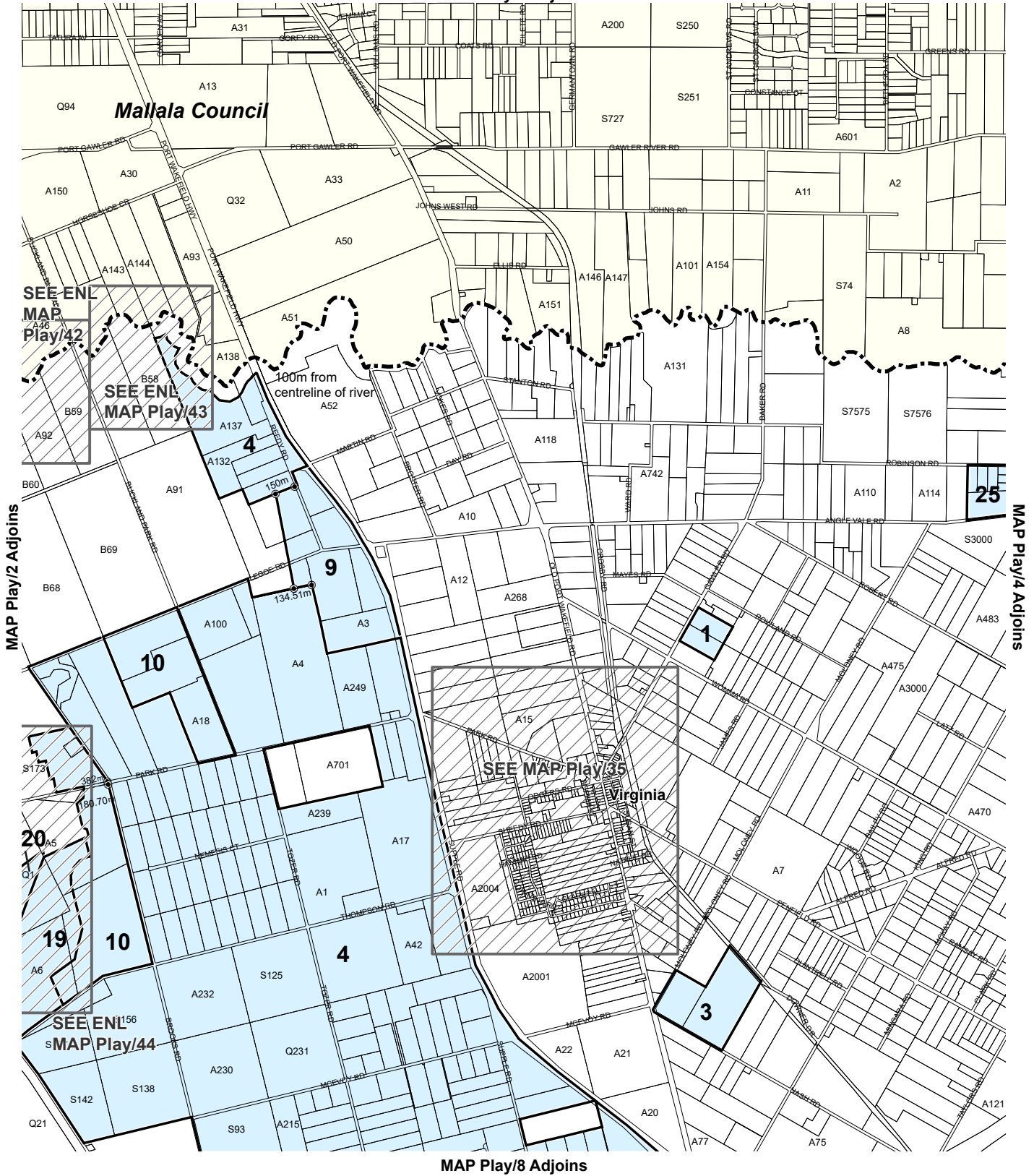
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



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

# Zone Map Play/3

MAP Play/1 Adjoins



MAP Play/8 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

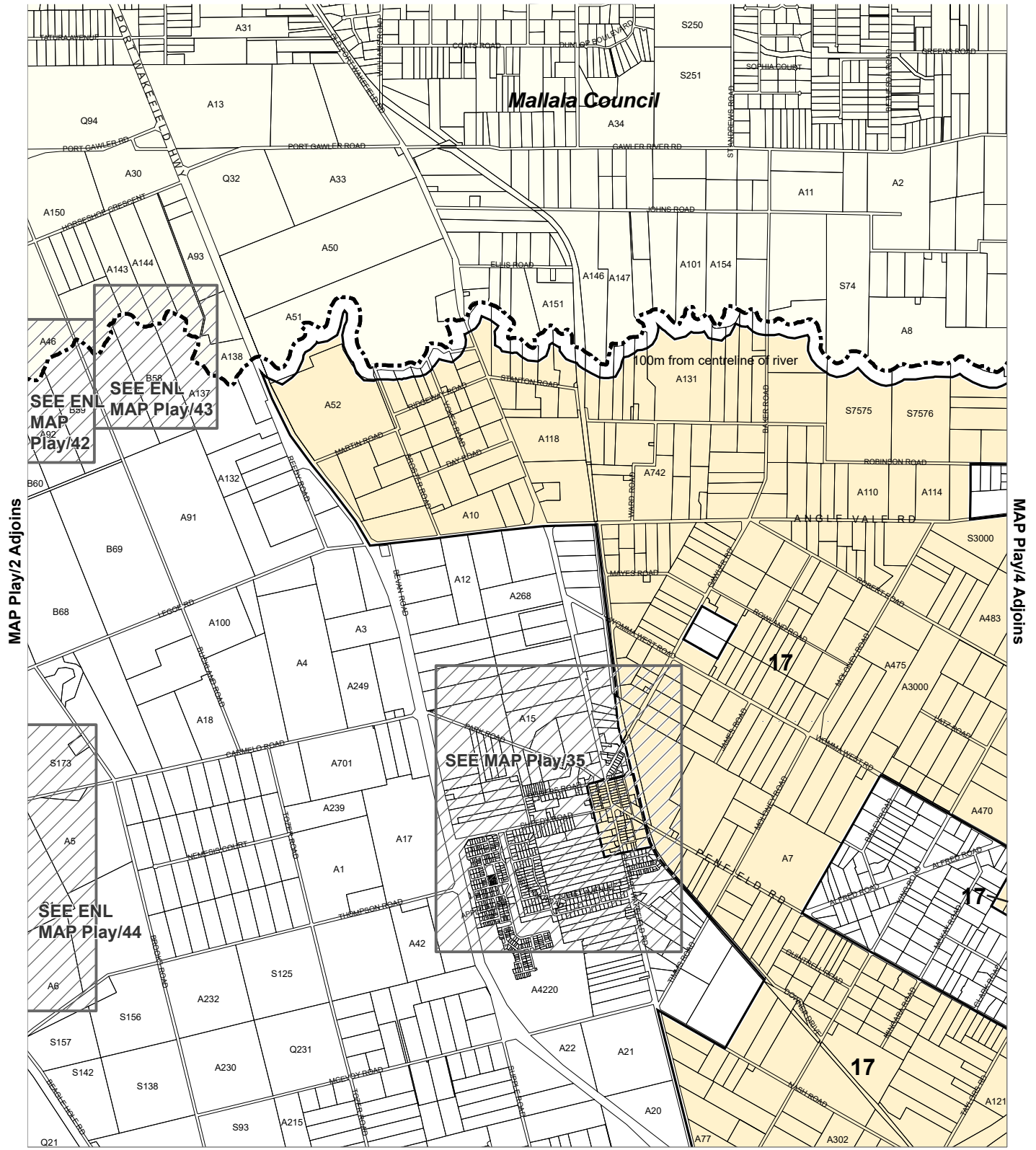
- 1 Virginia Commercial
- 10 Business
- 19 Restricted Recreation
- 20 Restricted Urban
- 25 Value Adding (Virginia)
- 3 Industry Virginia
- 4 Horticulture West
- 9 Buckland Park



# Policy Area Map Play/3

- Policy Area Boundary
- Development Plan Boundary

MAP Play/1 Adjoins



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

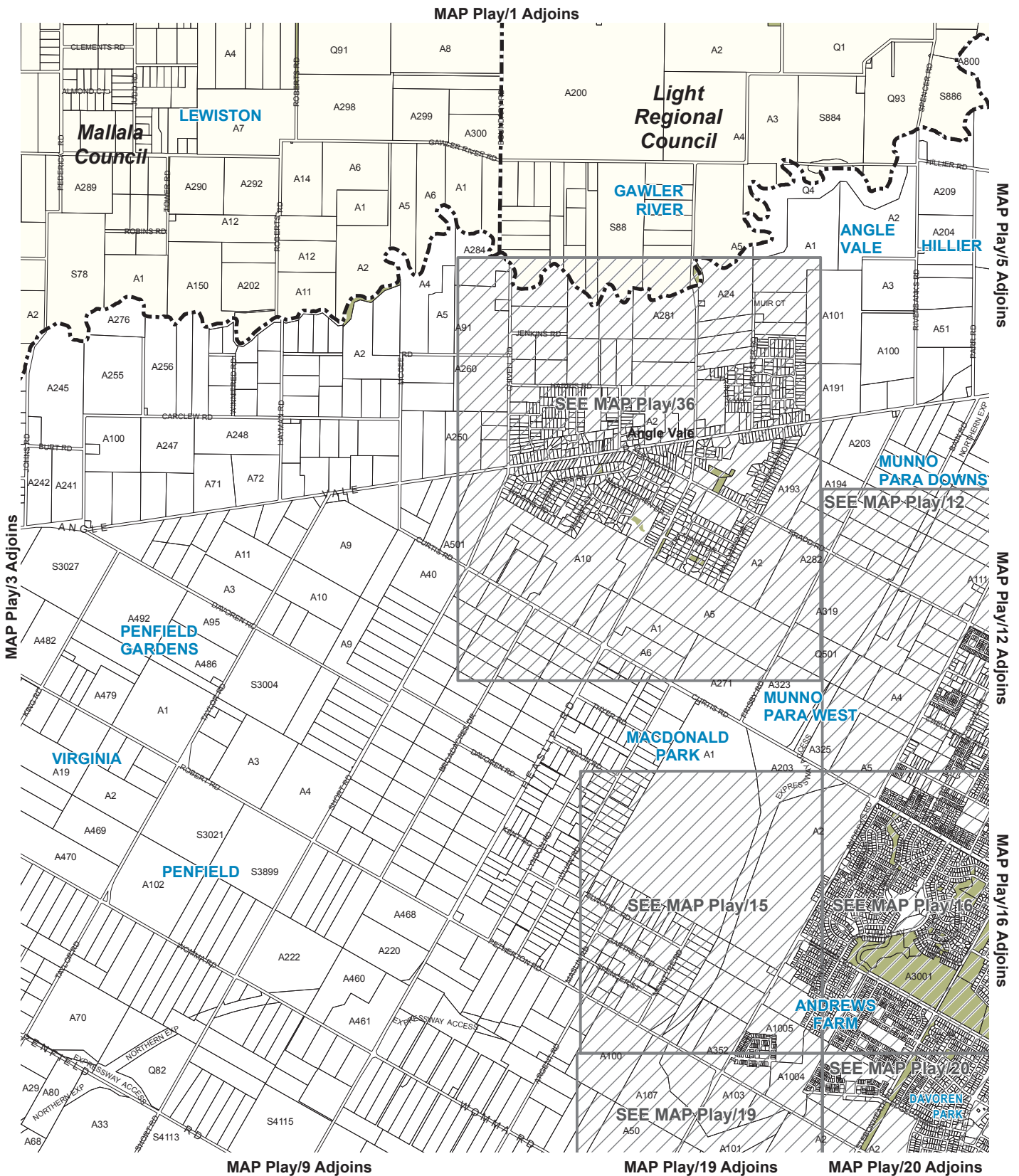
**Precinct**  
 17 Horticulture



# Precinct Map Play/3

- Precinct Boundary
- Development Plan Boundary





# Location Map Play/4

- Local Reserves
- Development Plan Boundary

MAP Play/1 Adjoins

Light  
Regional  
Council

Mallala  
Council

MAP Play/5 Adjoins

MAP Play/12 Adjoins

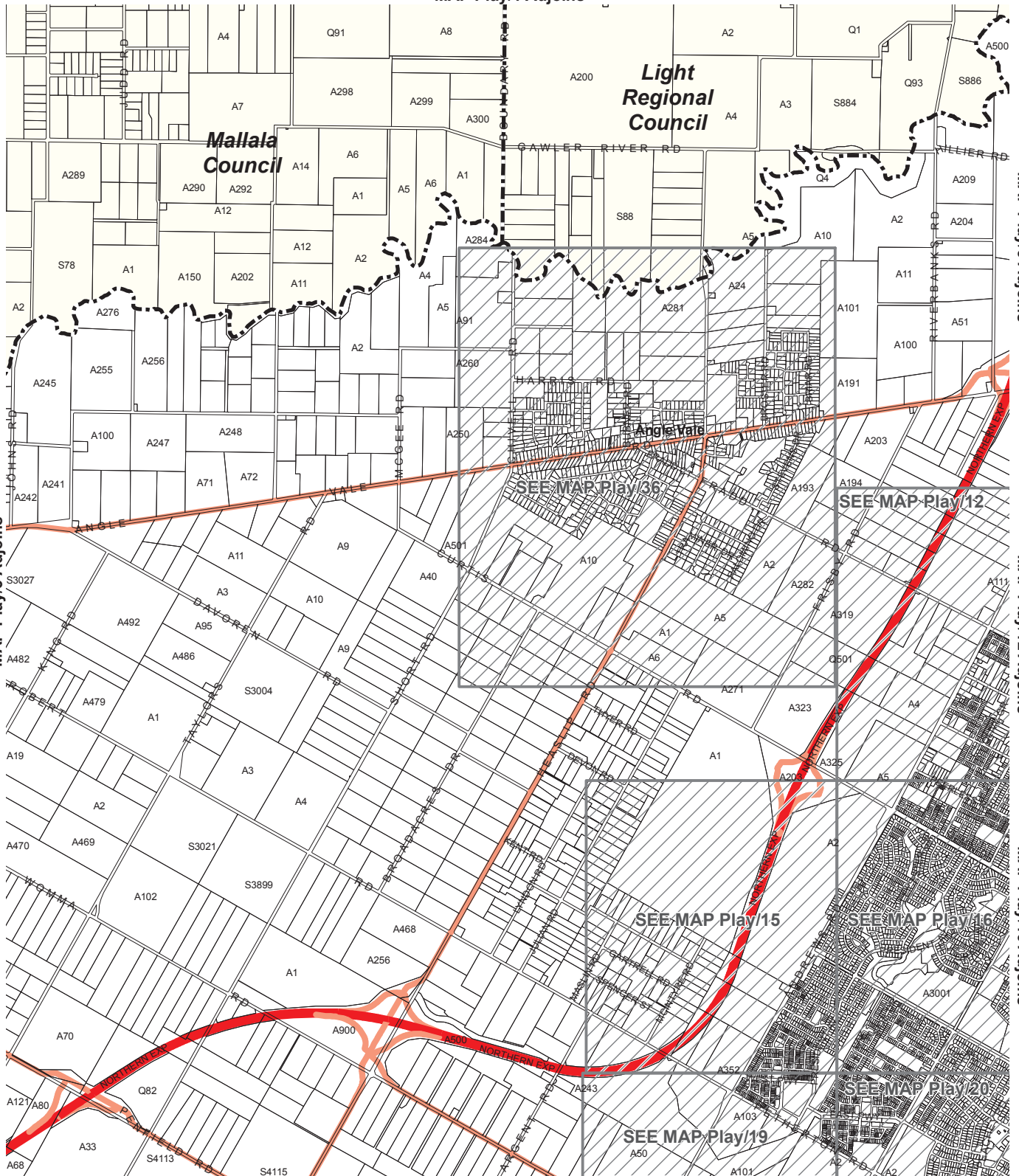
MAP Play/16 Adjoins

MAP Play/3 Adjoins

MAP Play/9 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins



- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



# Overlay Map Play/4 TRANSPORT



MAP Play/1 Adjoins

Light Regional Council

Mallala Council

MAP Play/5 Adjoins

MAP Play/12 Adjoins

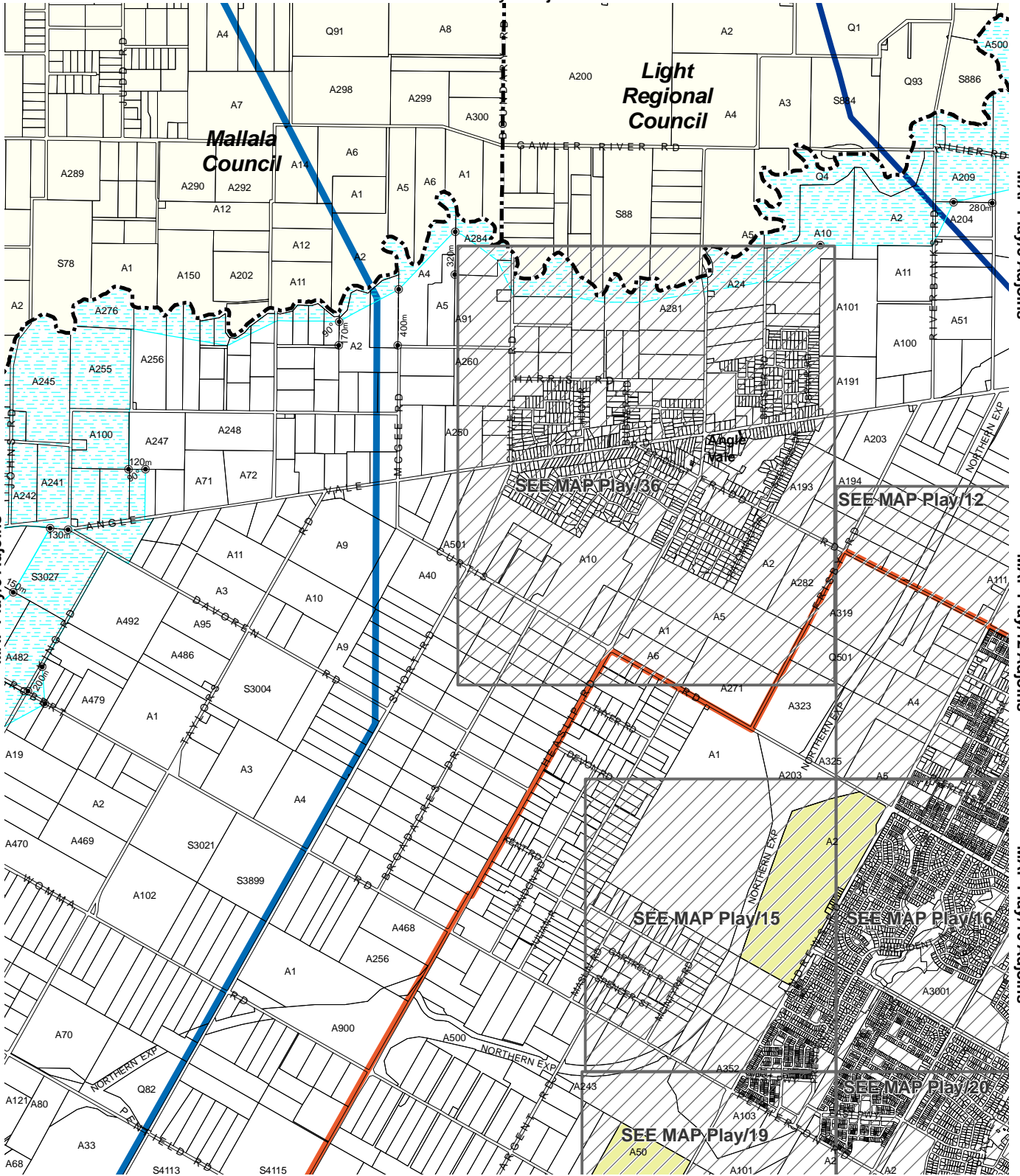
MAP Play/16 Adjoins

MAP Play/3 Adjoins

MAP Play/9 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins

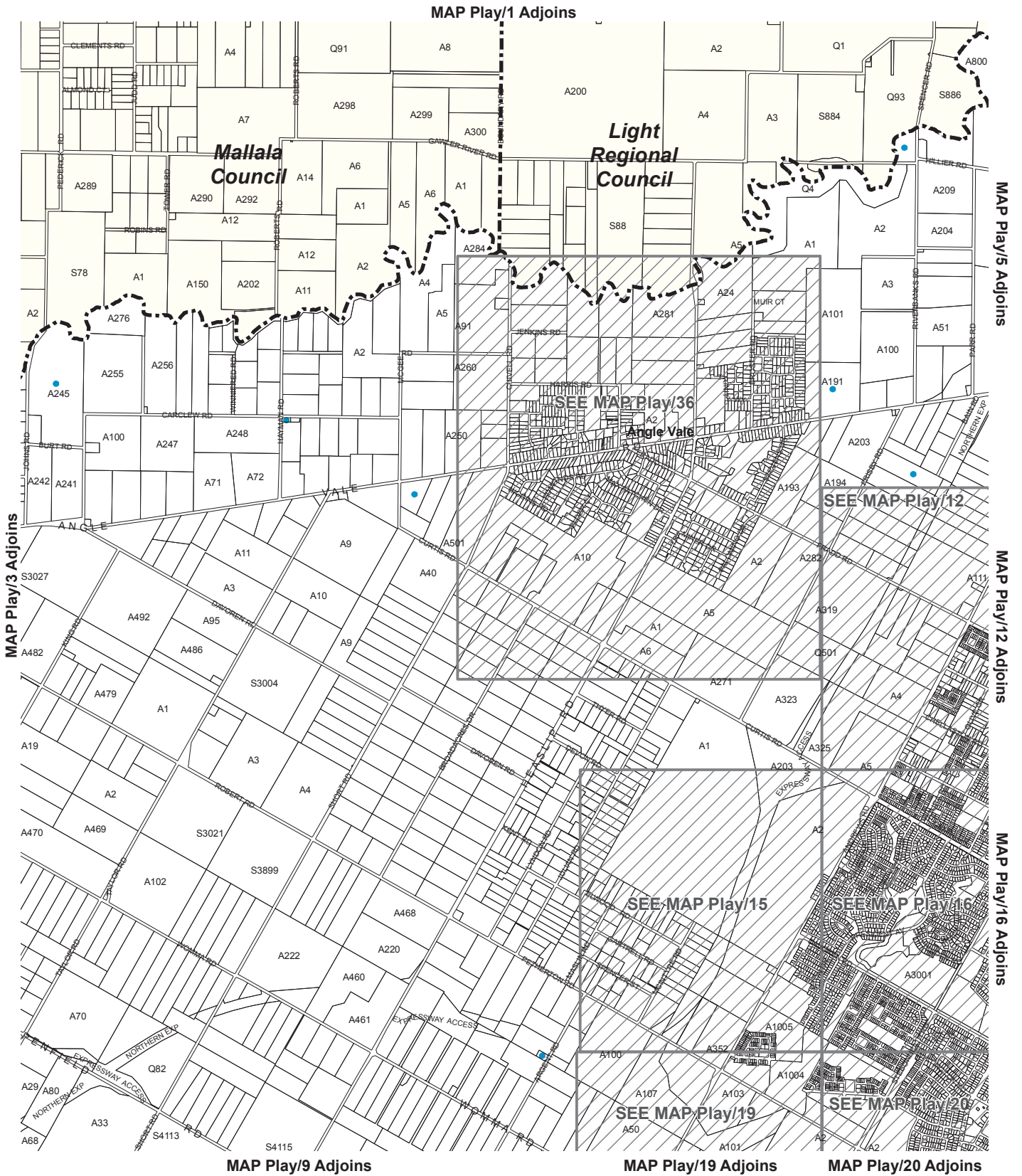


- Gawler River Flood Plain
- Epic Energy Gas Pipeline
- South East Australia Gas Pipeline
- Areas of potential site contamination
- 275kv/132kv/66kv electricity transmission line
- Development Plan Boundary



# Overlay Map Play/4

## DEVELOPMENT CONSTRAINTS



Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



# Overlay Map Play/4 HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary



MAP Play/1 Adjoins

Light  
Regional  
Council

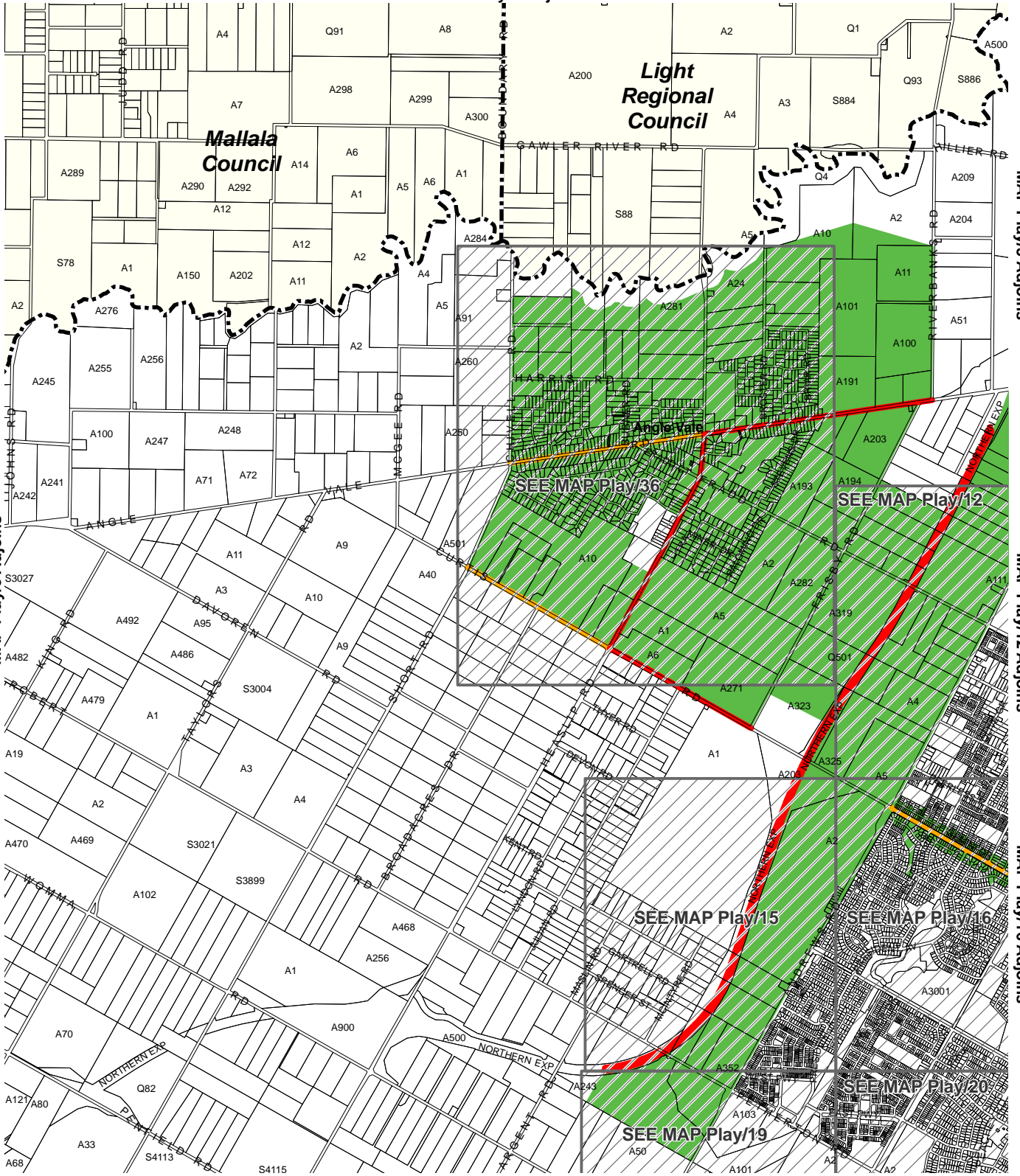
Mallala  
Council

MAP Play/5 Adjoins

MAP Play/12 Adjoins

MAP Play/6 Adjoins

MAP Play/3 Adjoins



SEE MAP Play/36

SEE MAP Play/12

SEE MAP Play/15

SEE MAP Play/16

SEE MAP Play/20





SEE MAP Play/19

MAP Play/9 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins



-  Designated Road: type A road
-  Designated Road: type B road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

# Overlay Map Play/4 NOISE AND AIR EMISSIONS



MAP Play/1 Adjoins

Light  
Regional  
Council

Mallala  
Council

MAP Play/5 Adjoins

MAP Play/12 Adjoins

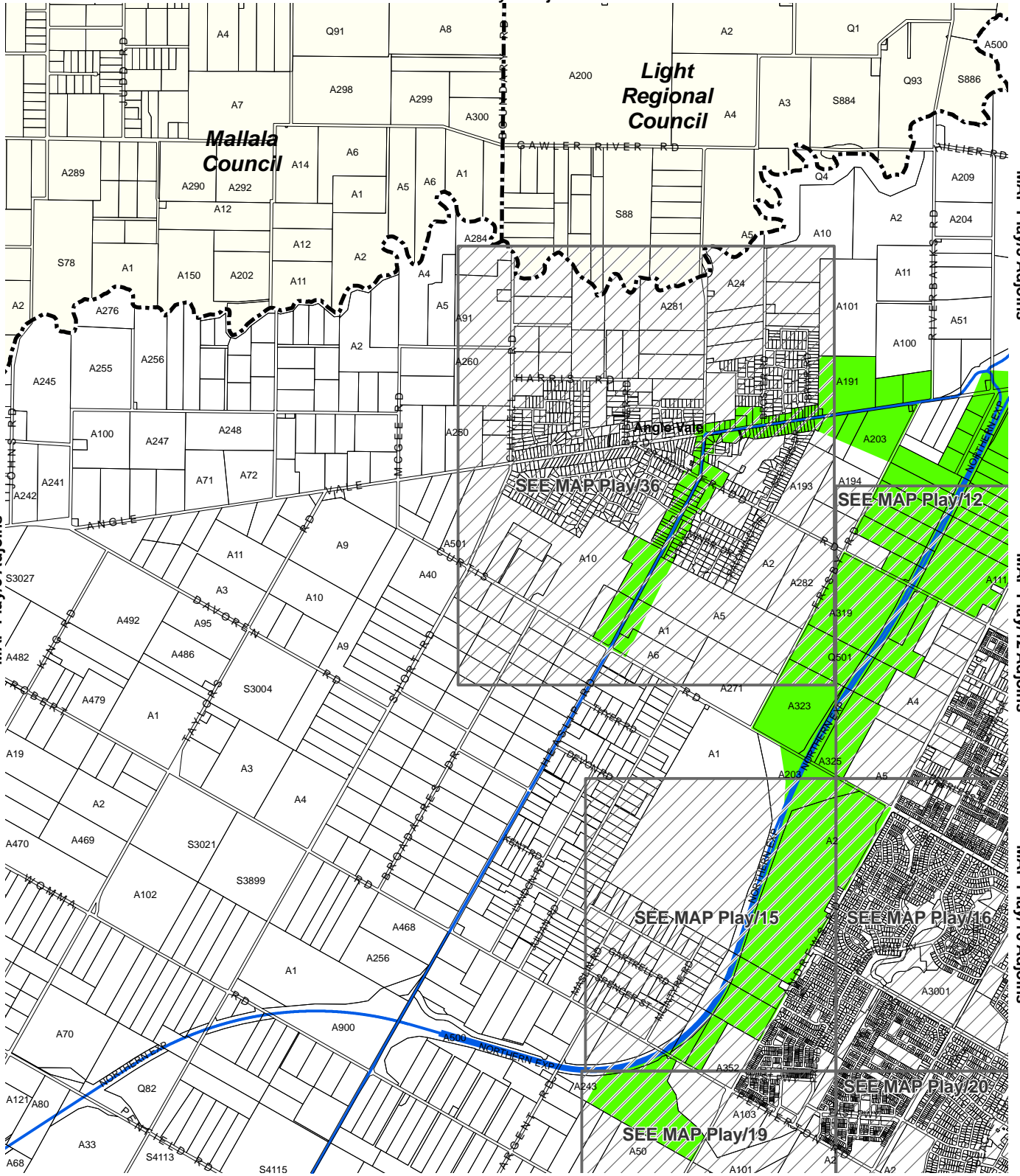
MAP Play/16 Adjoins

MAP Play/3 Adjoins

MAP Play/9 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins



- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

# Overlay Map Play/4

## STRATEGIC TRANSPORT ROUTES

MAP Play/1 Adjoins

Light  
Regional  
Council

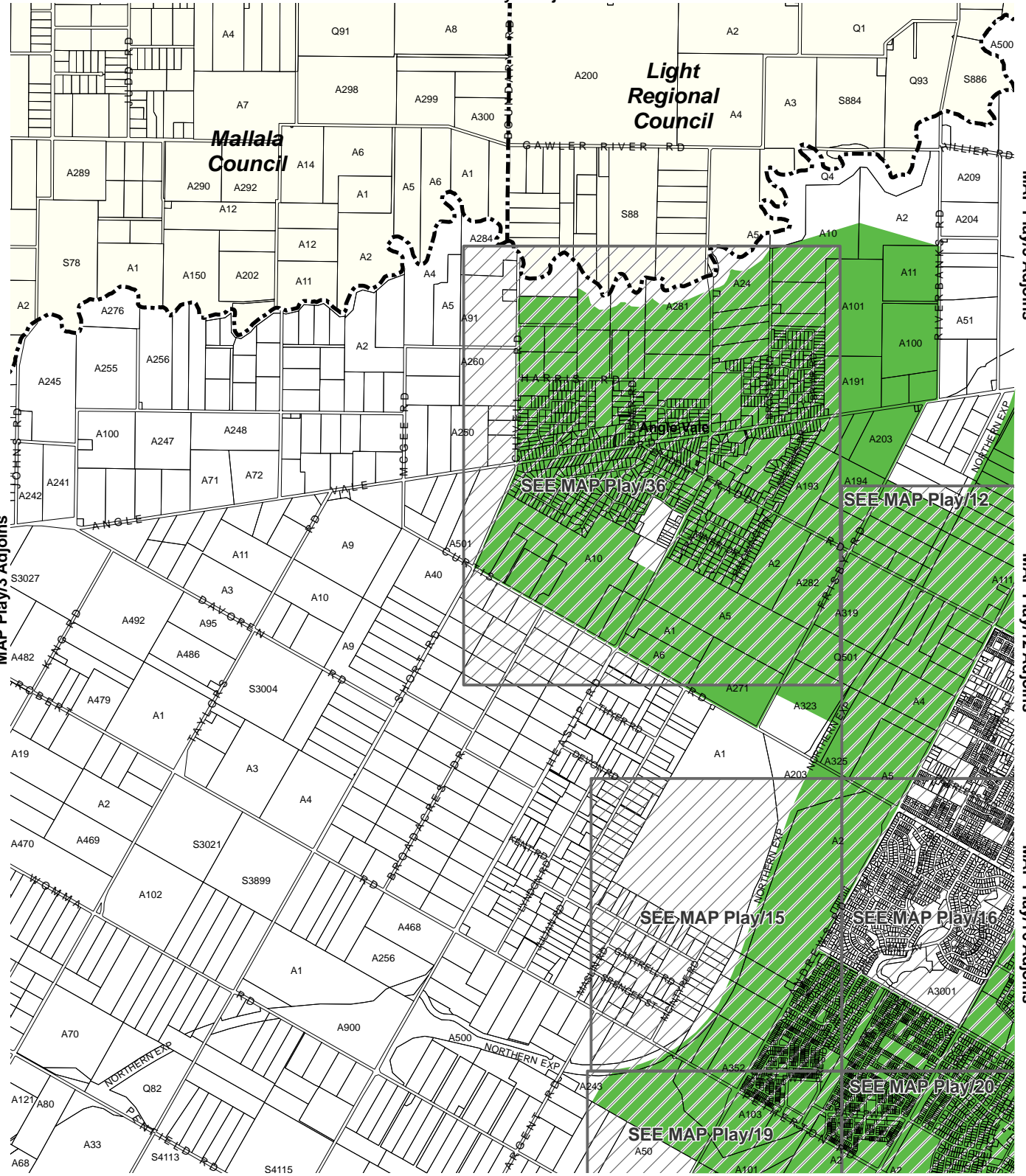
Mallala  
Council

MAP Play/5 Adjoins

MAP Play/12 Adjoins

MAP Play/6 Adjoins

MAP Play/3 Adjoins



SEE MAP Play/36

SEE MAP Play/12

SEE MAP Play/15

SEE MAP Play/16

SEE MAP Play/20

SEE MAP Play/19

MAP Play/9 Adjoins

MAP Play/19 Adjoins

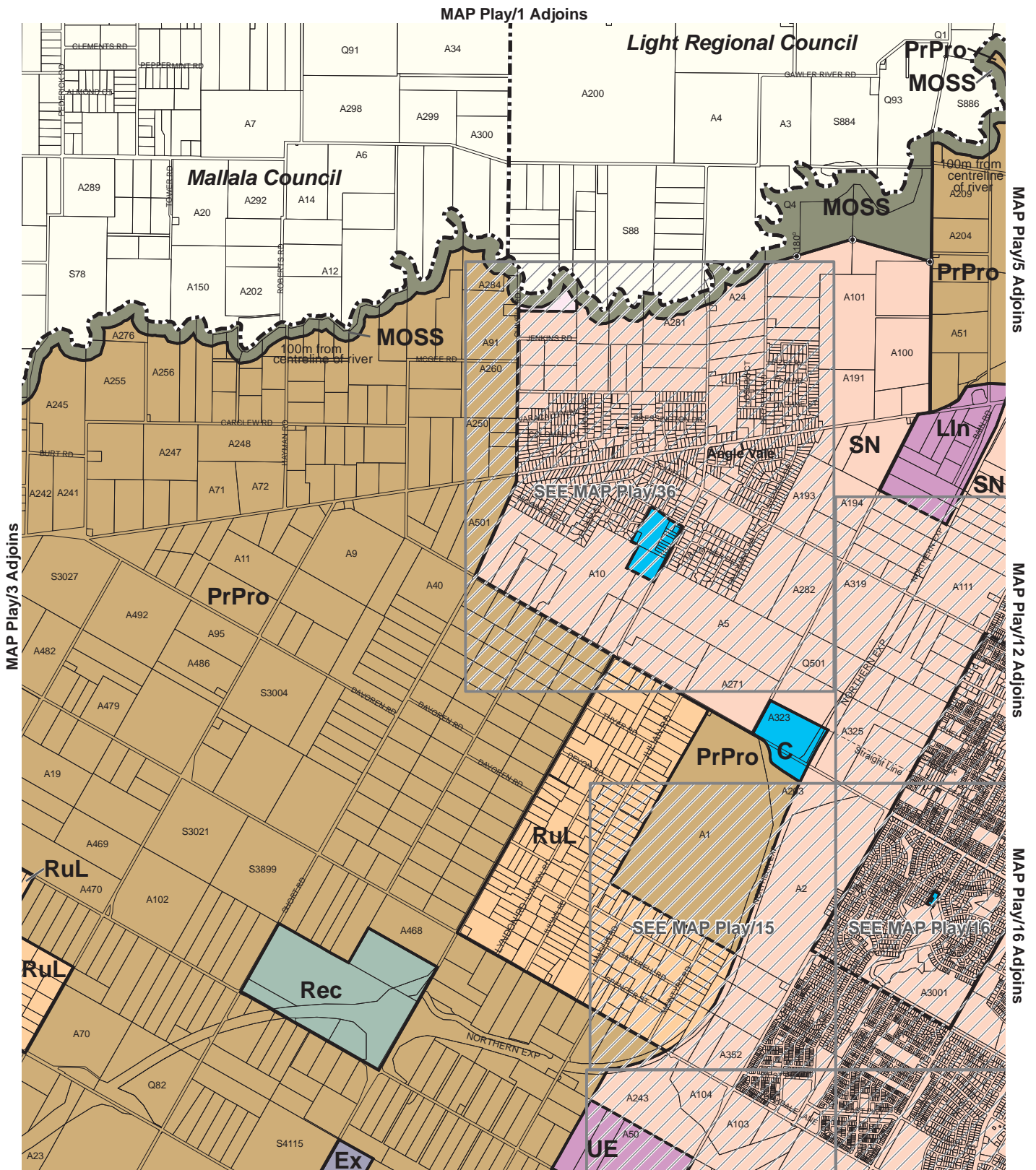
MAP Play/20 Adjoins



# Overlay Map Play/4 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary





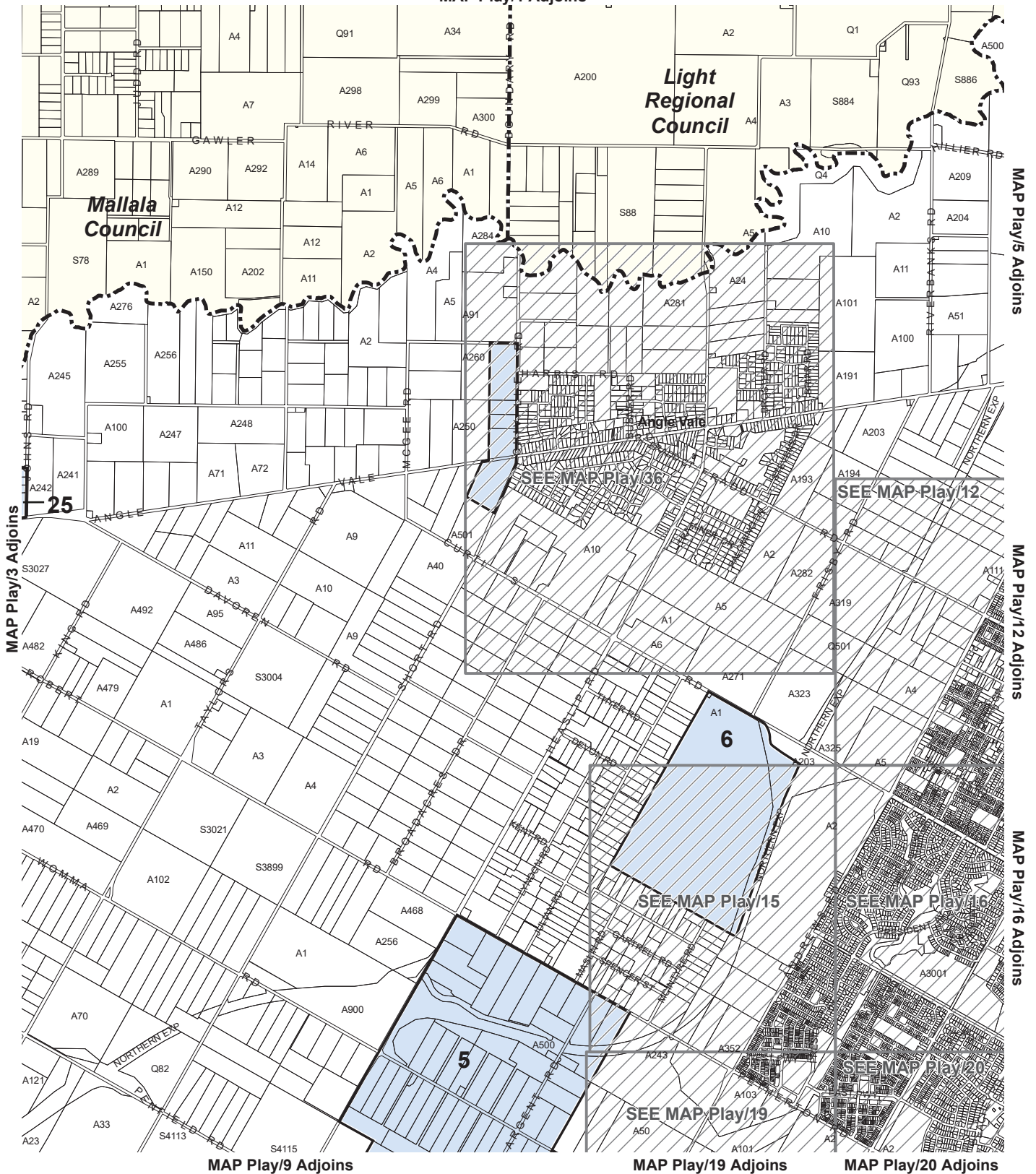
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
  - Excluded
  - Light Industry
  - Metropolitan Open Space System
  - Primary Production
  - Recreation
  - Rural Living
  - Suburban Neighbourhood
  - Urban Employment
  - Zone Boundary
  - Development Plan Boundary



# Zone Map Play/4

MAP Play/1 Adjoins



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

- Policy Area**
- 25 Value Adding (Virginia)
  - 5 Rural
  - 6 Urban Buffer



# Policy Area Map Play/4

- Policy Area Boundary
- Development Plan Boundary



MAP Play/1 Adjoins

Light Regional Council

Mallala Council

100m from centreline of river A209

100m from centreline of river

MAP Play/3 Adjoins

MAP Play/5 Adjoins

MAP Play/12 Adjoins

MAP Play/16 Adjoins

17

18

SEE MAP Play/36

SEE MAP Play/12

SEE MAP Play/15

SEE MAP Play/16

SEE MAP Play/19

SEE MAP Play/20

MAP Play/9 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins

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

**Precinct**

- 17 Horticulture
- 18 Rural Fringe



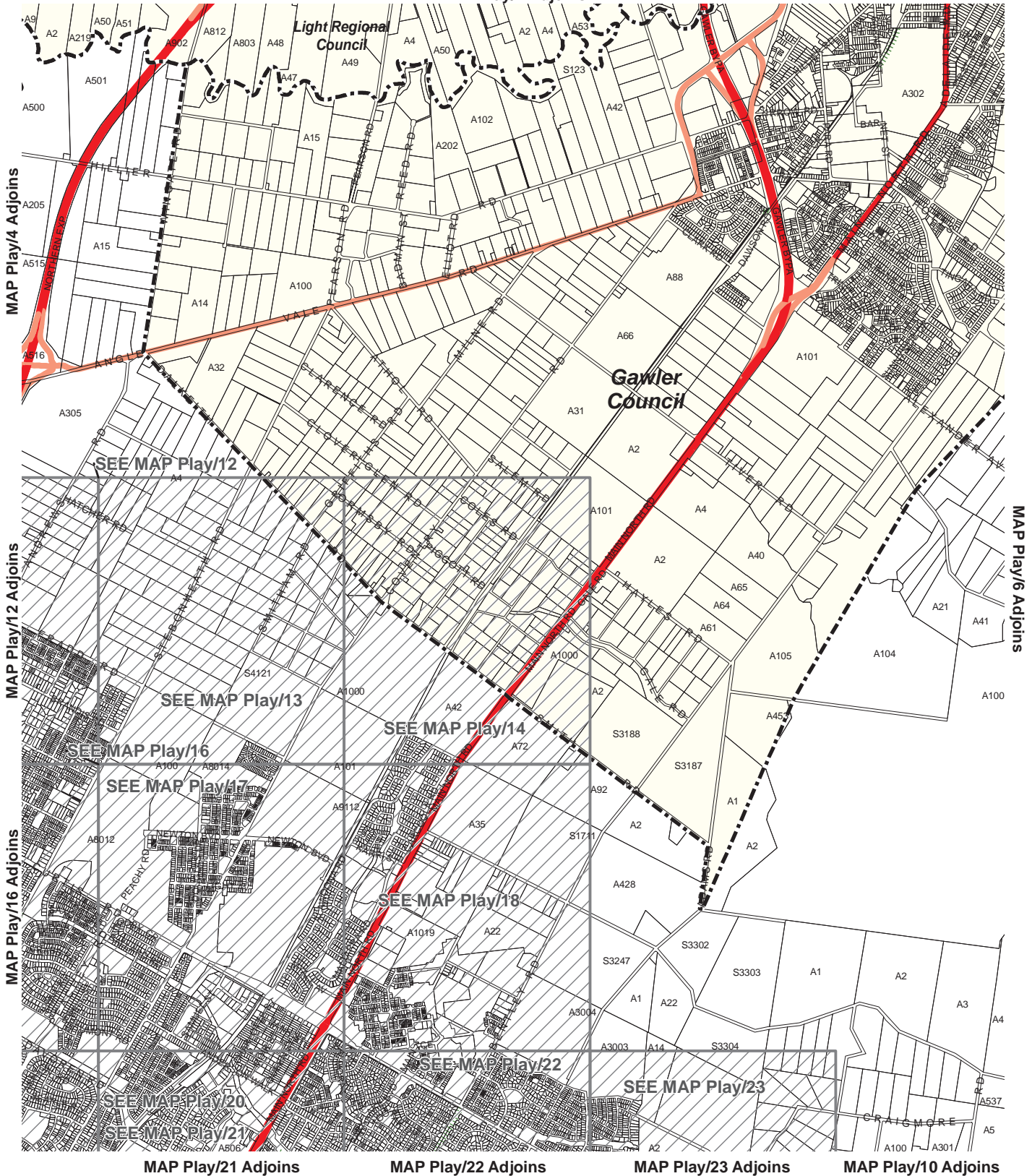
# Precinct Map Play/4

- Precinct Boundary
- Development Plan Boundary





MAP Play/1 Adjoins



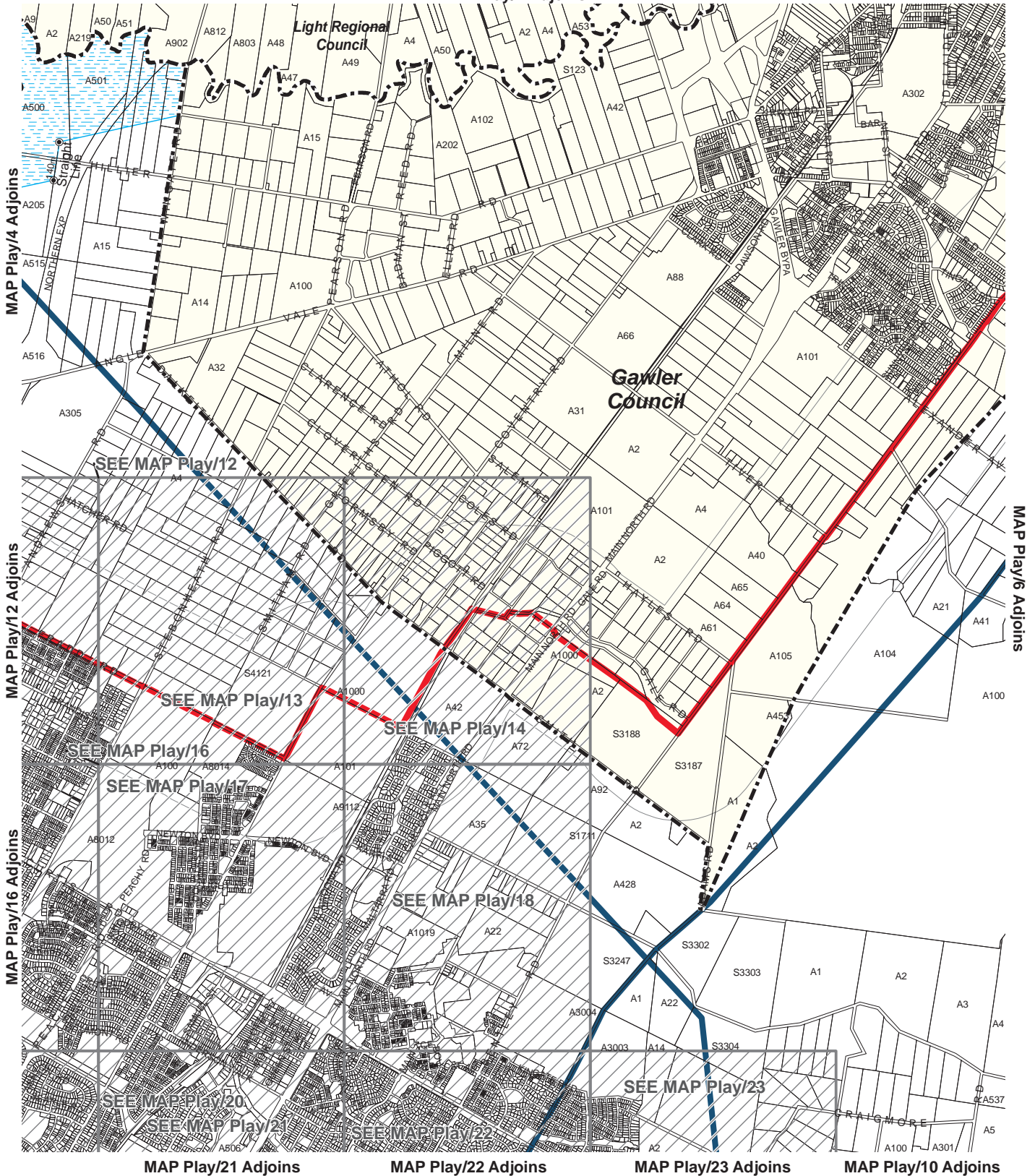
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary





# Overlay Map Play/5

## TRANSPORT



MAP Play/1 Adjoins



-  Gawler River Flood Plain
-  South East Australia Gas Pipeline
-  275kv/132kv/66kv electricity transmission line
-  Development Plan Boundary

# Overlay Map Play/5

## DEVELOPMENT CONSTRAINTS



MAP Play/1 Adjoins



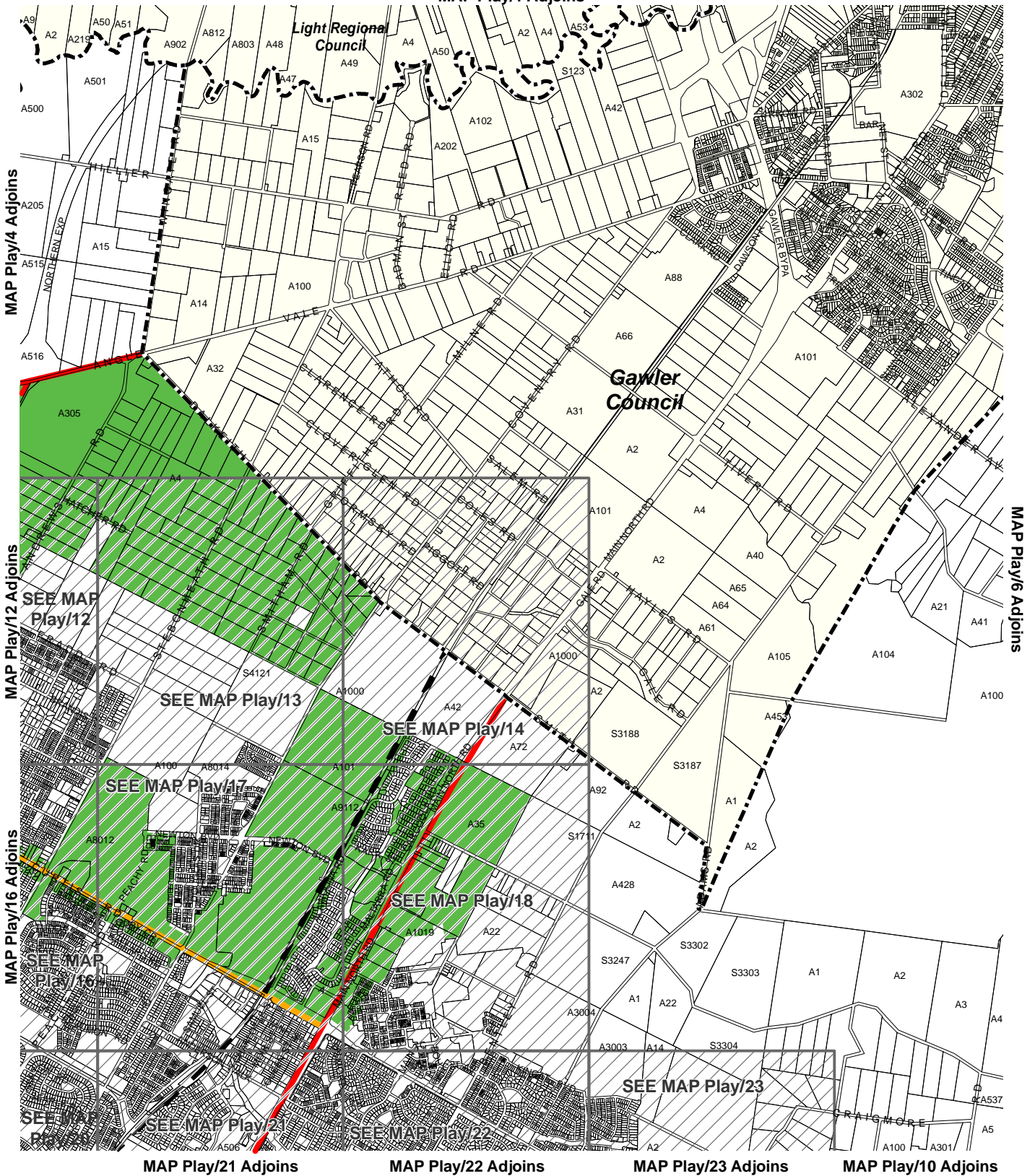
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.








# Overlay Map Play/5 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Play/1 Adjoins



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

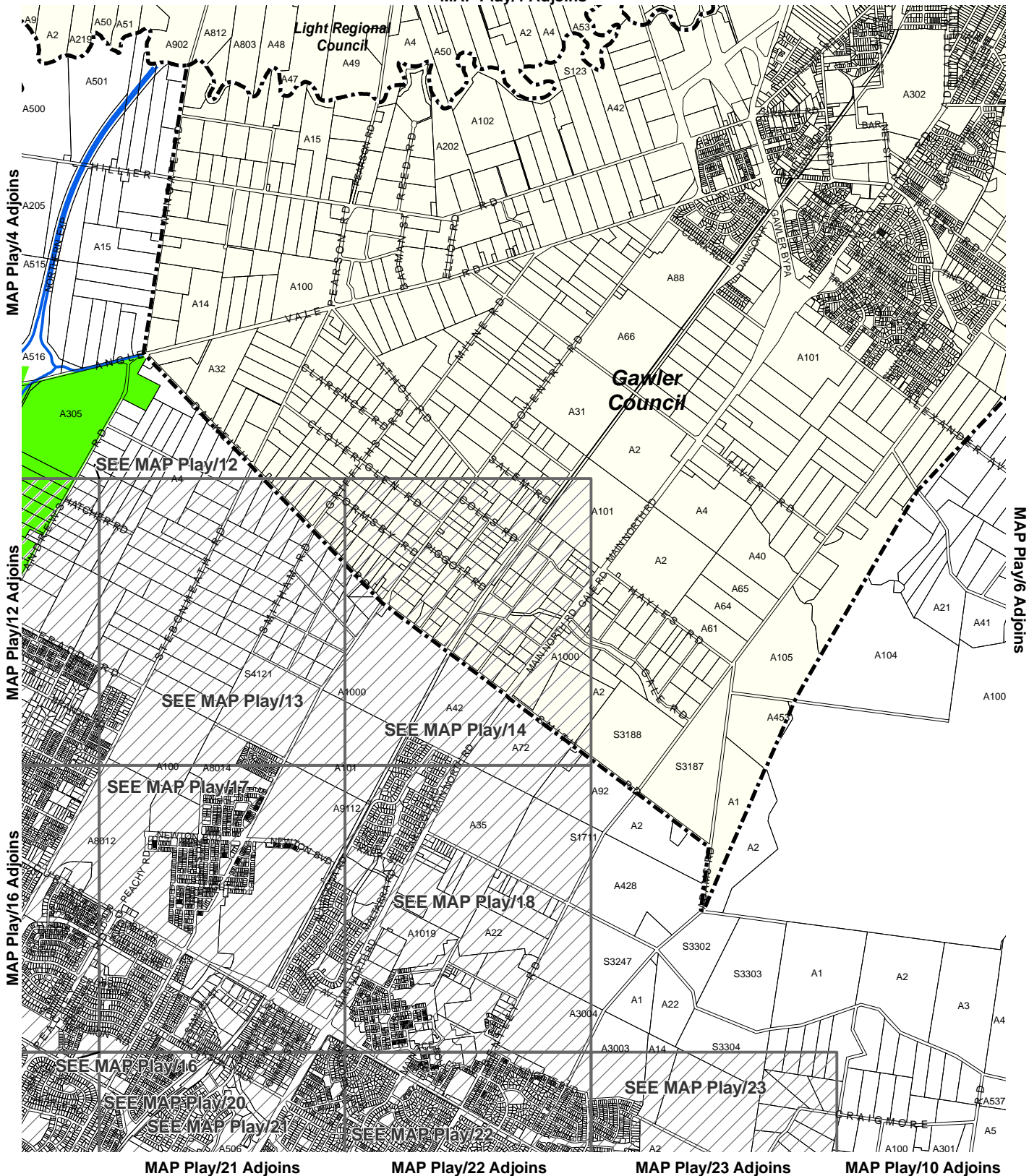


# Overlay Map Play/5

## NOISE AND AIR EMISSIONS



MAP Play/1 Adjoins



- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

# Overlay Map Play/5

## STRATEGIC TRANSPORT ROUTES



MAP Play/1 Adjoins

Light Regional Council

Gawler Council

MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/16 Adjoins

MAP Play/6 Adjoins

MAP Play/21 Adjoins

MAP Play/22 Adjoins

MAP Play/23 Adjoins

MAP Play/10 Adjoins

SEE MAP Play/13

SEE MAP Play/14

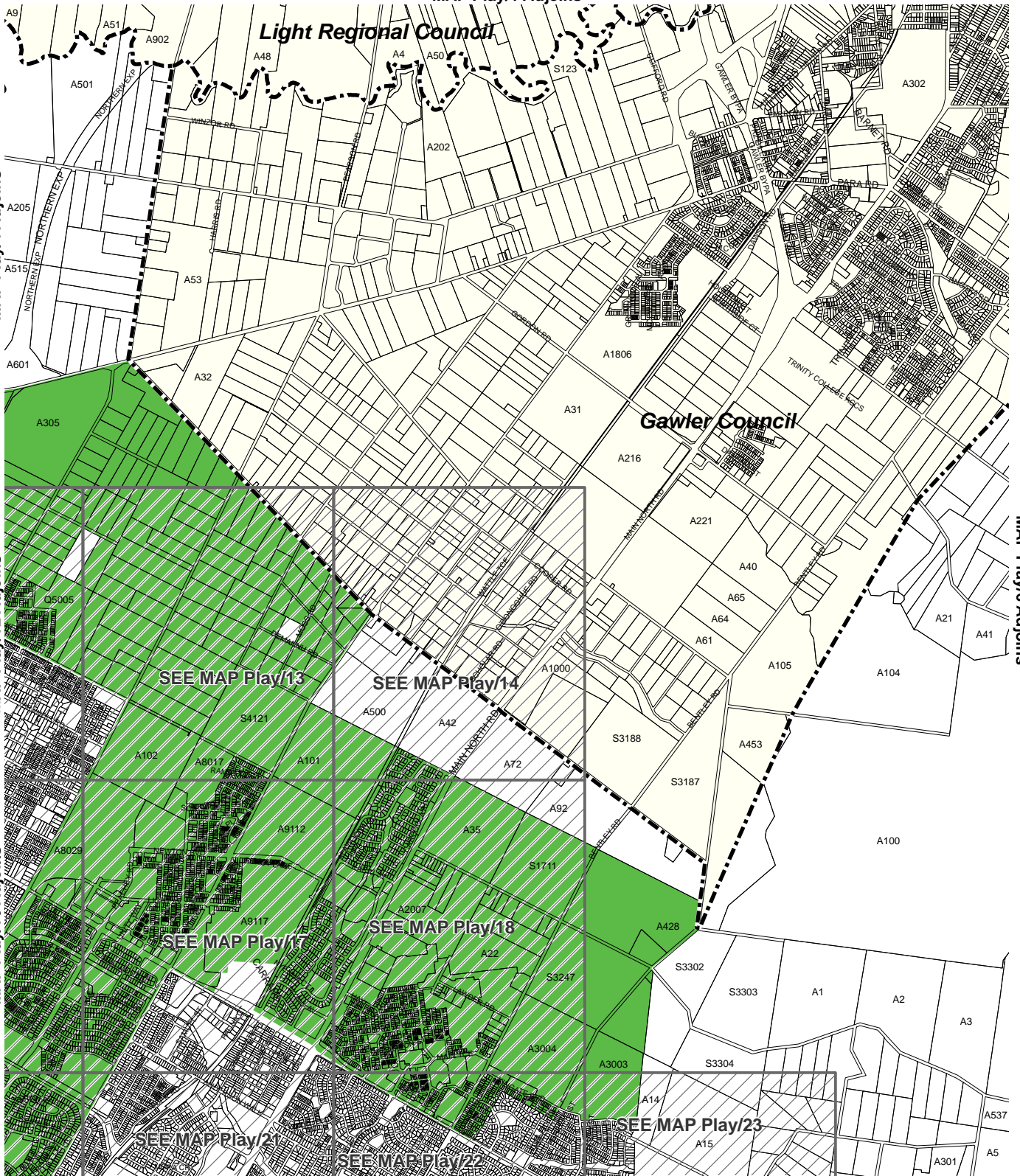
SEE MAP Play/17



SEE MAP Play/18

SEE MAP Play/2

SEE MAP Play/22

SEE MAP Play/23



 Affordable Housing Designated Area  
 Development Plan Boundary



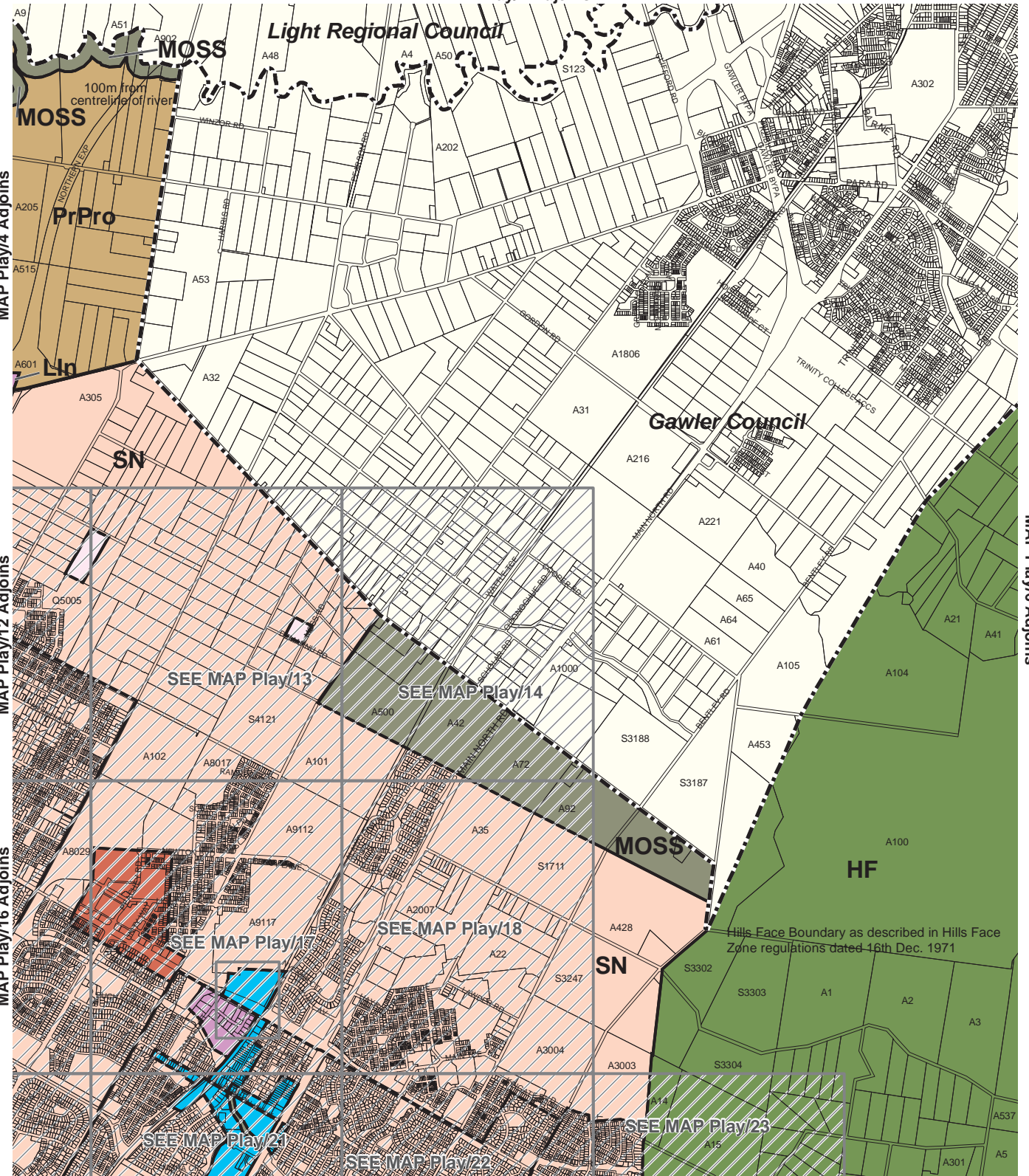
# Overlay Map Play/5

## AFFORDABLE HOUSING



MAP Play/1 Adjoins

Light Regional 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



MAP Play/1 Adjoins

Light Regional Council

Gawler Council

MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/16 Adjoins

MAP Play/6 Adjoins

MAP Play/21 Adjoins

MAP Play/22 Adjoins

MAP Play/23 Adjoins

MAP Play/10 Adjoins

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

**Policy Area**  
22 Rural Interface

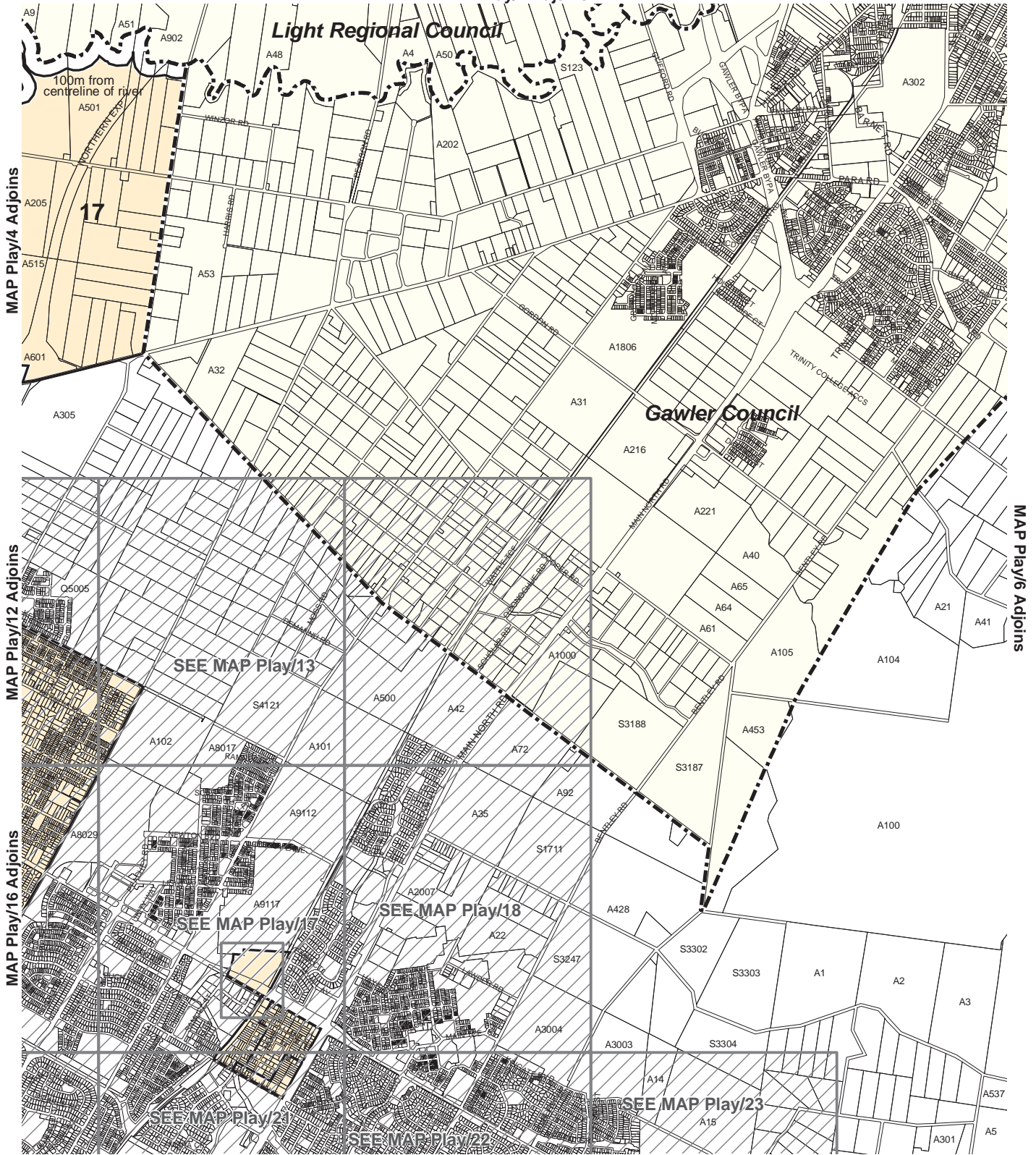
 Policy Area Boundary  
 Development Plan Boundary



# Policy Area Map Play/5



MAP Play/1 Adjoins



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

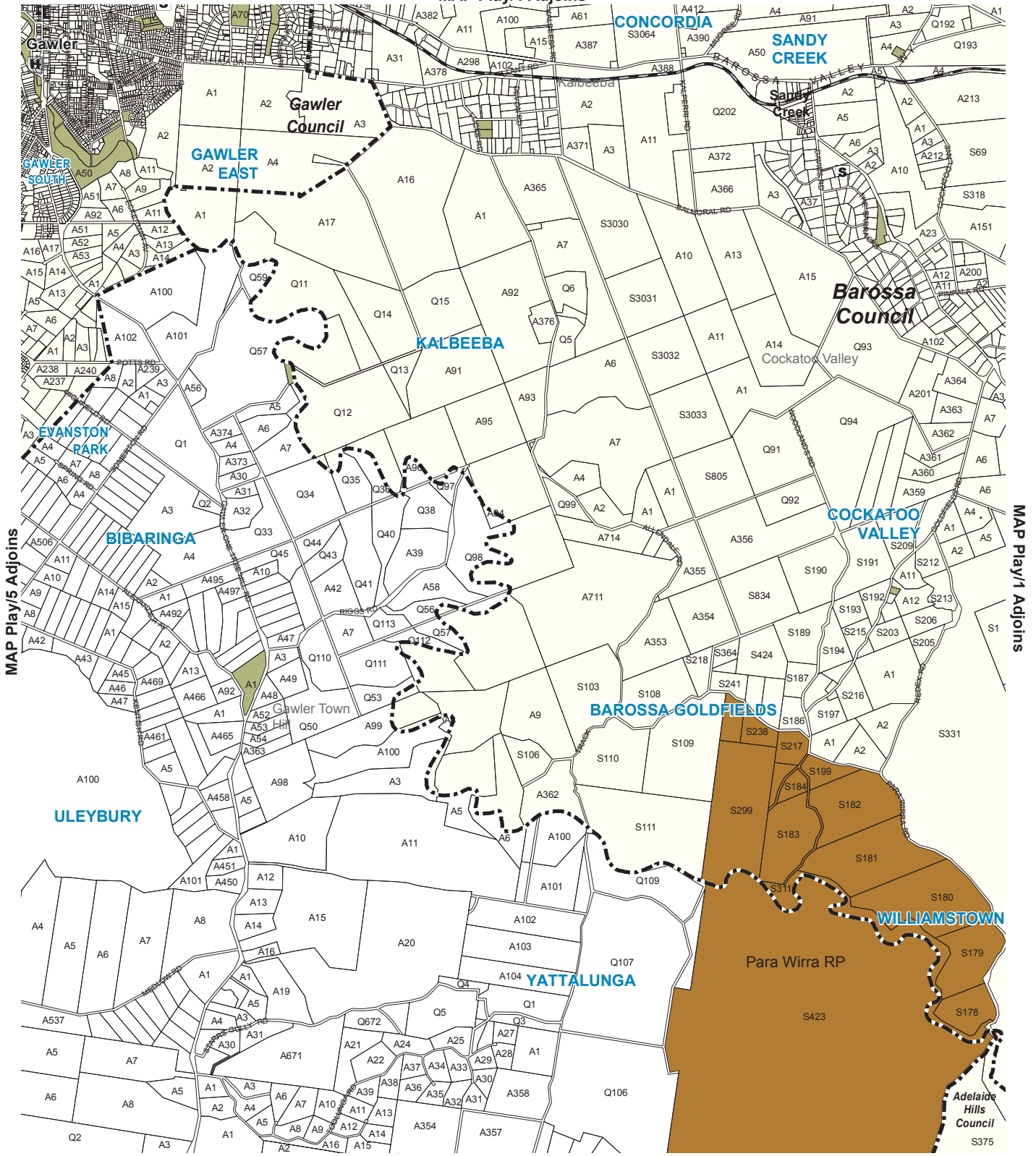
**Precinct**  
17 Horticulture



# Precinct Map Play/5

- Precinct Boundary
- Development Plan Boundary

MAP Play/1 Adjoins



MAP Play/11 Adjoins

0



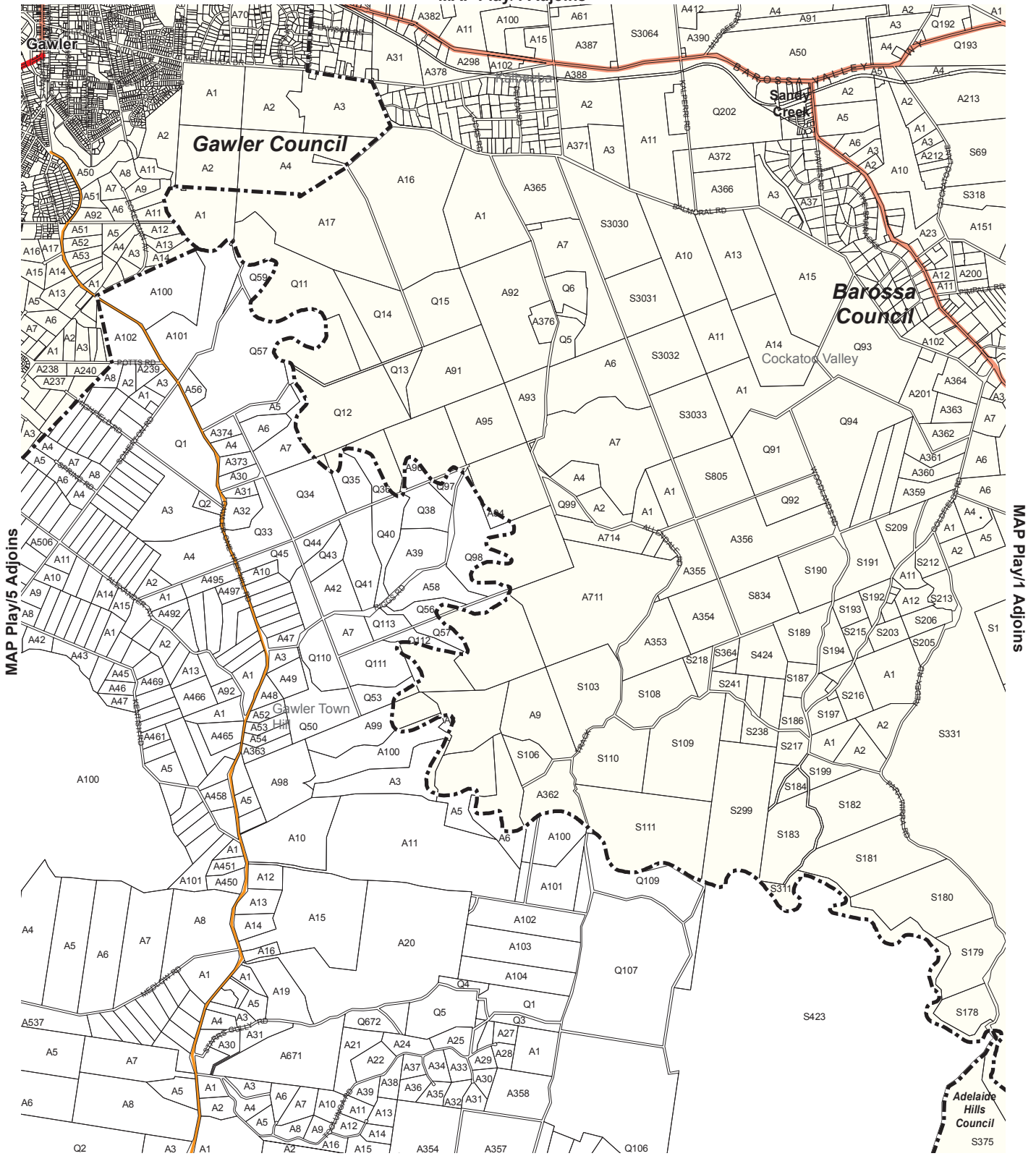
5 km

- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- Railways
- Local Reserves
- Recreation Park
- Development Plan Boundary

# Location Map Play/6



MAP Play/1 Adjoins



MAP Play/11 Adjoins

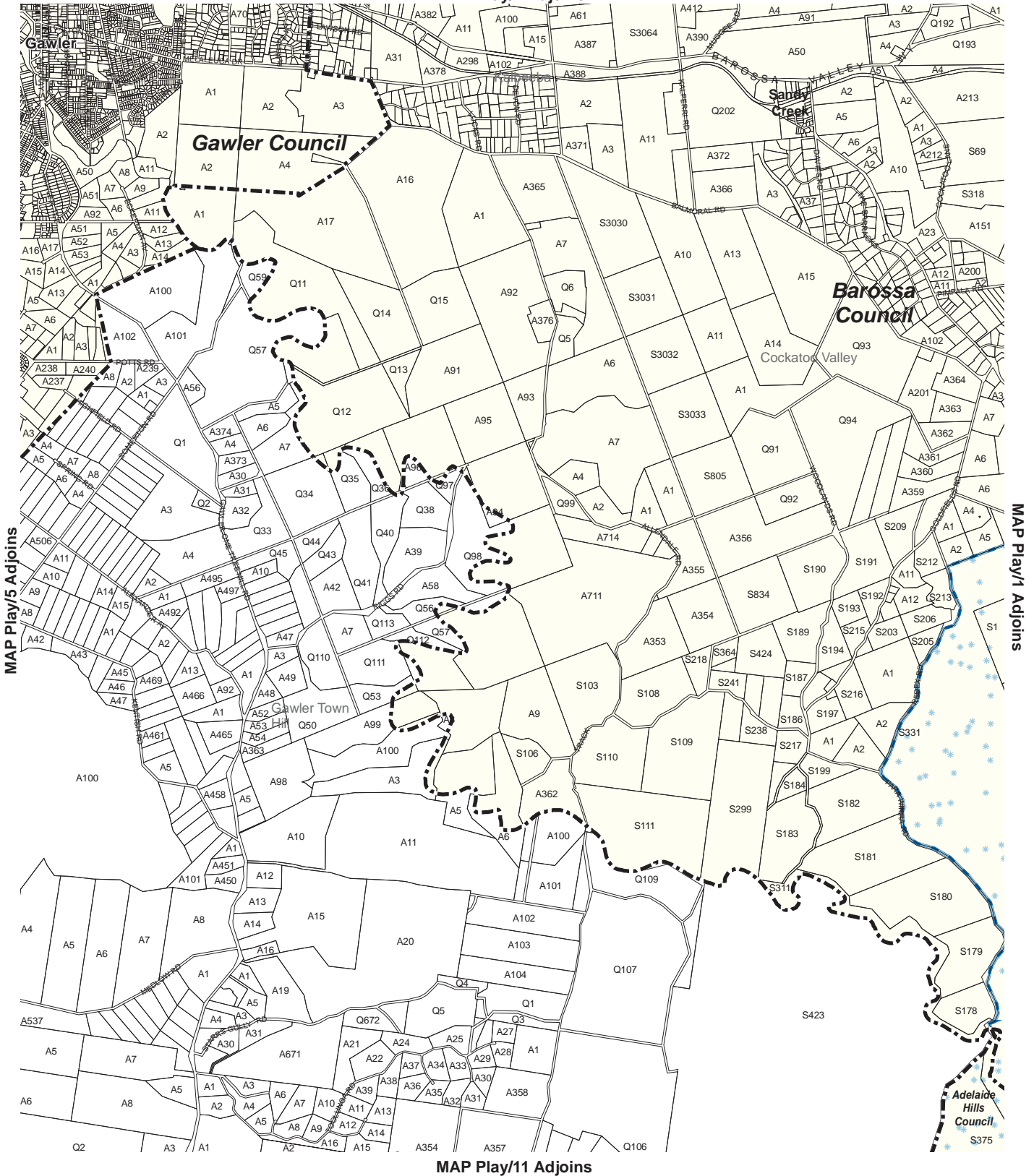


# Overlay Map Play/6

## TRANSPORT

- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Play/1 Adjoins



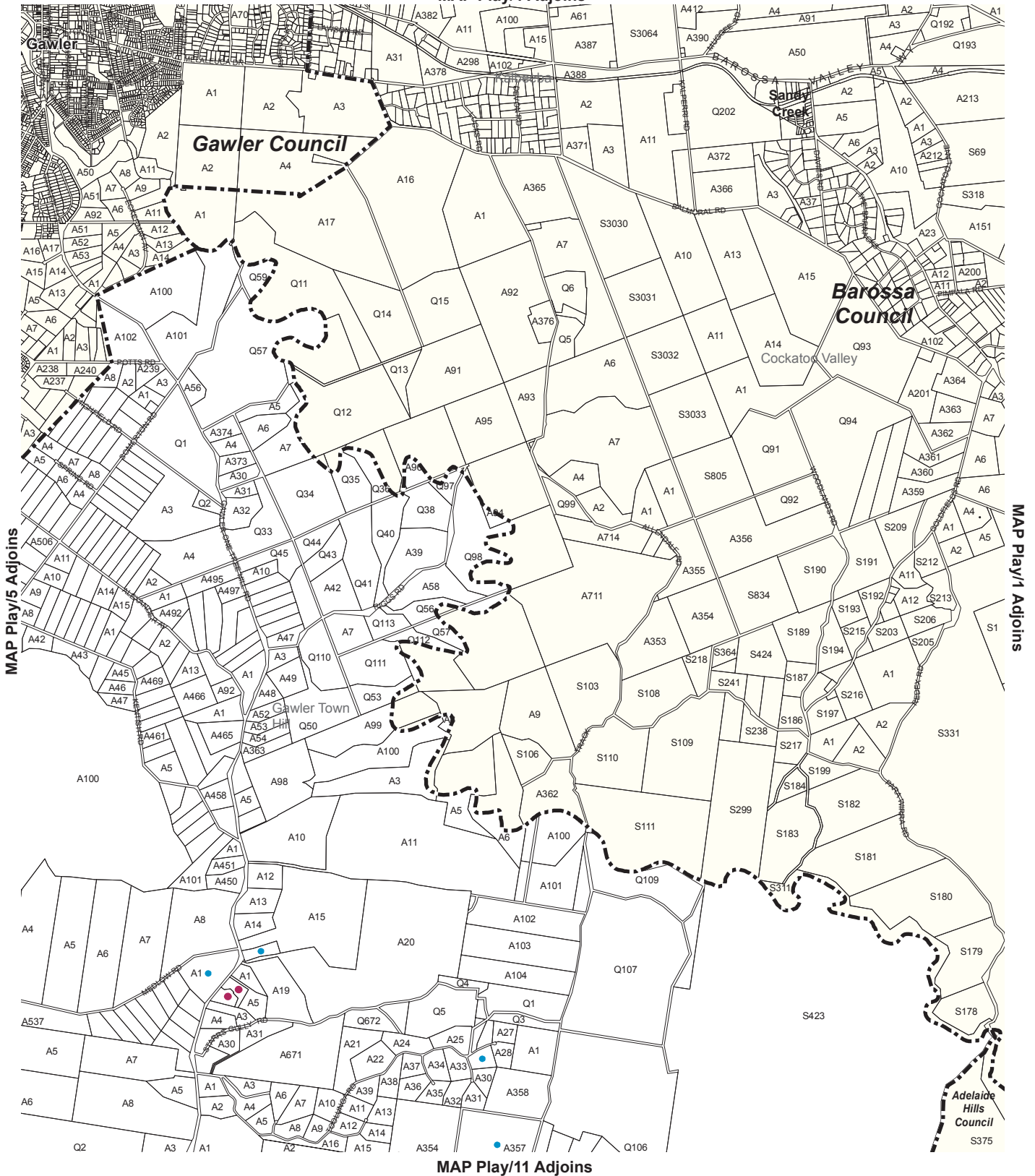
NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



# Overlay Map Play/6 DEVELOPMENT CONSTRAINTS

 Mt Lofty Watershed Boundary  
 Development Plan Boundary

MAP Play/1 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

0

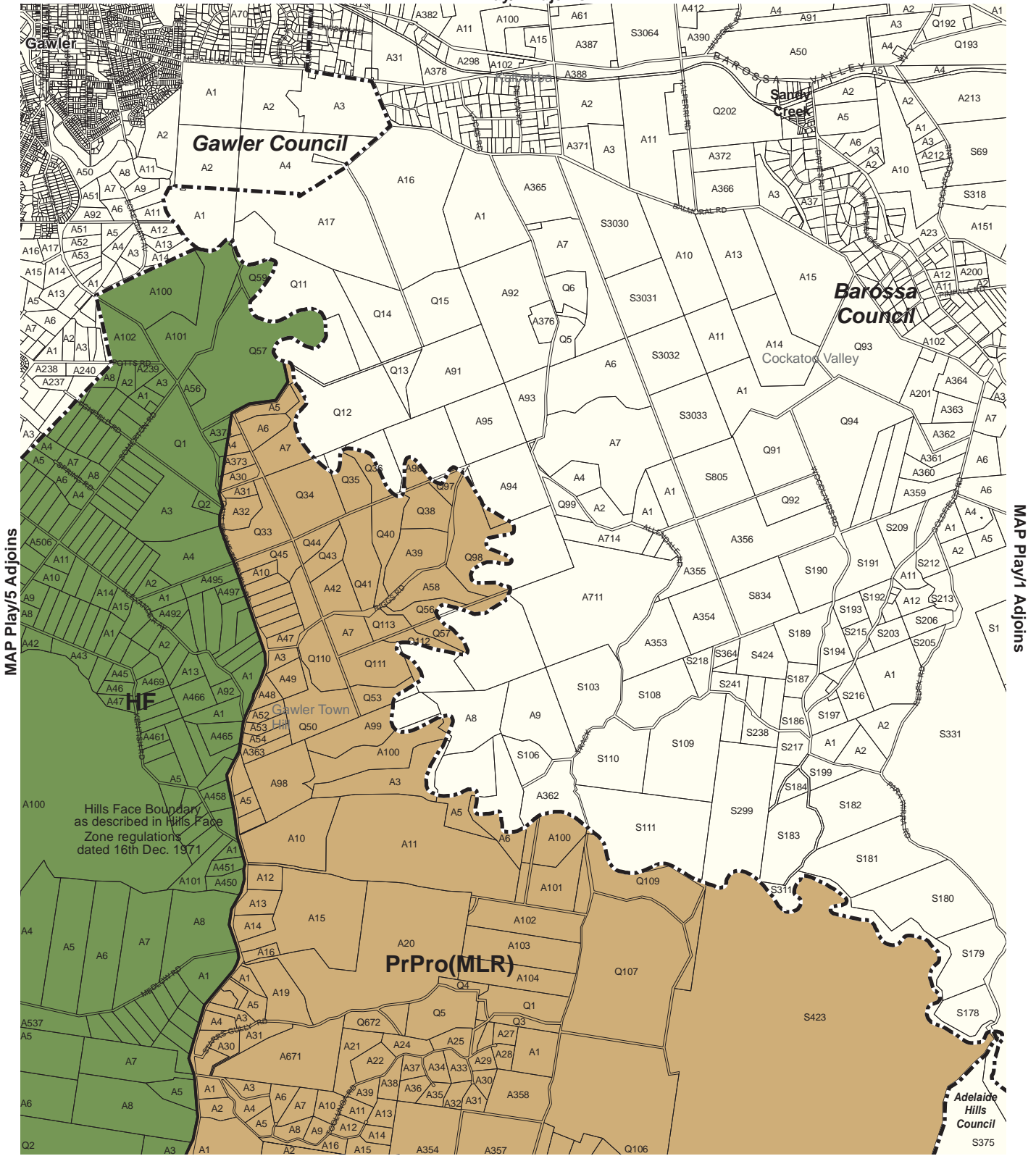


# Overlay Map Play/6 HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary



MAP Play/1 Adjoins



MAP Play/11 Adjoins

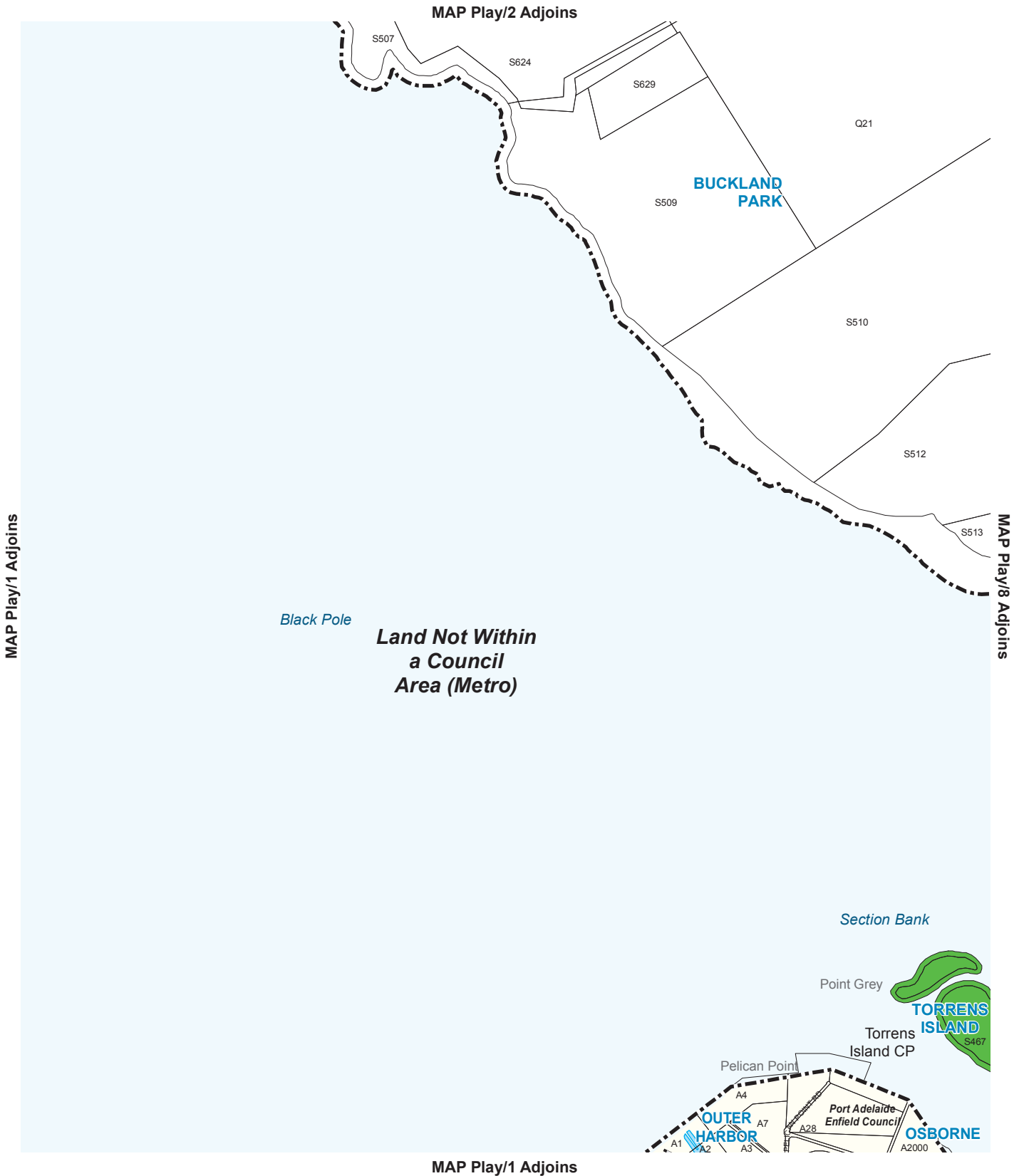
Lamberts Conformal Conic Projection, GDA94







Zones

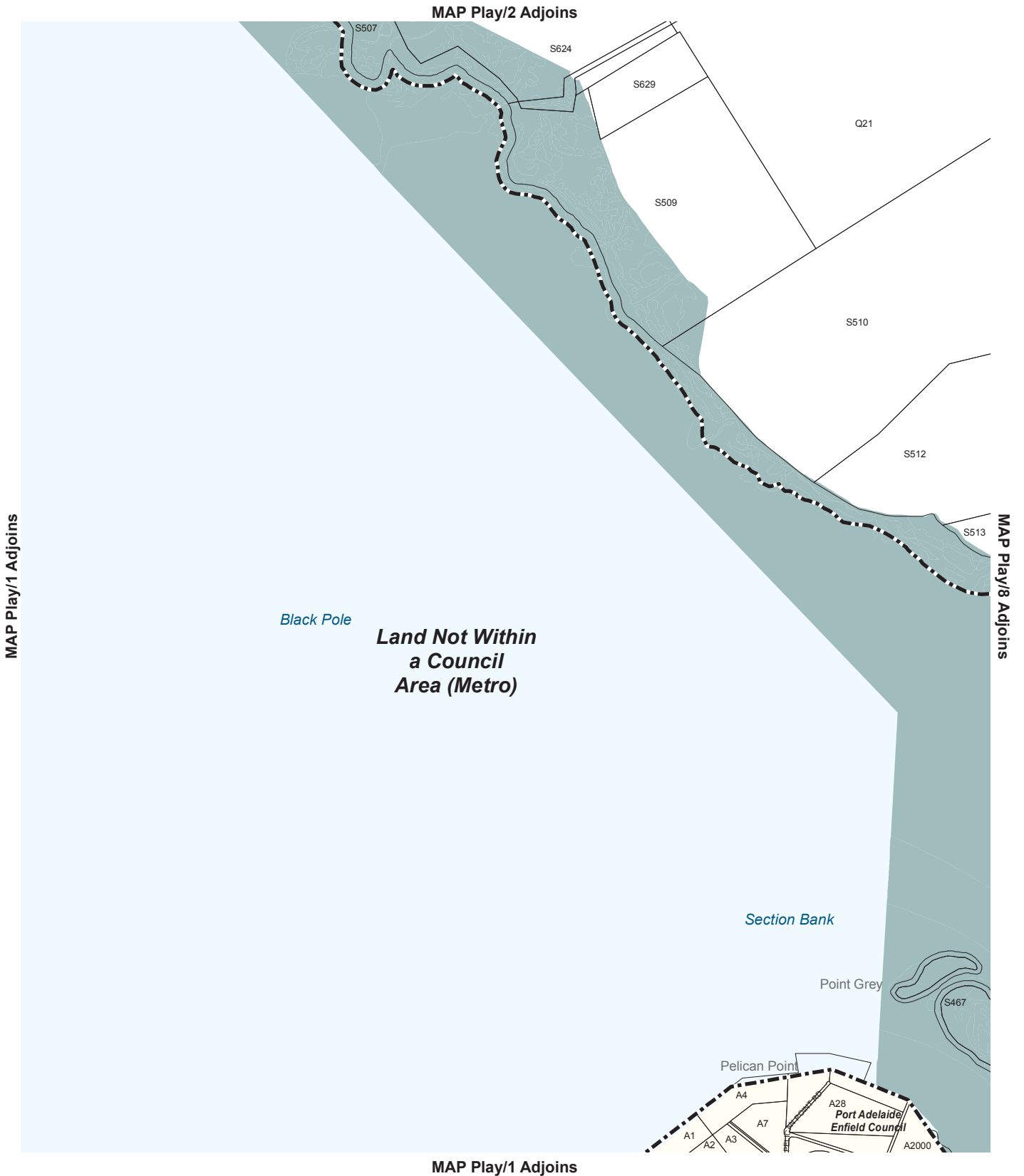
- Hills Face
- Primary Production (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

# Zone Map Play/6



# Location Map Play/7

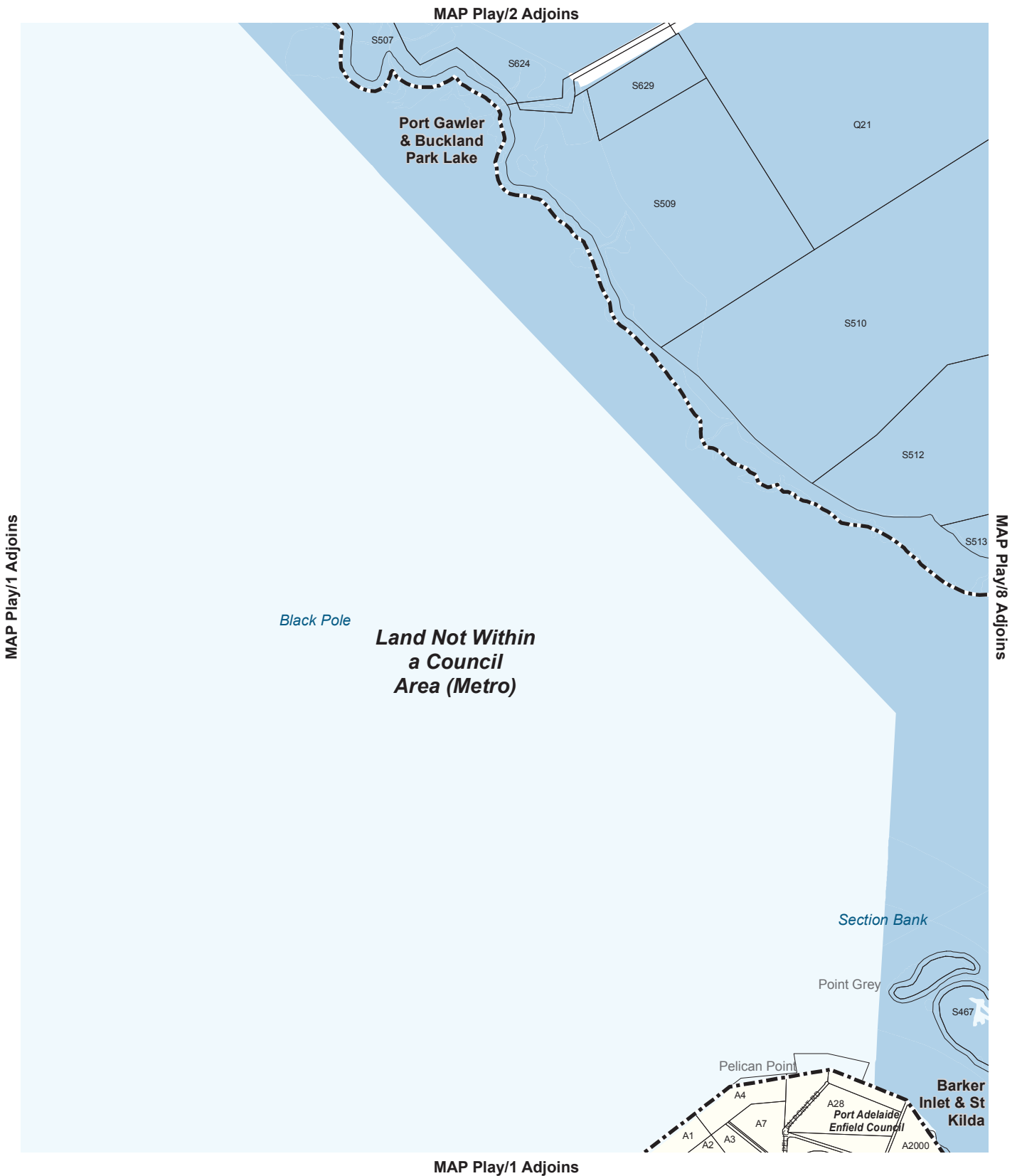
-  Railways
-  Conservation Park
-  Waterbodies
-  Development Plan Boundary



# Overlay Map Play/7

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



*Black Pole*  
**Land Not Within  
 a Council  
 Area (Metro)**

*Section Bank*

Point Grey

Pelican Point

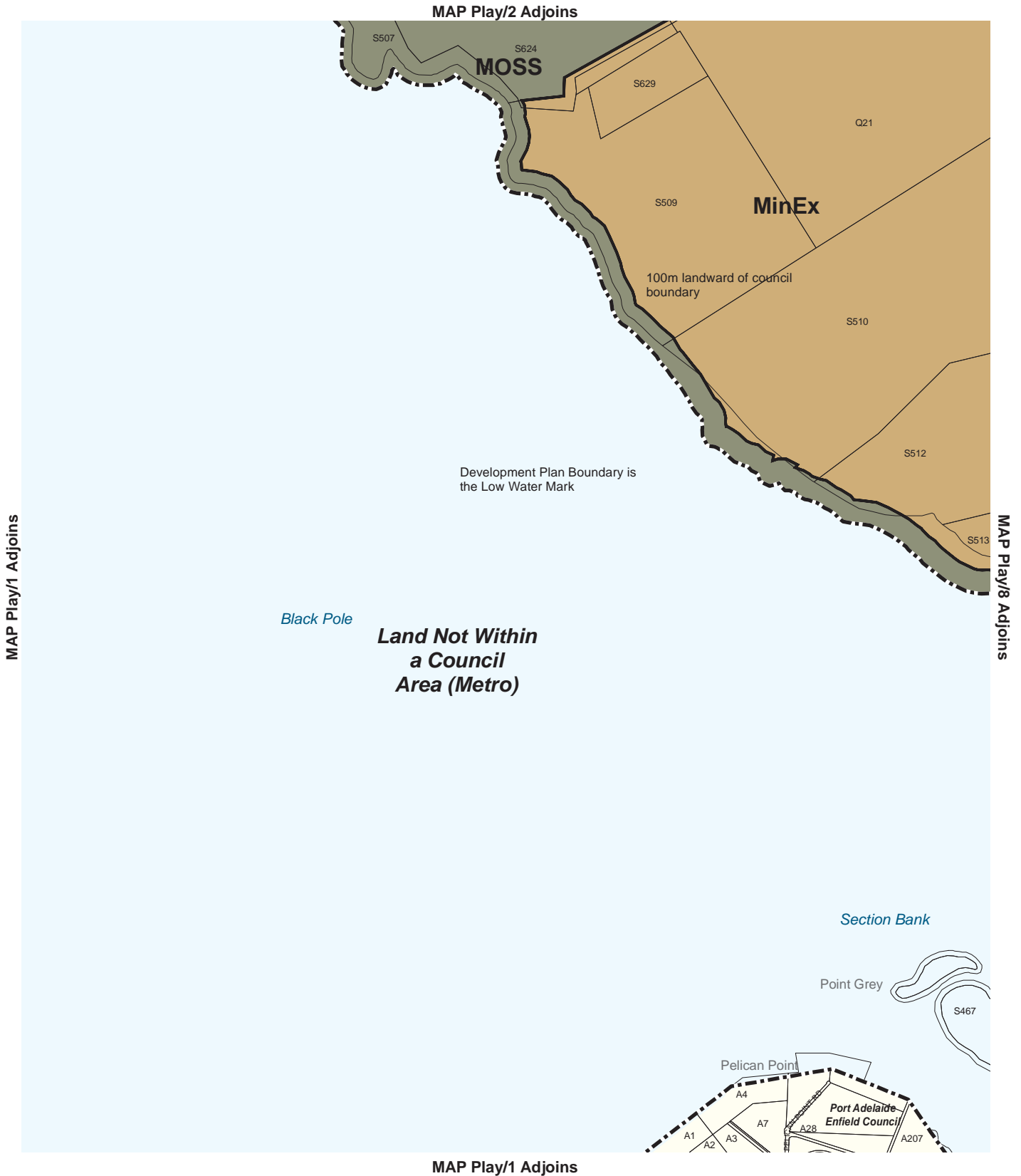
**Barker  
 Inlet & St  
 Kilda**

**Port Adelaide  
 Enfield Council**



# Overlay Map Play/7 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



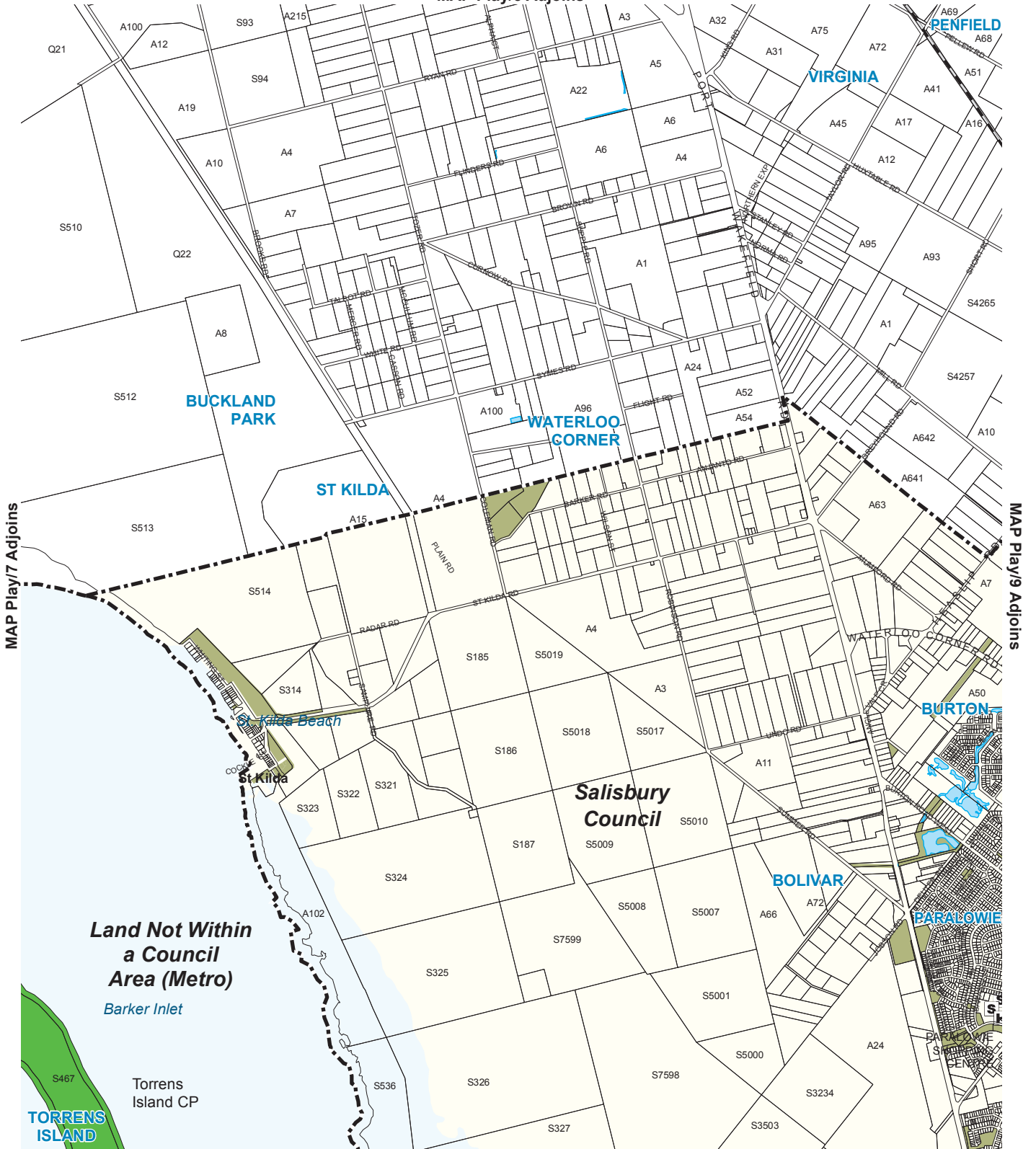
Lamberts Conformal Conic Projection, GDA94

- Zones**
- MOSS** Metropolitan Open Space System
  - MinEx** Mineral Extraction
  - Zone Boundary**
  - Development Plan Boundary**

# Zone Map Play/7



MAP Play/3 Adjoins



MAP Play/1 Adjoins



- S School
- H Other Health Services
- Railways
- Local Reserves
- Conservation Park
- Waterbodies
- Development Plan Boundary

# Location Map Play/8

MAP Play/3 Adjoins



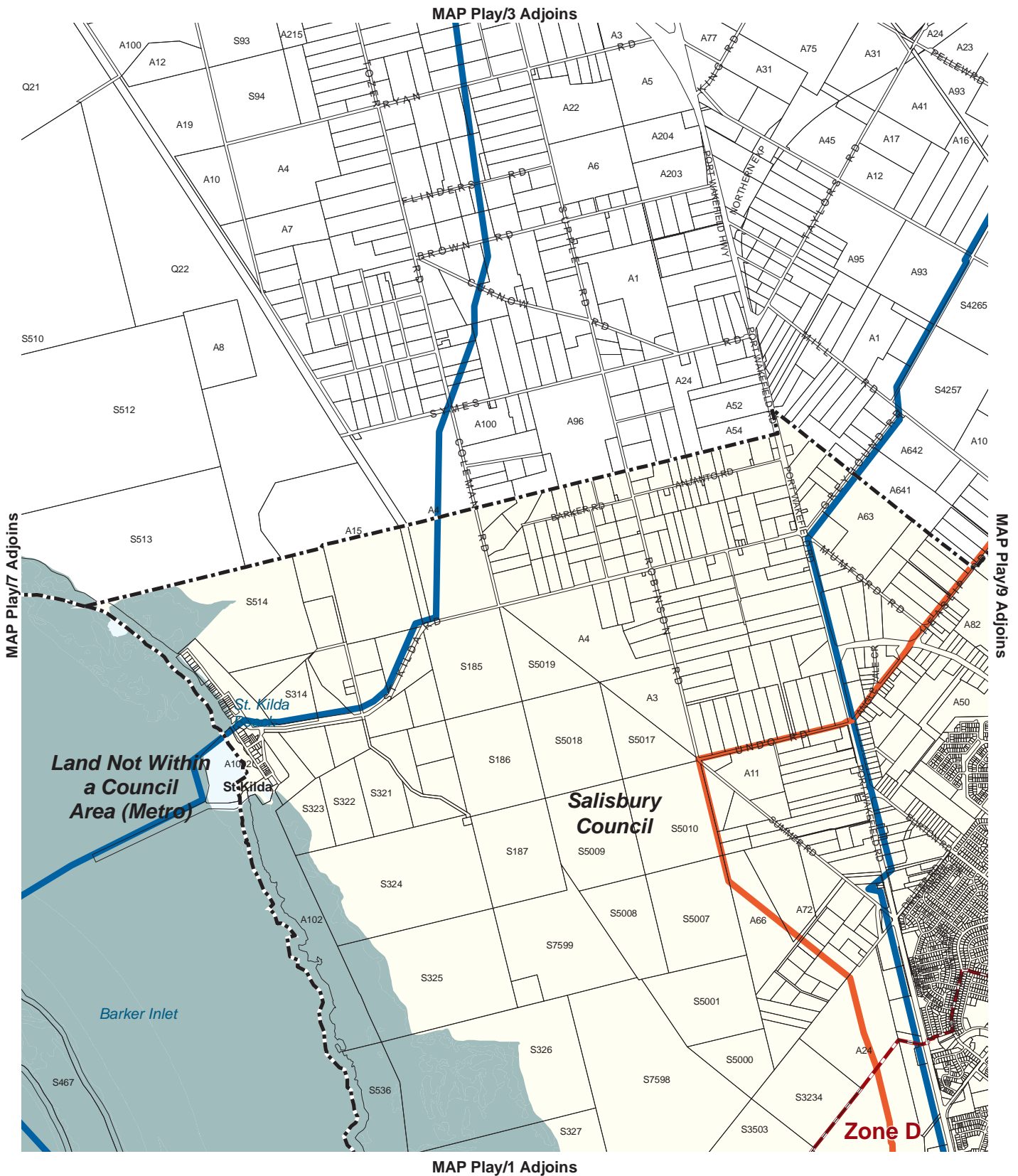
MAP Play/1 Adjoins

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map Play/8

## TRANSPORT

PLAYFORD COUNCIL  
Consolidated - 30 April 2020



**Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level

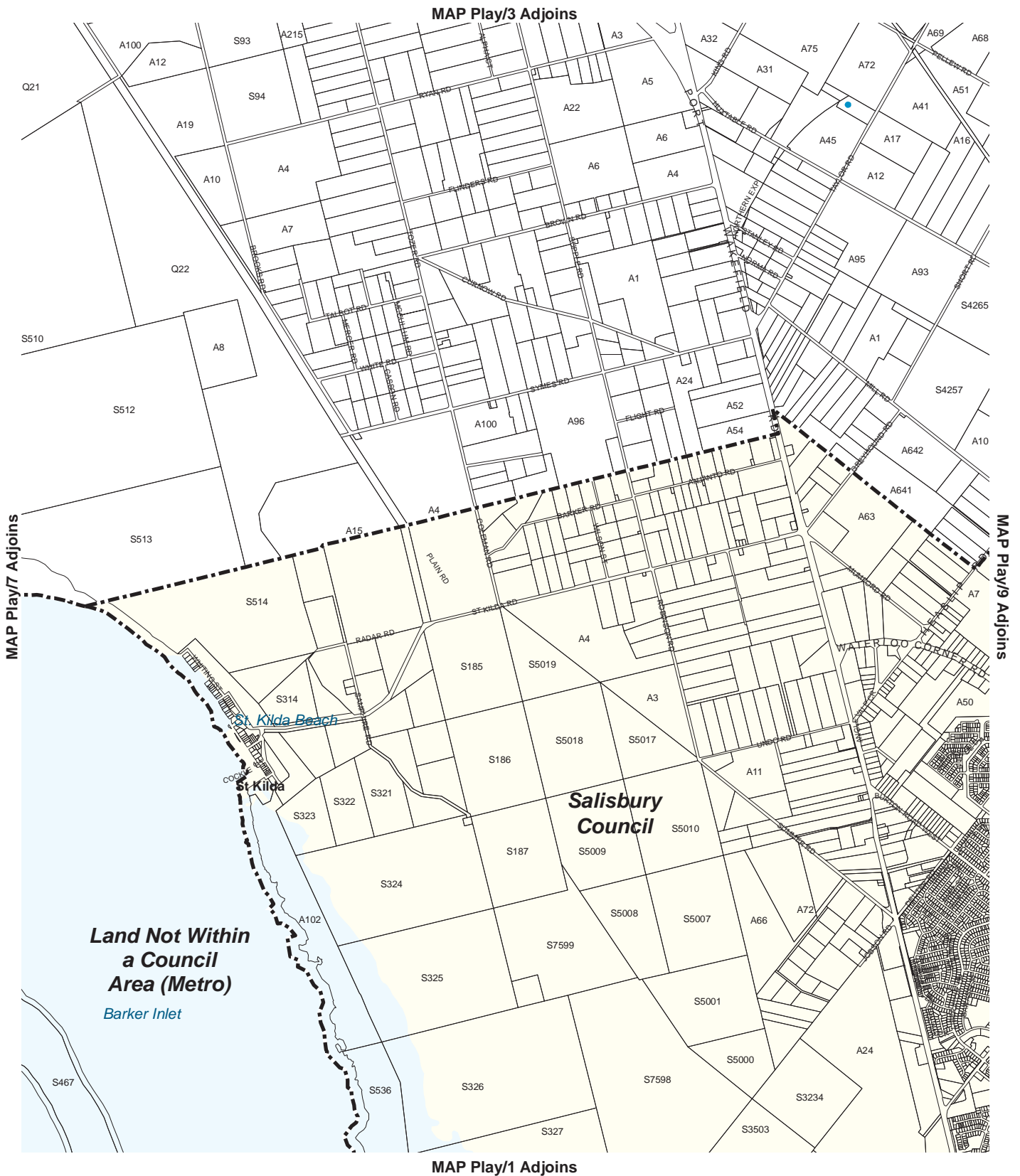


- Airport Building Heights
- Coastal Acid Sulfate Soils
- Epic Energy Gas Pipeline
- South East Australia Gas Pipeline
- Development Plan Boundary

# Overlay Map Play/8

## DEVELOPMENT CONSTRAINTS





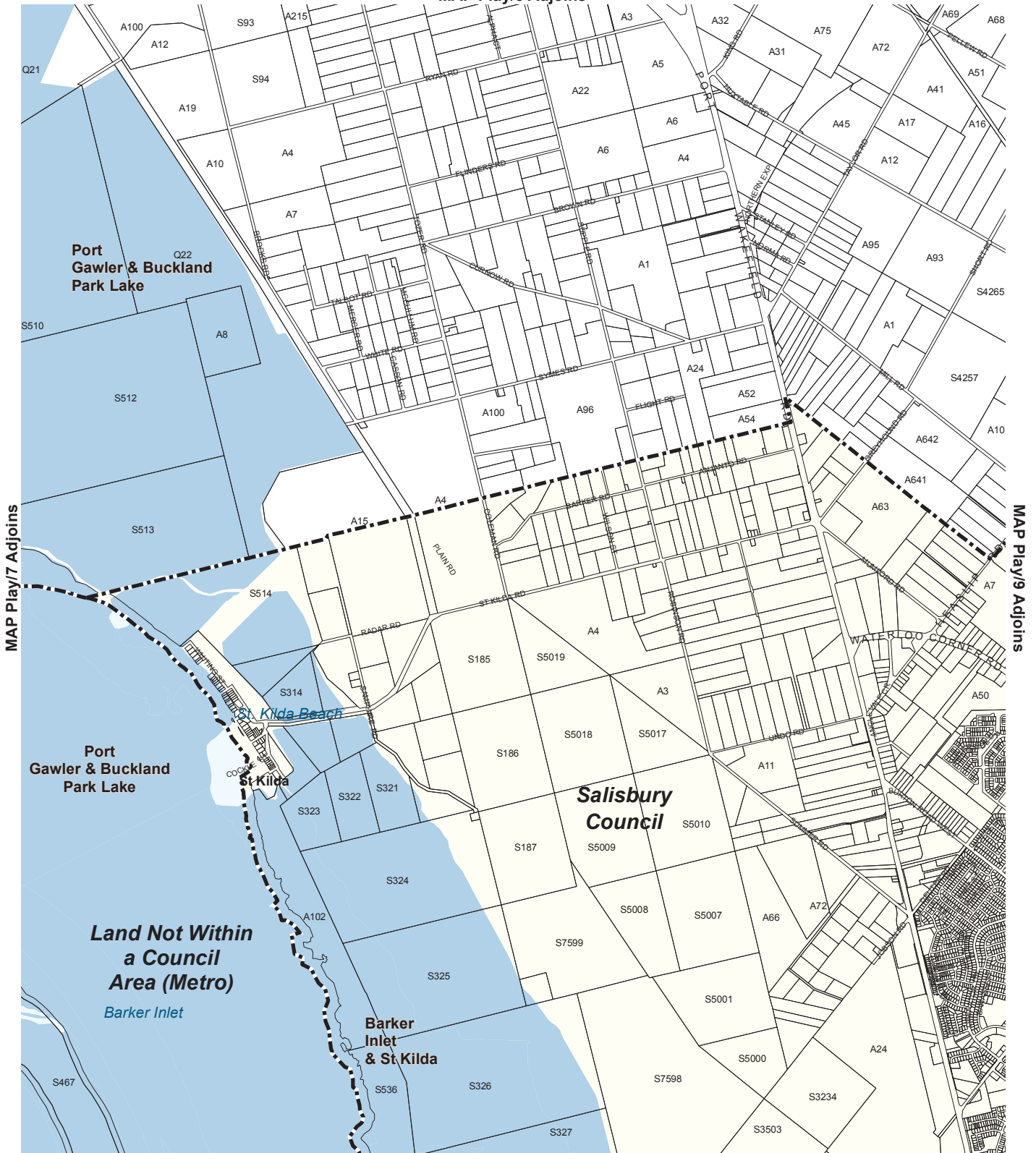
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/8 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Play/3 Adjoins



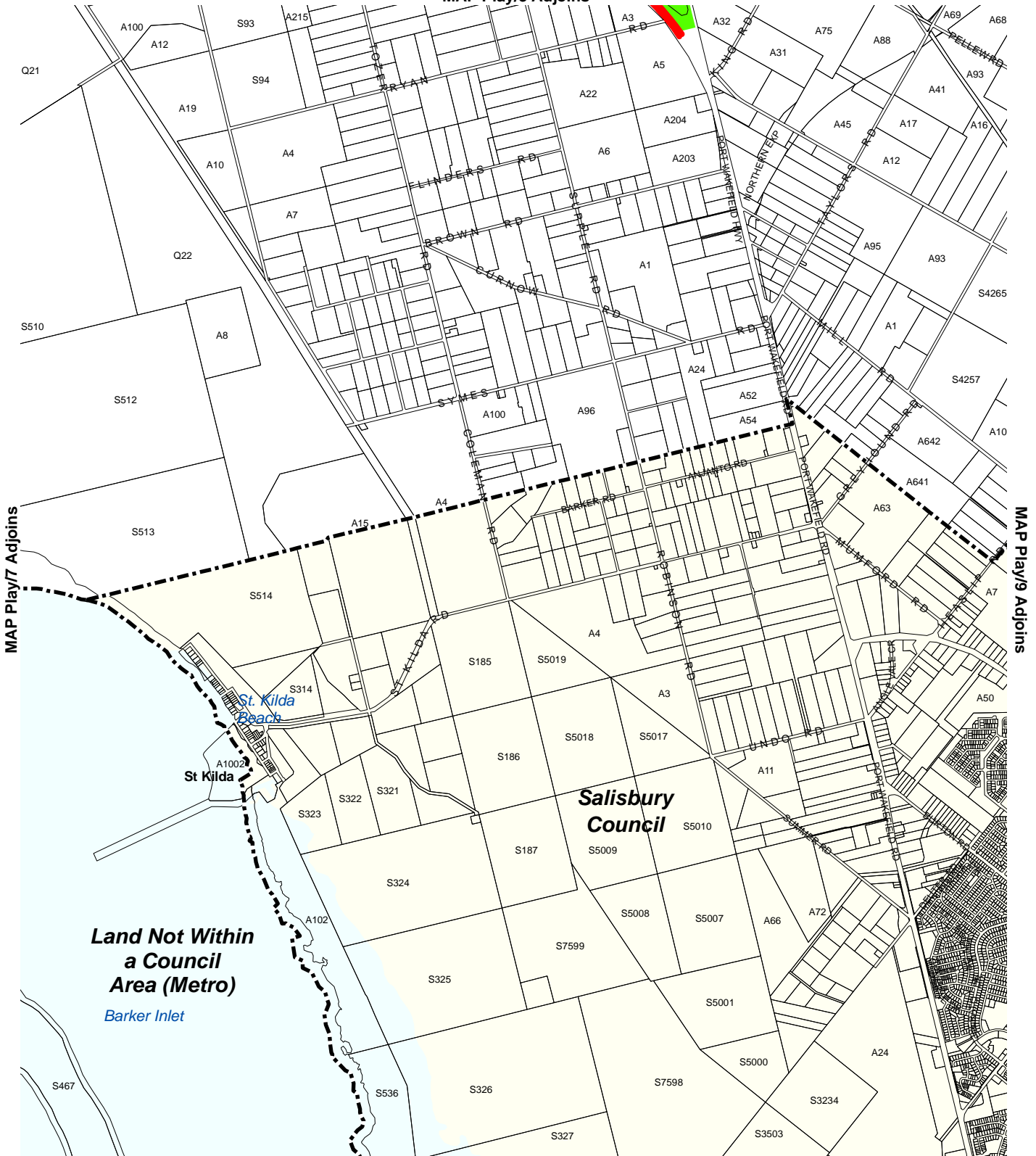
MAP Play/1 Adjoins



# Overlay Map Play/8 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP Play/3 Adjoins



Land Not Within a Council Area (Metro)

Barker Inlet

Salisbury Council

MAP Play/1 Adjoins

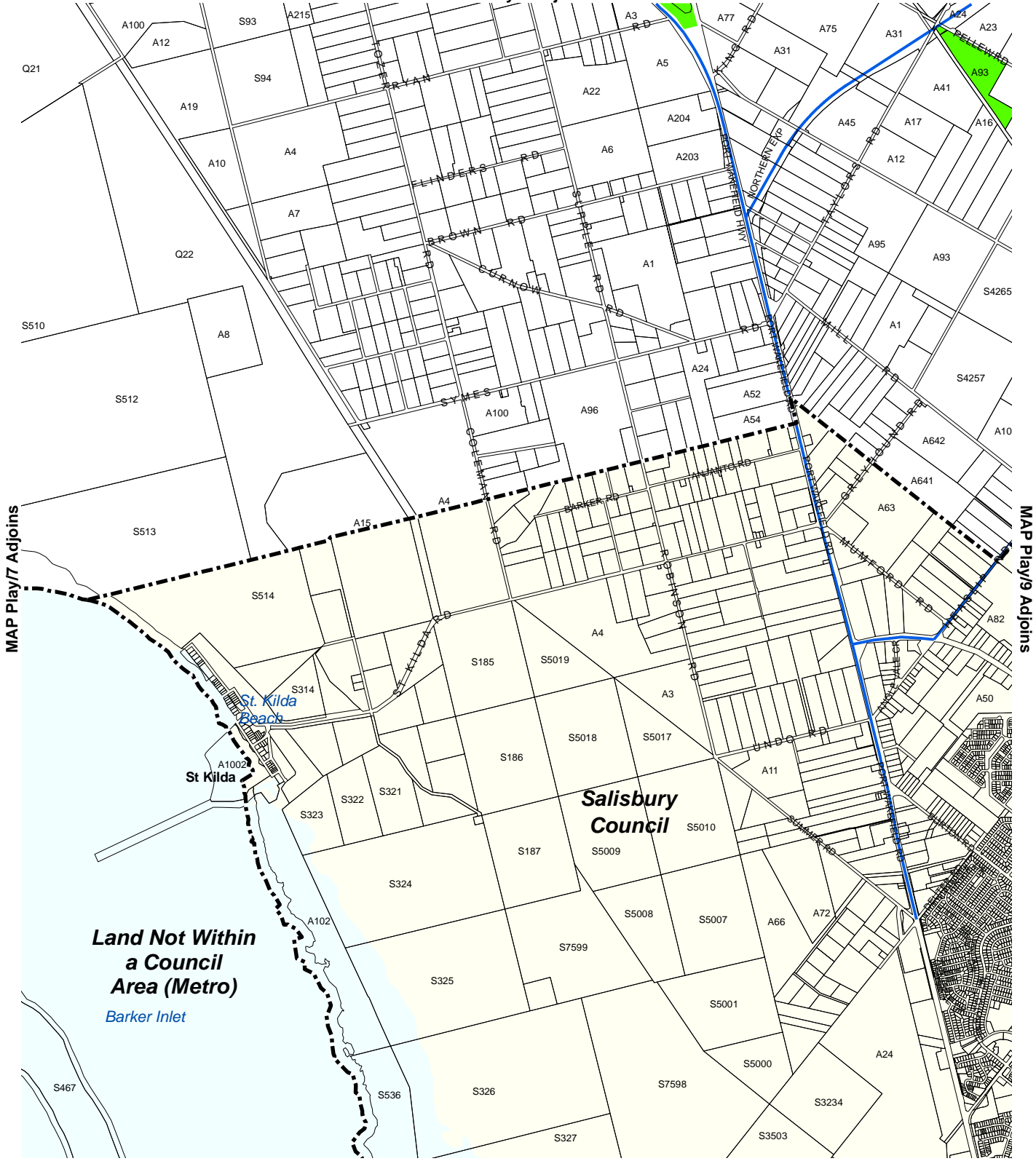


- Designated Road: type A road
- Noise and Air Emissions Designated Area
- Development Plan Boundary

# Overlay Map Play/8 NOISE AND AIR EMISSIONS



MAP Play/3 Adjoins



**Land Not Within  
a Council  
Area (Metro)**  
Barker Inlet

**Salisbury  
Council**

MAP Play/1 Adjoins

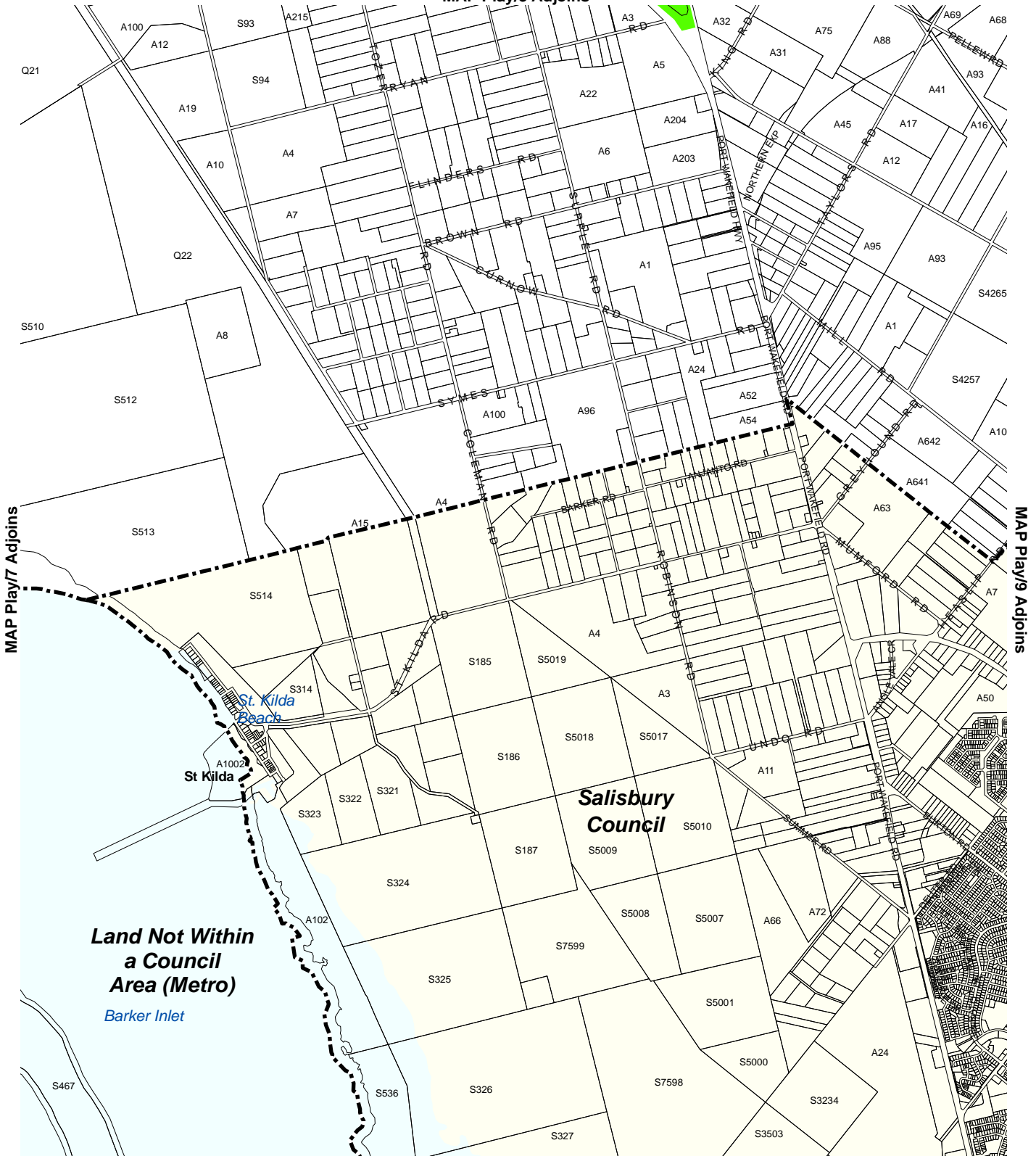


# Overlay Map Play/8

## STRATEGIC TRANSPORT ROUTES

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

MAP Play/3 Adjoins



Land Not Within a Council Area (Metro)

Barker Inlet

Salisbury Council

MAP Play/1 Adjoins

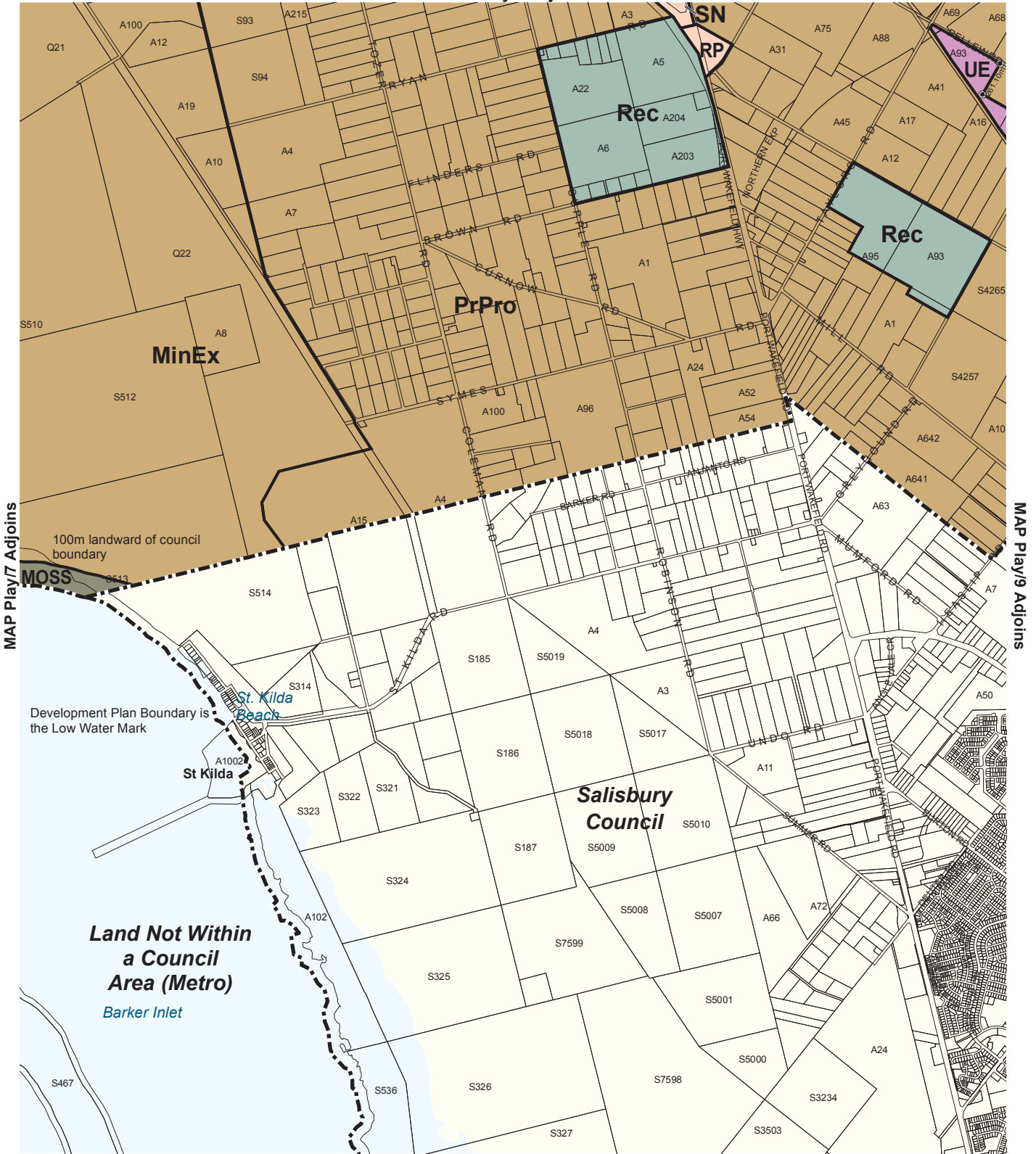


# Overlay Map Play/8 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary



MAP Play/3 Adjoins



MAP Play/1 Adjoins

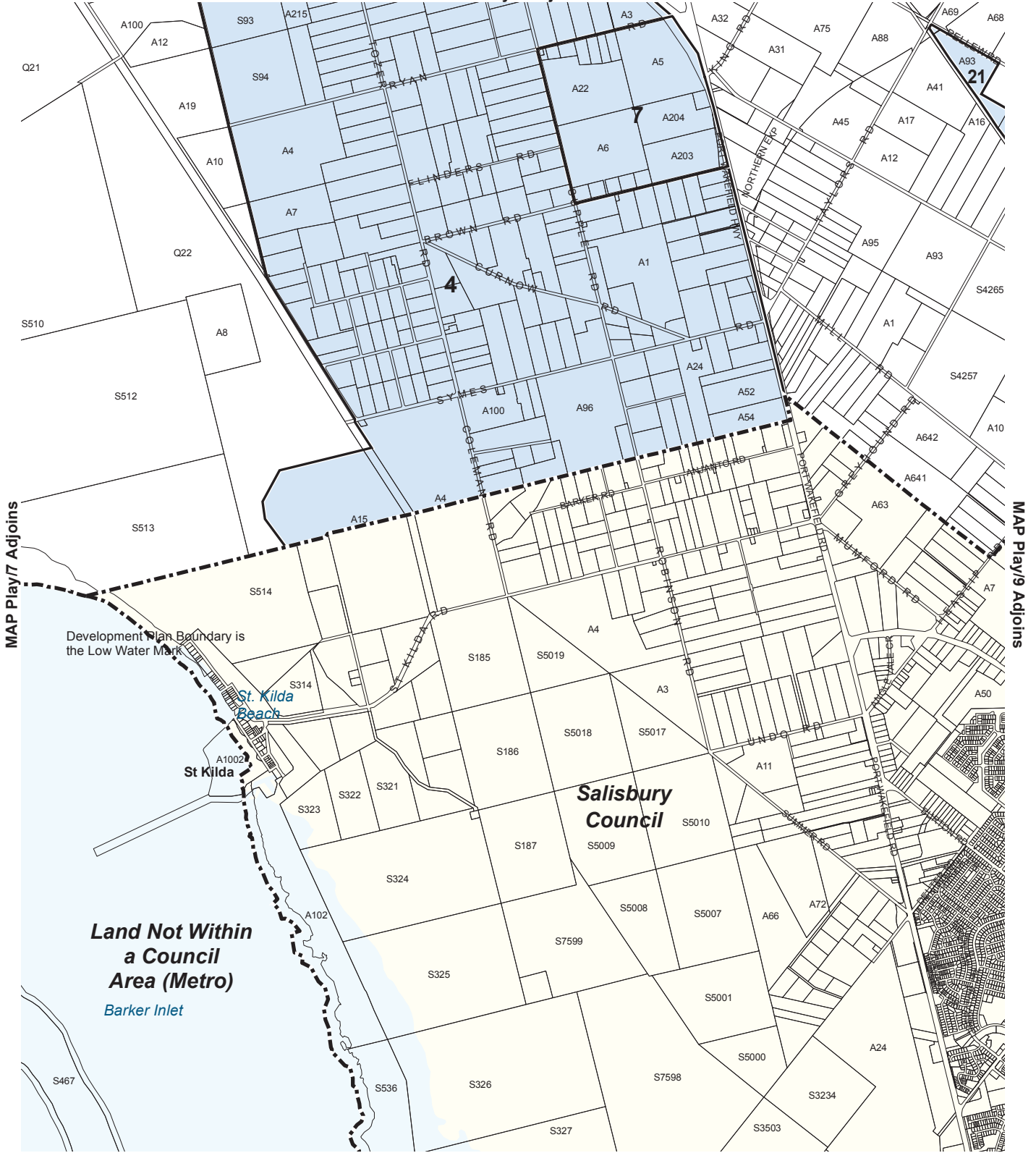
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Metropolitan Open Space System
  - Mineral Extraction
  - Primary Production
  - Recreation
  - Residential Park
  - Suburban Neighbourhood
  - Urban Employment
  - Zone Boundary
  - Development Plan Boundary



# Zone Map Play/8

MAP Play/3 Adjoins



MAP Play/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

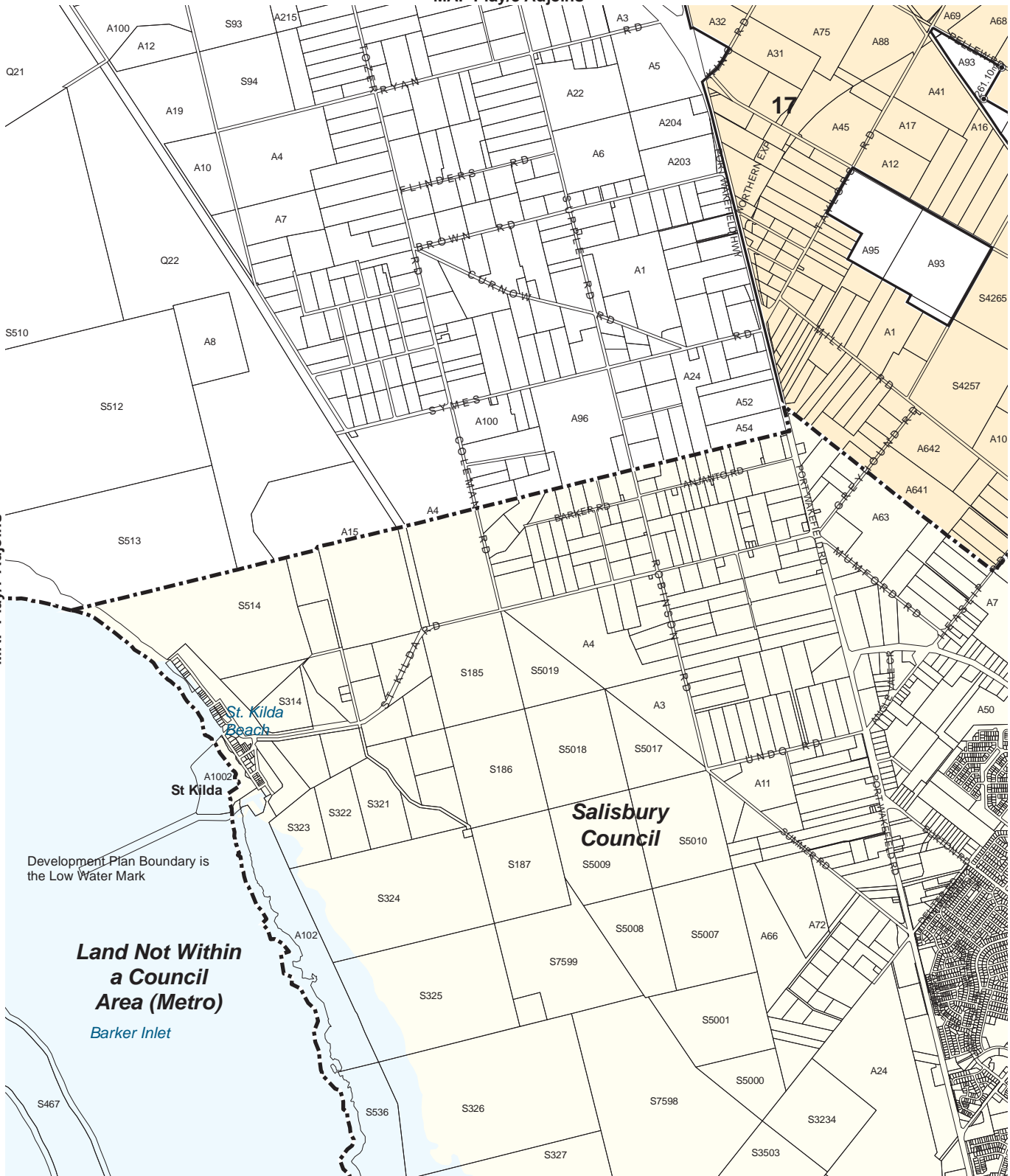
- Policy Area**  
 21 Intermodal  
 4 Horticulture West  
 7 Motor Sports



# Policy Area Map Play/8

- Policy Area Boundary
- Development Plan Boundary

MAP Play/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
17 Horticulture

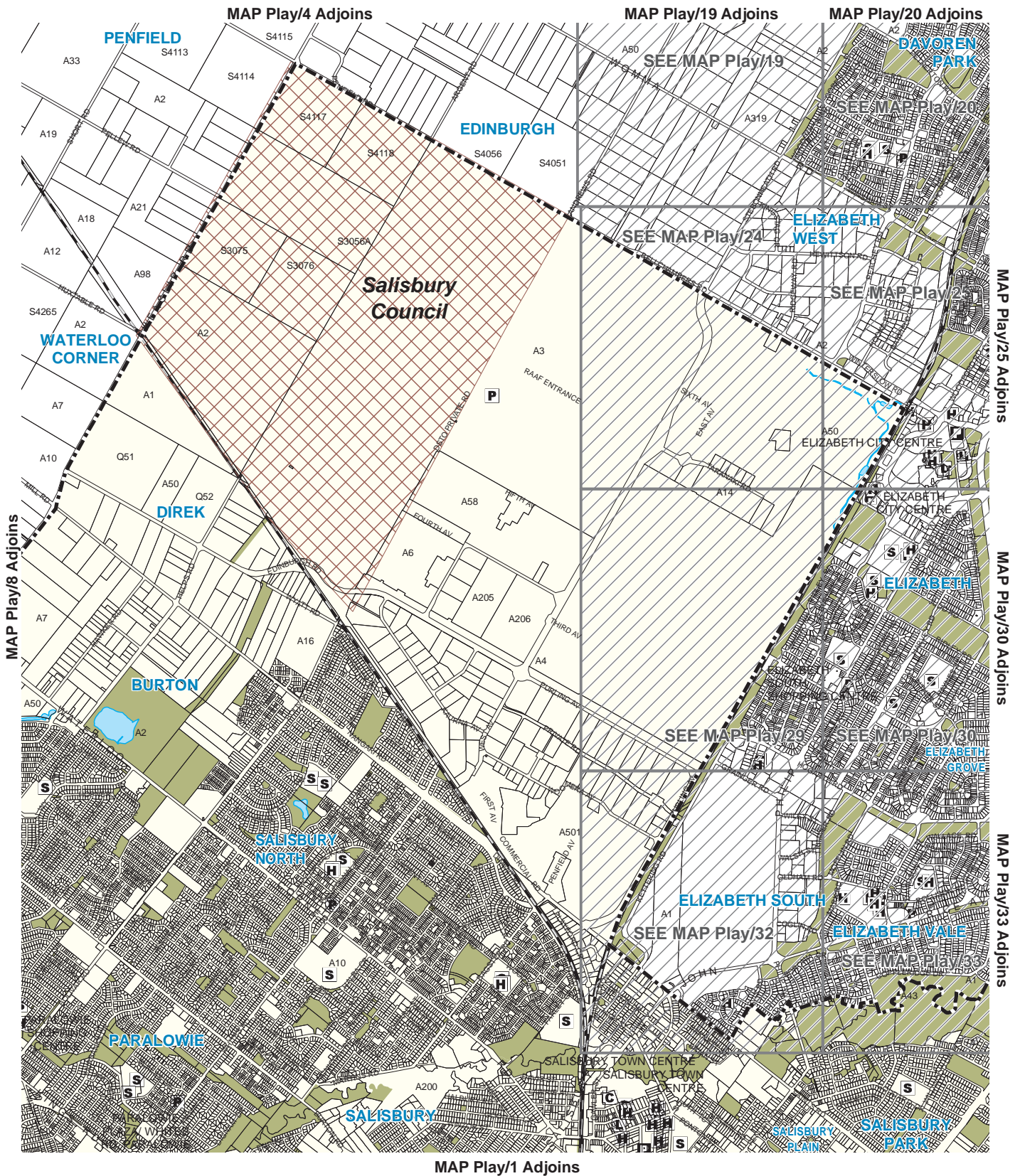


0 2,000m

# Precinct Map Play/8

- Precinct Boundary
- Development Plan Boundary





- S** School
- L** Public Library
- C** Council Office
- P** Post Office
- H** Other Health Services
- P** Police Station

- Railways
- Edinburgh RAAF base defence reserve
- Local Reserves
- Waterbodies
- Development Plan Boundary

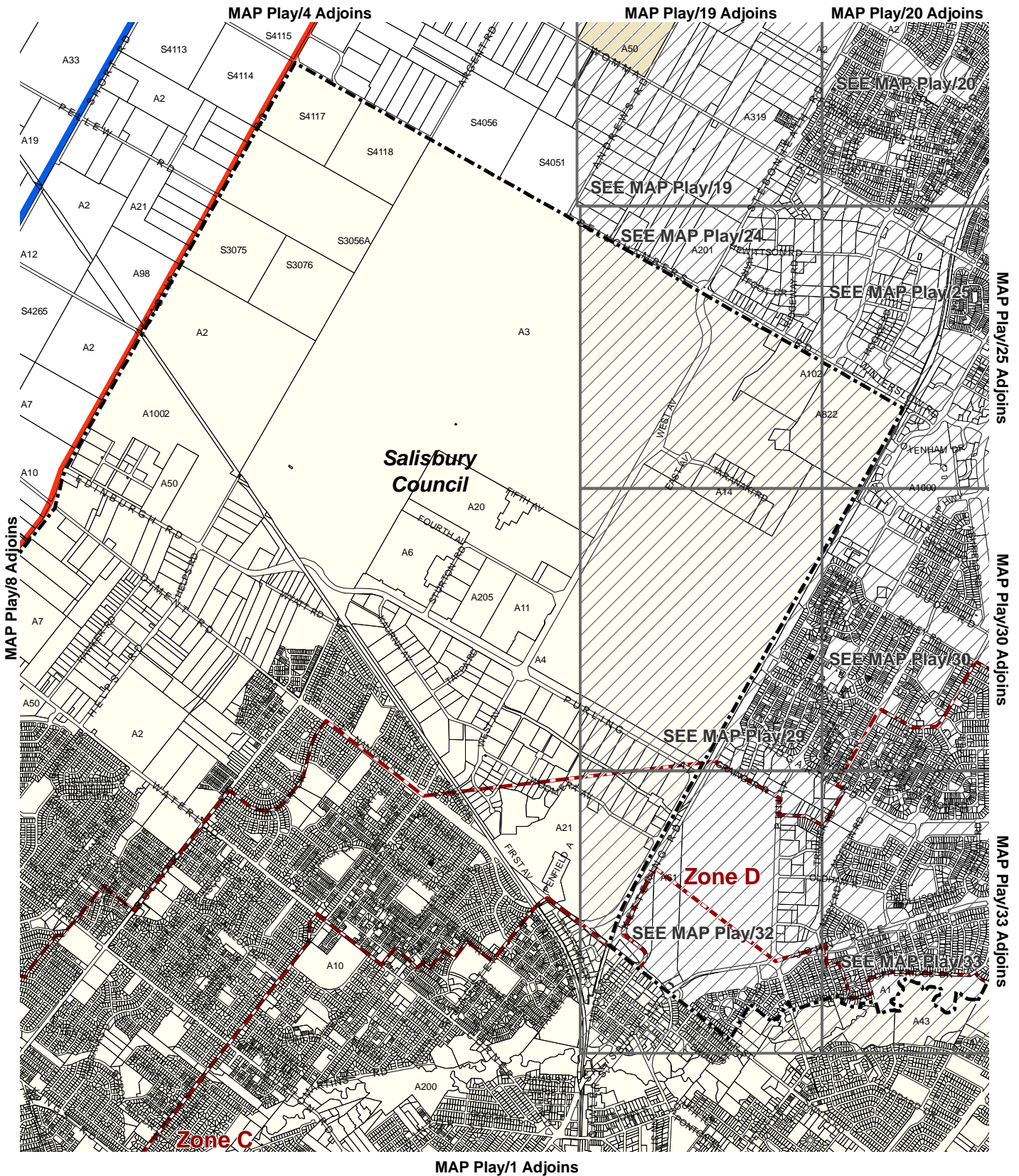


# Location Map Play/9









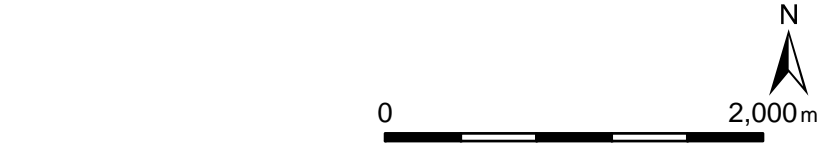
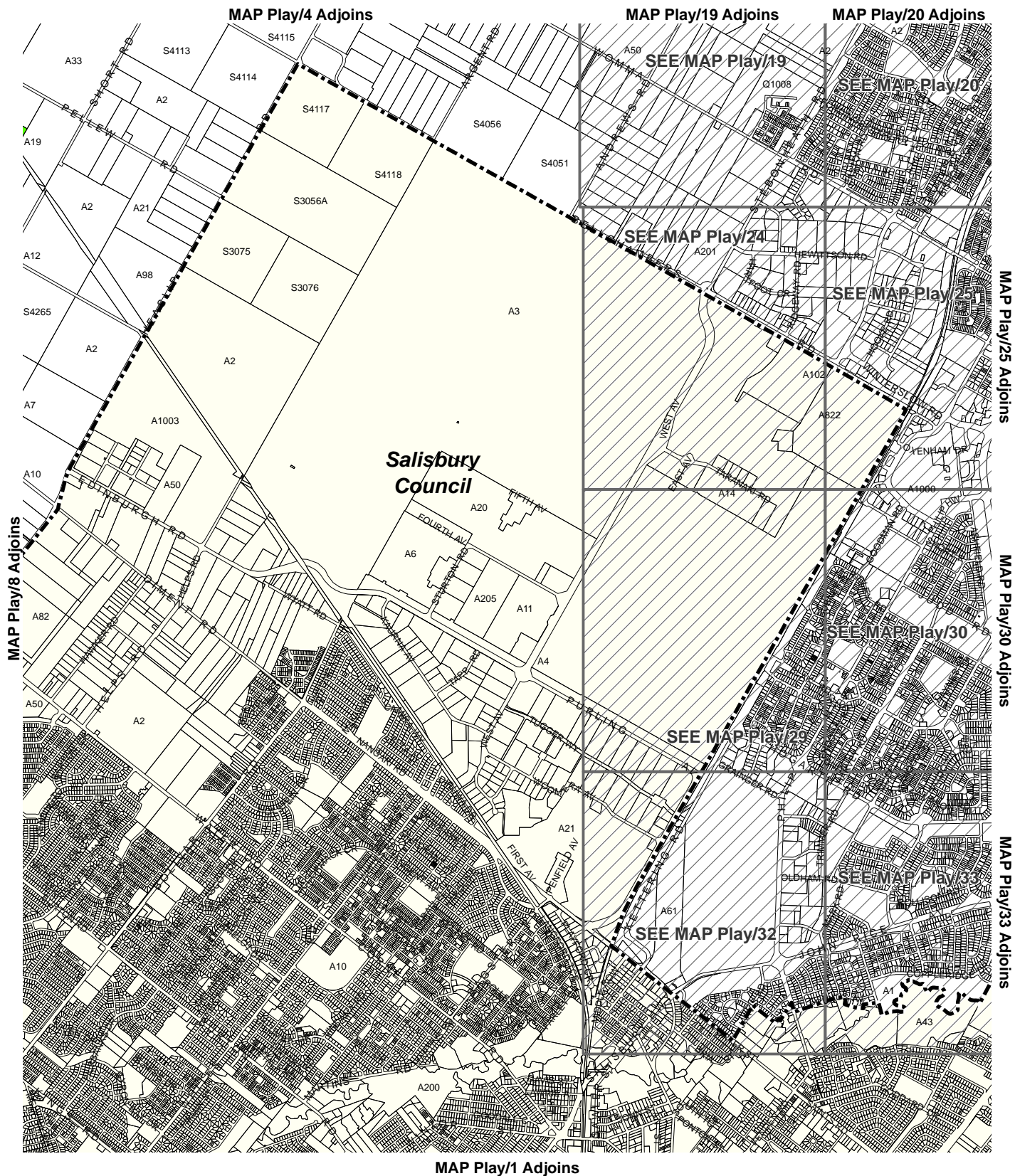
**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level

-  Airport Building Heights
-  Areas of potential site contamination
-  Epic Energy Gas Pipeline
-  South East Australia Gas Pipeline
-  Development Plan Boundary

# Overlay Map Play/9

## DEVELOPMENT CONSTRAINTS





# Overlay Map Play/9

## STRATEGIC TRANSPORT ROUTES

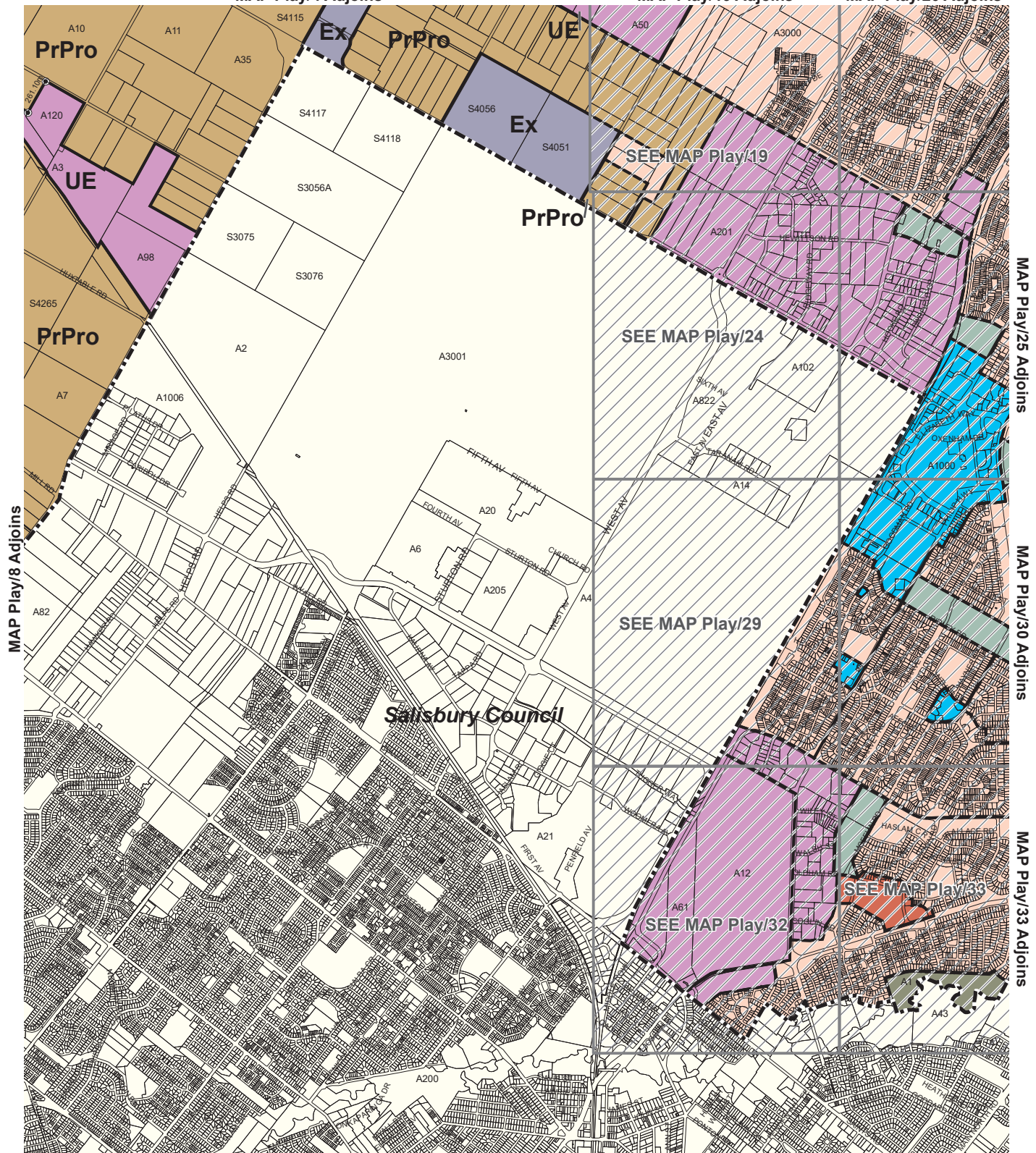
- Strategic Transport Routes Designated Area
- Development Plan Boundary



MAP Play/4 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins



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

MAP Play/1 Adjoins



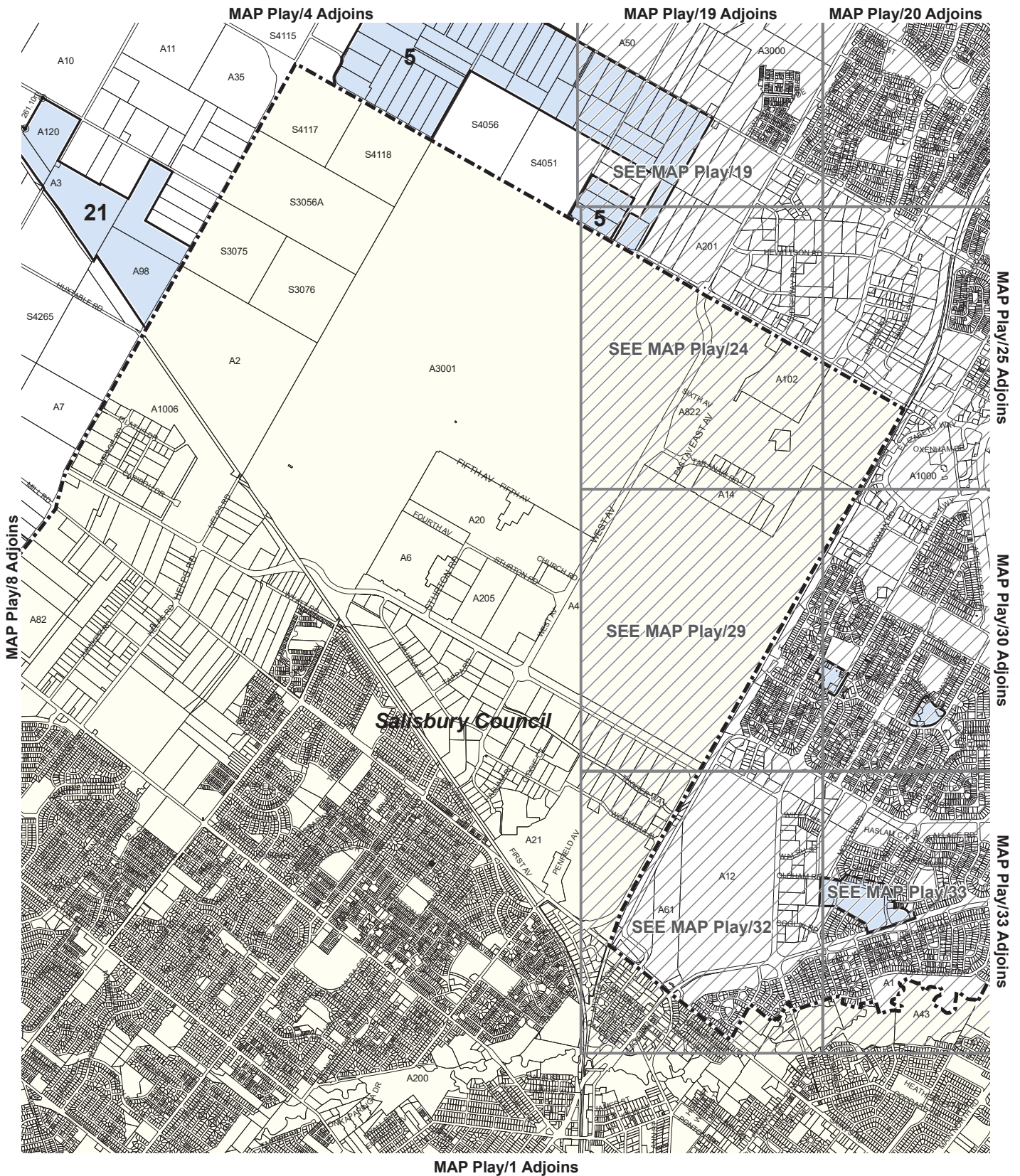
- Zones**
- Ex Excluded
  - PrPro Primary Production
  - UE Urban Employment
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/9

Consolidated - 30 April 2020

PLAYFORD COUNCIL





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

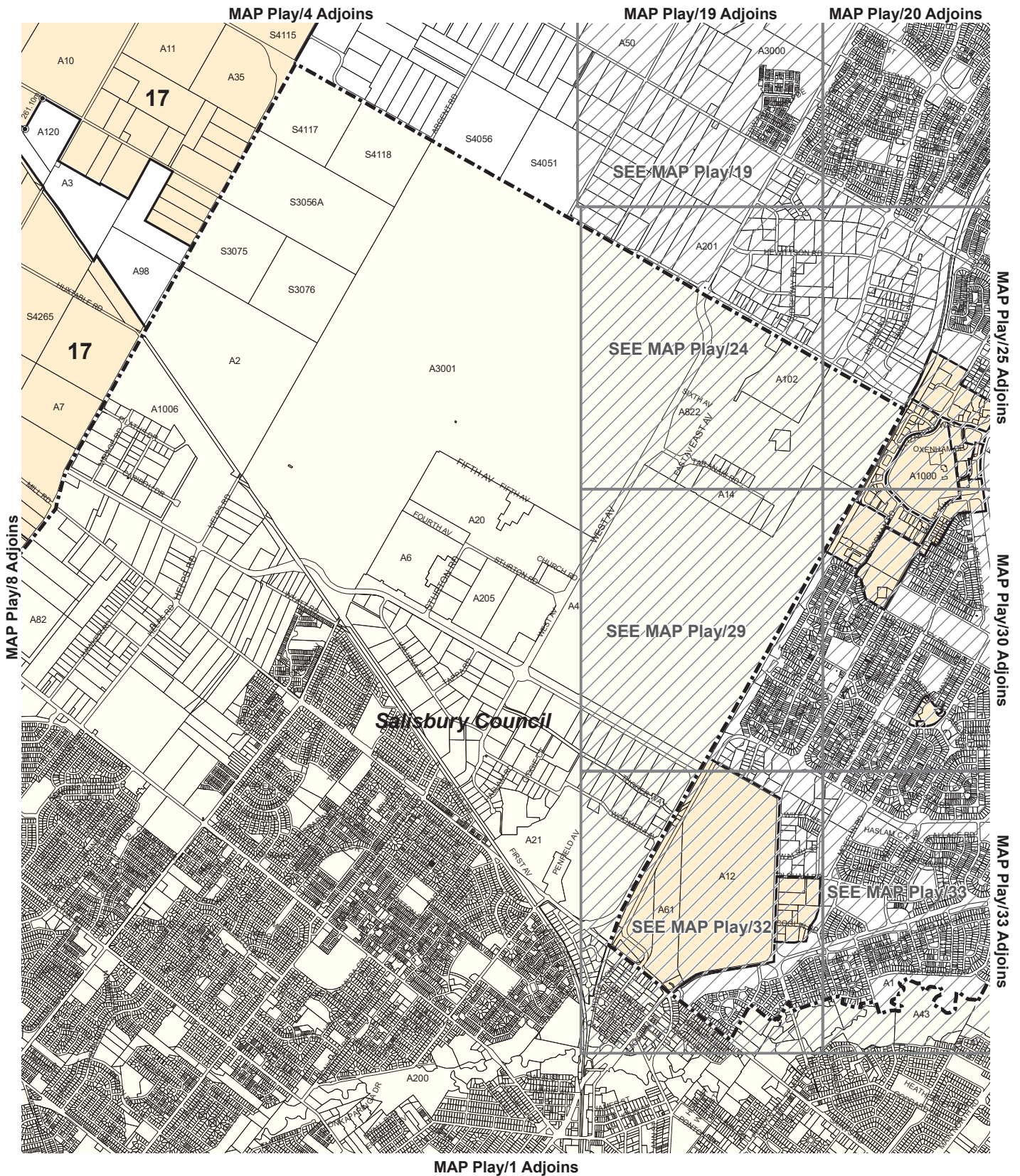
- Policy Area**
- 21 Intermodal
  - 5 Rural



# Policy Area Map Play/9

- Policy Area Boundary
- Development Plan Boundary





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

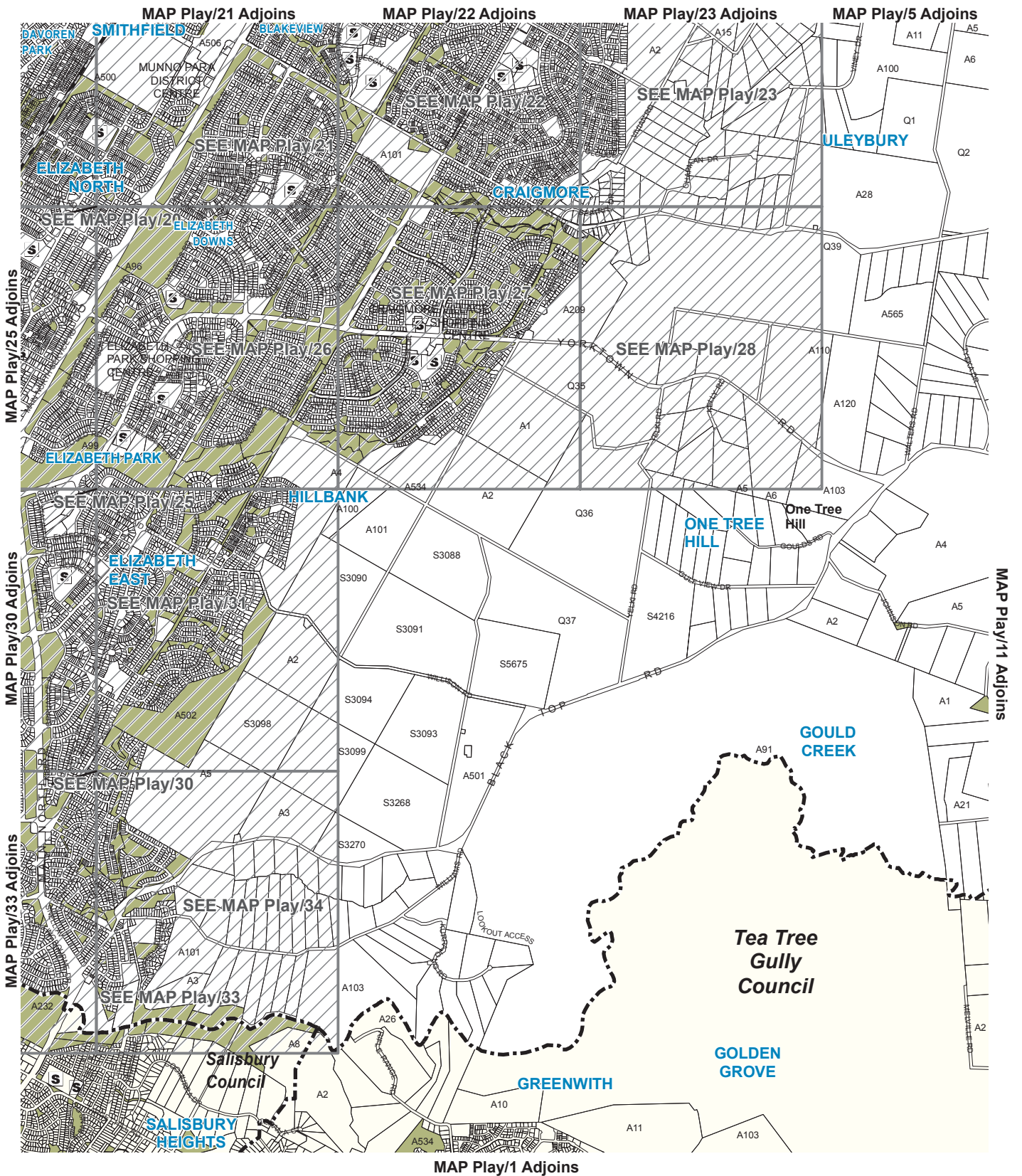
**Precinct**  
17 Horticulture







# Precinct Map Play/9

- Precinct Boundary
- Development Plan Boundary

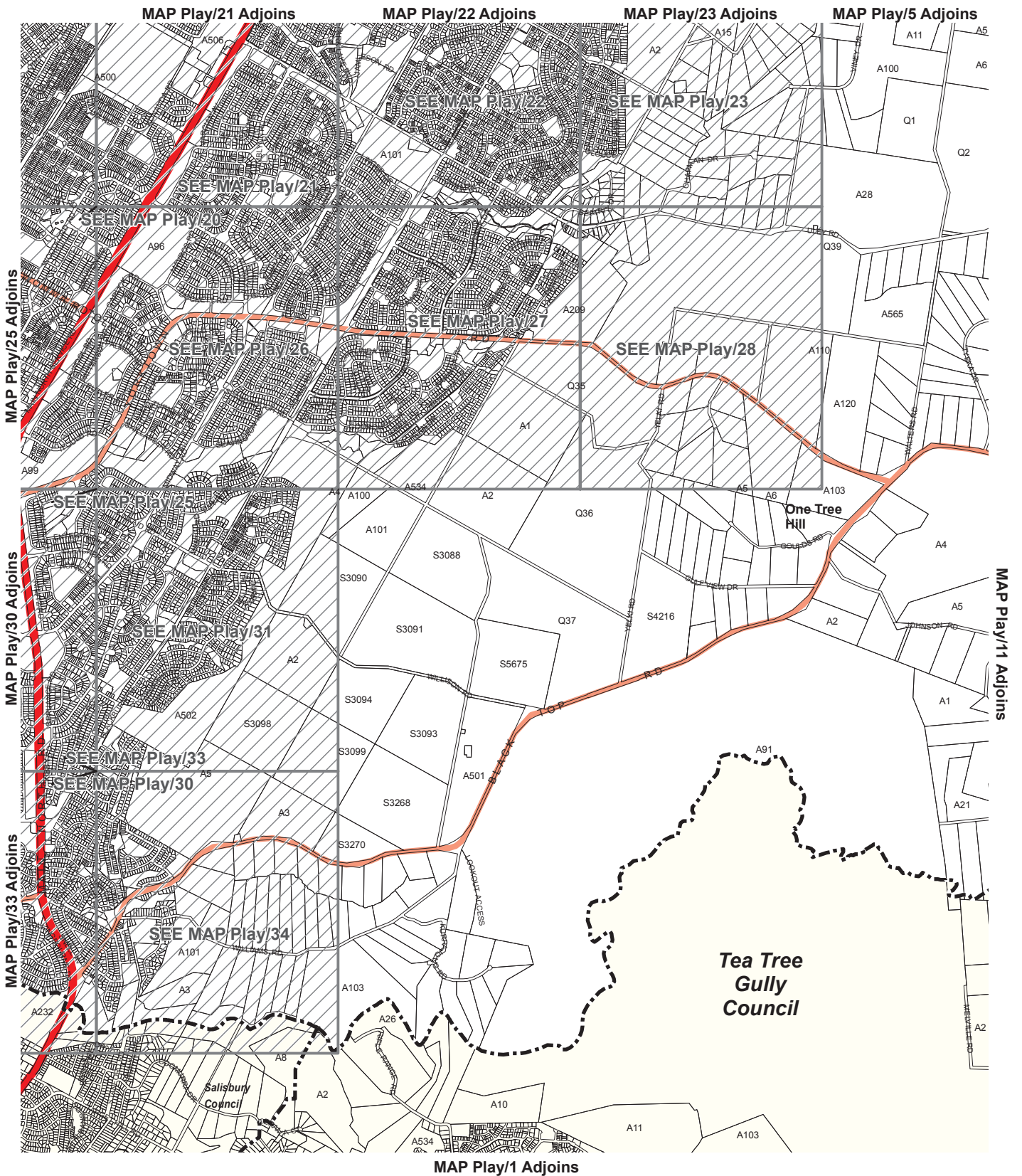




-  School
-  Railways
-  Local Reserves
-  Development Plan Boundary

# Location Map Play/10

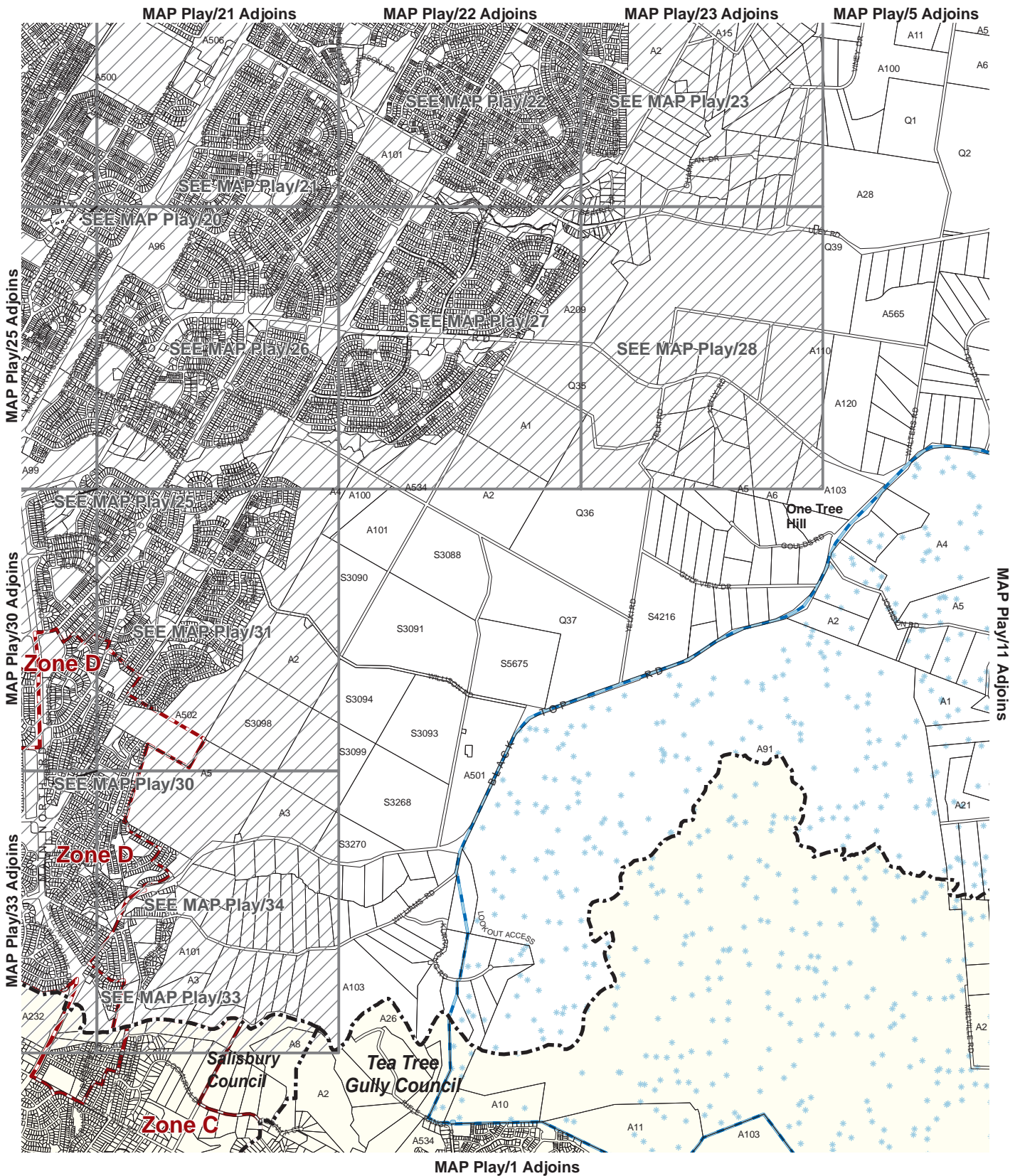




# Overlay Map Play/10 TRANSPORT




- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary





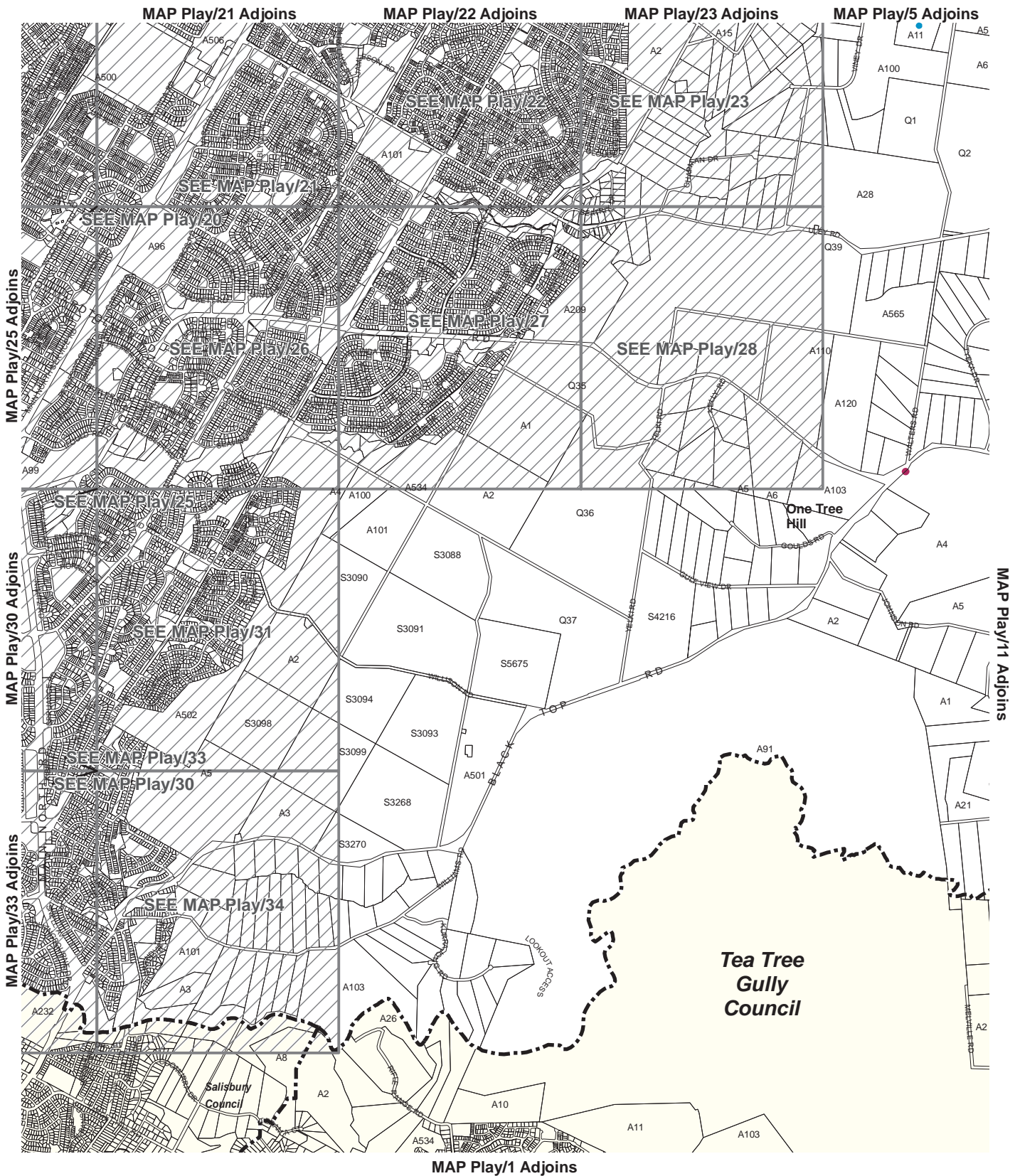
**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level

NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

-  Airport Building Heights
-  Mt Lofty Watershed Boundary
-  Development Plan Boundary

# Overlay Map Play/10 DEVELOPMENT CONSTRAINTS





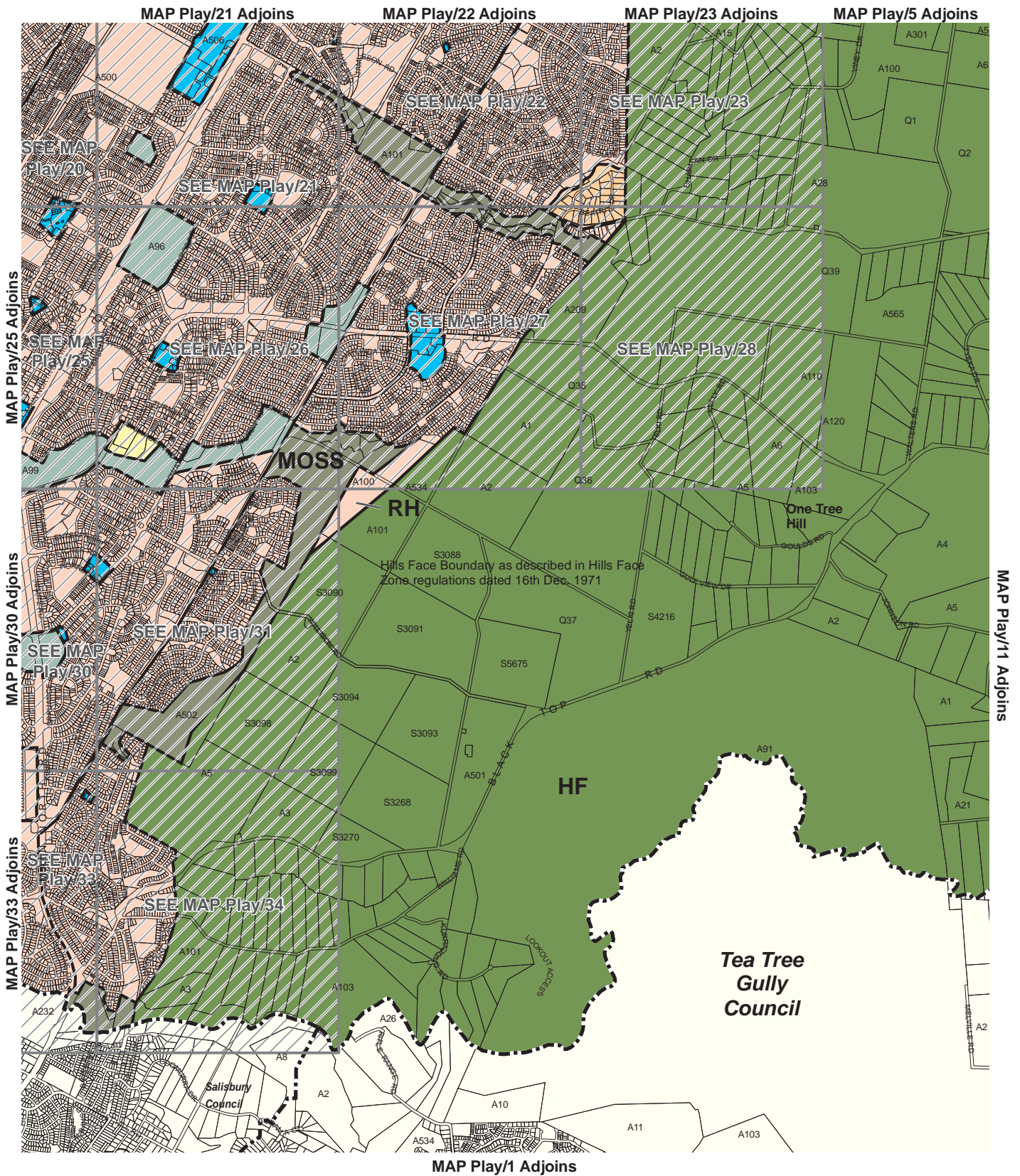
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/10 HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary



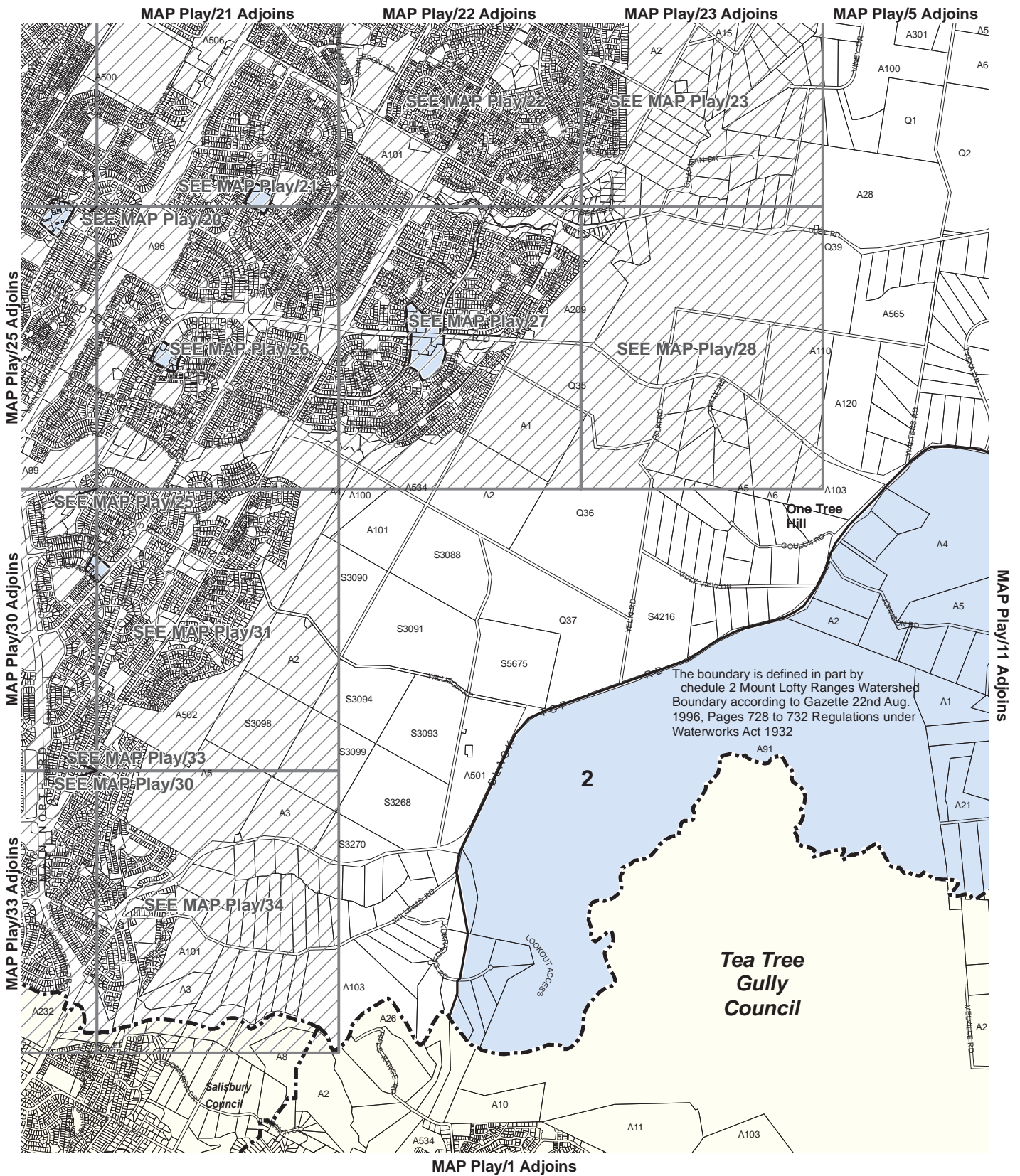


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Zones**
- HF Hills Face
  - MOSS Metropolitan Open Space System
  - RH Residential Hills
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/10





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

**Policy Area**  
 2 Watershed



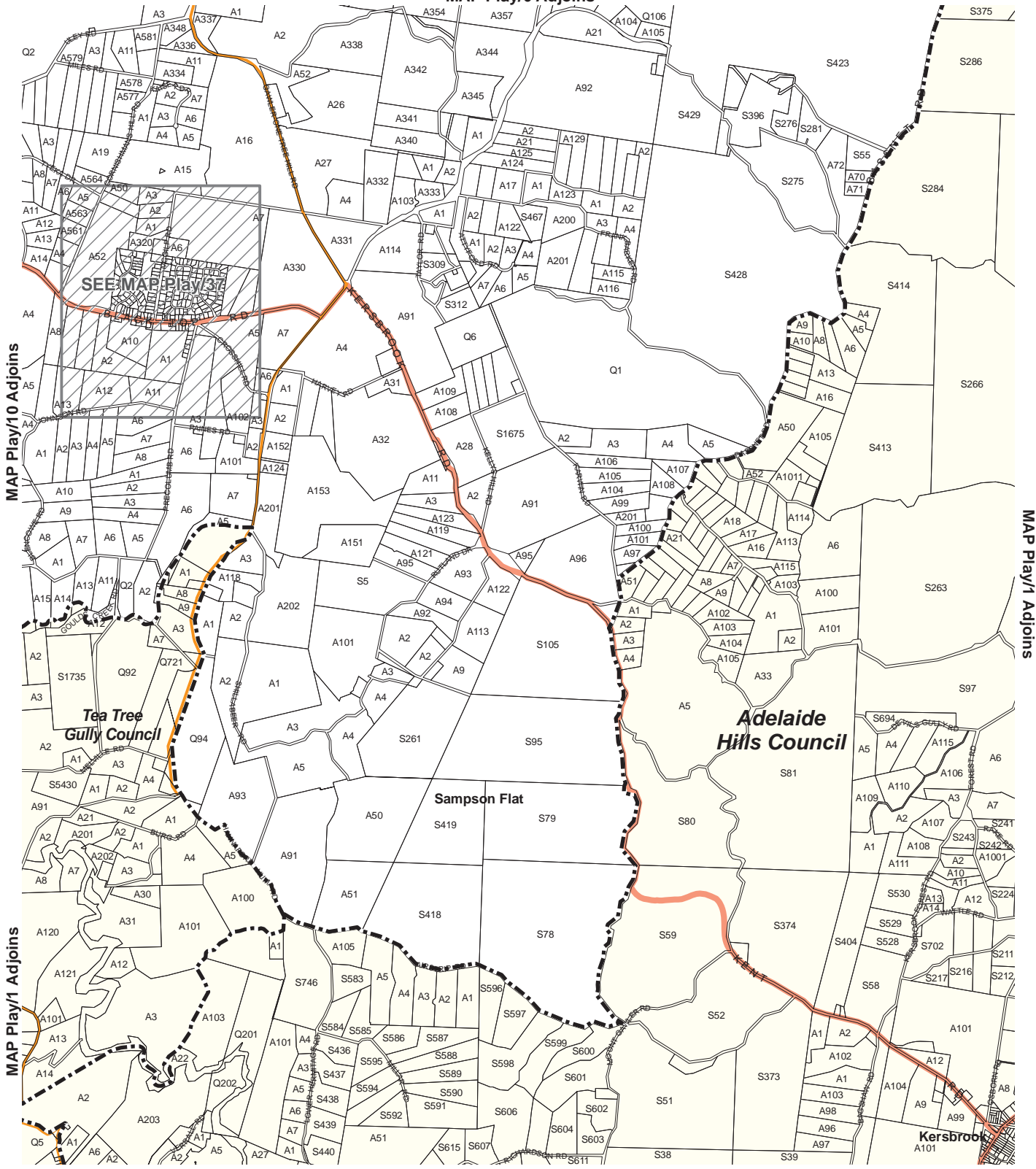
# Policy Area Map Play/10

- Policy Area Boundary
- Development Plan Boundary





MAP Play/6 Adjoins



MAP Play/1 Adjoins

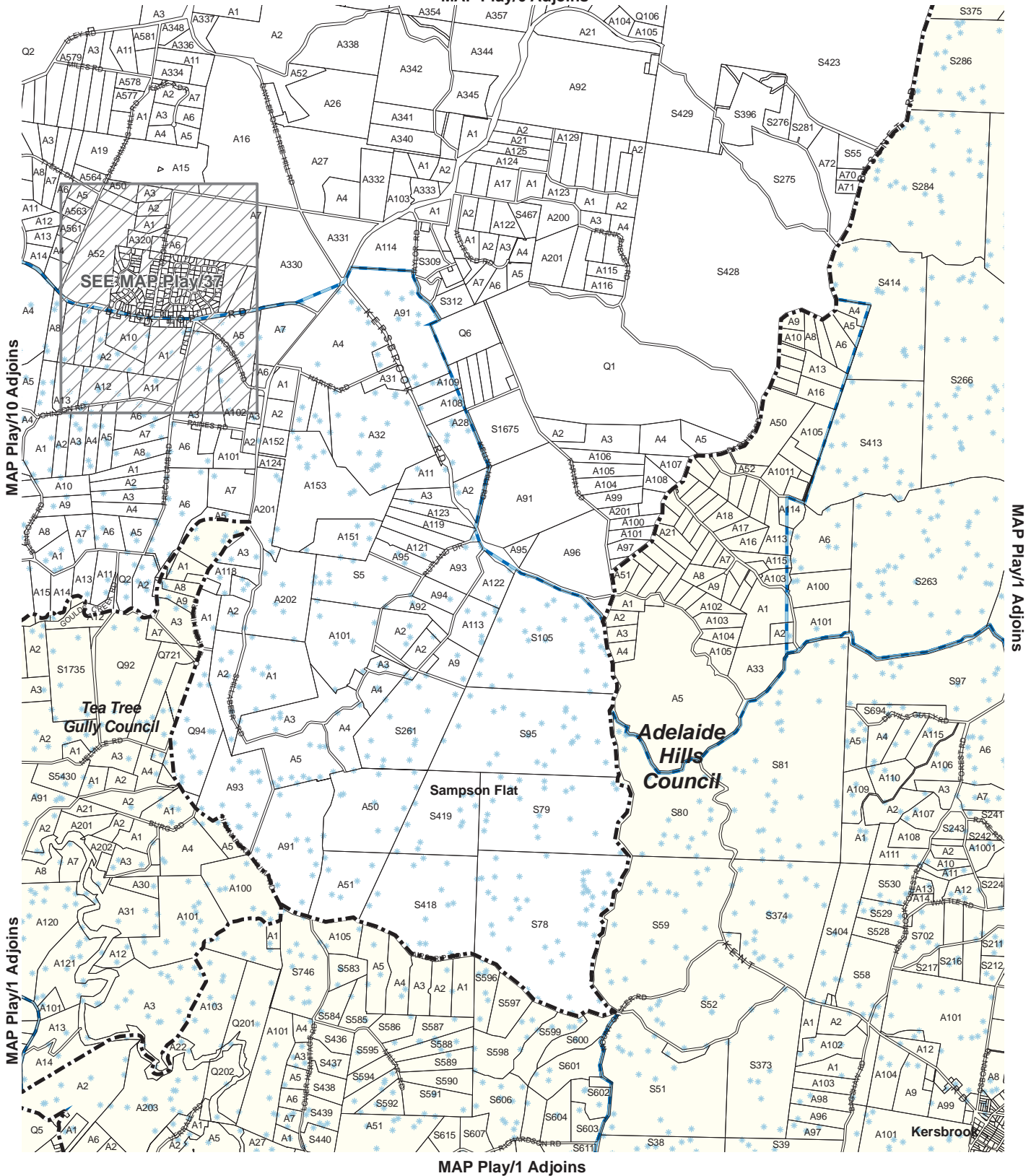
0



# Overlay Map Play/11 TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Play/6 Adjoins




NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

0

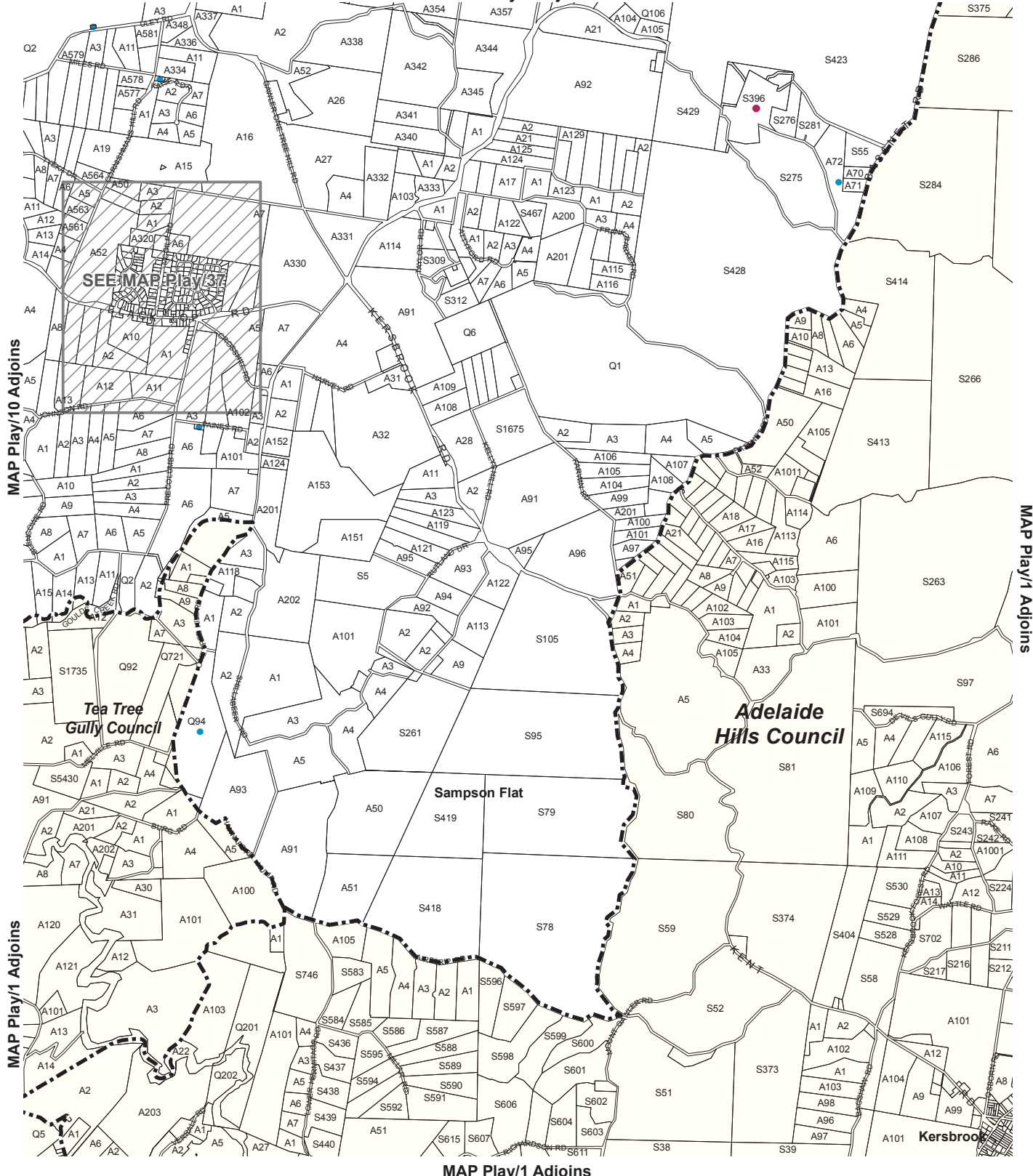


# Overlay Map Play/11 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Development Plan Boundary



MAP Play/6 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

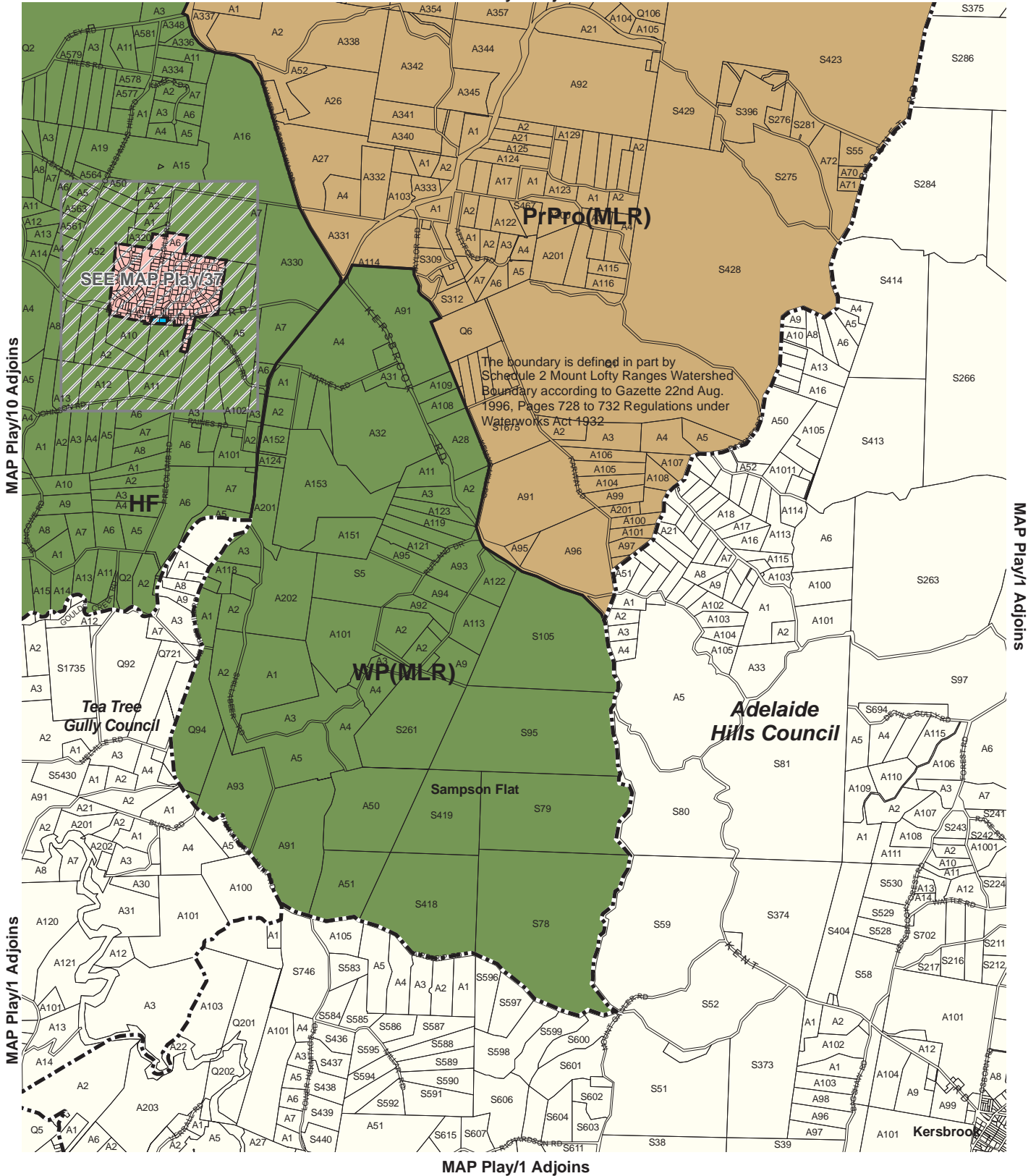


# Overlay Map Play/11

## HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary

MAP Play/6 Adjoins



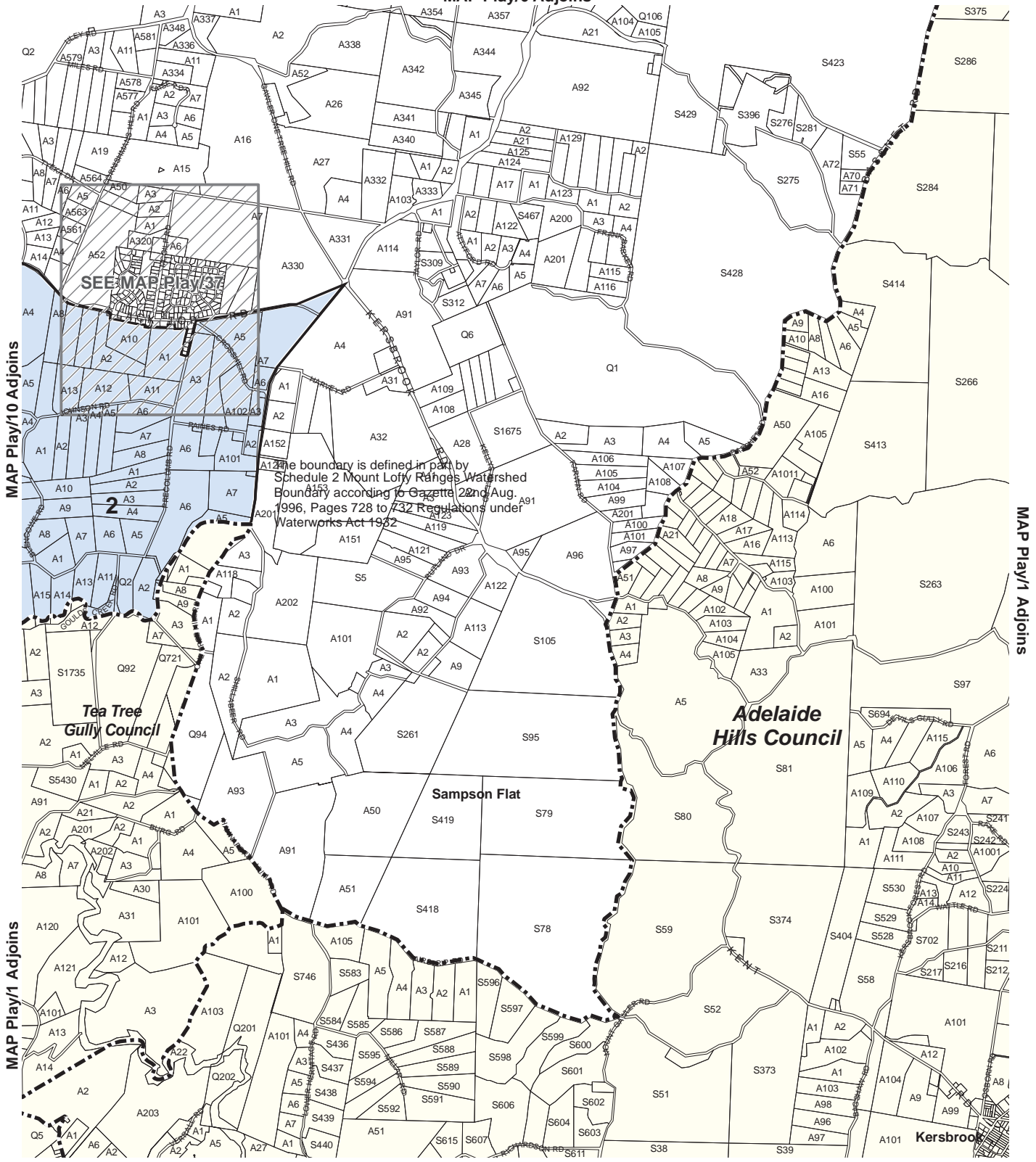
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Primary Production (Mount Lofty Ranges)
  - Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/11

MAP Play/6 Adjoins



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

**Policy Area**  
2 Watershed

MAP Play/1 Adjoins



# Policy Area Map Play/11

- Policy Area Boundary
- Development Plan Boundary






# Location Map Play/12



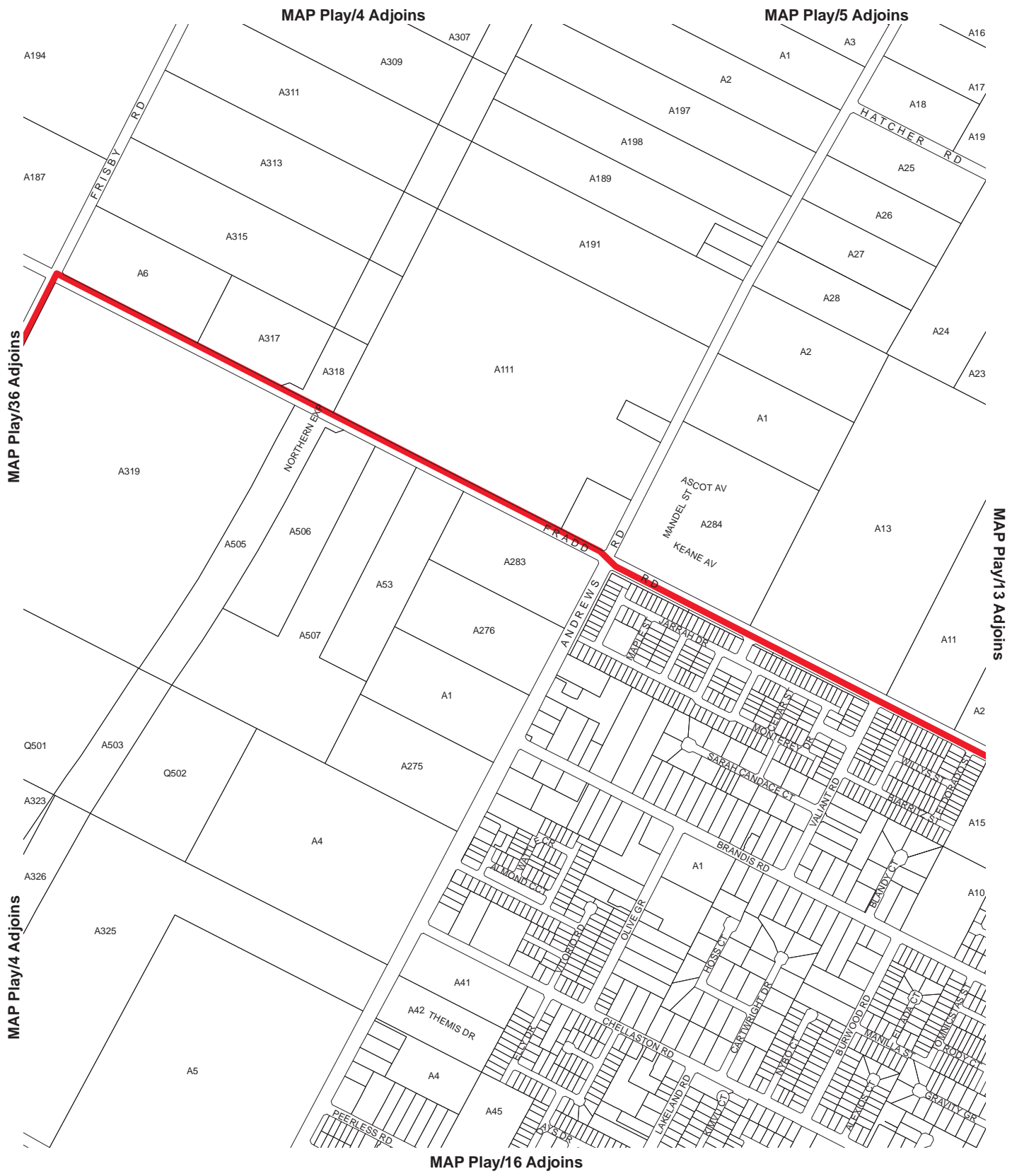


 Primary Arterial Roads



# Overlay Map Play/12

## TRANSPORT



 South East Australia Gas Pipeline

# Overlay Map Play/12 DEVELOPMENT CONSTRAINTS



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/12 HERITAGE

• Local heritage place

MAP Play/4 Adjoins

MAP Play/5 Adjoins



MAP Play/36 Adjoins

MAP Play/4 Adjoins

MAP Play/13 Adjoins

MAP Play/16 Adjoins



# Overlay Map Play/12

## NOISE AND AIR EMISSIONS

- ▬ Designated Road: type A road
- Noise and Air Emissions Designated Area



# Overlay Map Play/12

## STRATEGIC TRANSPORT ROUTES

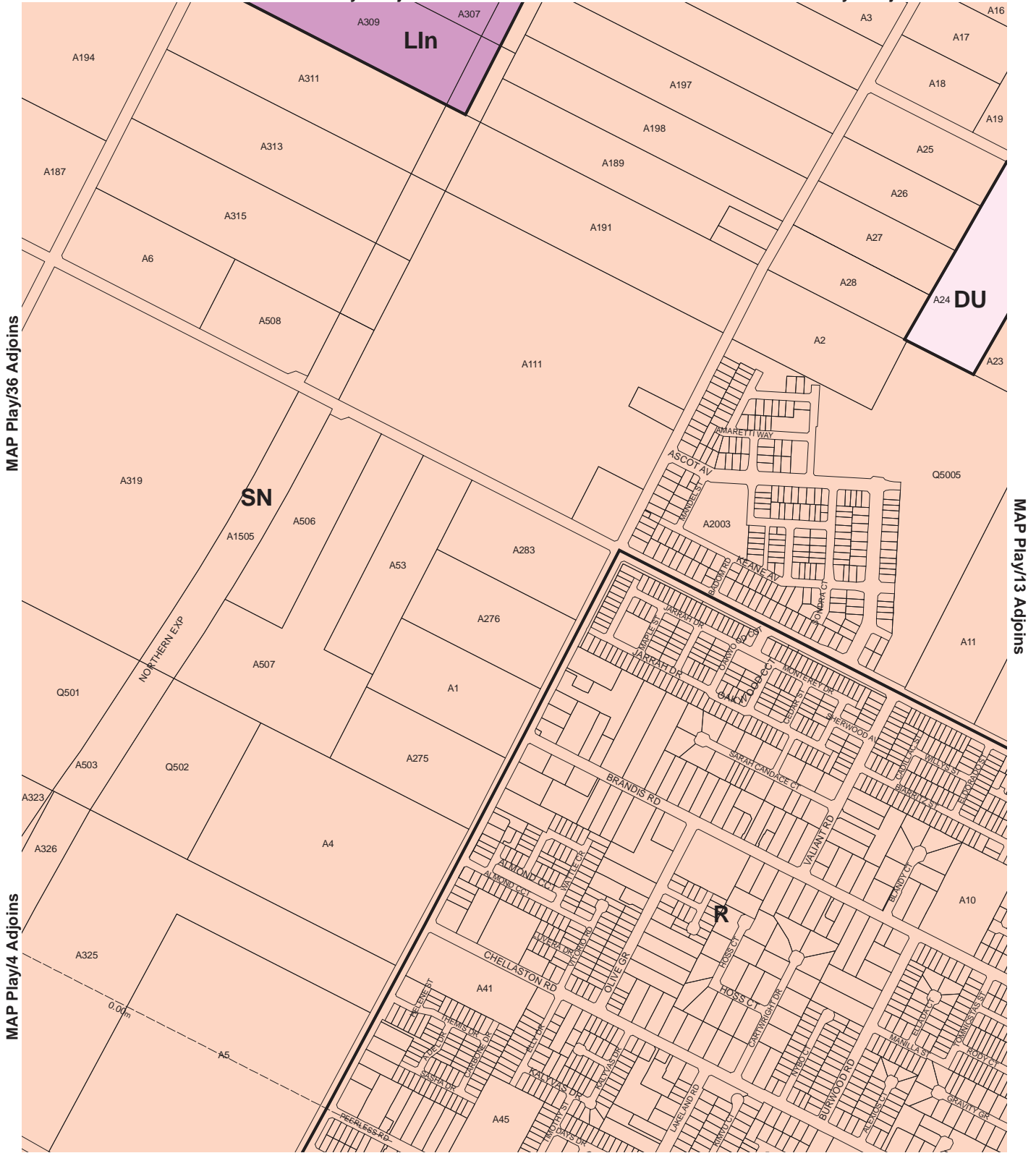
- Strategic Transport Route
- Strategic Transport Routes Designated Area





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

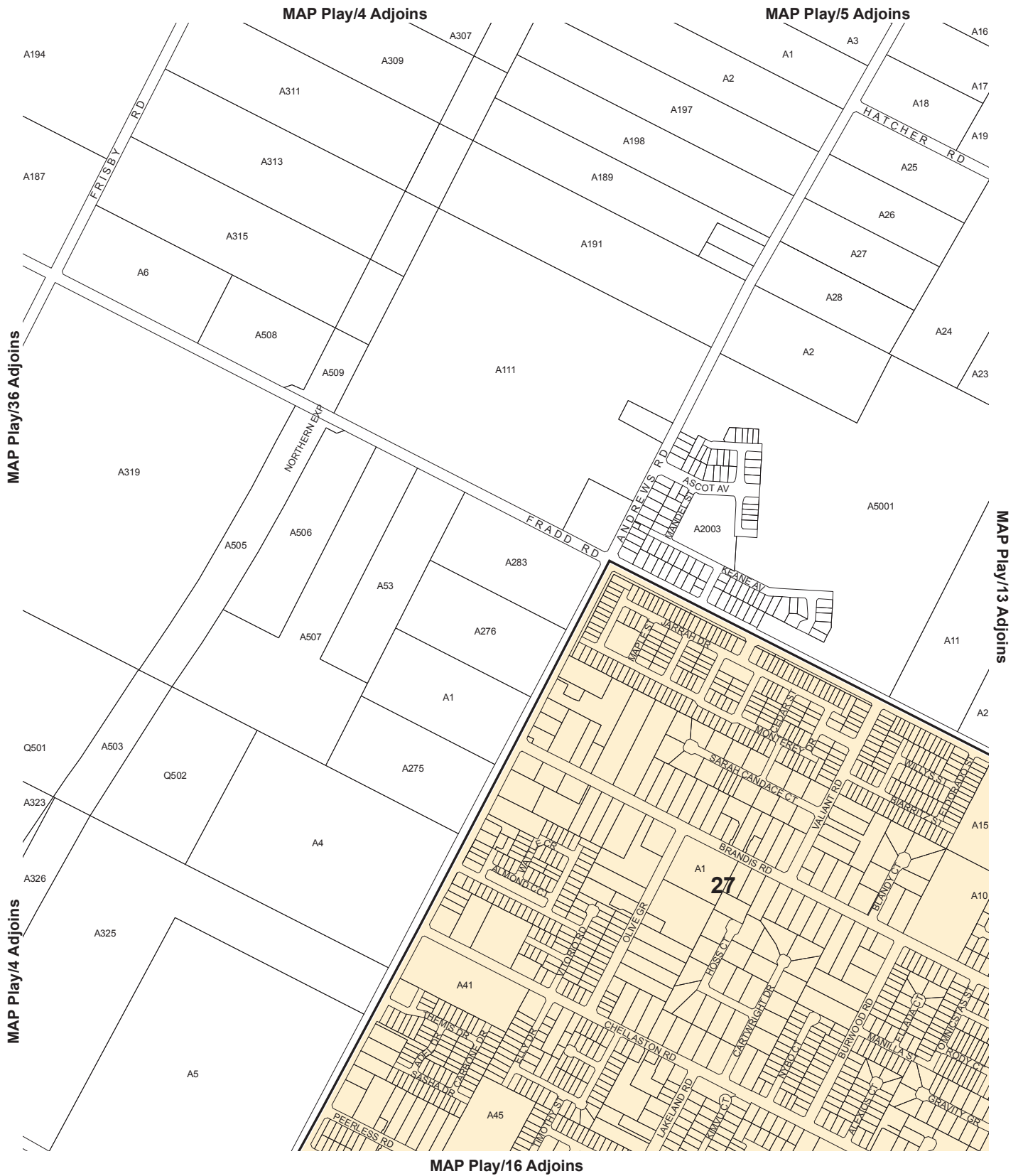


Zones

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

# Zone Map Play/12





Lamberts Conformal Conic Projection, GDA94  
**Precinct**  
 27 Munno Para West Andrews Farm



# Precinct Map Play/12

 Precinct Boundary

MAP Play/5 Adjoins

Gawler Council

KUDLA

MUNNO PARA DOWNS

MUNNO PARA WEST

MUNNO PARA

MAP Play/17 Adjoins

MAP Play/12 Adjoins

MAP Play/14 Adjoins



# Location Map Play/13

- Waterbodies
- Development Plan Boundary



MAP Play/5 Adjoins

Gawler Council



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



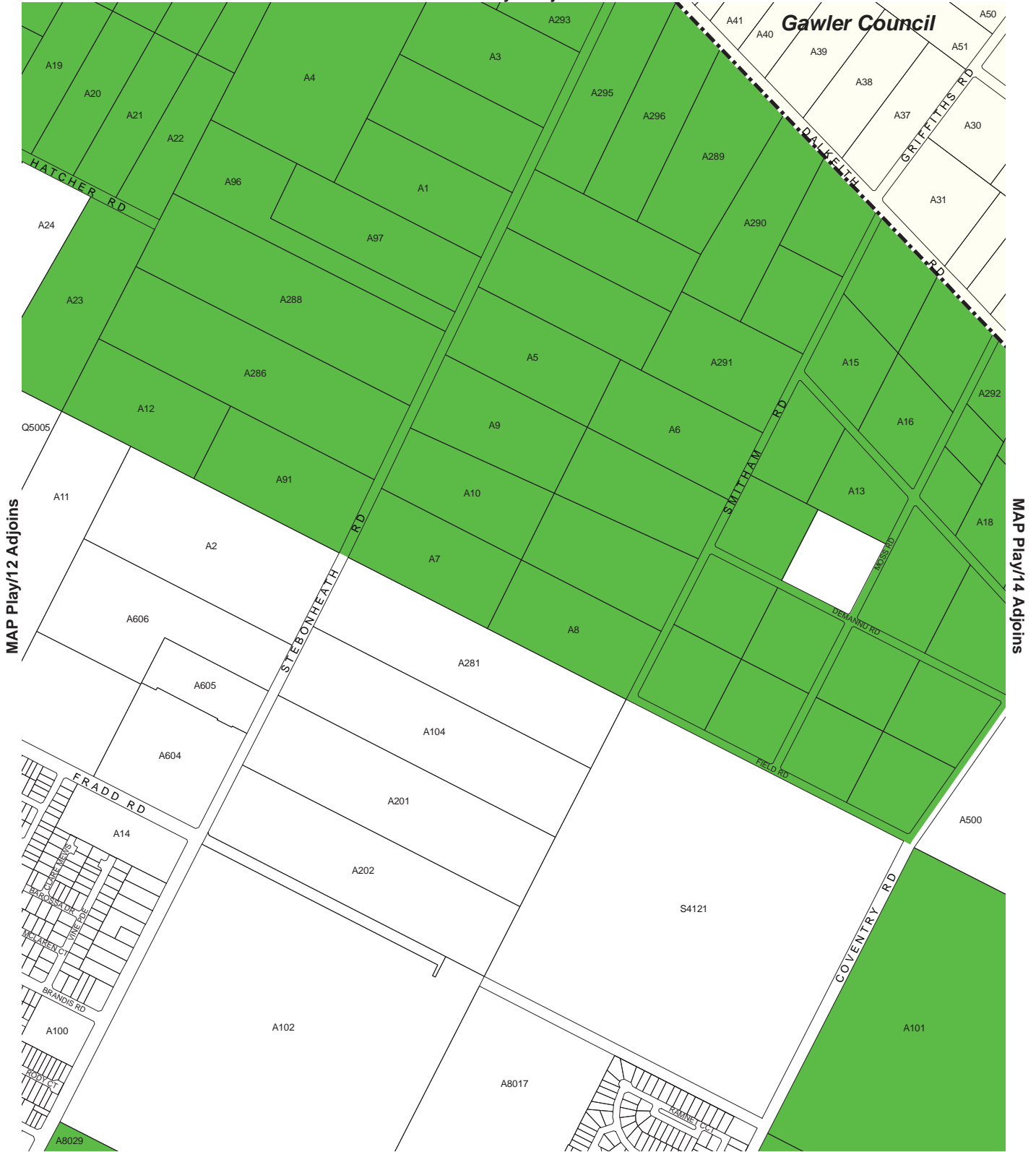
# Overlay Map Play/13

## HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Play/5 Adjoins

Gawler Council



MAP Play/17 Adjoins

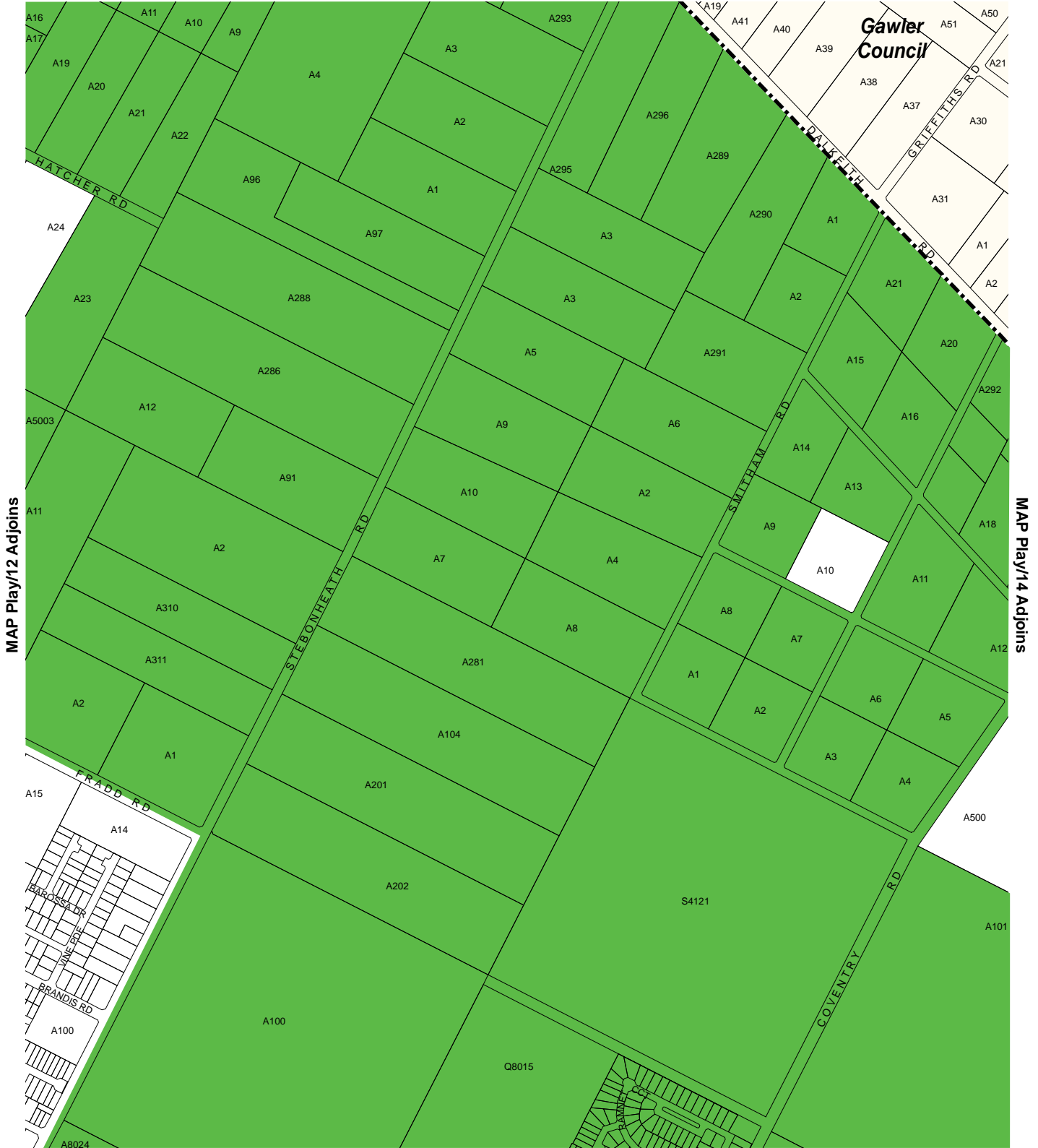


# Overlay Map Play/13

## NOISE AND AIR EMISSIONS

- Noise and Air Emissions Designated Area
- Development Plan Boundary

MAP Play/5 Adjoins



MAP Play/17 Adjoins



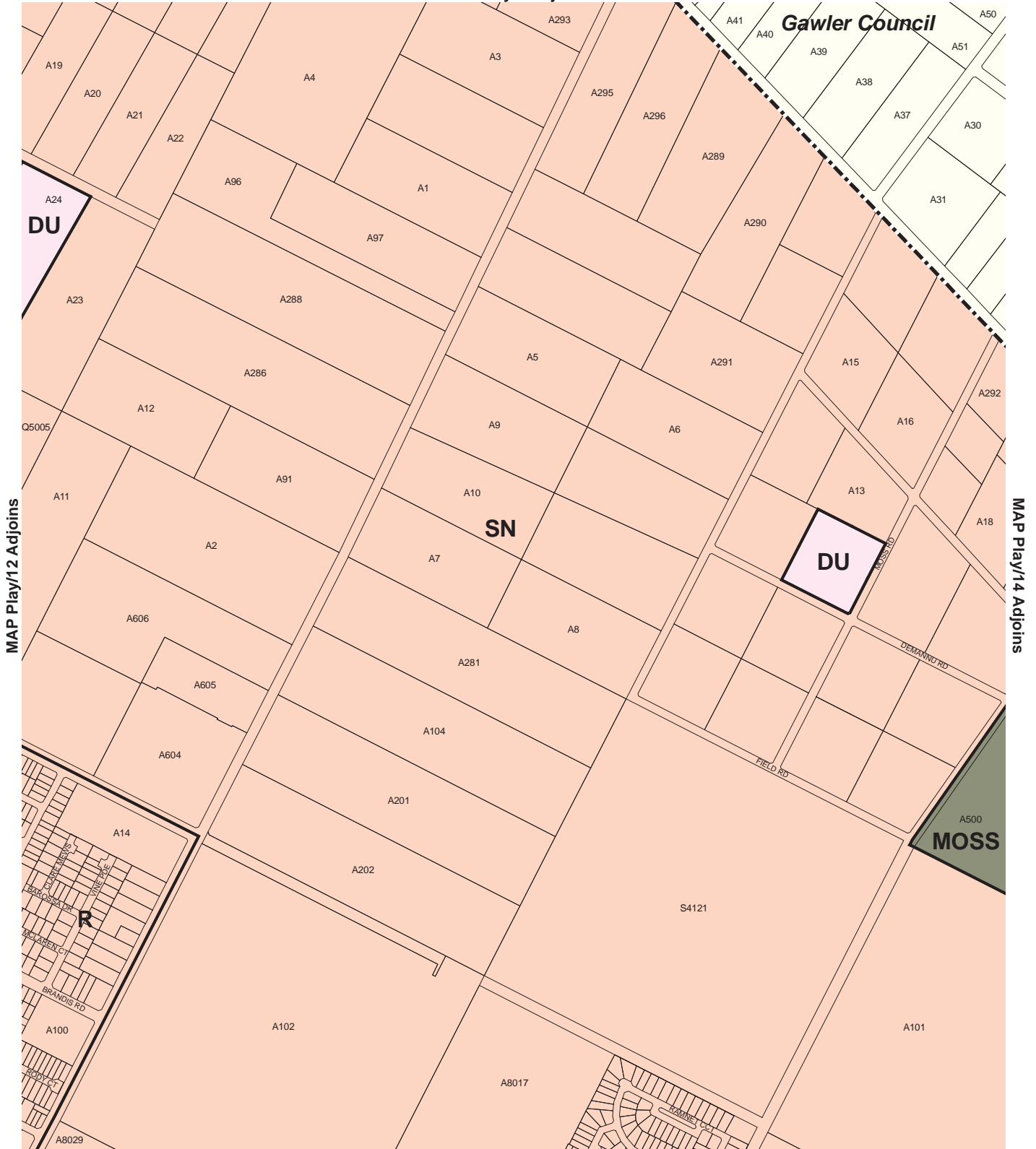
# Overlay Map Play/13 AFFORDABLE HOUSING

Affordable Housing Designated Area  
 Development Plan Boundary



MAP Play/5 Adjoins

Gawler Council



MAP Play/17 Adjoins

Lamberts Conformal Conic Projection, GDA94



**Zones**

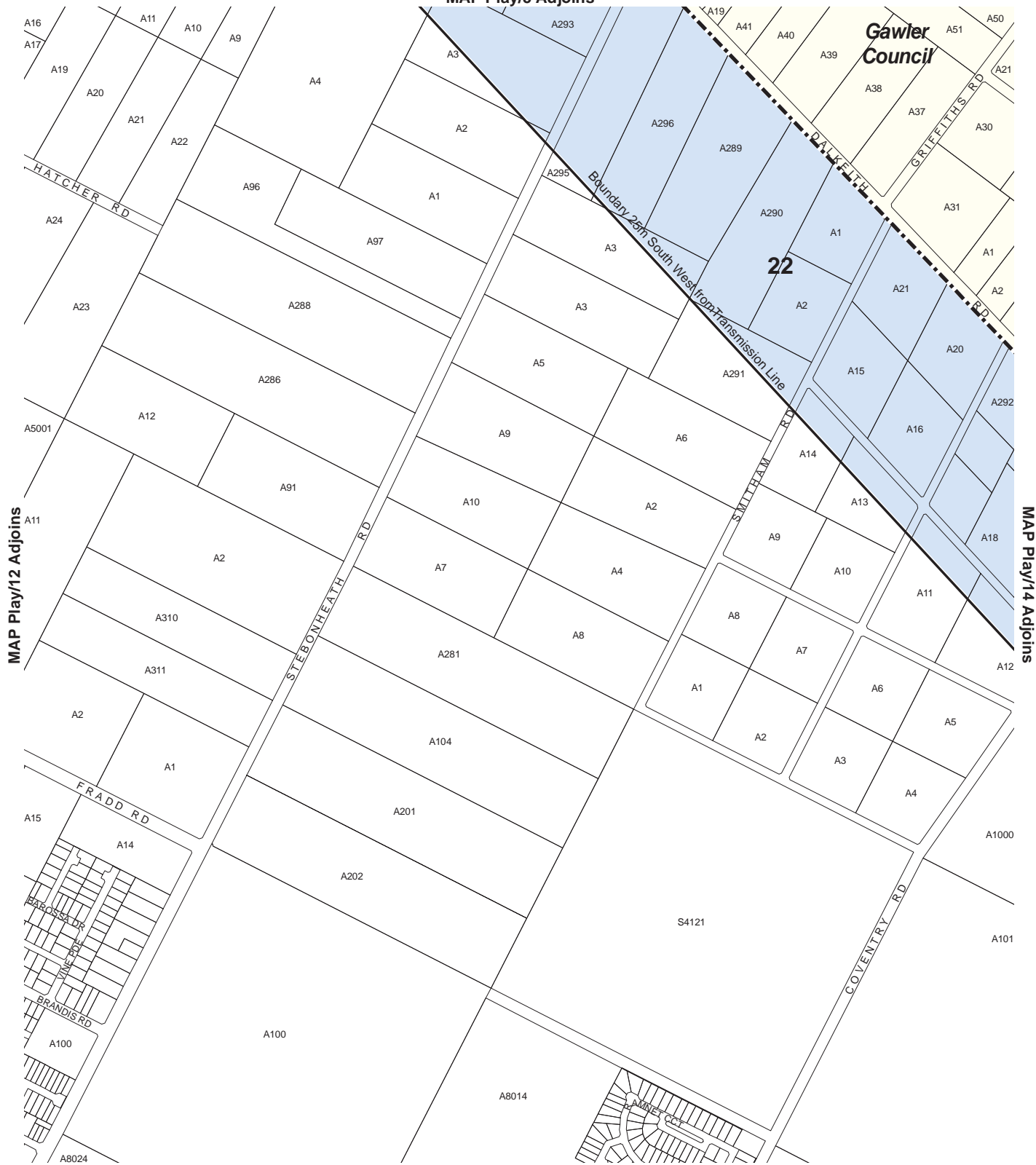
- DU Deferred Urban
- MOSS Metropolitan Open Space System
- R Residential
- SN Suburban Neighbourhood
- Zone Boundary
- Development Plan Boundary

# Zone Map Play/13



MAP Play/5 Adjoins

Gawler Council



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
22 Rural Interface



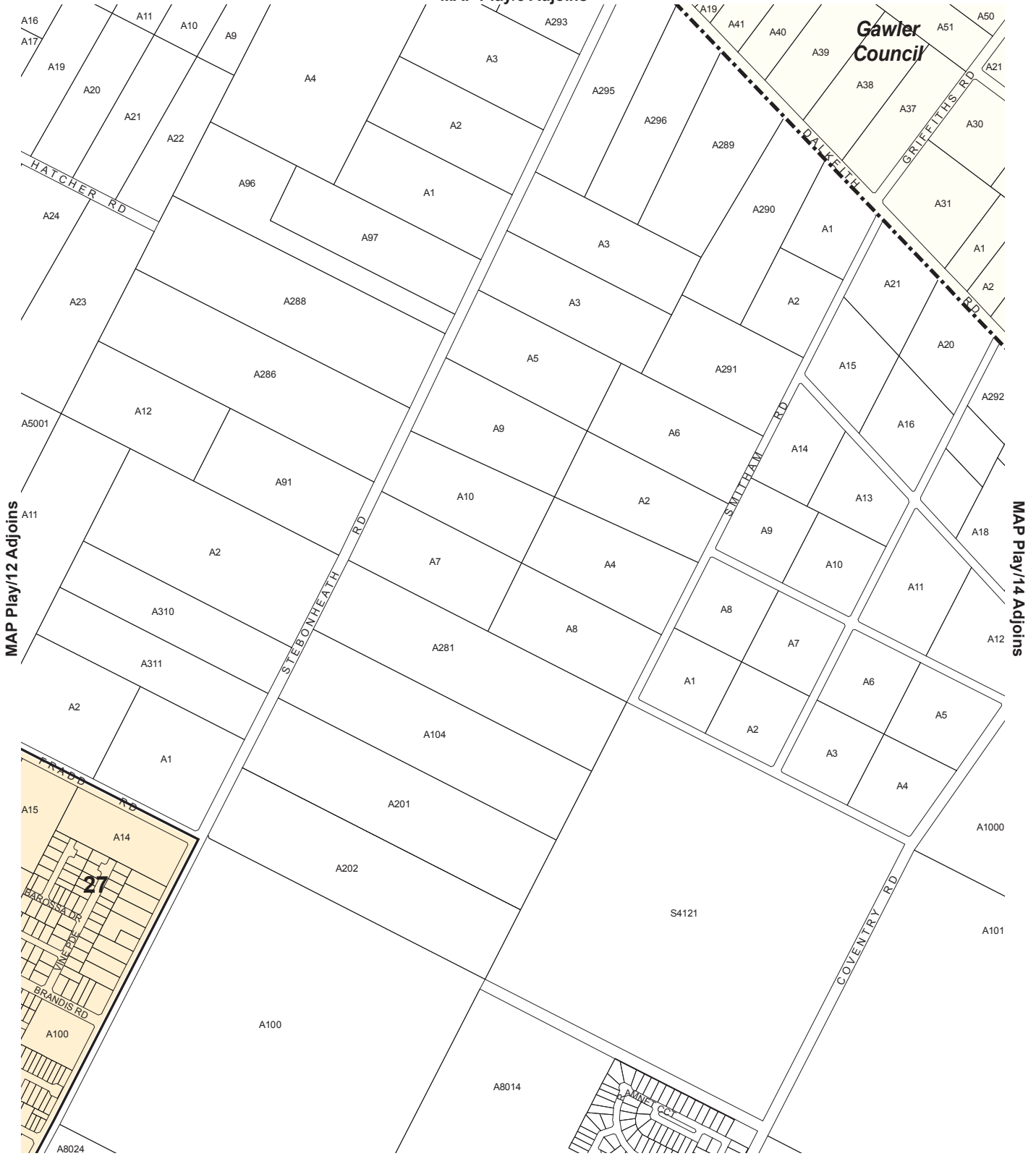
0 500m

# Policy Area Map Play/13

- Policy Area Boundary
- Development Plan Boundary

MAP Play/5 Adjoins

Gawler Council



MAP Play/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**  
27 Munno Para West Andrews Farm

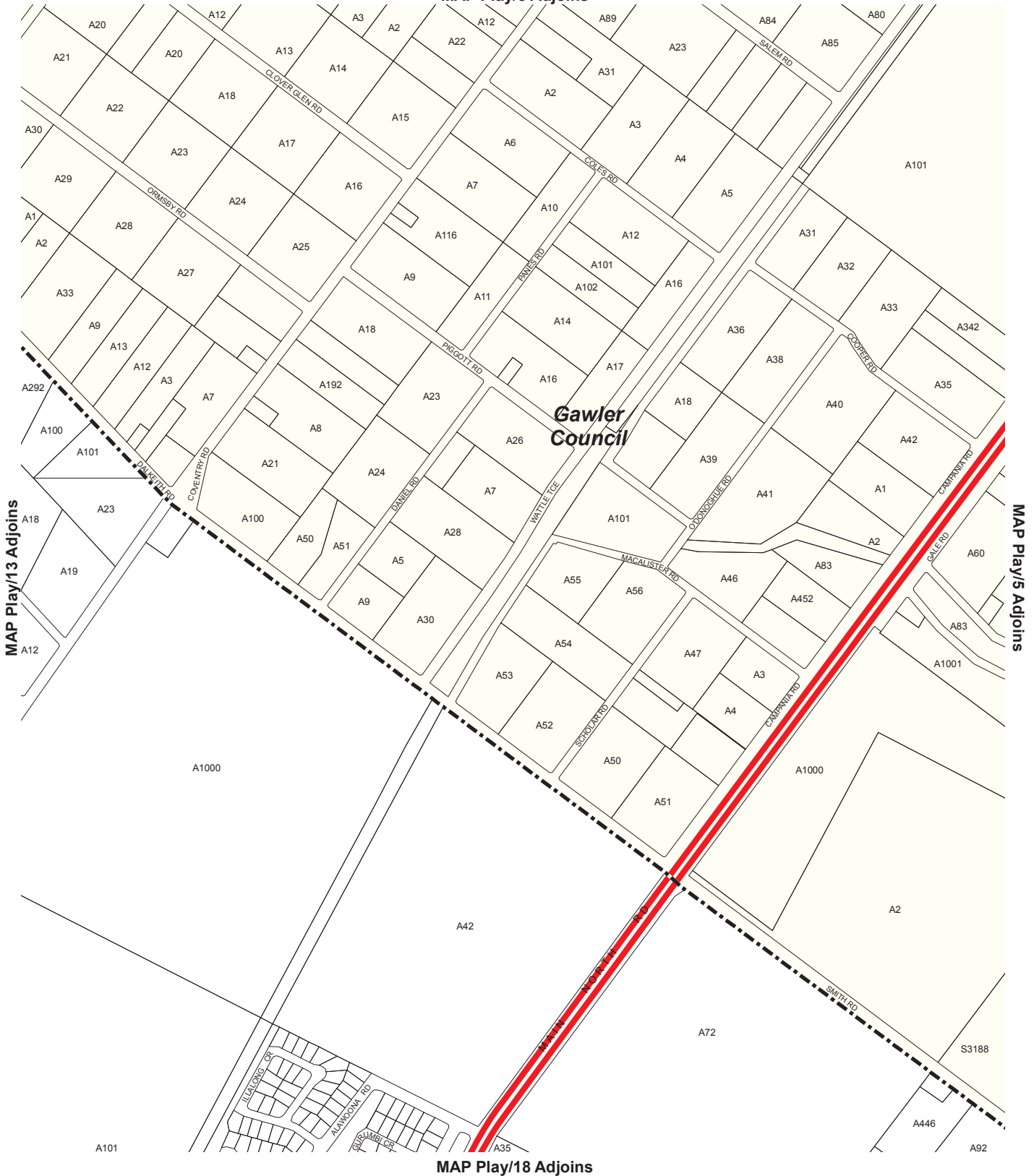


# Precinct Map Play/13

- Precinct Boundary
- Development Plan Boundary



MAP Play/5 Adjoins

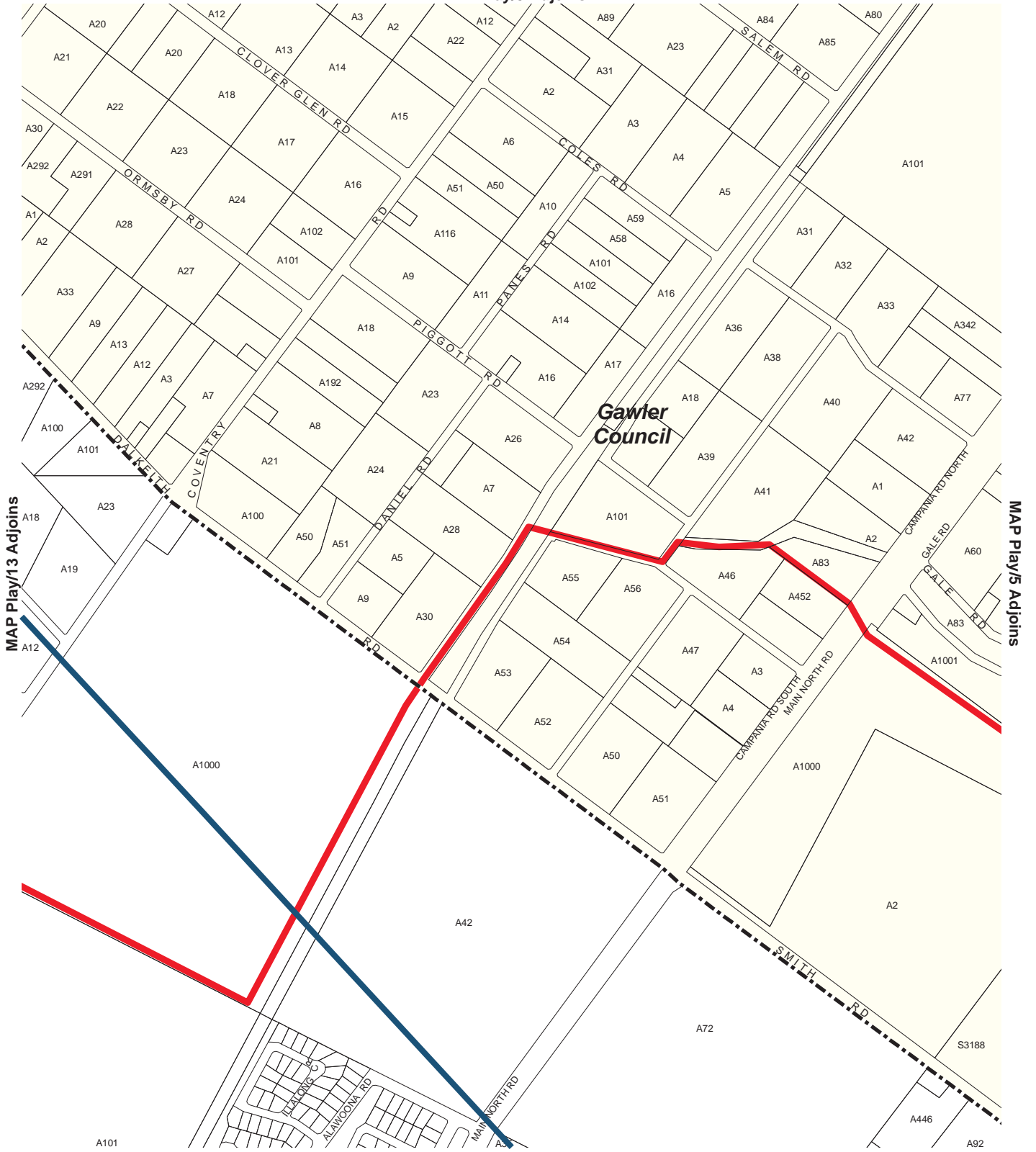


# Overlay Map Play/14

## TRANSPORT

- ▬ Primary Arterial Roads
- Development Plan Boundary

MAP Play/5 Adjoins



Gawler Council

MAP Play/13 Adjoins

MAP Play/5 Adjoins

MAP Play/18 Adjoins



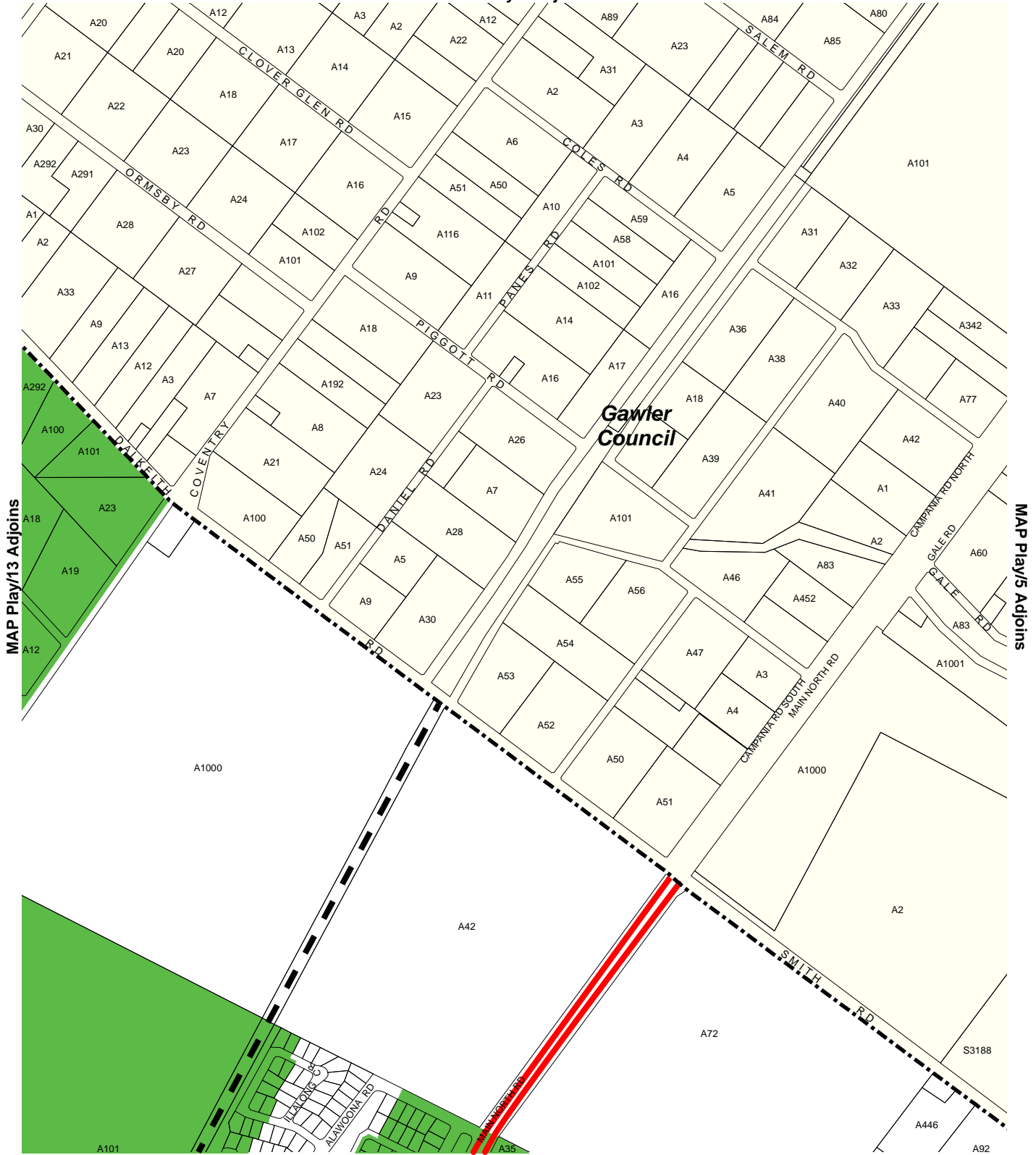
# Overlay Map Play/14 DEVELOPMENT CONSTRAINTS

- South East Australia Gas Pipeline
- 275kv/132kv/66kv electricity transmission line
- Development Plan Boundary









MAP Play/5 Adjoins



MAP Play/18 Adjoins

-  Designated Road: type A road
-  Train Line
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

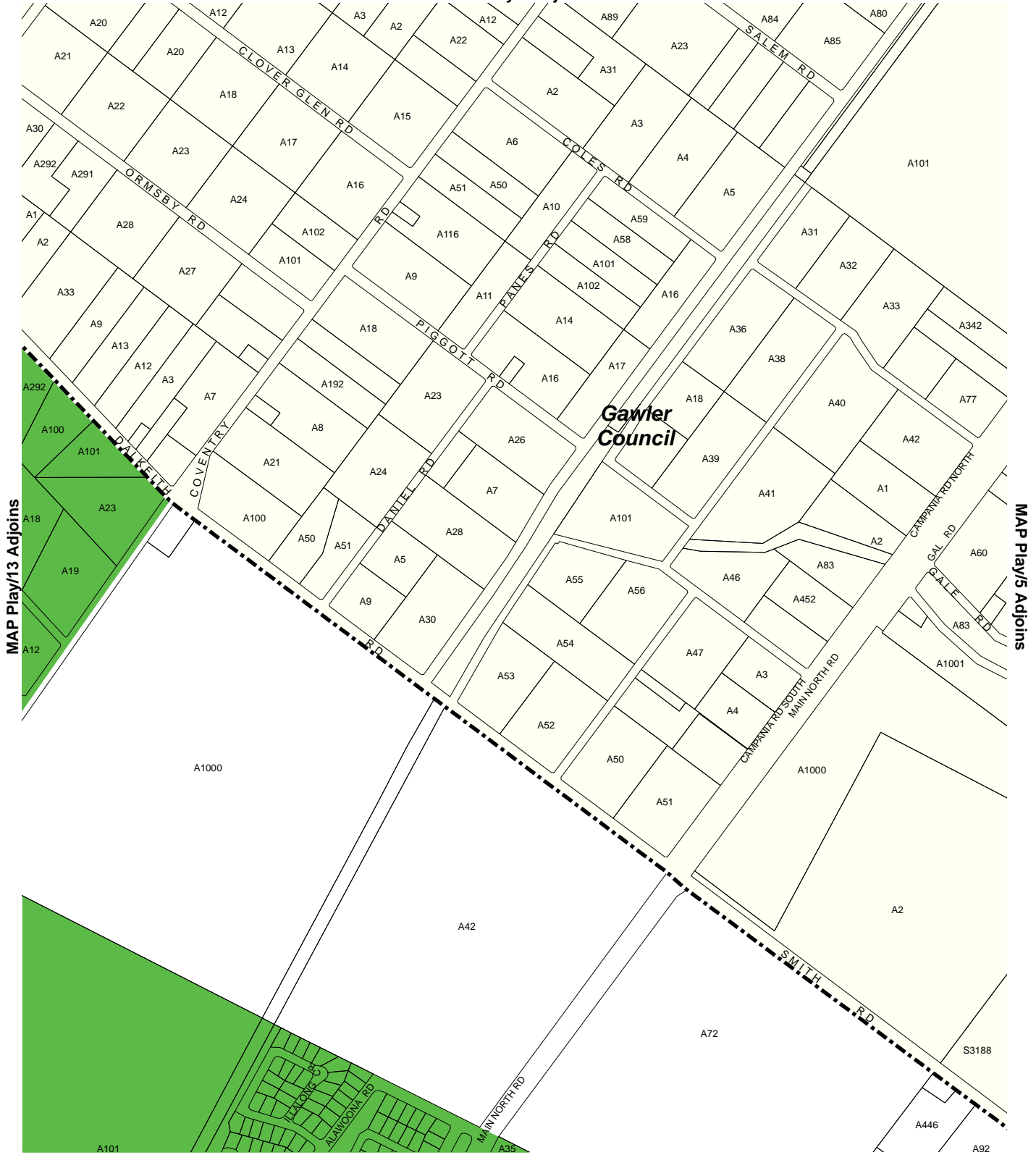


# Overlay Map Play/14

## NOISE AND AIR EMISSIONS



MAP Play/5 Adjoins



MAP Play/13 Adjoins

MAP Play/5 Adjoins

Gawler Council

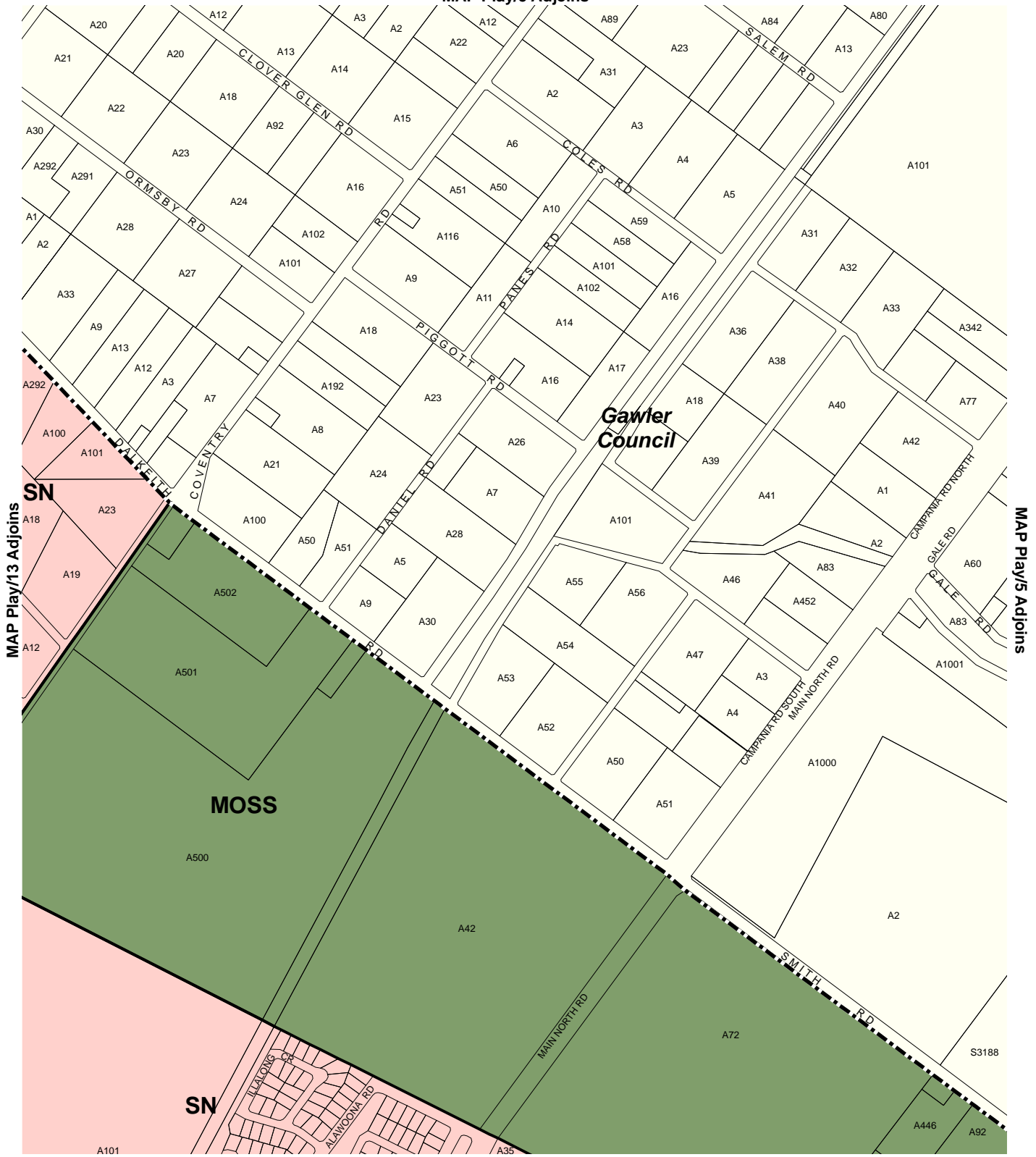
MAP Play/18 Adjoins



# Overlay Map Play/14 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Play/5 Adjoins



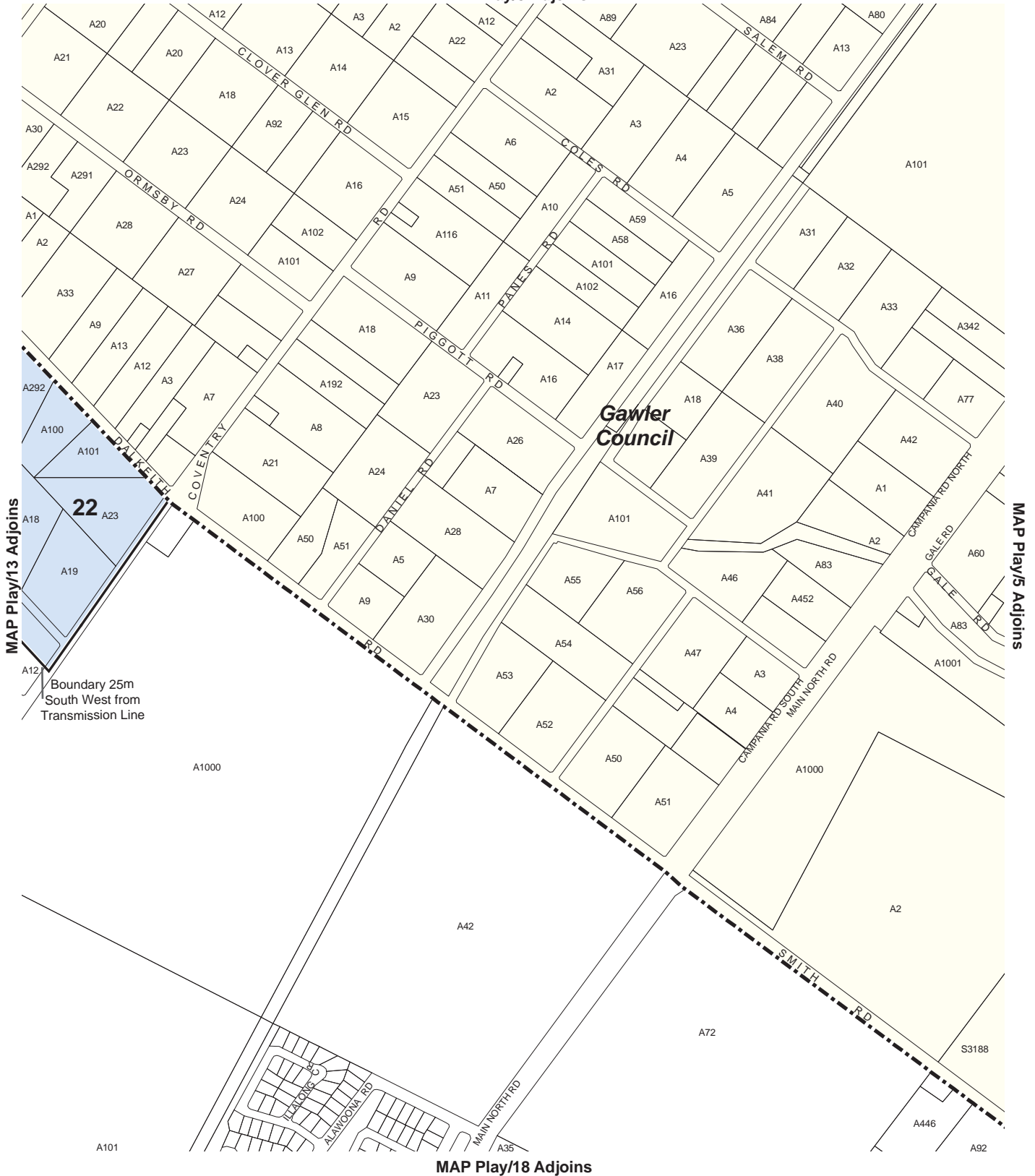
Lamberts Conformal Conic Projection, GDA94



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

# Zone Map Play/14

MAP Play/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
22 Rural Interface

- Policy Area Boundary
- Development Plan Boundary

# Policy Area Map Play/14



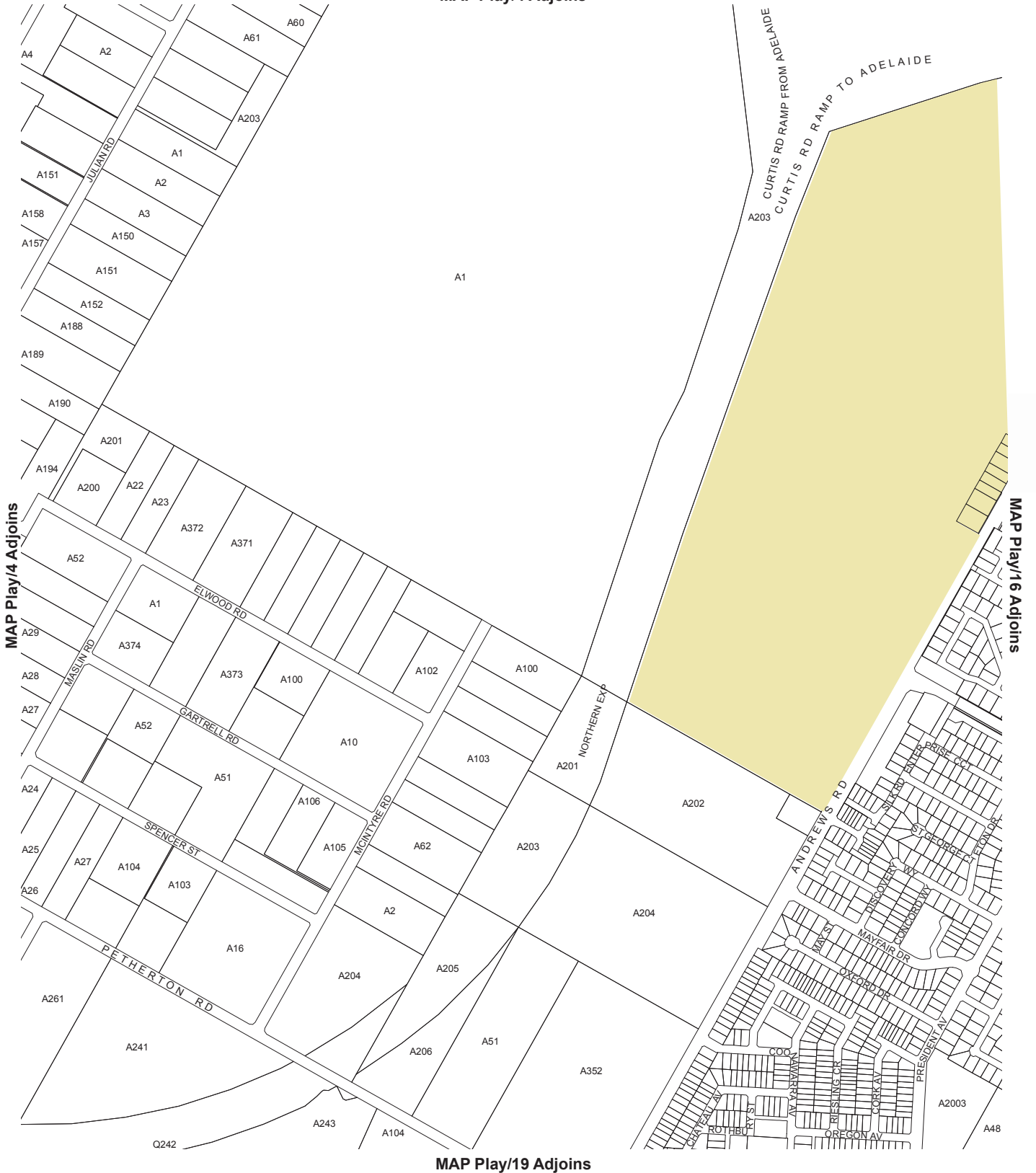
MAP Play/4 Adjoins



# Overlay Map Play/15 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Play/4 Adjoins



# Overlay Map Play/15

## DEVELOPMENT CONSTRAINTS

Areas of potential site contamination



MAP Play/4 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/15 HERITAGE

● State heritage place



MAP Play/4 Adjoins



MAP Play/19 Adjoins

- ▬ Designated Road: type A road
- Noise and Air Emissions Designated Area



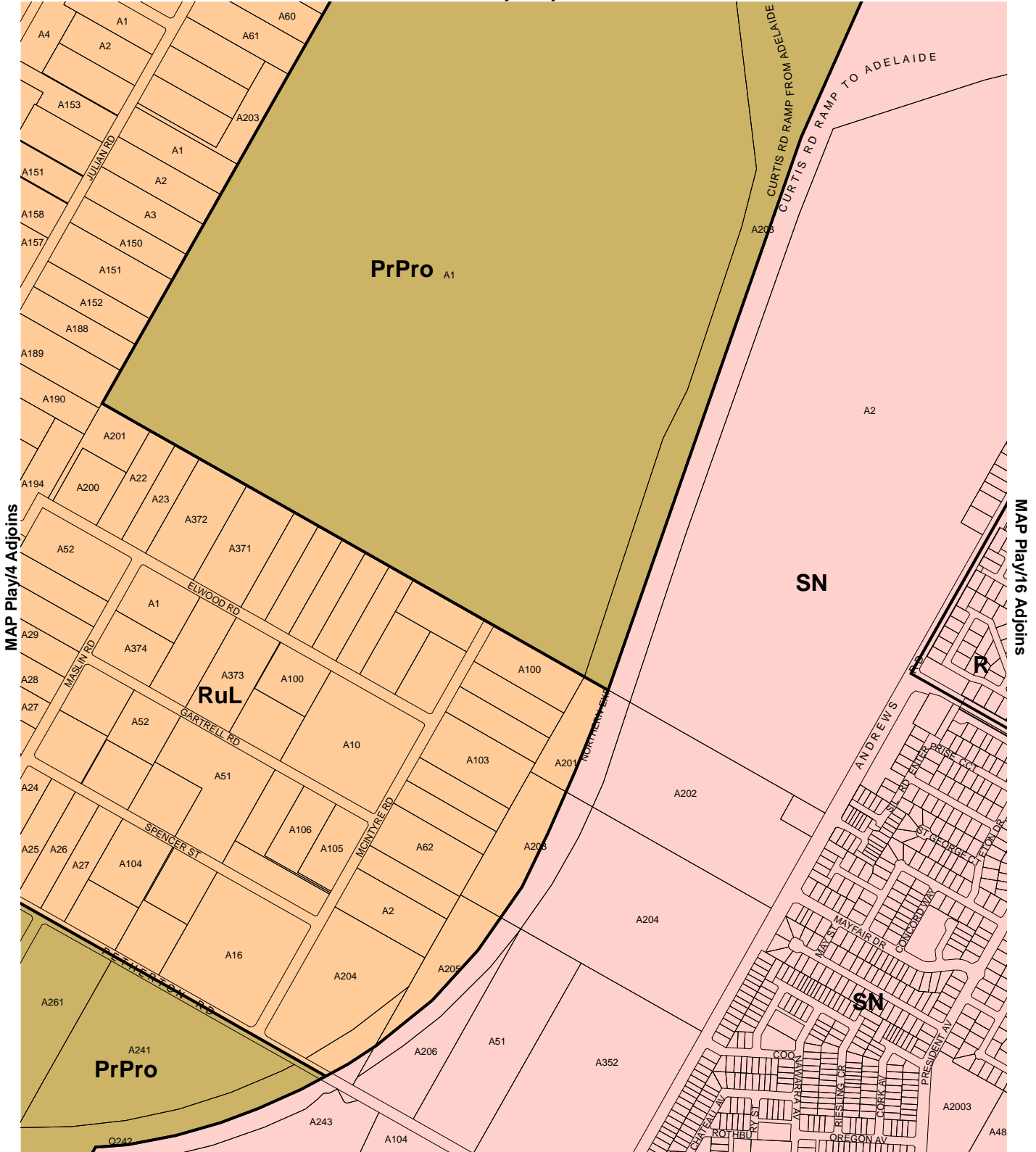
# Overlay Map Play/15

## NOISE AND AIR EMISSIONS





MAP Play/4 Adjoins



MAP Play/19 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

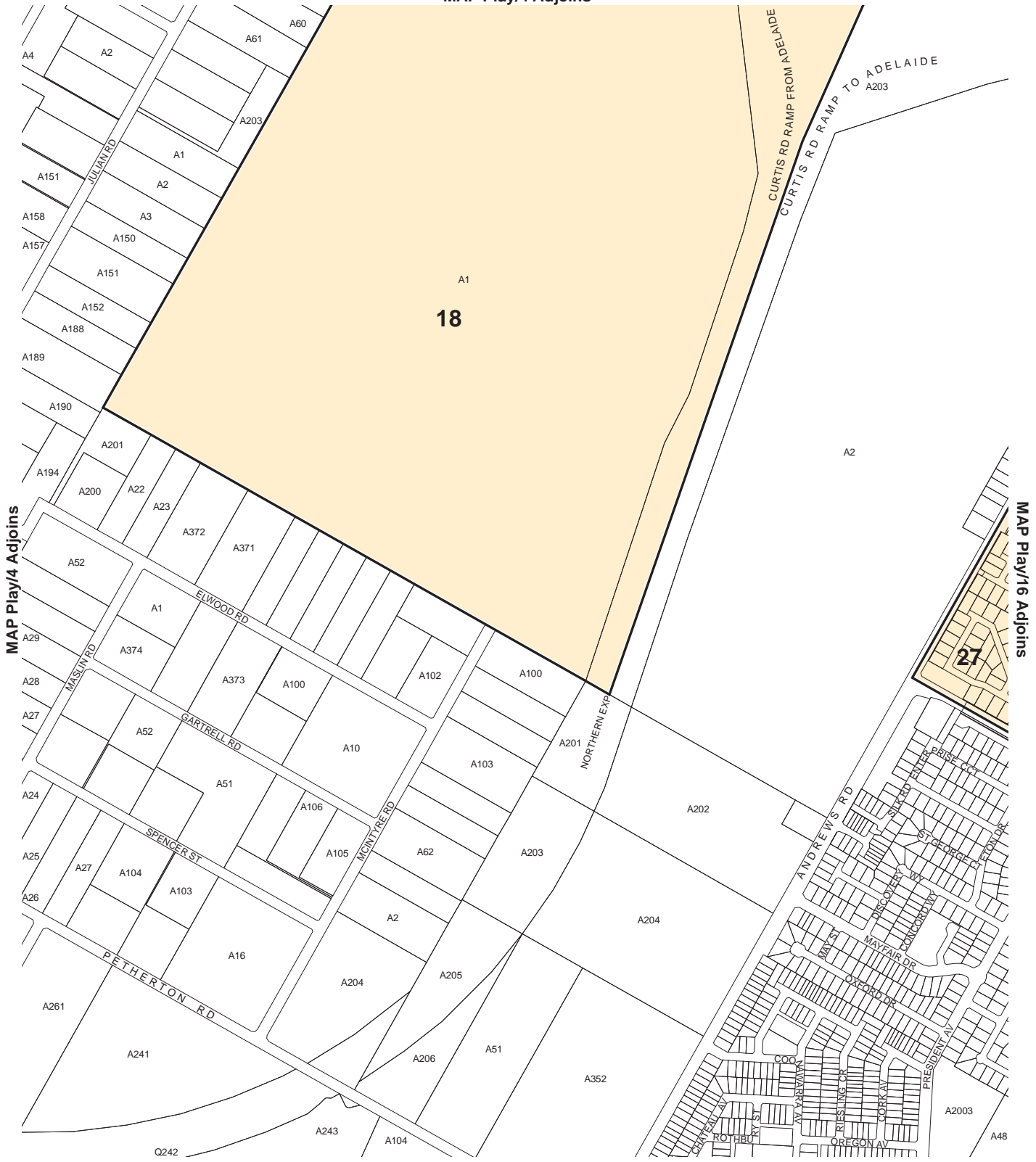
- PrPro Primary Production
- R Residential
- RuL Rural Living
- SN Suburban Neighbourhood
- Zone Boundary

# Zone Map Play/15





MAP Play/4 Adjoins



MAP Play/19 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

18 Rural Fringe

27 Munno Para West Andrews Farm



# Precinct Map Play/15

 Precinct Boundary

MAP Play/12 Adjoins



MAP Play/20 Adjoins

MAP Play/17 Adjoins

MAP Play/15 Adjoins



# Location Map Play/16

- S School
- P Post Office
- Local Reserves
- Waterbodies



MAP Play/12 Adjoins



MAP Play/20 Adjoins



# Overlay Map Play/16



## DEVELOPMENT CONSTRAINTS

 Areas of potential site contamination

MAP Play/12 Adjoins



MAP Play/20 Adjoins

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



# Overlay Map Play/16

## NOISE AND AIR EMISSIONS



MAP Play/12 Adjoins



MAP Play/20 Adjoins



# Overlay Map Play/16

## STRATEGIC TRANSPORT ROUTES

 Strategic Transport Routes Designated Area



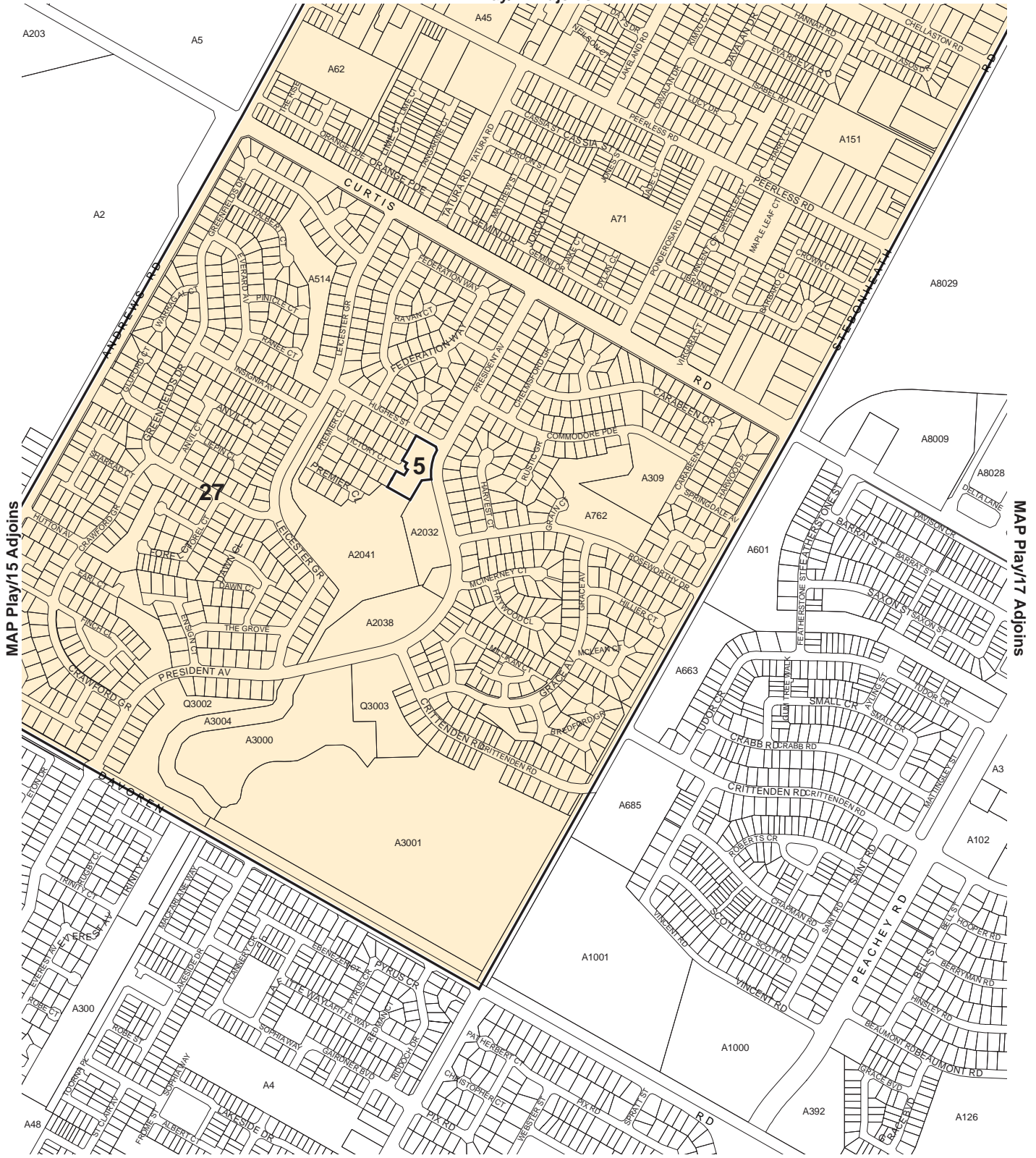








MAP Play/12 Adjoins



MAP Play/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

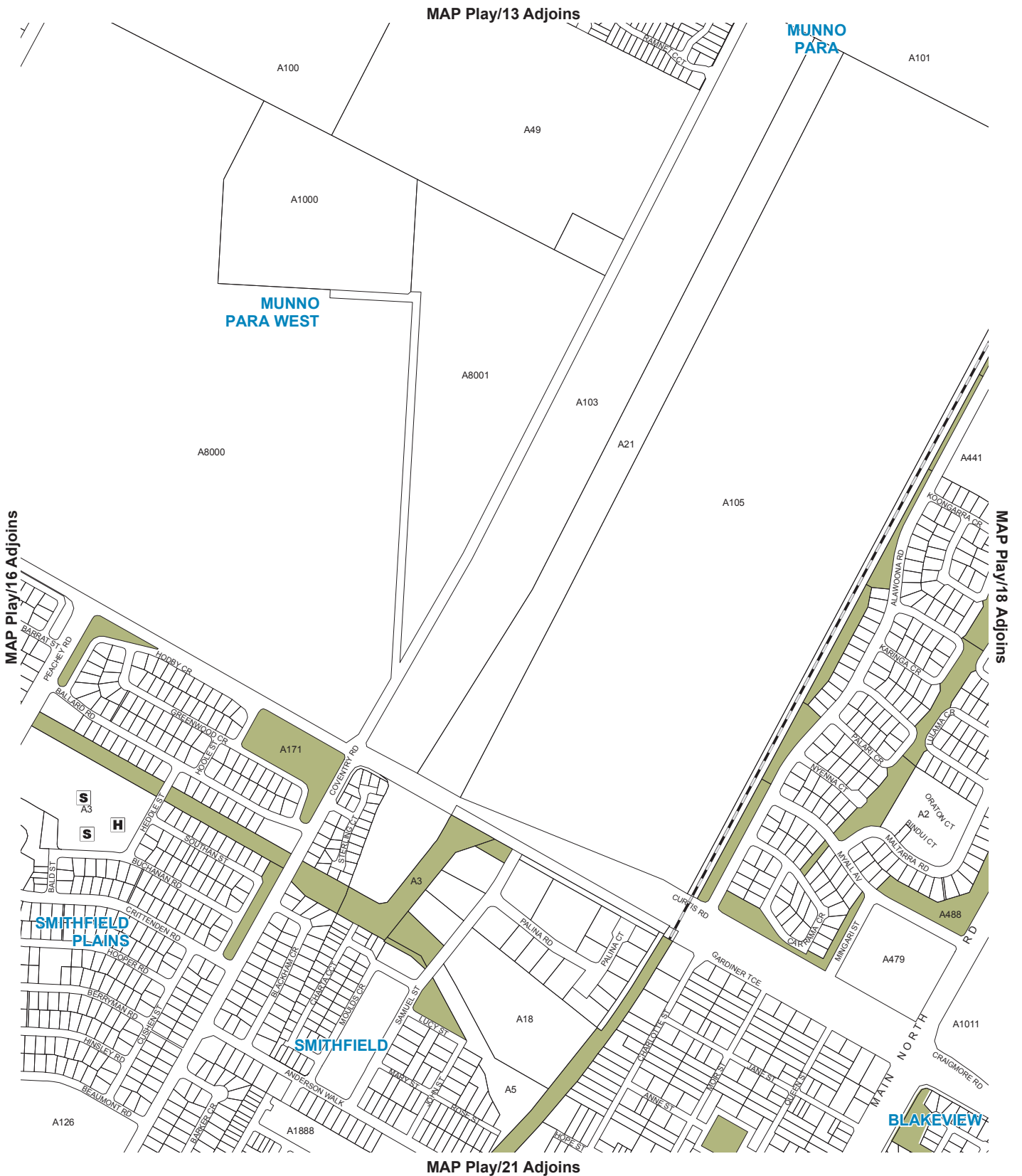
- 27 Munno Para West Andrews Farm
- 5 Andrews Farm Local Activity Centre



# Precinct Map Play/16

Precinct Boundary

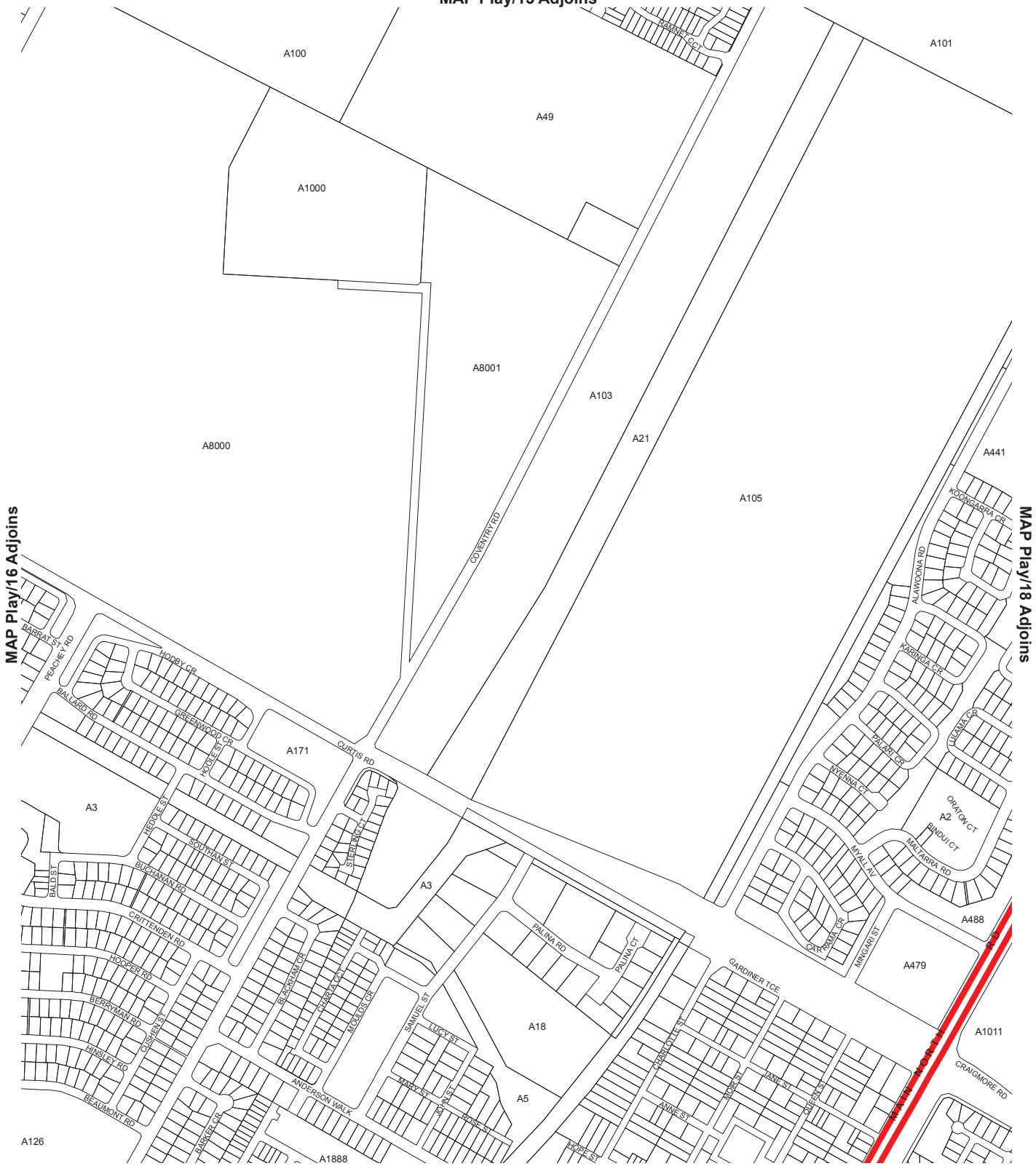




# Location Map Play/17

- S School
- H Other Health Services
- Railways
- Local Reserves

MAP Play/13 Adjoins



# Overlay Map Play/17 TRANSPORT

 Primary Arterial Roads

PLAYFORD COUNCIL  
Consolidated - 30 April 2020

MAP Play/13 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/17

## HERITAGE

• Local heritage place





MAP Play/13 Adjoins



MAP Play/16 Adjoins

MAP Play/18 Adjoins

MAP Play/21 Adjoins

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



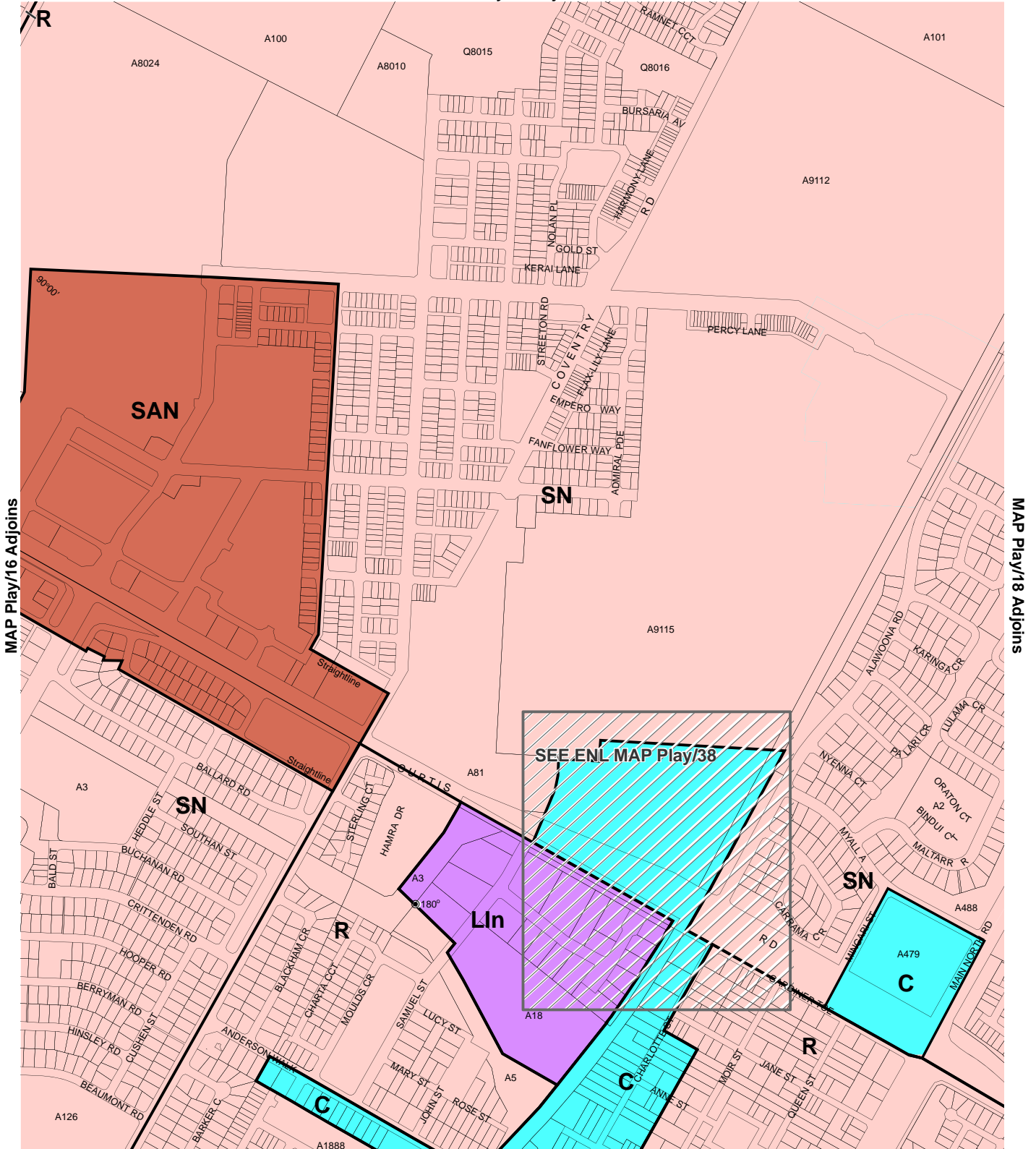
# Overlay Map Play/17

## NOISE AND AIR EMISSIONS





MAP Play/13 Adjoins

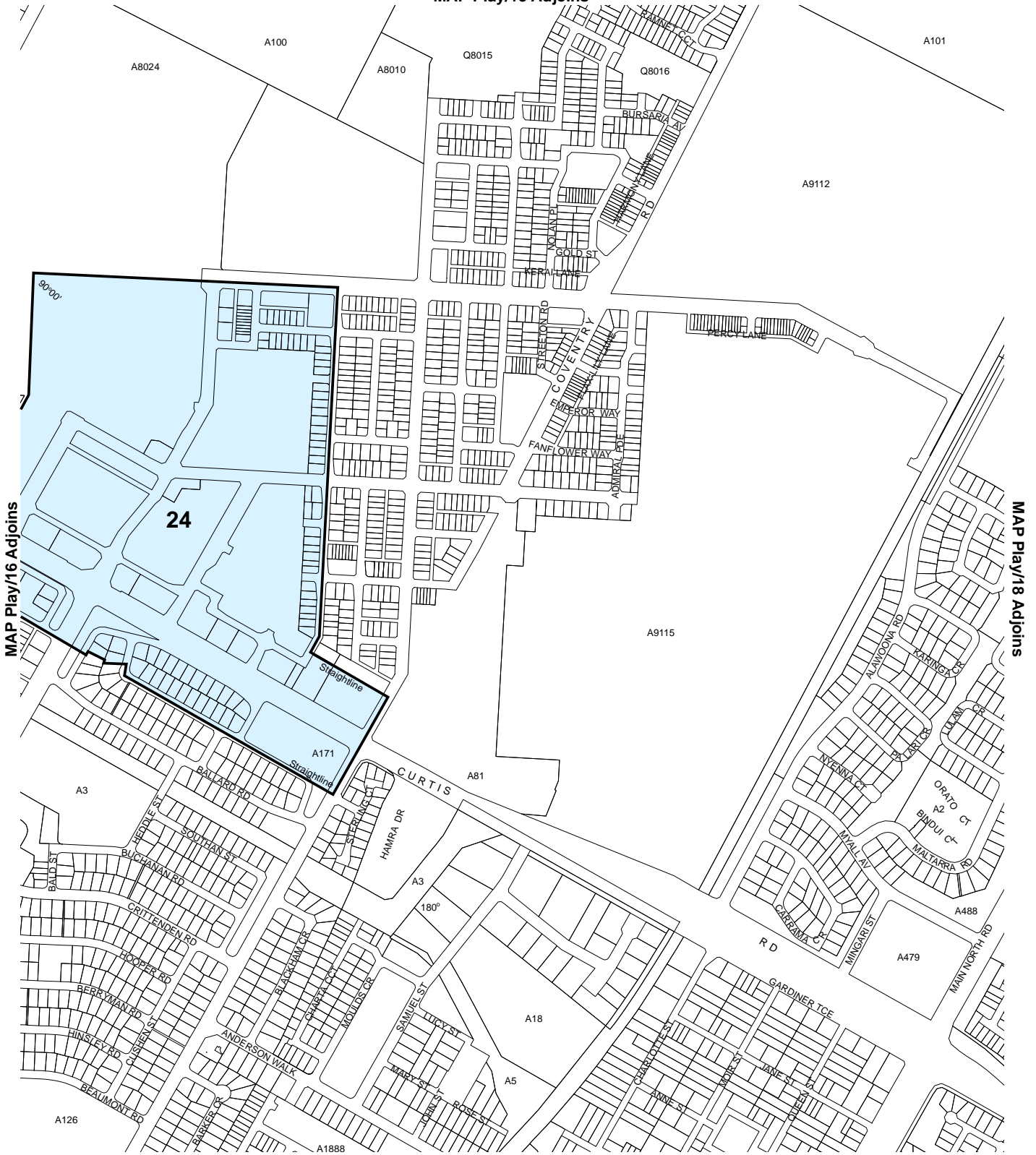


See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
  - Light Industry
  - Suburban Activity Node
  - Residential
  - Suburban Neighbourhood
  - Zone Boundary

# Zone Map Play/17

MAP Play/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Areas

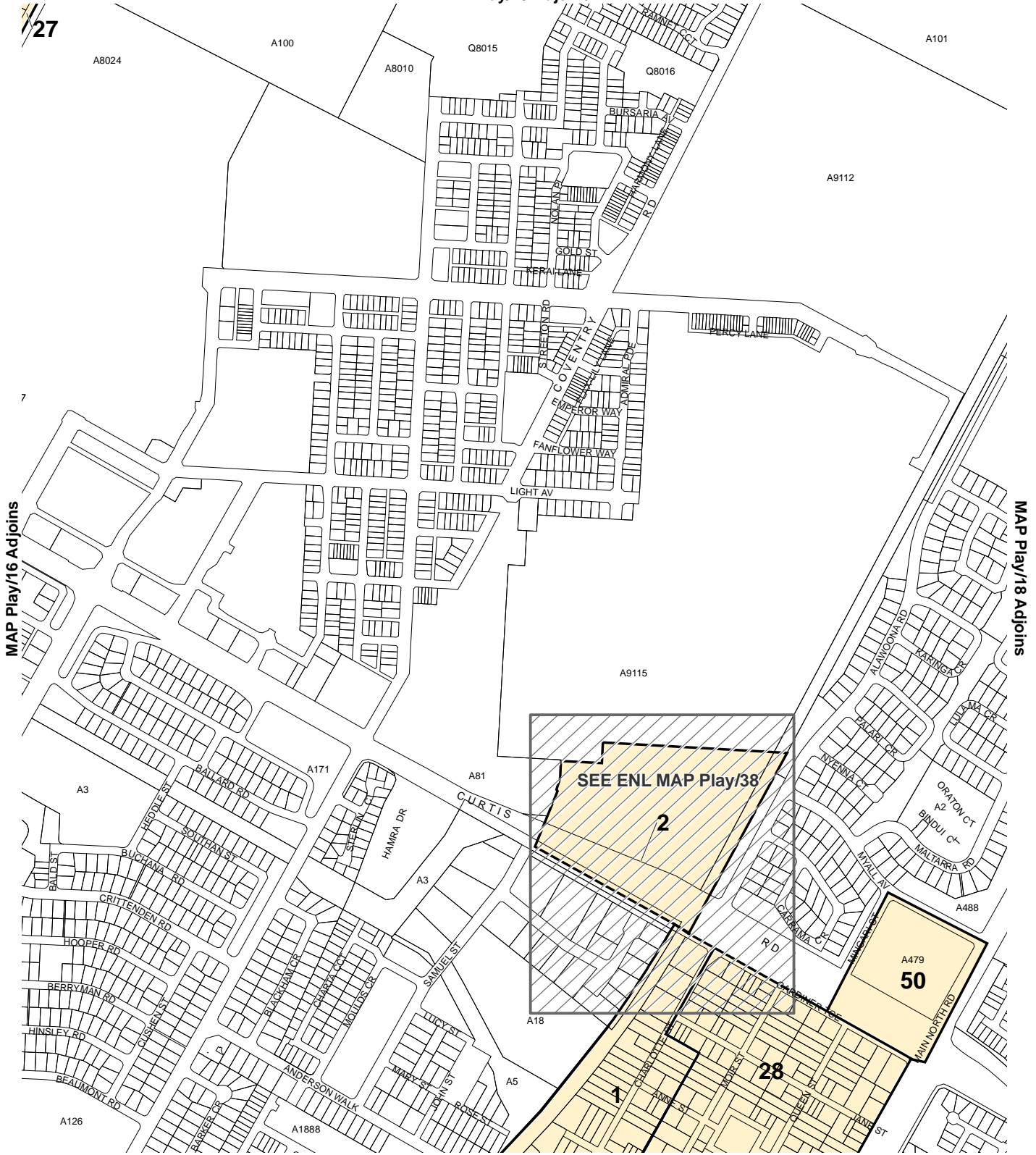
24 Curtis Road Town Centre

 Policy Area Boundary

# Policy Area 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
  - 50 Munno Para Commercial



# Precinct Map Play/17

Precinct Boundary



MAP Play/14 Adjoins



MAP Play/22 Adjoins

Primary Arterial Roads

# Overlay Map Play/18 TRANSPORT

MAP Play/14 Adjoins



MAP Play/5 Adjoins

MAP Play/17 Adjoins

MAP Play/22 Adjoins



# Overlay Map Play/18

## DEVELOPMENT CONSTRAINTS

 275kv/132kv/66kv electricity transmission line







MAP Play/14 Adjoins



MAP Play/22 Adjoins



# Overlay Map Play/18

## AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary



MAP Play/14 Adjoins



MAP Play/22 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

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

# Zone Map Play/18



# Location Map Play/19

MAP Play/15 Adjoins



A243

MAP Play/4 Adjoins

MAP Play/9 Adjoins

MAP Play/20 Adjoins

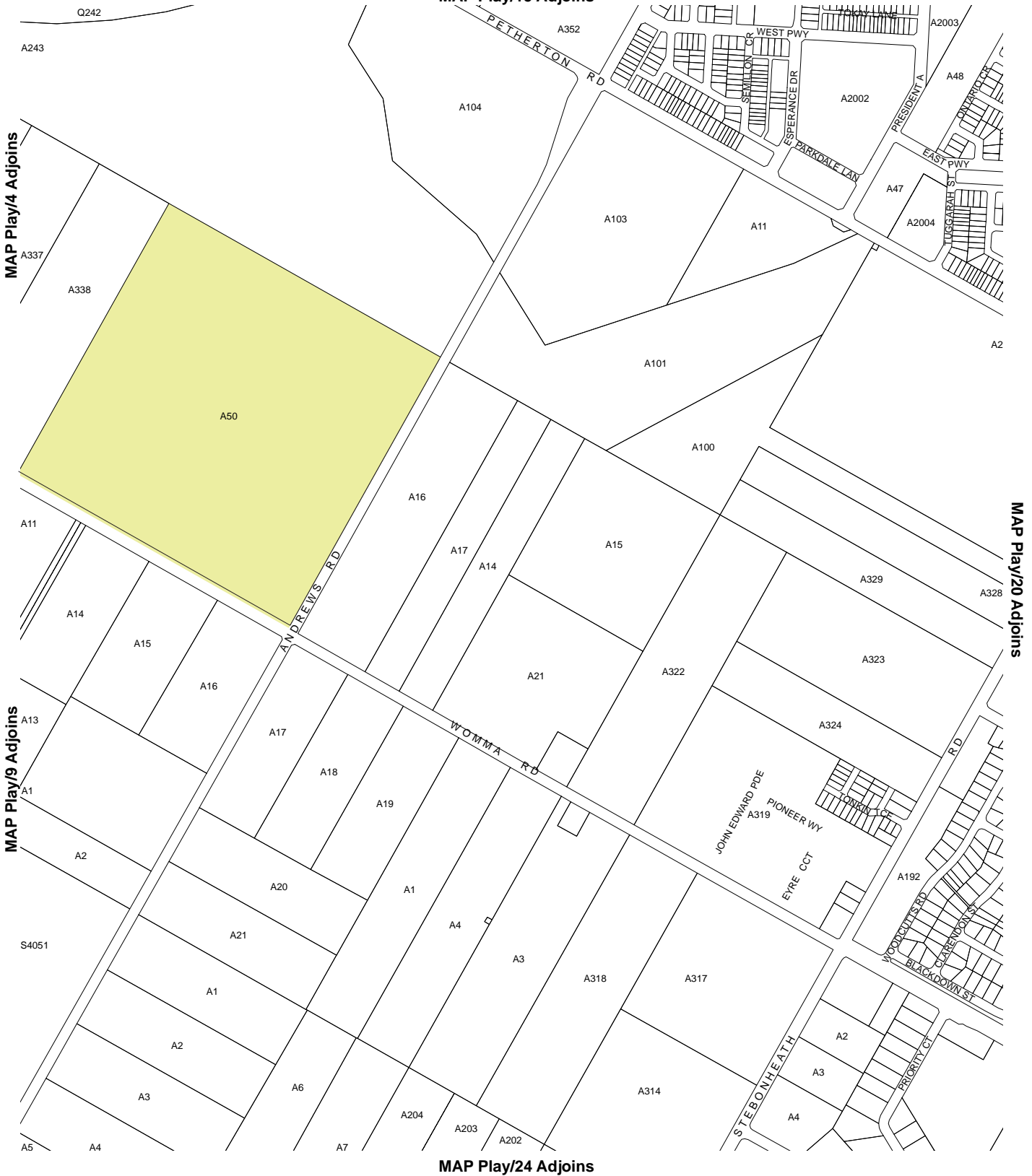
MAP Play/24 Adjoins



# Overlay Map Play/19 TRANSPORT

- █ Primary Arterial Roads
- █ Secondary Arterial Roads

MAP Play/15 Adjoins



MAP Play/20 Adjoins

MAP Play/4 Adjoins


MAP Play/9 Adjoins

MAP Play/24 Adjoins

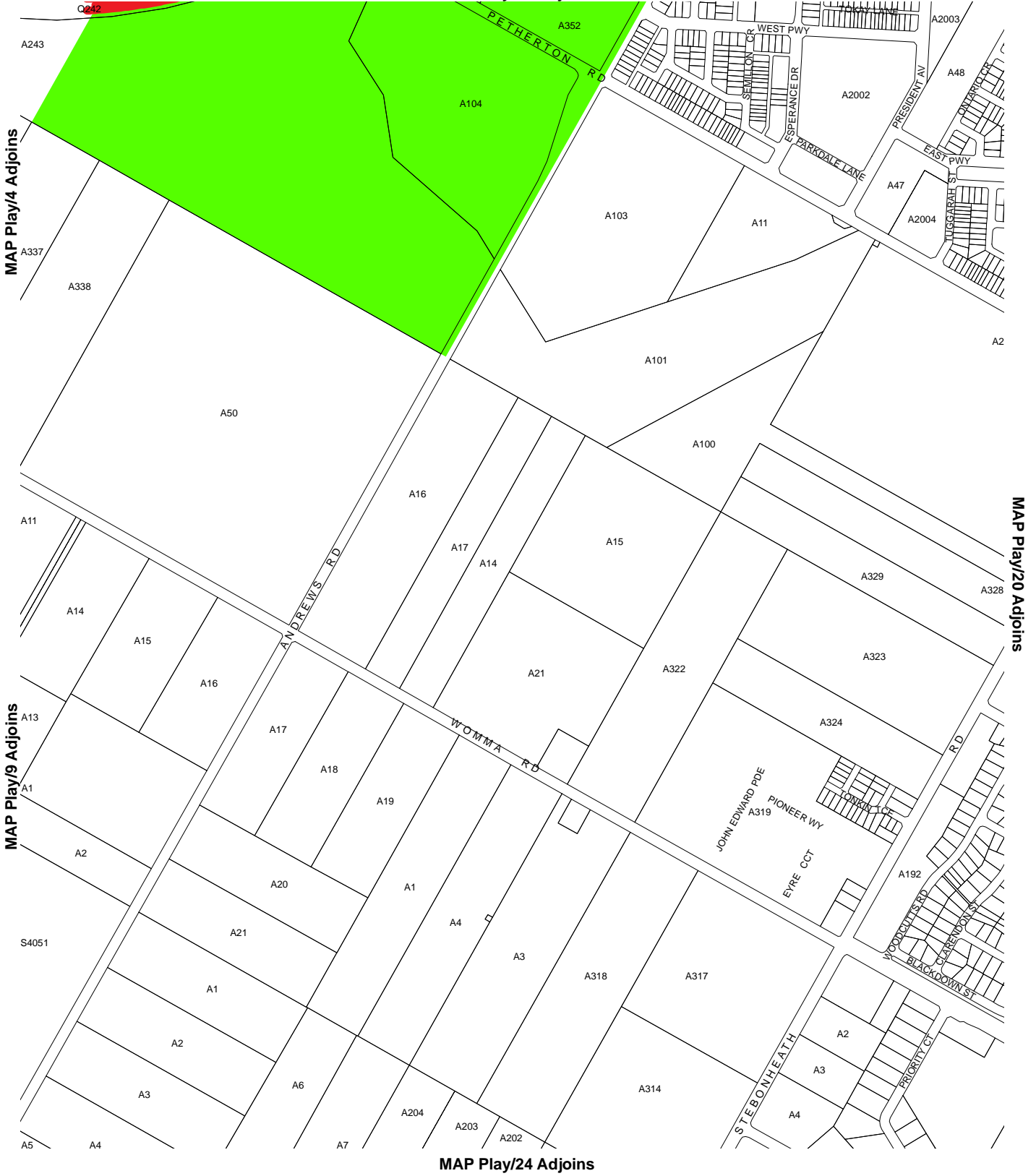


# Overlay Map Play/19

## DEVELOPMENT CONSTRAINTS

 Areas of potential site contamination

MAP Play/15 Adjoins



MAP Play/20 Adjoins

MAP Play/4 Adjoins

MAP Play/9 Adjoins

MAP Play/24 Adjoins

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



# Overlay Map Play/19

## NOISE AND AIR EMISSIONS

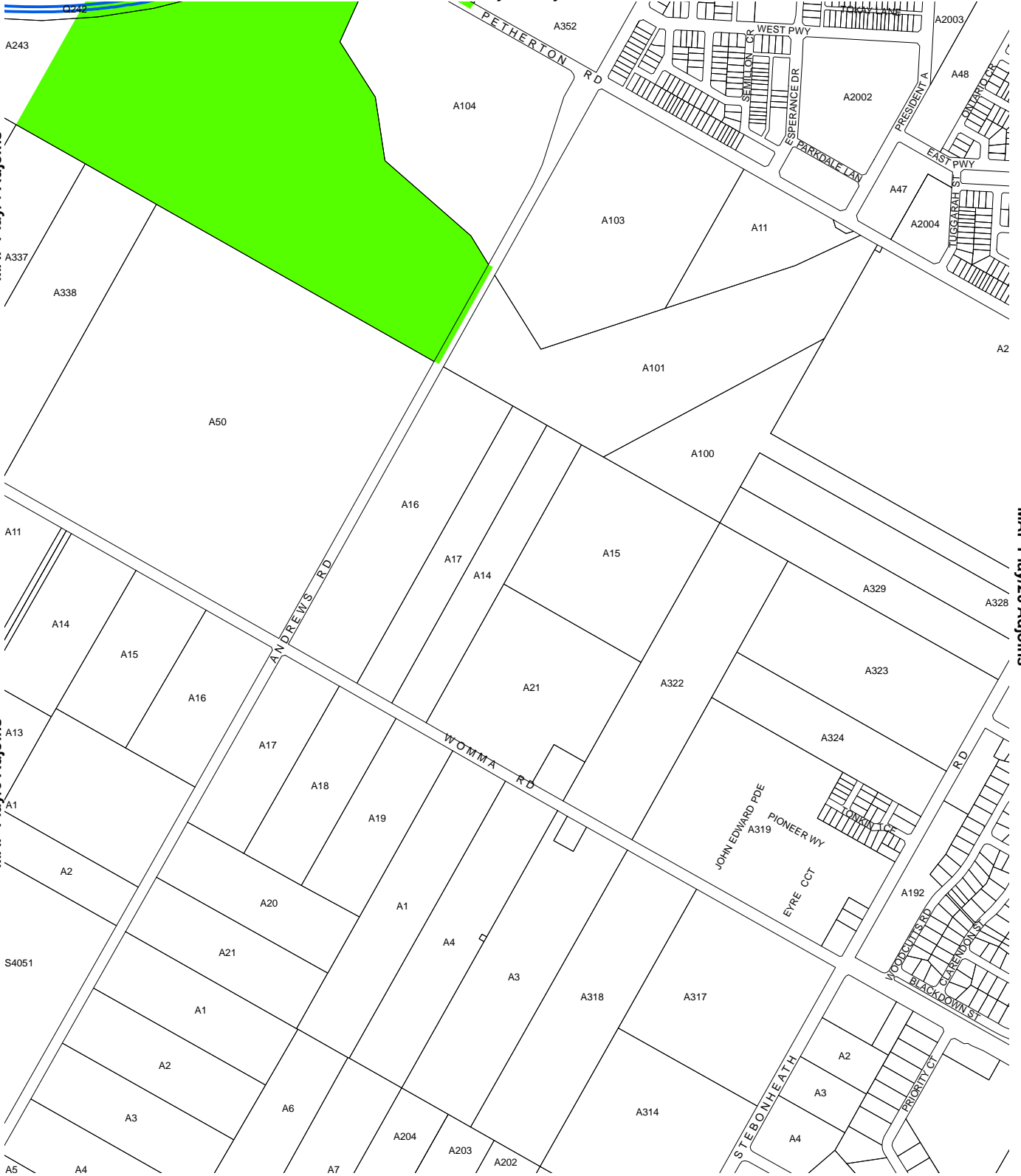
MAP Play/15 Adjoins



MAP Play/4 Adjoins

MAP Play/9 Adjoins

MAP Play/20 Adjoins

MAP Play/24 Adjoins



-  Strategic Transport Route
-  Strategic Transport Routes Designated Area

# Overlay Map Play/19

## STRATEGIC TRANSPORT ROUTES




MAP Play/15 Adjoins



# Overlay Map Play/19

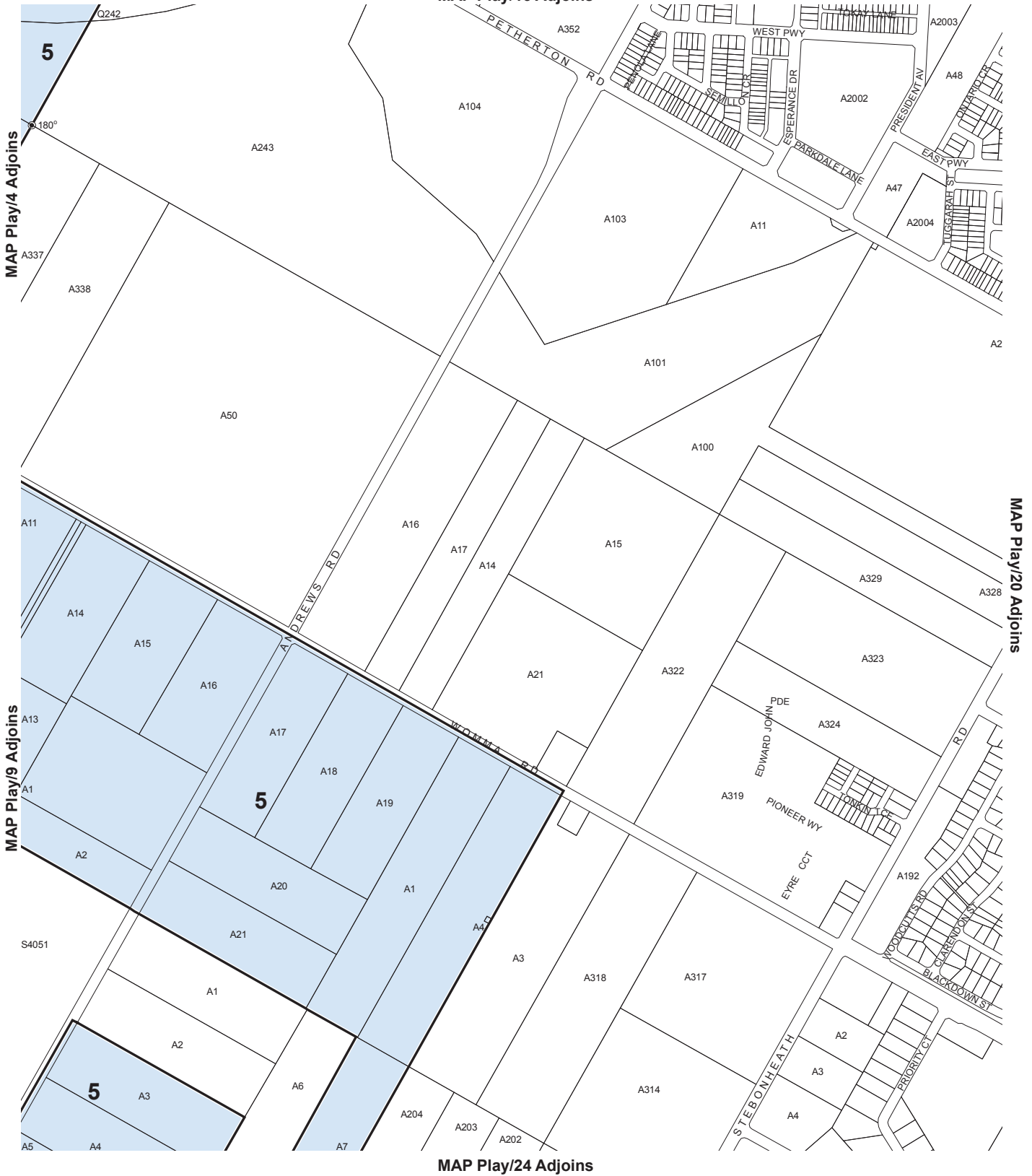
## AFFORDABLE HOUSING

 Affordable Housing Designated Area





MAP Play/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
5 Rural



# Policy Area Map Play/19

 Policy Area Boundary

MAP Play/16 Adjoins

SMITHFIELD PLAINS A126

ANDREWS FARM

PENFIELD A2

DAVOREN PARK

ELIZABETH NORTH



ELIZABETH WEST

MAP Play/25 Adjoins

MAP Play/19 Adjoins

MAP Play/21 Adjoins



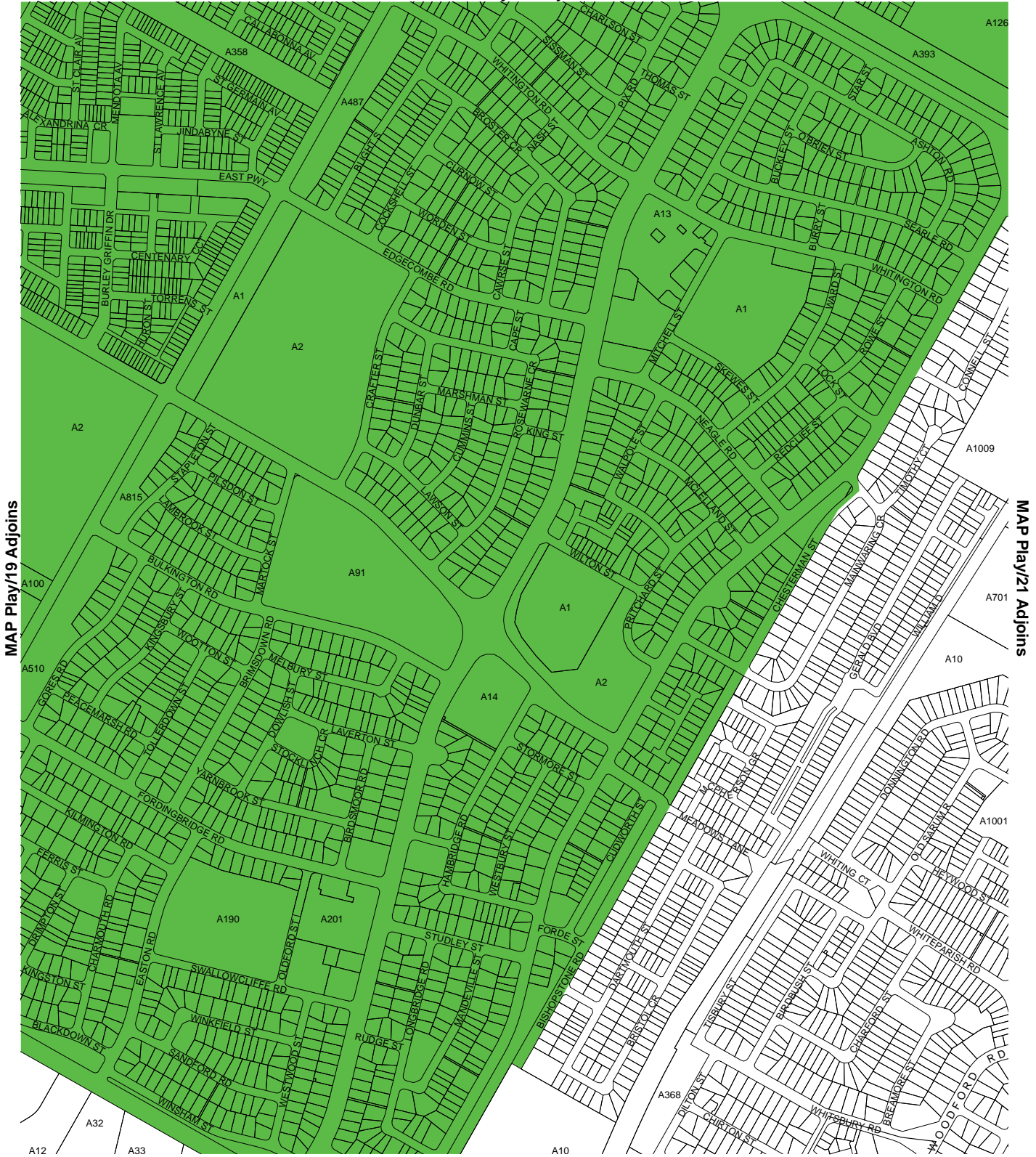
- S** School
- P** Post Office
- H** Other Health Services
-  Railways
-  Local Reserves

# Location Map Play/20





MAP Play/16 Adjoins



MAP Play/19 Adjoins


MAP Play/21 Adjoins

MAP Play/25 Adjoins



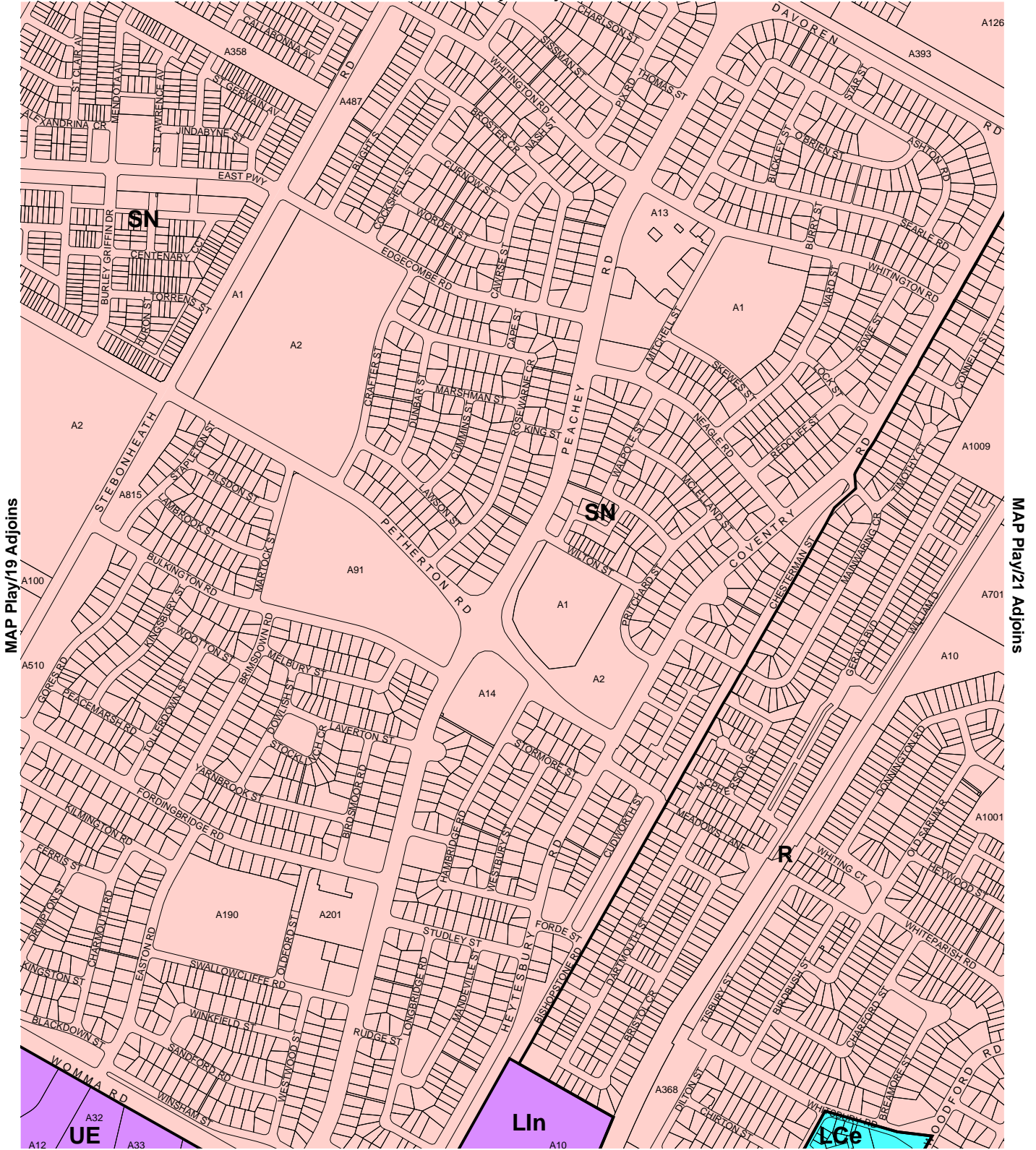
# Overlay Map Play/20

## AFFORDABLE HOUSING

 Affordable Housing Designated Area



MAP Play/16 Adjoins



Lamberts Conformal Conic Projection, GDA94

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

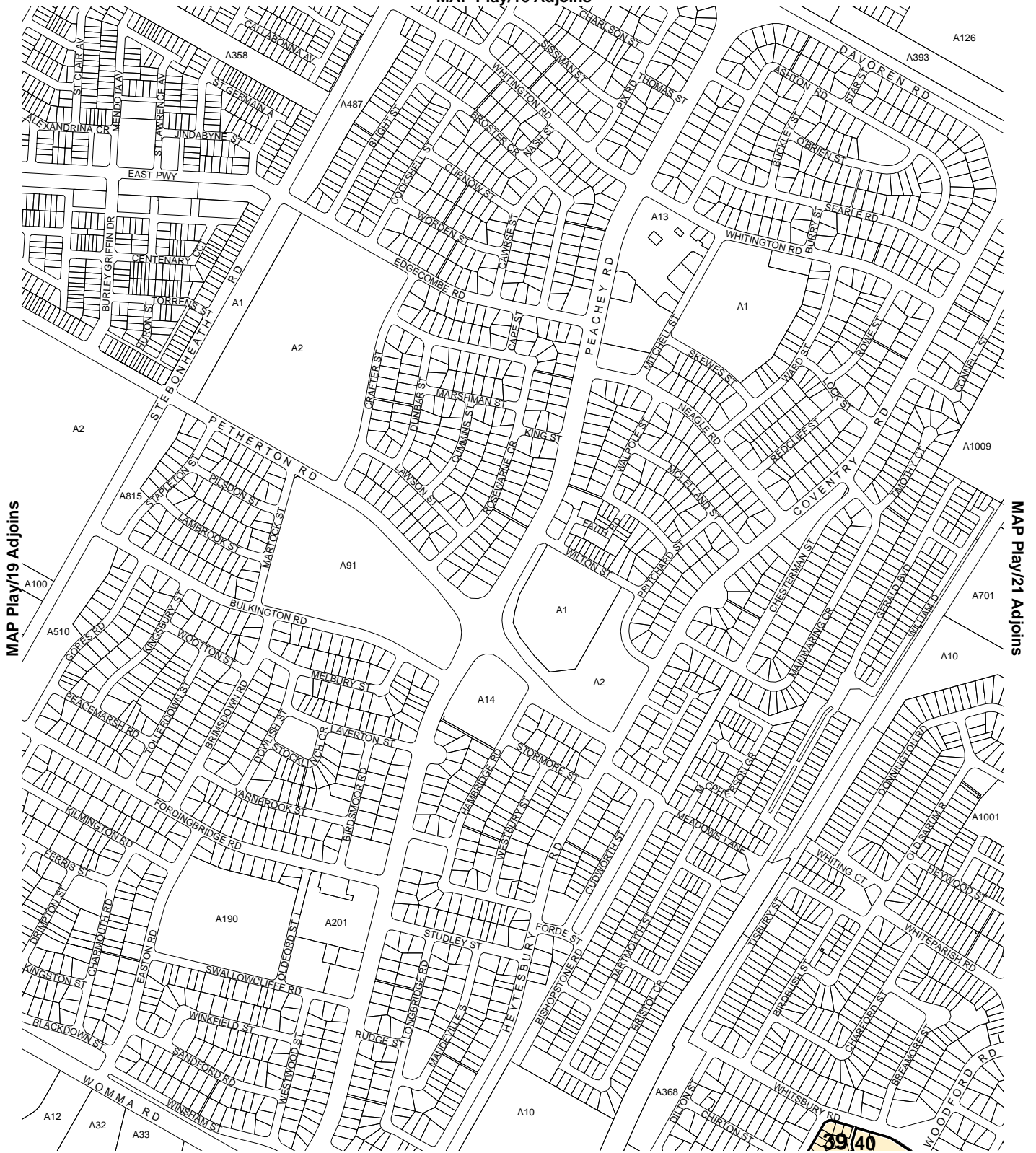


# Zone Map Play/20





MAP Play/16 Adjoins



MAP Play/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 39 Residential (Elizabeth North)
- 40 Retail/Commercial (Elizabeth North)



# Precinct Map Play/20

Precinct Boundary

MAP Play/17 Adjoins



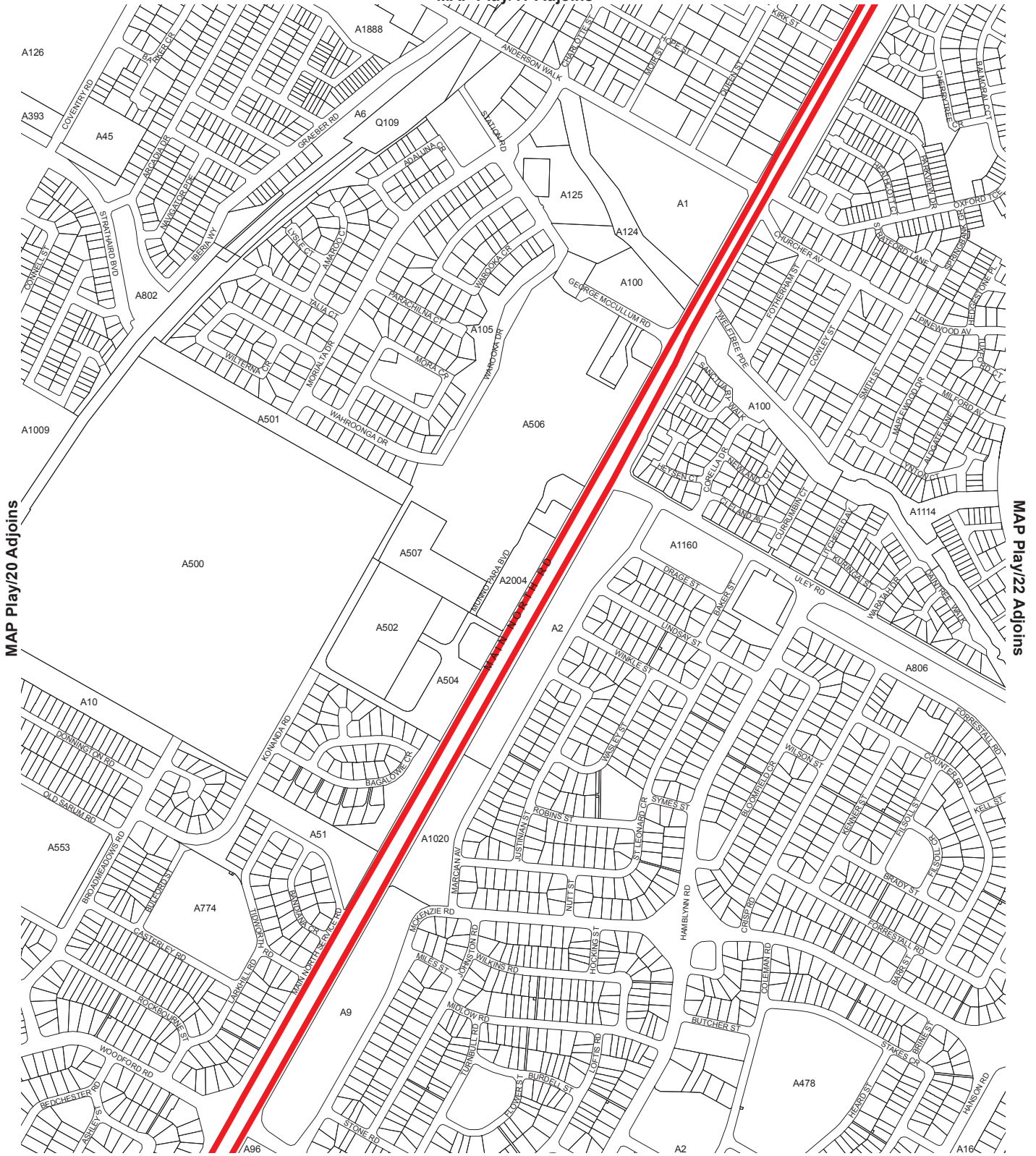
MAP Play/26 Adjoins

- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- Railways
- Local Reserves

# Location Map Play/21



MAP Play/17 Adjoins



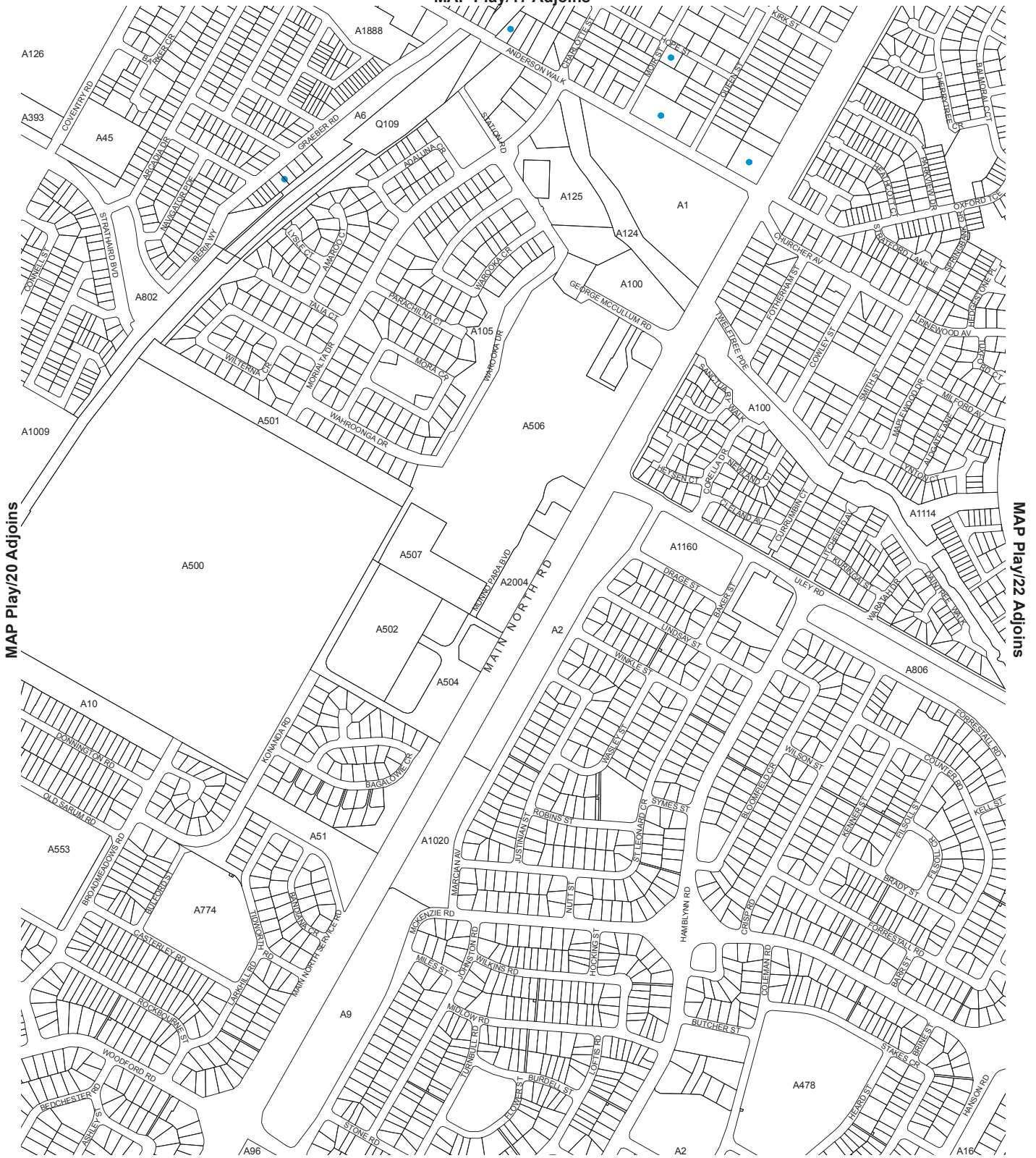
MAP Play/26 Adjoins



# Overlay Map Play/21 TRANSPORT

 Primary Arterial Roads

MAP Play/17 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/21 HERITAGE

• Local heritage place

MAP Play/17 Adjoins




MAP Play/20 Adjoins

MAP Play/22 Adjoins

MAP Play/26 Adjoins

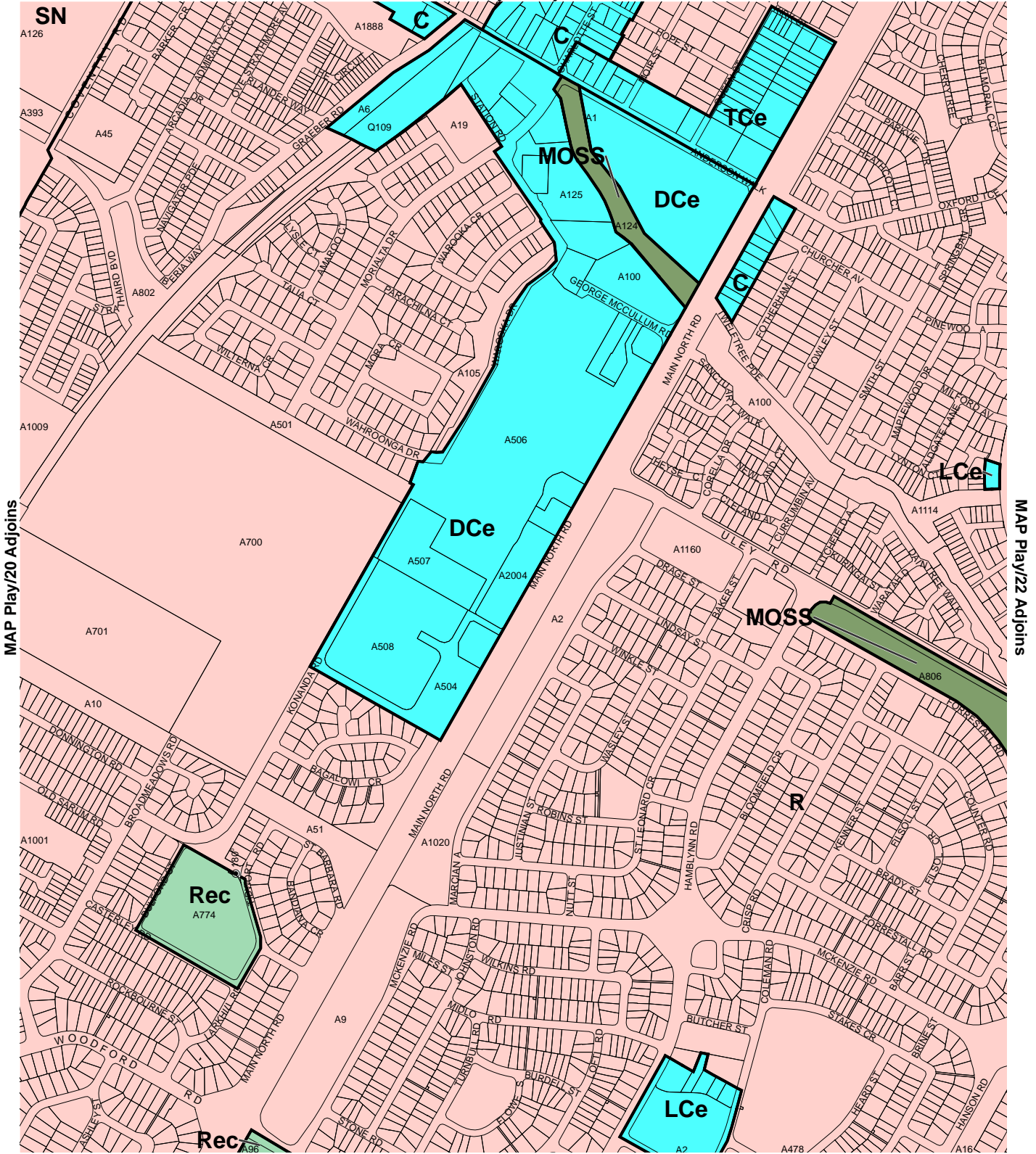


# Overlay Map Play/21 AFFORDABLE HOUSING

 Affordable Housing Designated Area



MAP Play/17 Adjoins



MAP Play/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
  - District Centre
  - Local Centre
  - Metropolitan Open Space System
  - Recreation
  - Residential
  - Suburban Neighbourhood
  - Town Centre
  - Zone Boundary

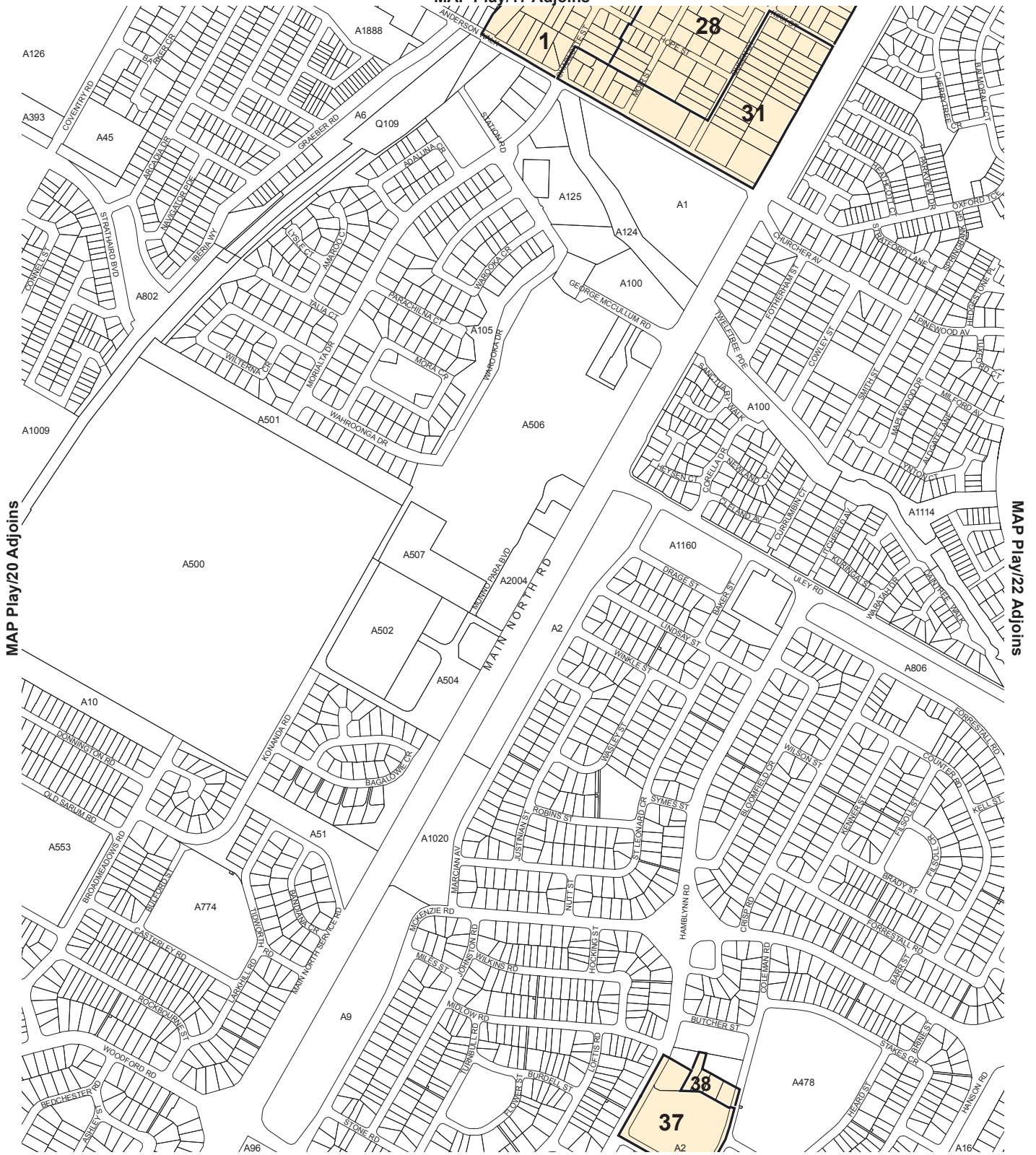


# Zone Map Play/21





MAP Play/17 Adjoins



MAP Play/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 1** Charlotte Street Commercial
- 28** Smithfield Township
- 31** Smithfield Centre
- 37** Retail and Residential (Elizabeth Downs)
- 38** Community Facilities (Elizabeth Downs)



# Precinct Map Play/21

Precinct Boundary





MAP Play/18 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/22

## HERITAGE

● Local heritage place



MAP Play/18 Adjoins




MAP Play/21 Adjoins

MAP Play/23 Adjoins

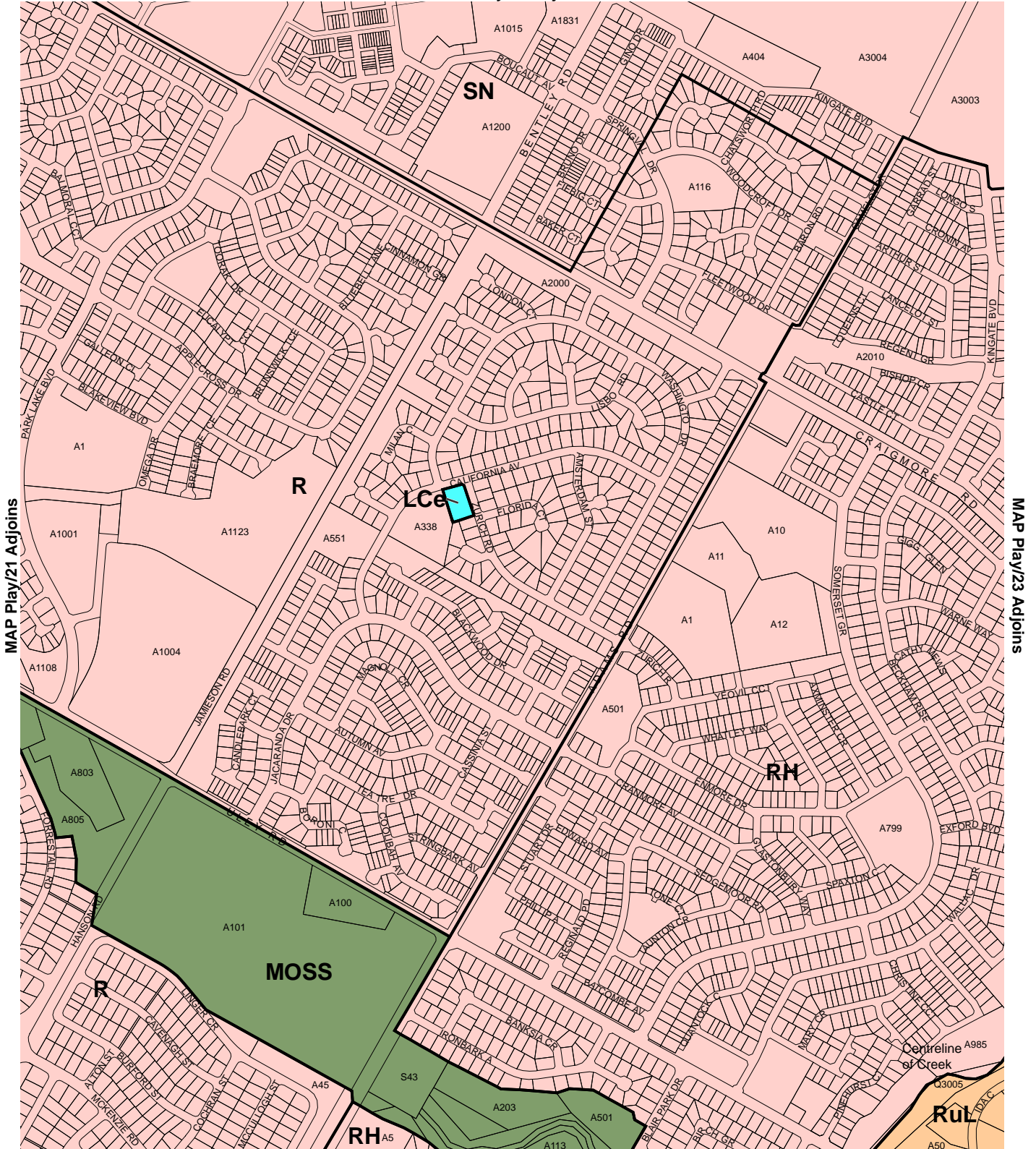
MAP Play/27 Adjoins



# Overlay Map Play/22 AFFORDABLE HOUSING

 Affordable Housing Designated Area

MAP Play/18 Adjoins



Lamberts Conformal Conic Projection, GDA94

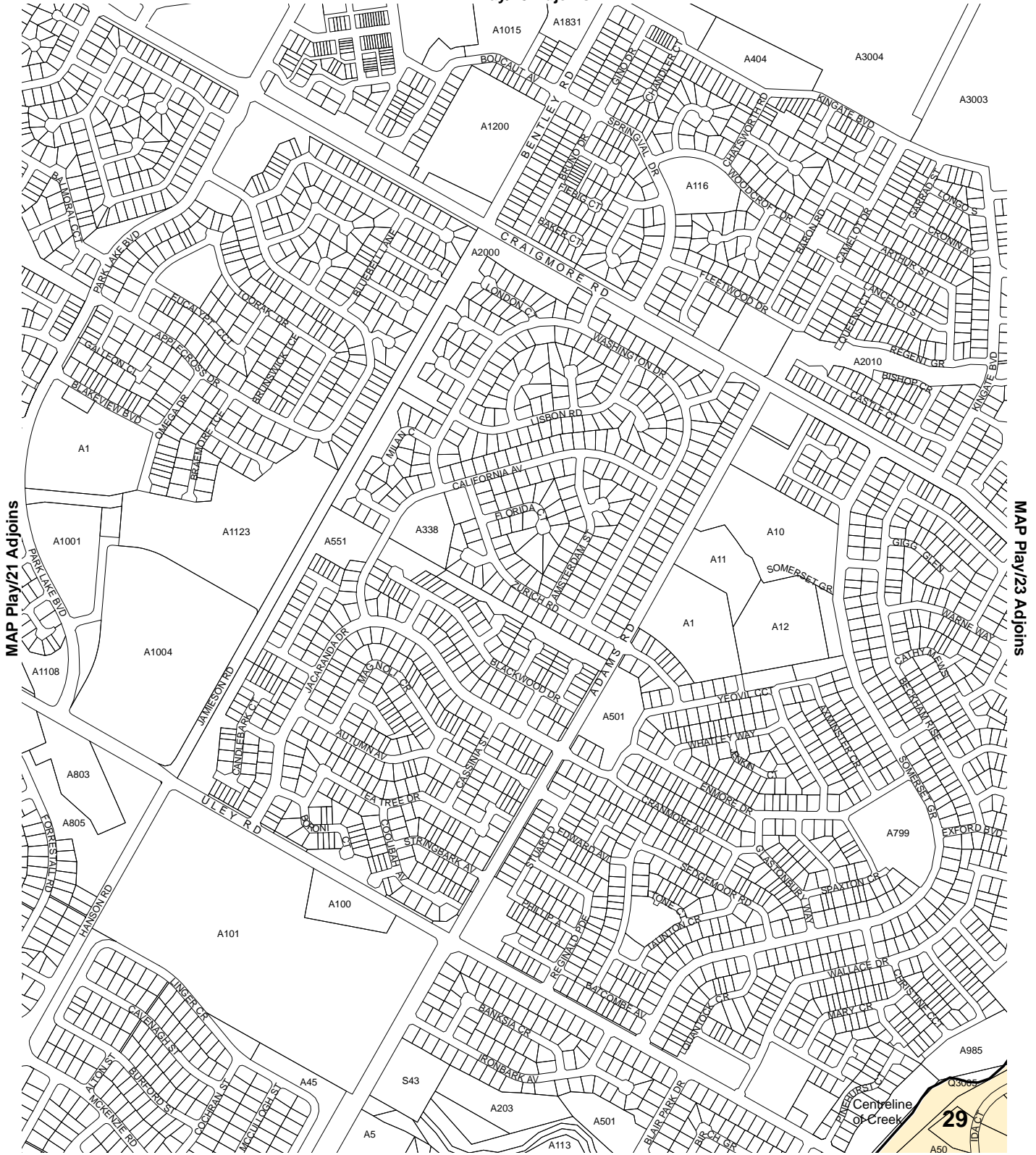
- Zones**
- LCe Local Centre
  - MOSS Metropolitan Open Space System
  - R Residential
  - RH Residential Hills
  - SN Suburban Neighbourhood
  - RuL Rural Living
  - Zone Boundary



# Zone Map Play/22



MAP Play/18 Adjoins



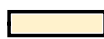
MAP Play/27 Adjoins

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

**Precinct**  
29 Craigmore

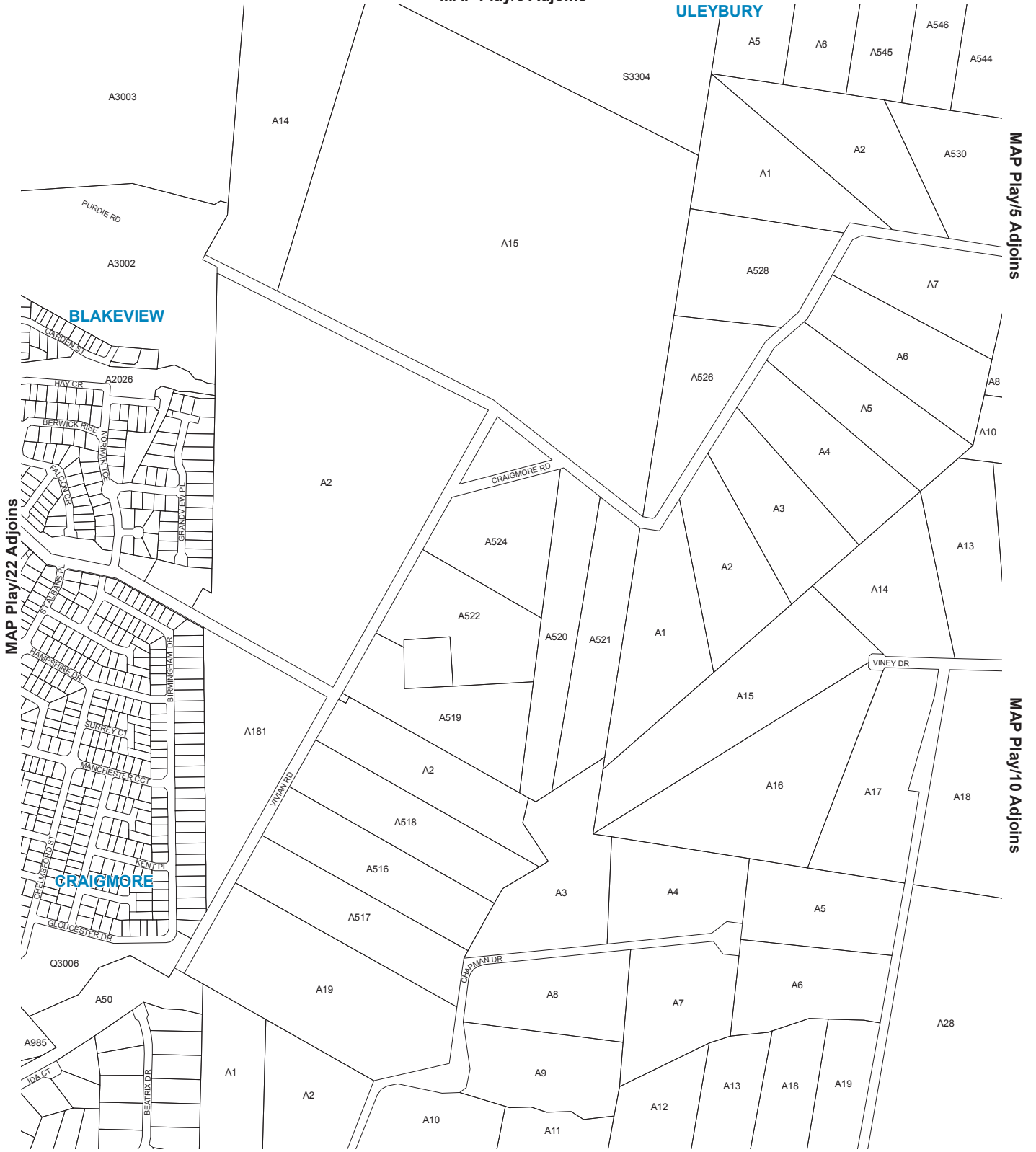


# Precinct Map Play/22

 Precinct Boundary

MAP Play/5 Adjoins

ULEYBURY



MAP Play/28 Adjoins



# Location Map Play/23

MAP Play/5 Adjoins

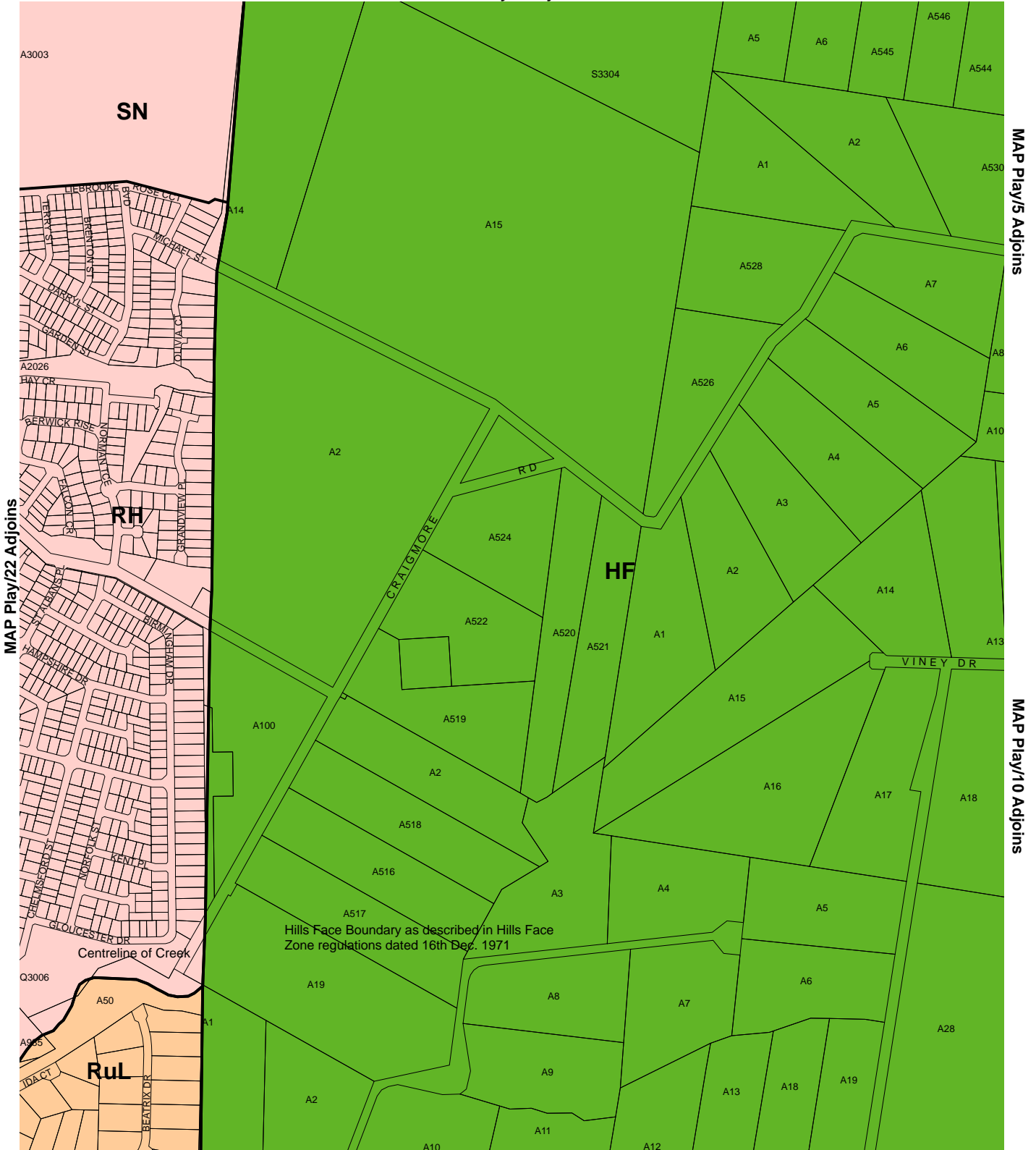


# Overlay Map Play/23

## AFFORDABLE HOUSING

 Affordable Housing Designated Area

MAP Play/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

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



# Zone Map Play/23

MAP Play/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

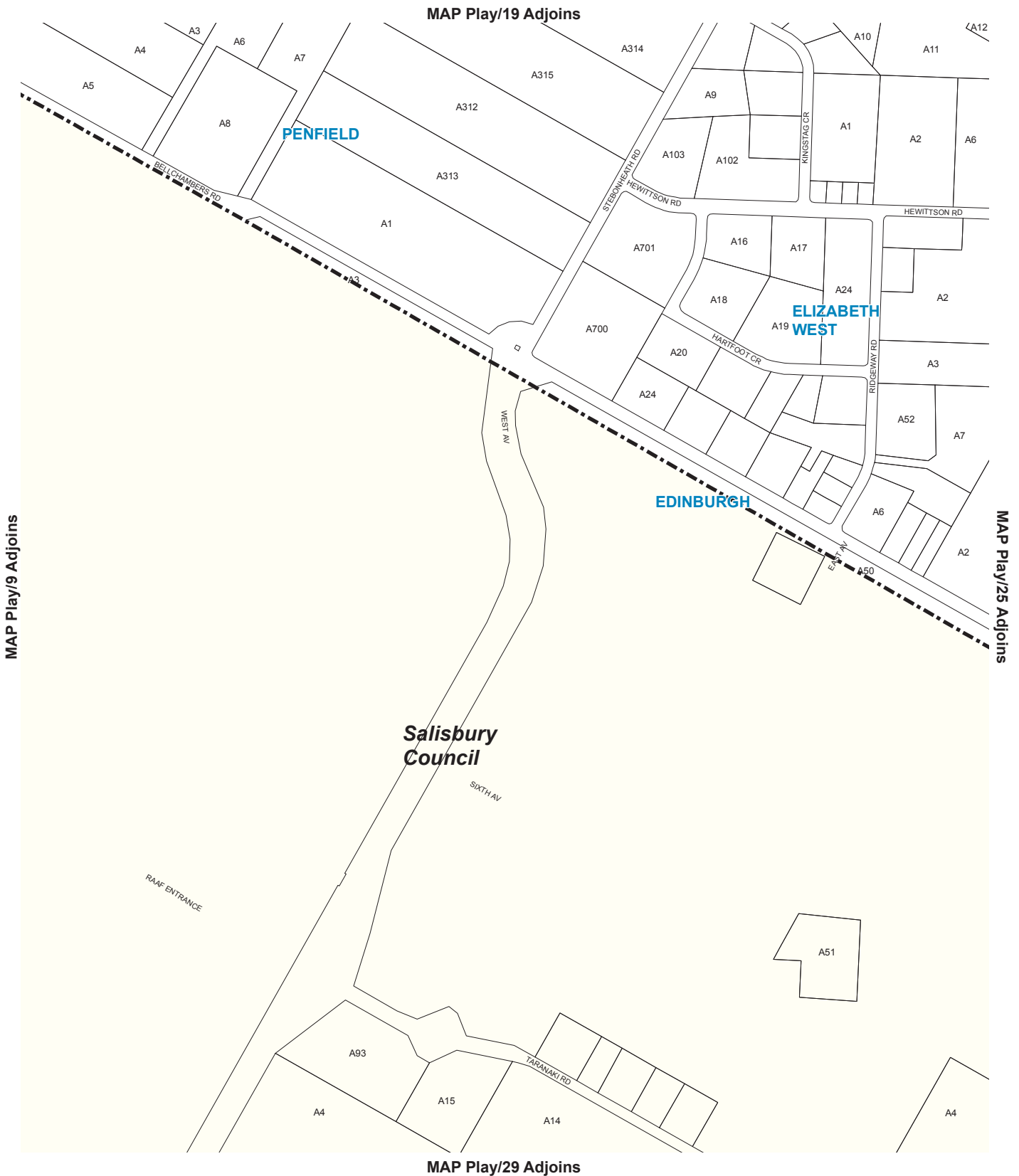
**Precinct**  
29 Craigmore



# Precinct Map Play/23

 Precinct Boundary



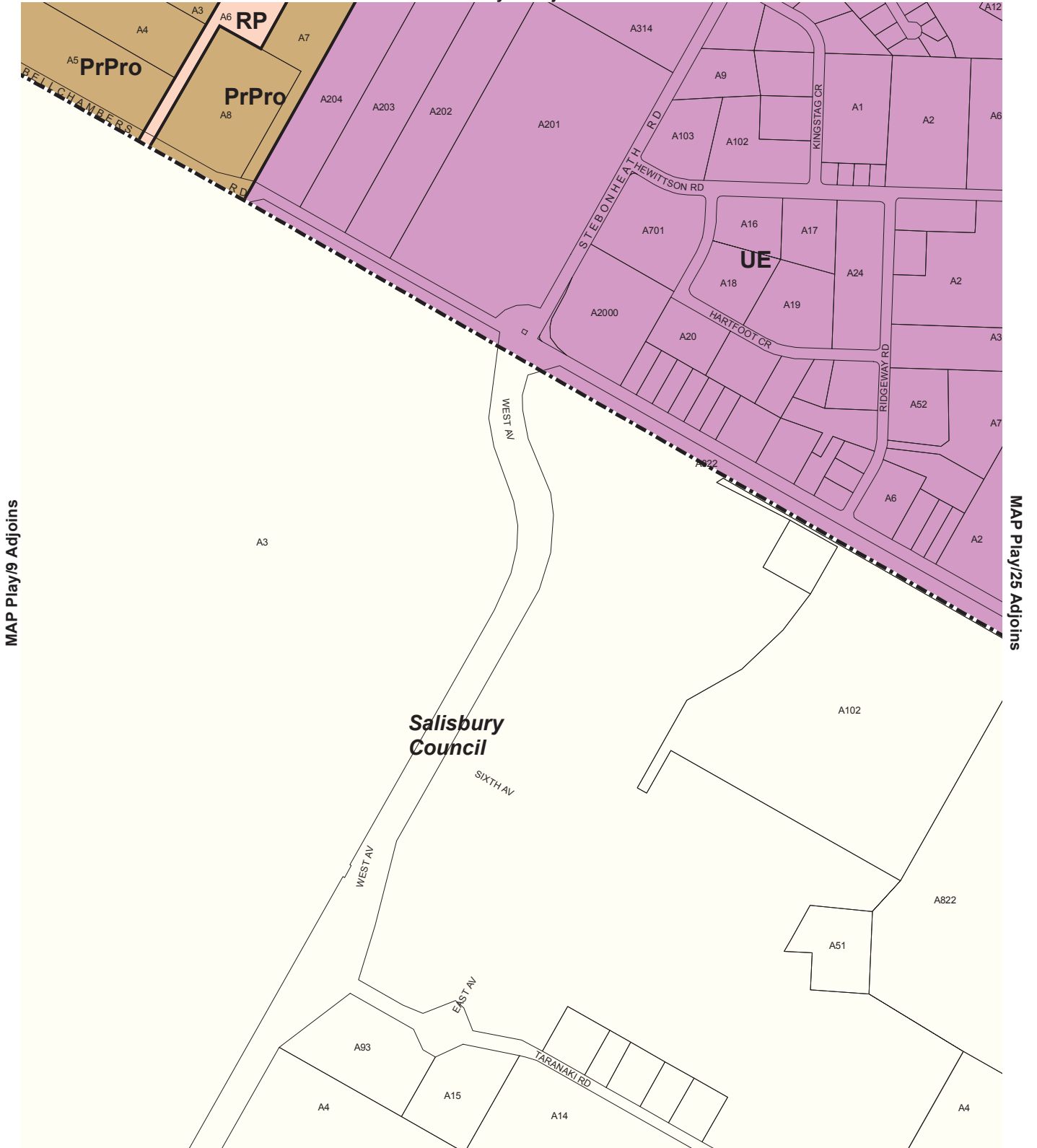


# Location Map Play/24

----- Development Plan Boundary



MAP Play/19 Adjoins



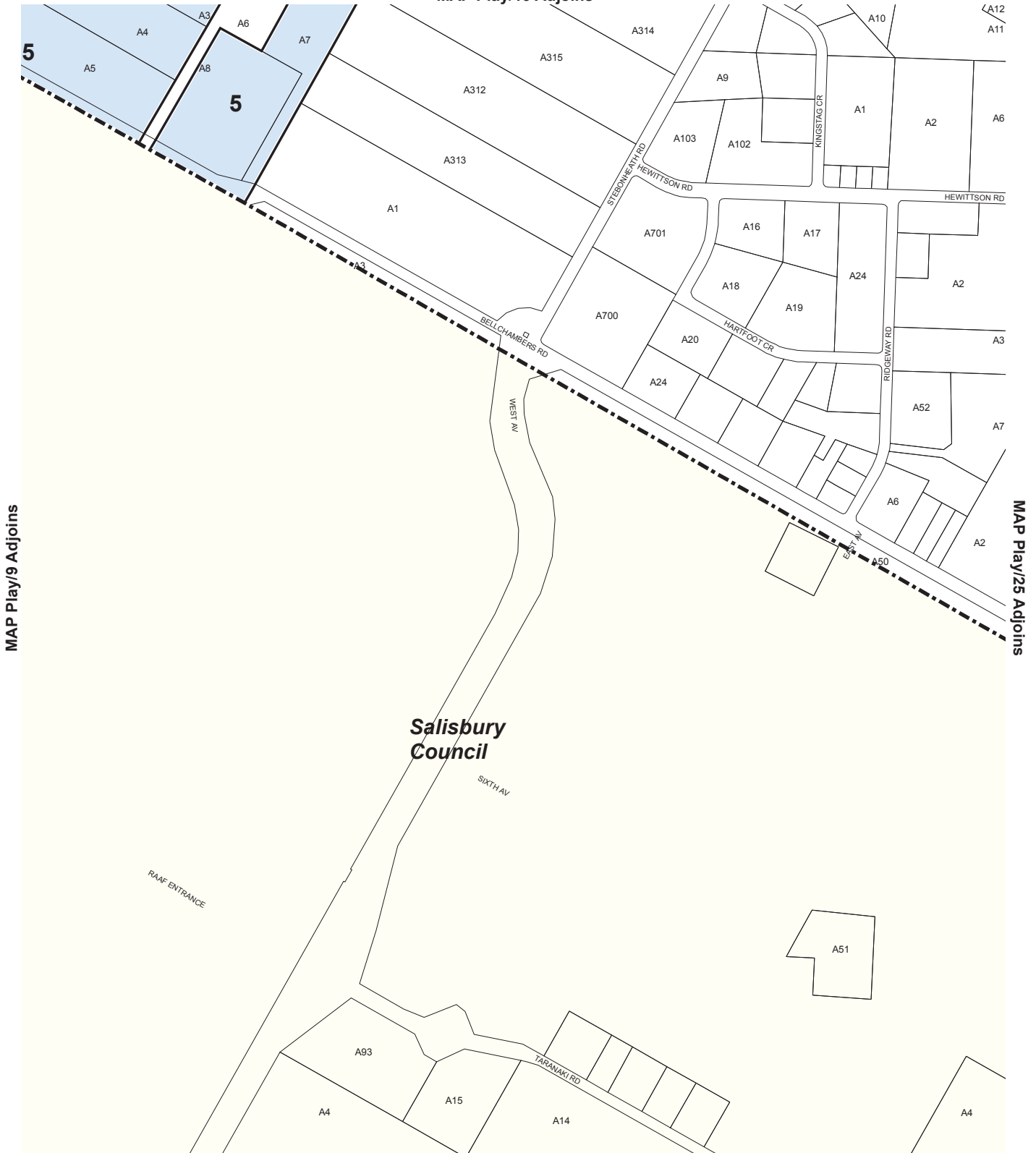
Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
  - RP Residential Park
  - UE Urban Employment
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/24

MAP Play/19 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
5 Rural

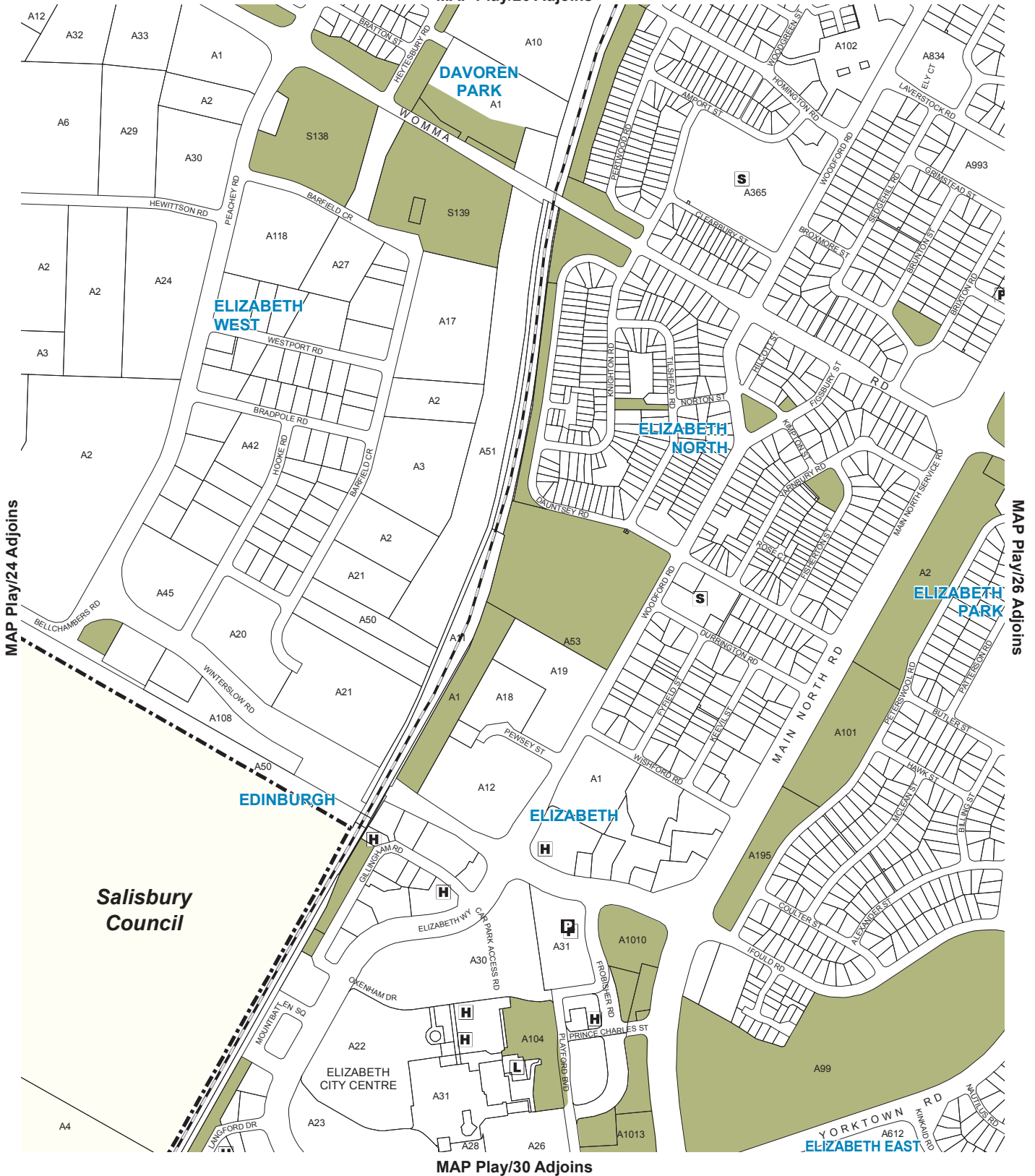


MAP Play/29 Adjoins

# Policy Area Map Play/24

- Policy Area Boundary
- Development Plan Boundary

MAP Play/20 Adjoins



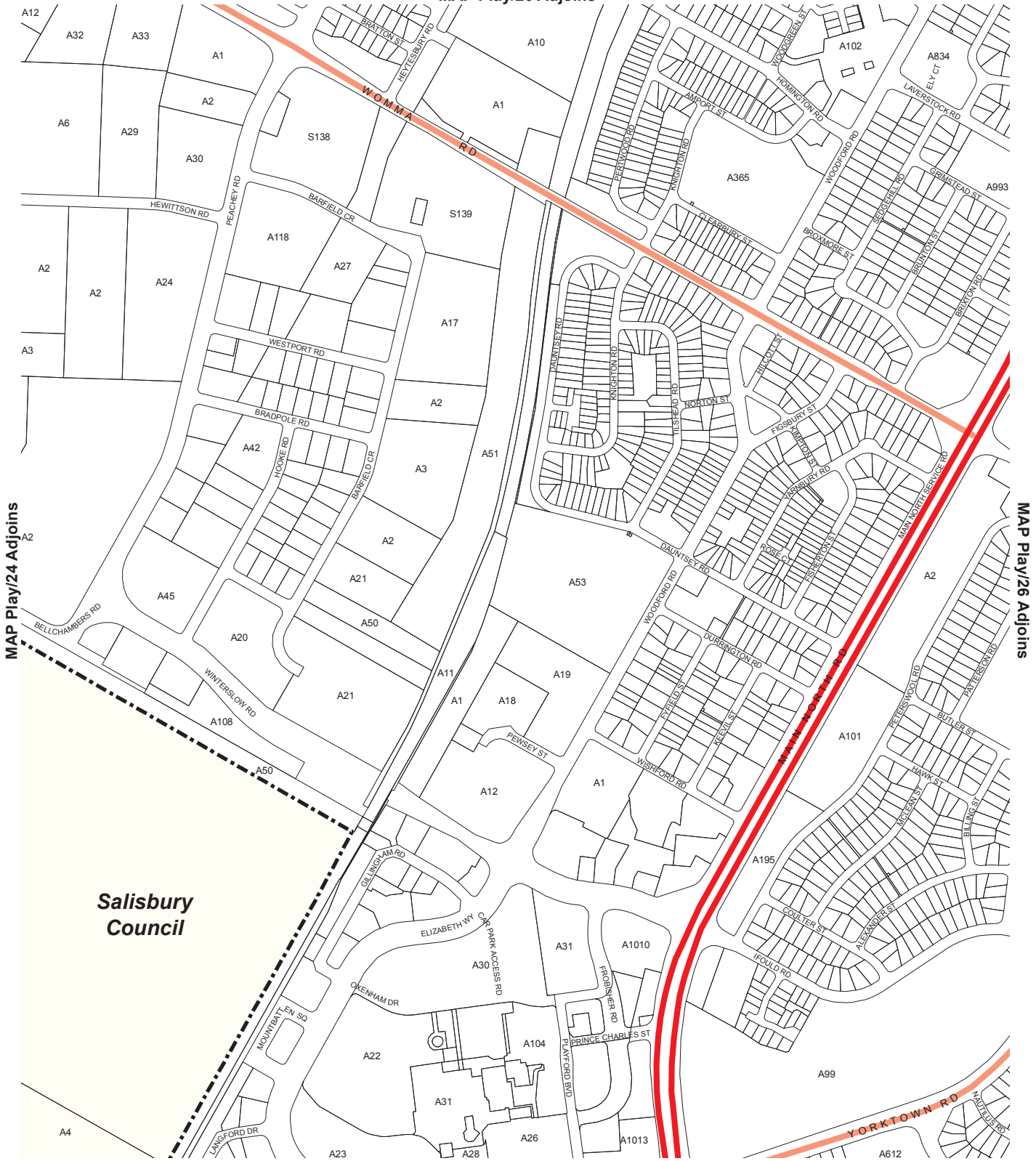
Salisbury Council



- S School
- L Public Library
- P Post Office
- H Other Health Services
- P Police Station
- Railways
- Local Reserves
- Development Plan Boundary

# Location Map Play/25

MAP Play/20 Adjoins



Salisbury Council

MAP Play/30 Adjoins



# Overlay Map Play/25 TRANSPORT

- ▬ Primary Arterial Roads
- ▬ Secondary Arterial Roads
- ▬ Development Plan Boundary

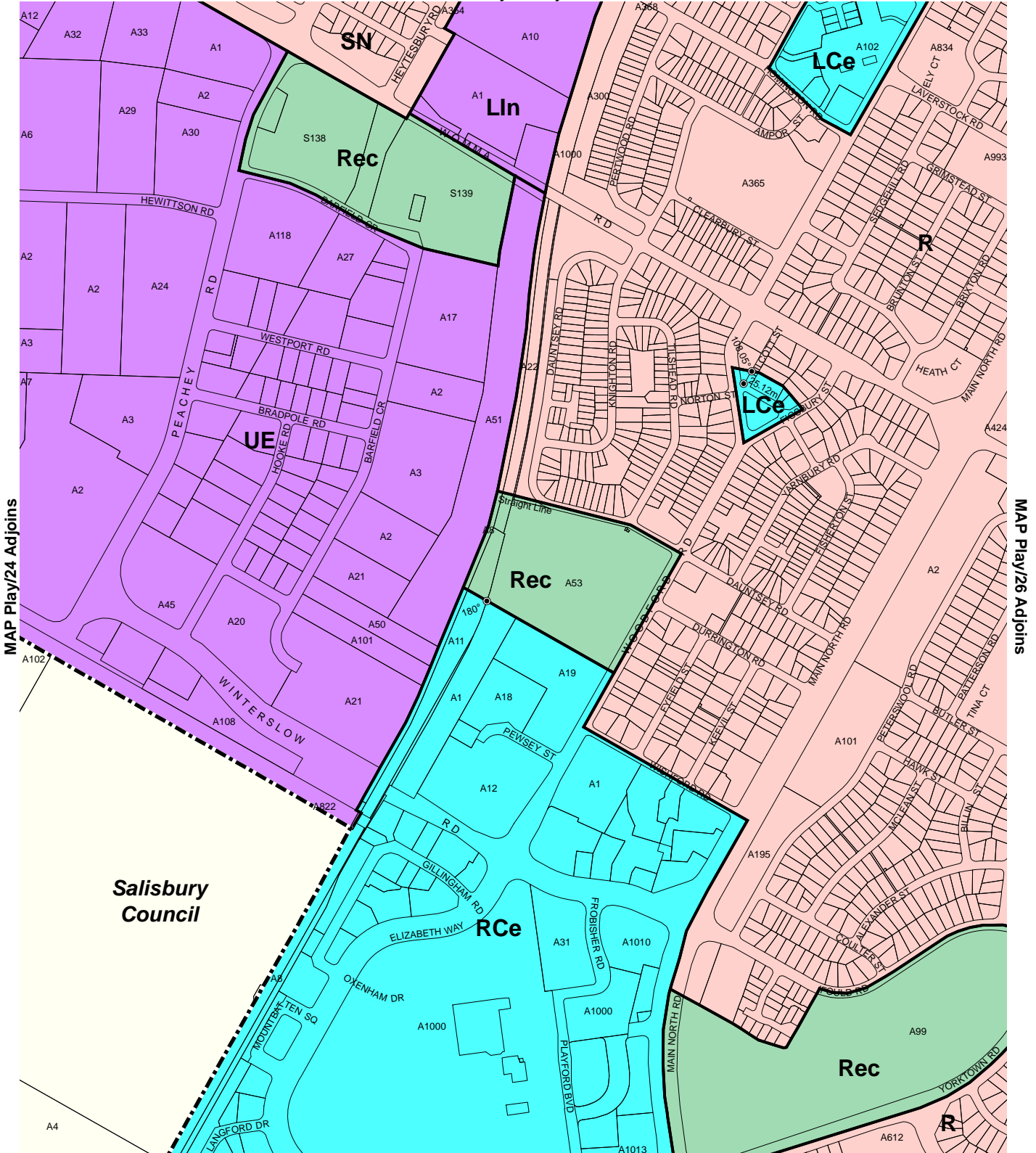








MAP Play/20 Adjoins



Lamberts Conformal Conic Projection, GDA94

Zones

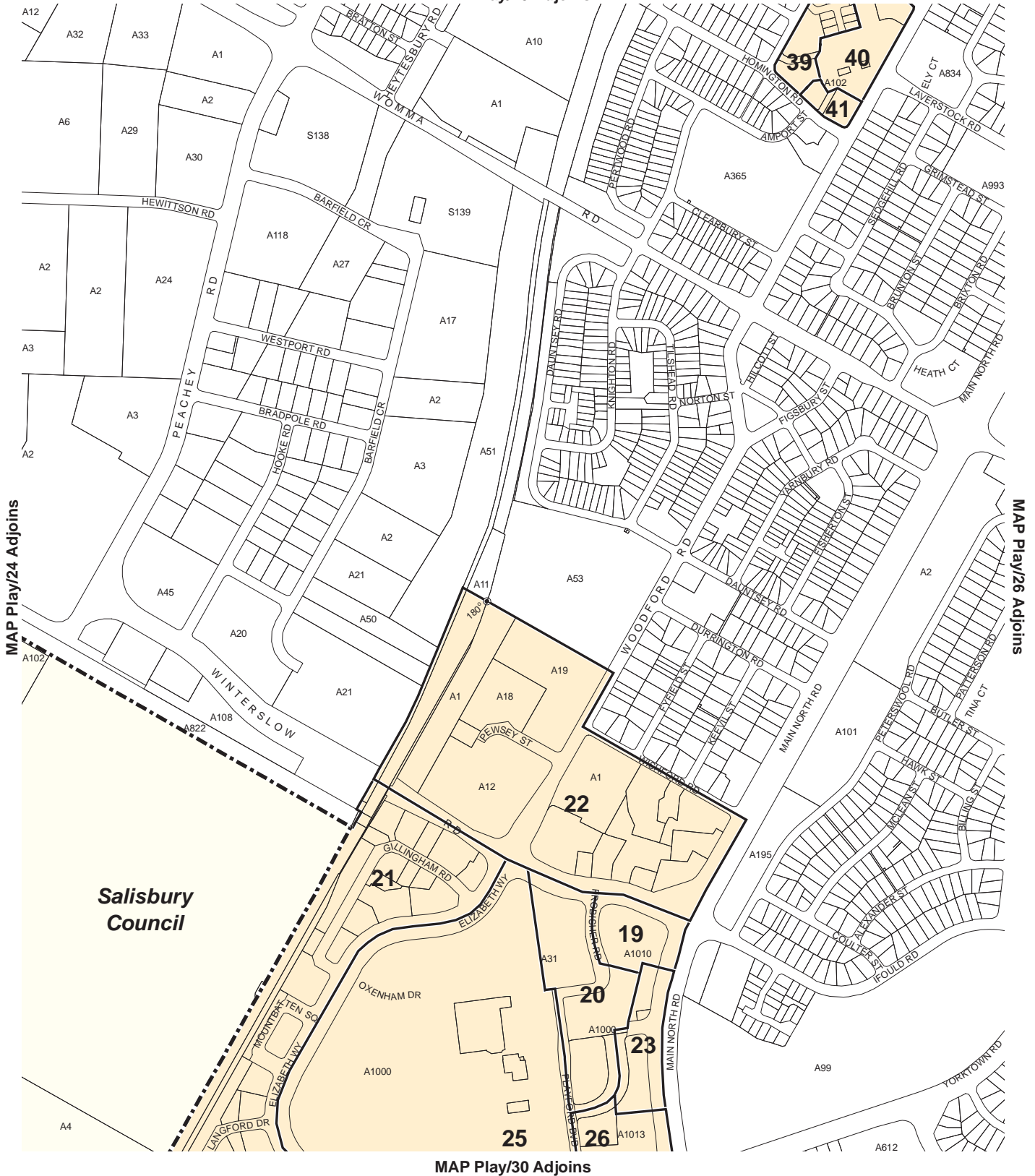
- LIn Light Industry
- LCe Local Centre
- Rec Recreation
- RCe Regional Centre
- R Residential
- SN Suburban Neighbourhood
- UE Urban Employment
- Zone Boundary
- Development Plan Boundary



# Zone Map Play/25



MAP Play/20 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 19 Centre Commercial Deferred
- 20 Centre Community Services
- 21 Centre Fringe
- 22 Centre Institutional
- 23 Centre Open Space
- 25 Centre Retail Core
- 26 Centre Retail Fringe
- 39 Residential (Elizabeth North)
- 40 Retail/Commercial (Elizabeth North)
- 41 Community Facilities (Elizabeth North)

- Precinct Boundary
- Development Plan Boundary



# Precinct Map Play/25



MAP Play/21 Adjoins



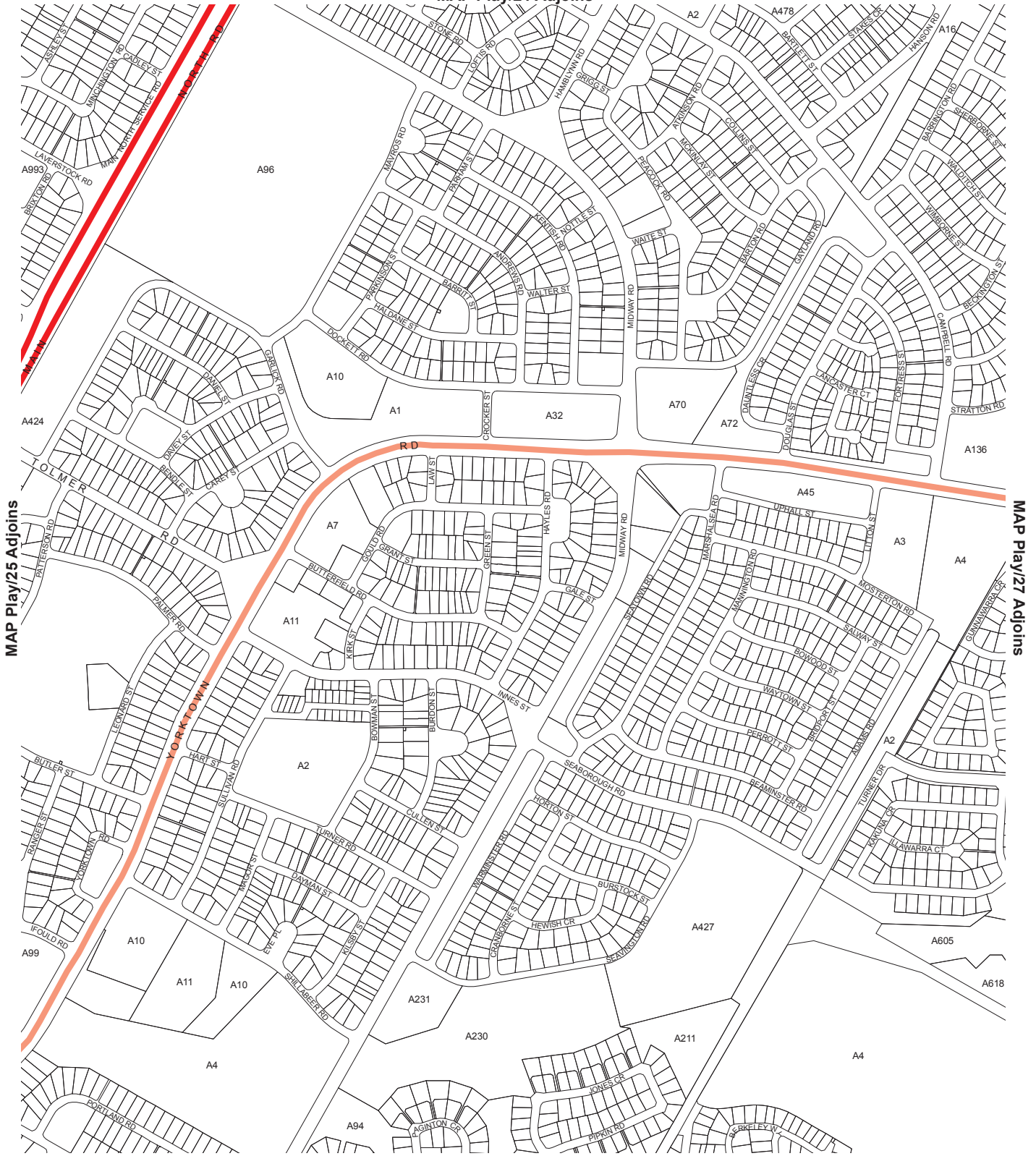
MAP Play/31 Adjoins



# Location Map Play/26

- S** School
- P** Post Office
- H** Other Health Services
- Local Reserves

MAP Play/21 Adjoins



MAP Play/31 Adjoins



# Overlay Map Play/26 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Play/21 Adjoins



MAP Play/31 Adjoins

Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Play/26

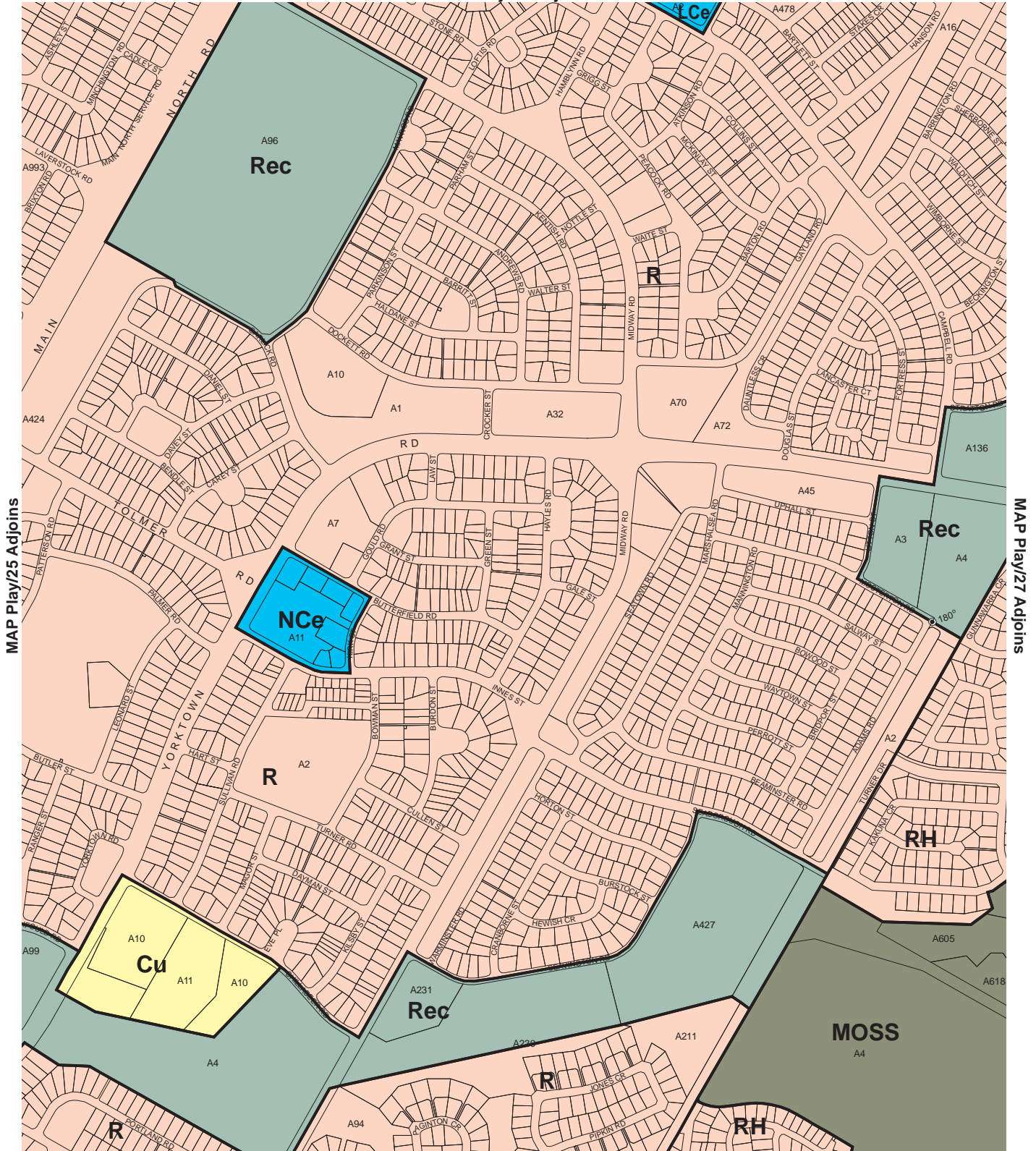
## HERITAGE

● Local heritage place

PLAYFORD COUNCIL  
 Consolidated - 30 April 2020



MAP Play/21 Adjoins



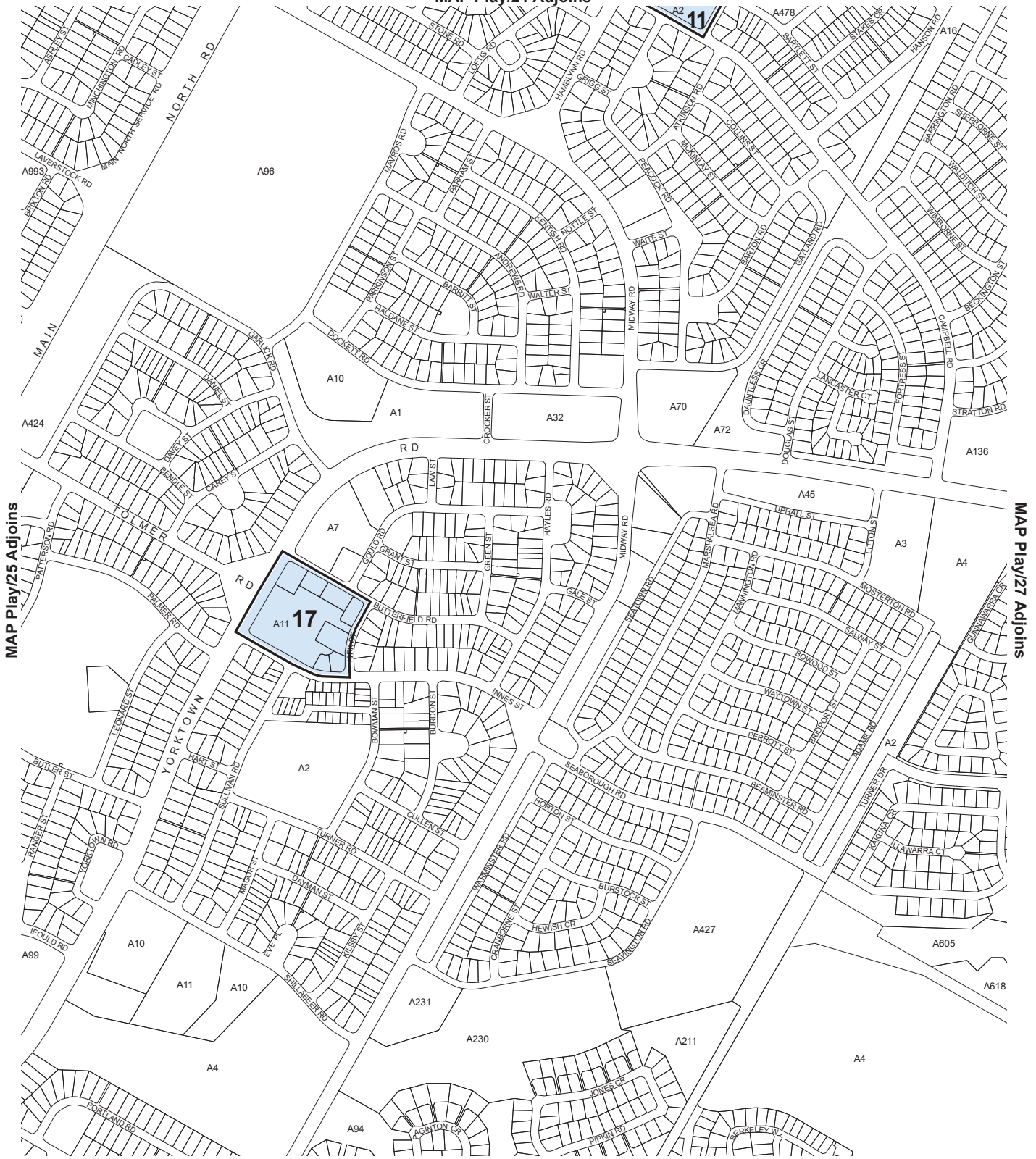
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Community
  - Local Centre
  - Metropolitan Open Space System
  - Neighbourhood Centre
  - Recreation
  - Residential
  - Residential Hills
  - Zone Boundary

# Zone Map Play/26

MAP Play/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 11 Elizabeth Downs Local Activity Centre
- 17 Elizabeth Park Neighbourhood Activity Centre



# Policy Area Map Play/26

 Policy Area Boundary





MAP Play/22 Adjoins



MAP Play/10 Adjoins

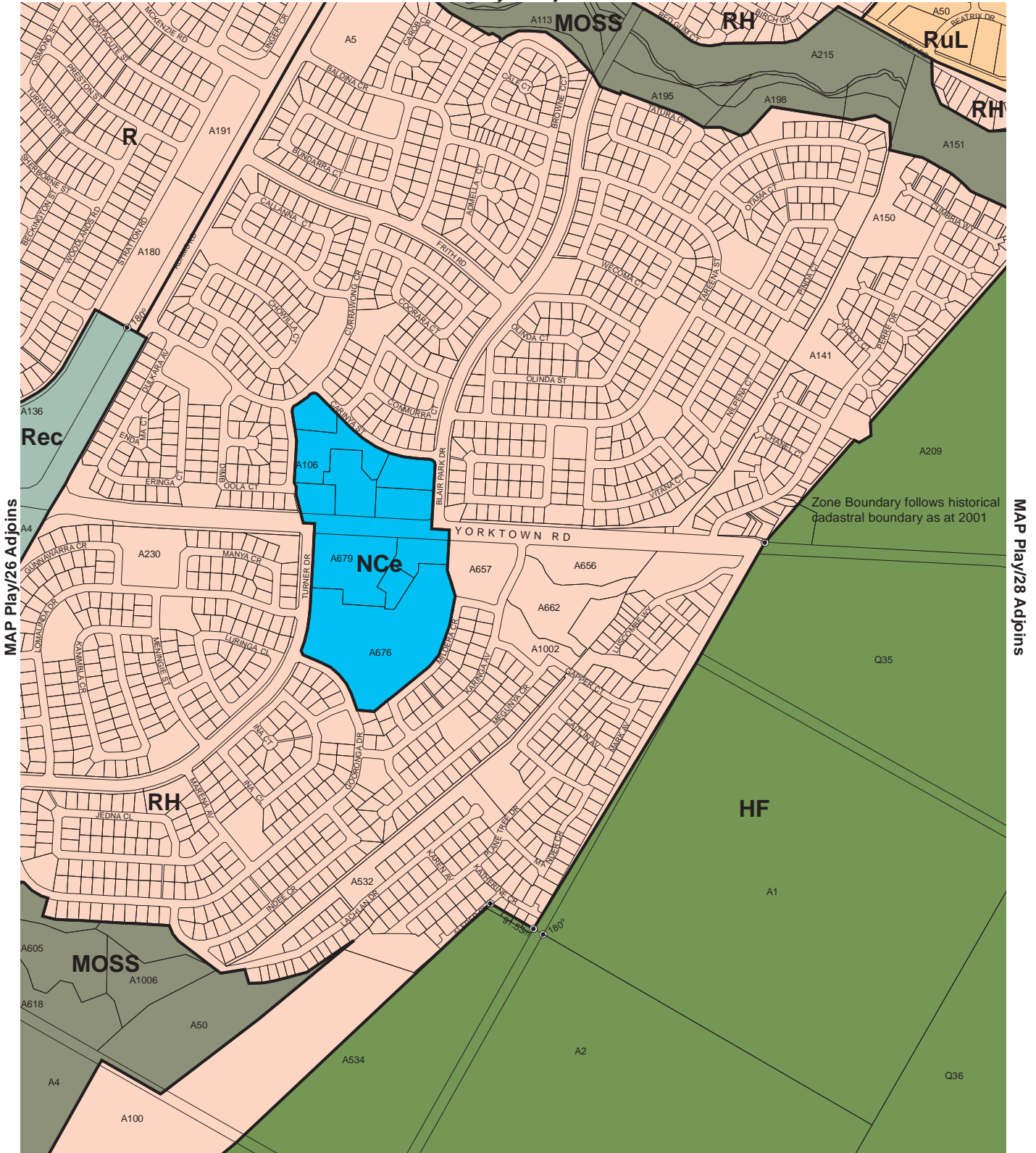
# Location Map Play/27

- S School
- P Post Office
- Local Reserves





MAP Play/22 Adjoins



MAP Play/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

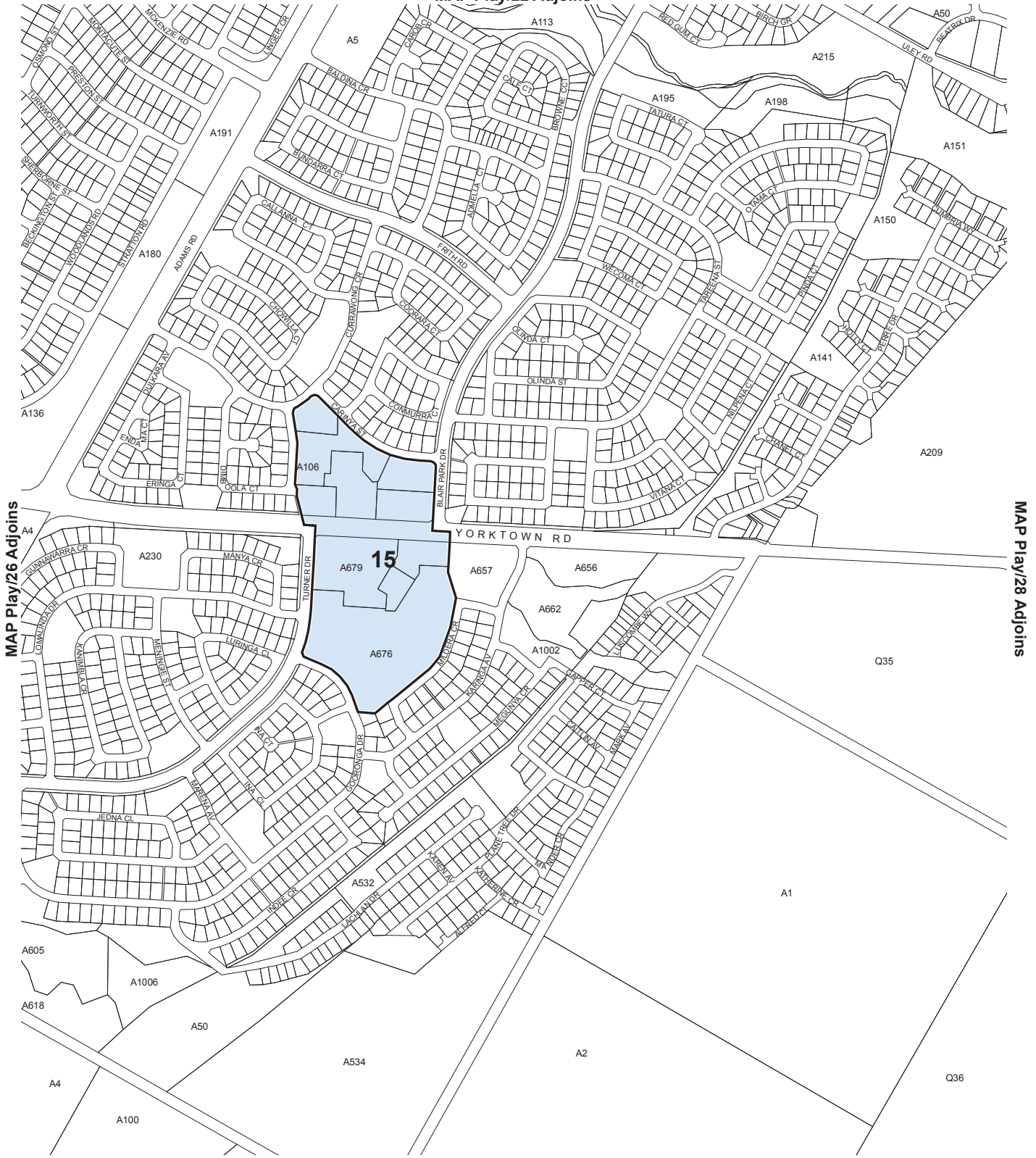
- Zones**
- HF Hills Face
  - MOSS Metropolitan Open Space System
  - NCe Neighbourhood Centre
  - Rec Recreation
  - R Residential
  - RH Residential Hills
  - RuL Rural Living
  - Zone Boundary



# Zone Map Play/27



MAP Play/22 Adjoins



MAP Play/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

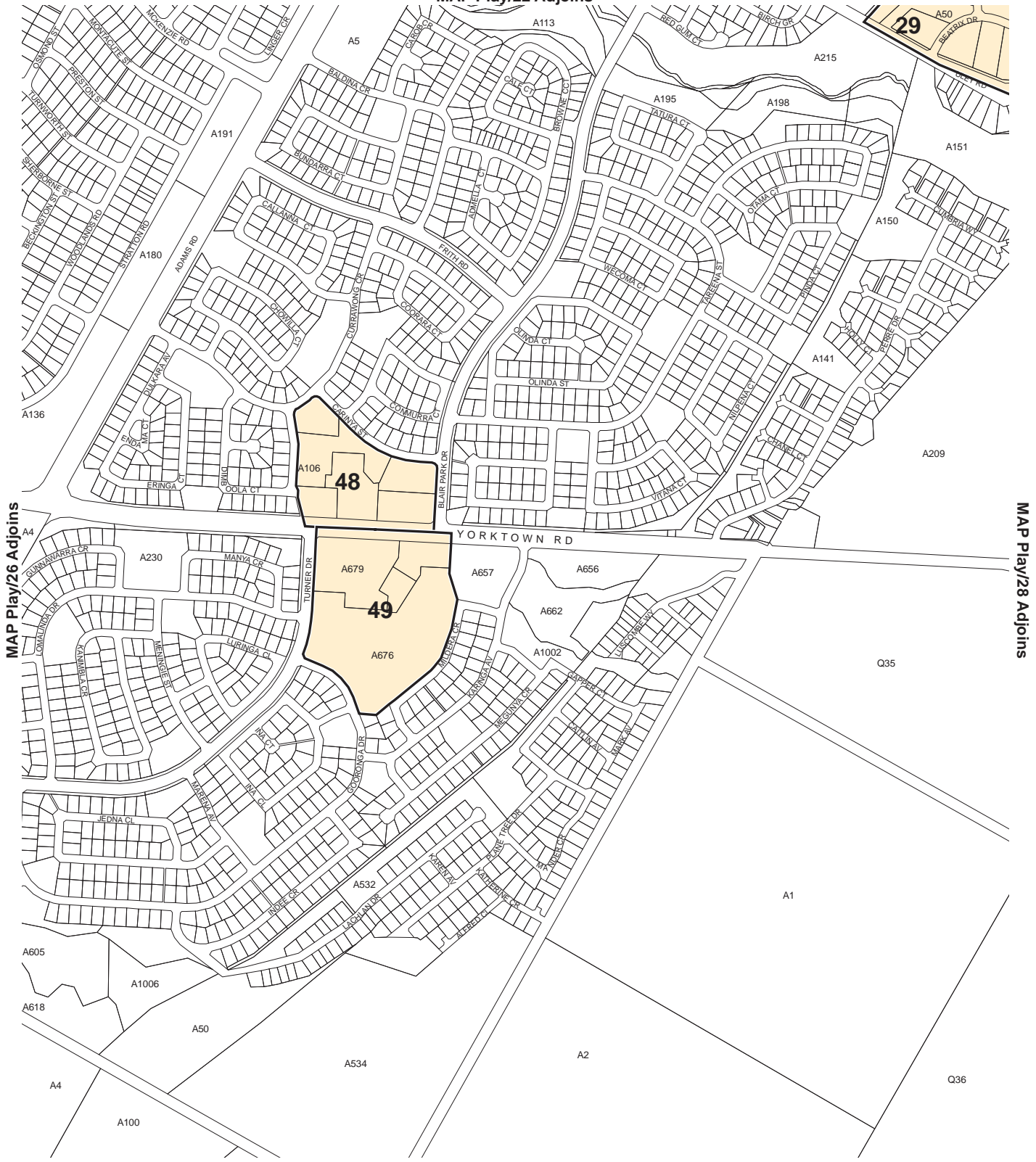
**Policy Area**  
15 Craigmore Neighbourhood Activity Centre



# Policy Area Map Play/27

 Policy Area Boundary

MAP Play/22 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 29 Craigmore
- 48 Community Facilities (Craigmore)
- 49 Retail and Education (Craigmore)



# Precinct Map Play/27

Precinct Boundary



# Location Map Play/28

MAP Play/23 Adjoins



Secondary Arterial Roads

# Overlay Map Play/28 TRANSPORT

**MAP Play/23 Adjoins**



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

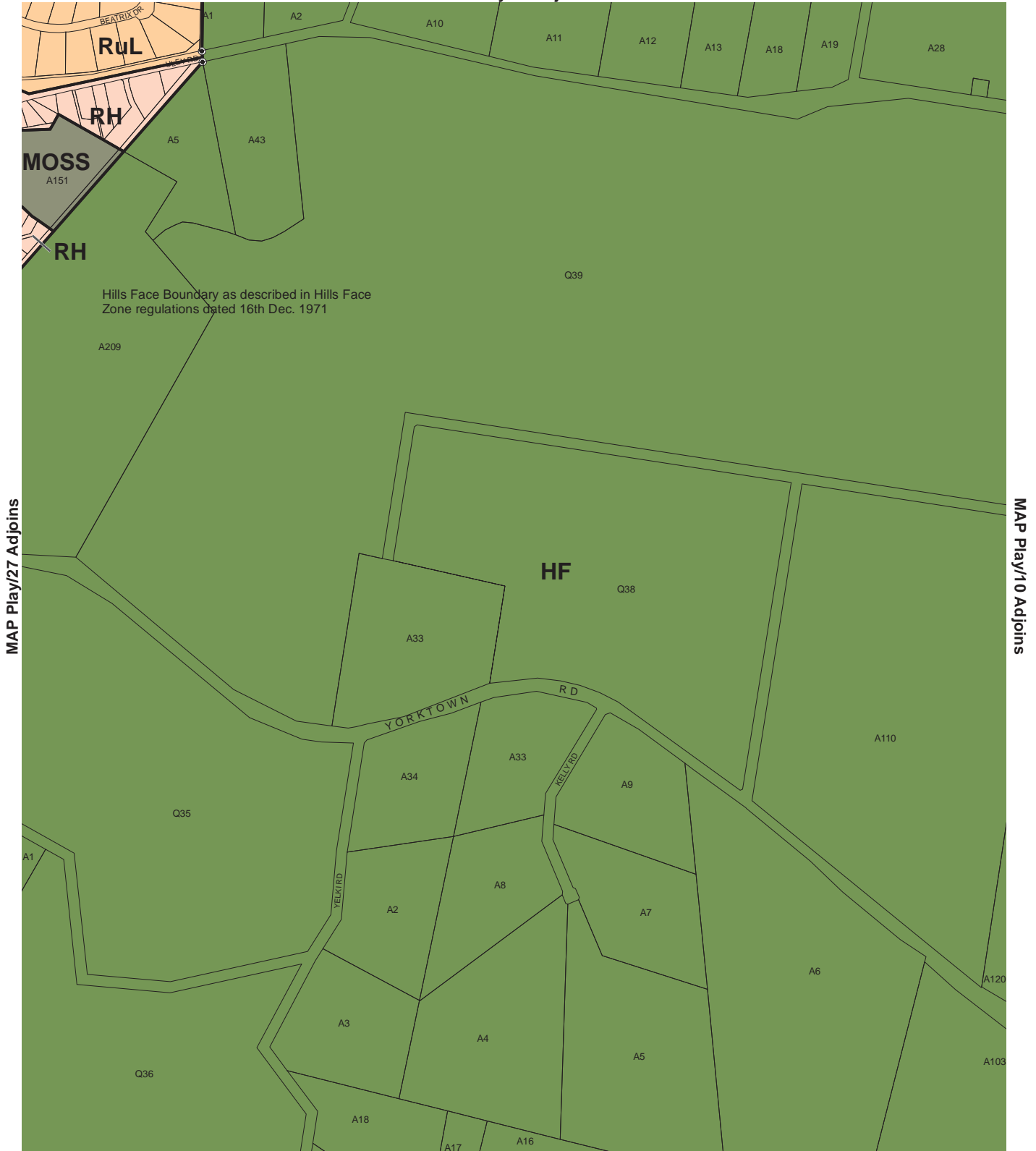


# Overlay Map Play/28

## HERITAGE

- State heritage place
- Local heritage place

MAP Play/23 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
  - MOSS Metropolitan Open Space System
  - RH Residential Hills
  - RuL Rural Living
  - Zone Boundary

# Zone Map Play/28



MAP Play/23 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
29 Craigmore



# Precinct Map Play/28

 Precinct Boundary

MAP Play/24 Adjoins

MAP Play/9 Adjoins

MAP Play/30 Adjoins



MAP Play/32 Adjoins



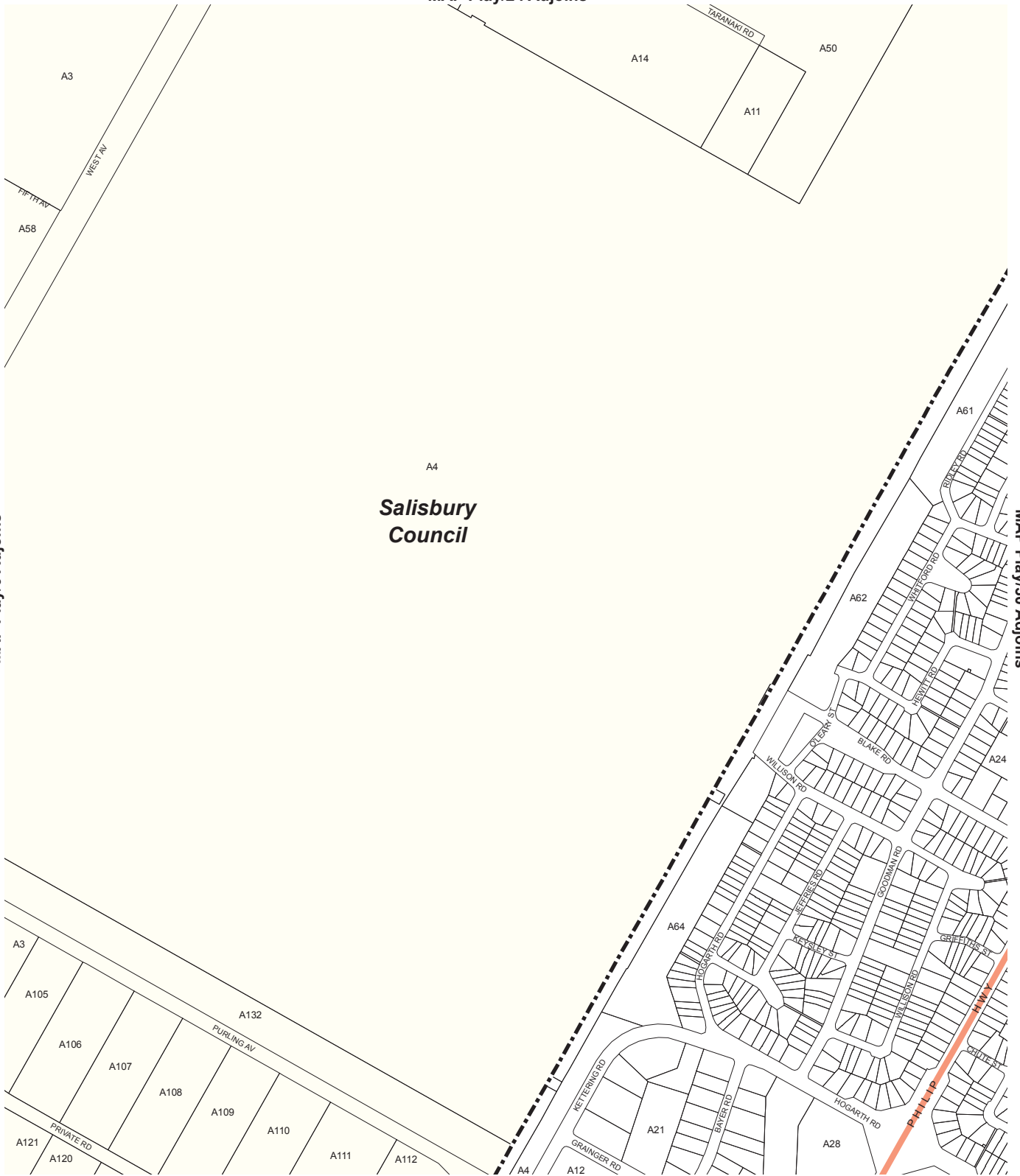
# Location Map Play/29

-  Other Health Services
-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP Play/24 Adjoins

MAP Play/9 Adjoins

MAP Play/30 Adjoins



Salisbury Council

MAP Play/32 Adjoins



# Overlay Map Play/29 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Play/24 Adjoins



Salisbury Council

MAP Play/9 Adjoins

MAP Play/30 Adjoins



MAP Play/32 Adjoins

**Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level

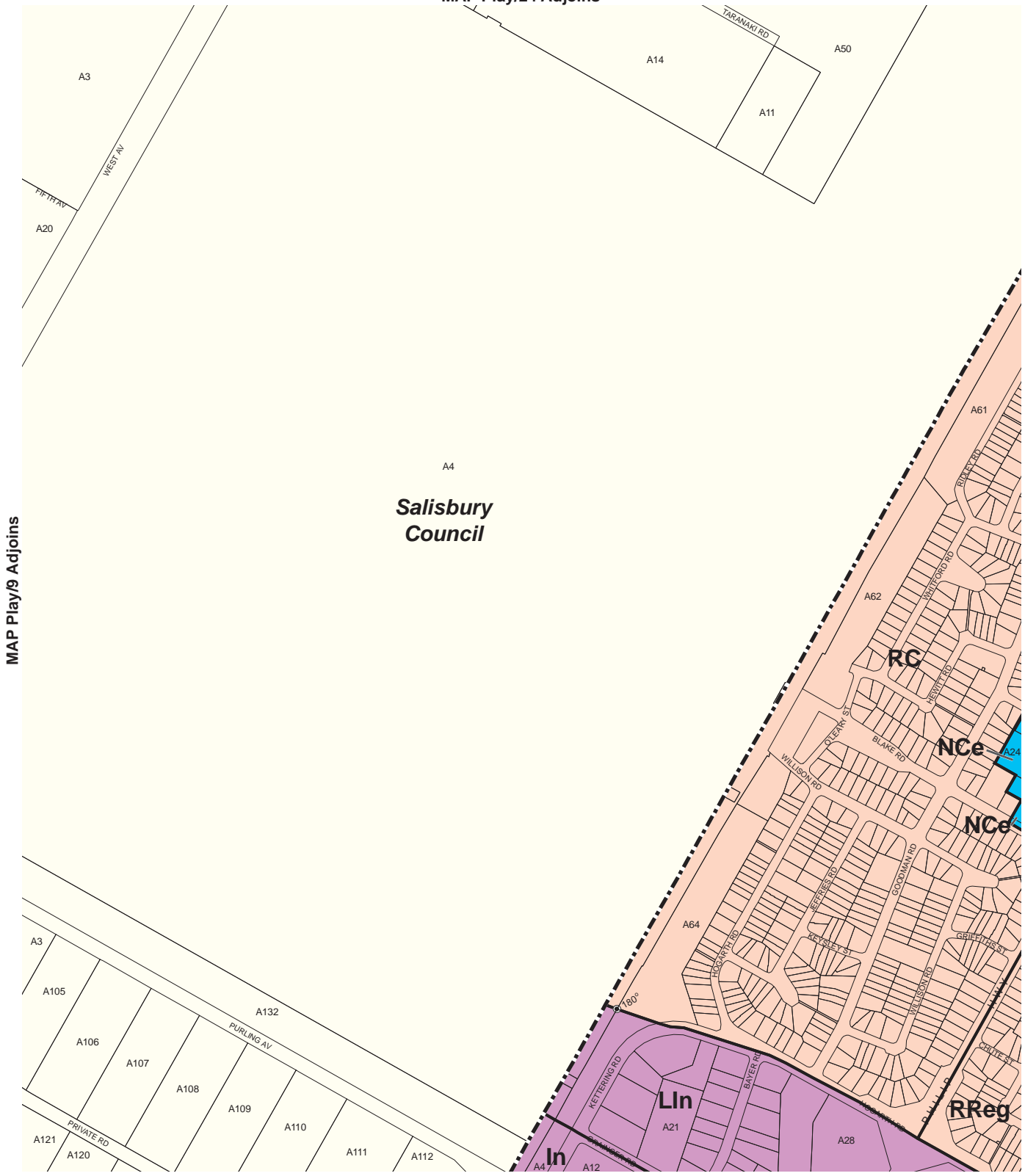


# Overlay Map Play/29

## DEVELOPMENT CONSTRAINTS

-  Airport Building Heights
-  Development Plan Boundary

MAP Play/24 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- In Industry
  - LIn Light Industry
  - NCe Neighbourhood Centre
  - RC Residential Character
  - RReg Residential Regeneration
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/29

MAP Play/24 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**18** Elizabeth South Neighbourhood Activity Centre



# Policy Area Map Play/29

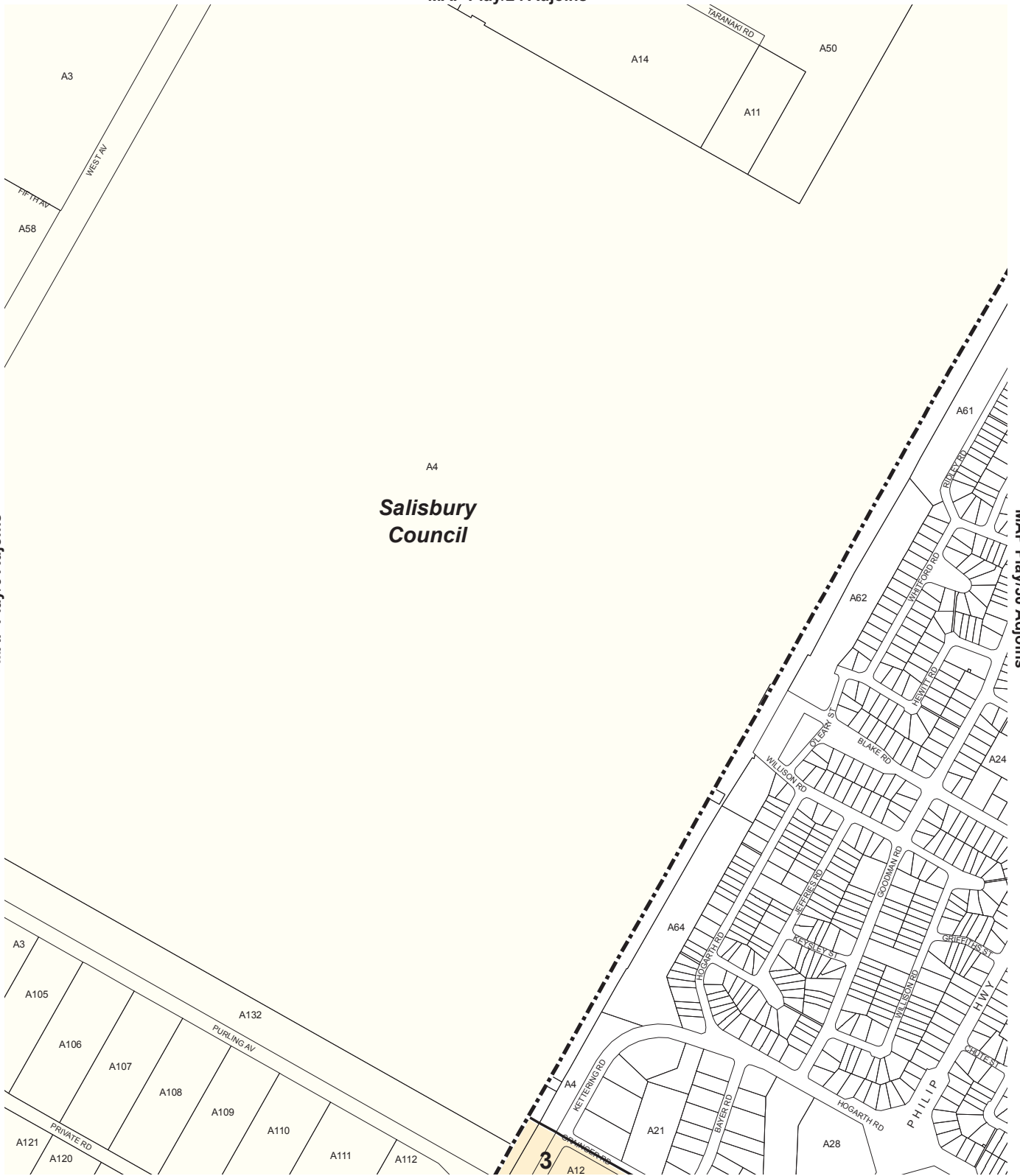
- Policy Area Boundary
- Development Plan Boundary



MAP Play/24 Adjoins

MAP Play/9 Adjoins

MAP Play/30 Adjoins



MAP Play/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
3 Industry A



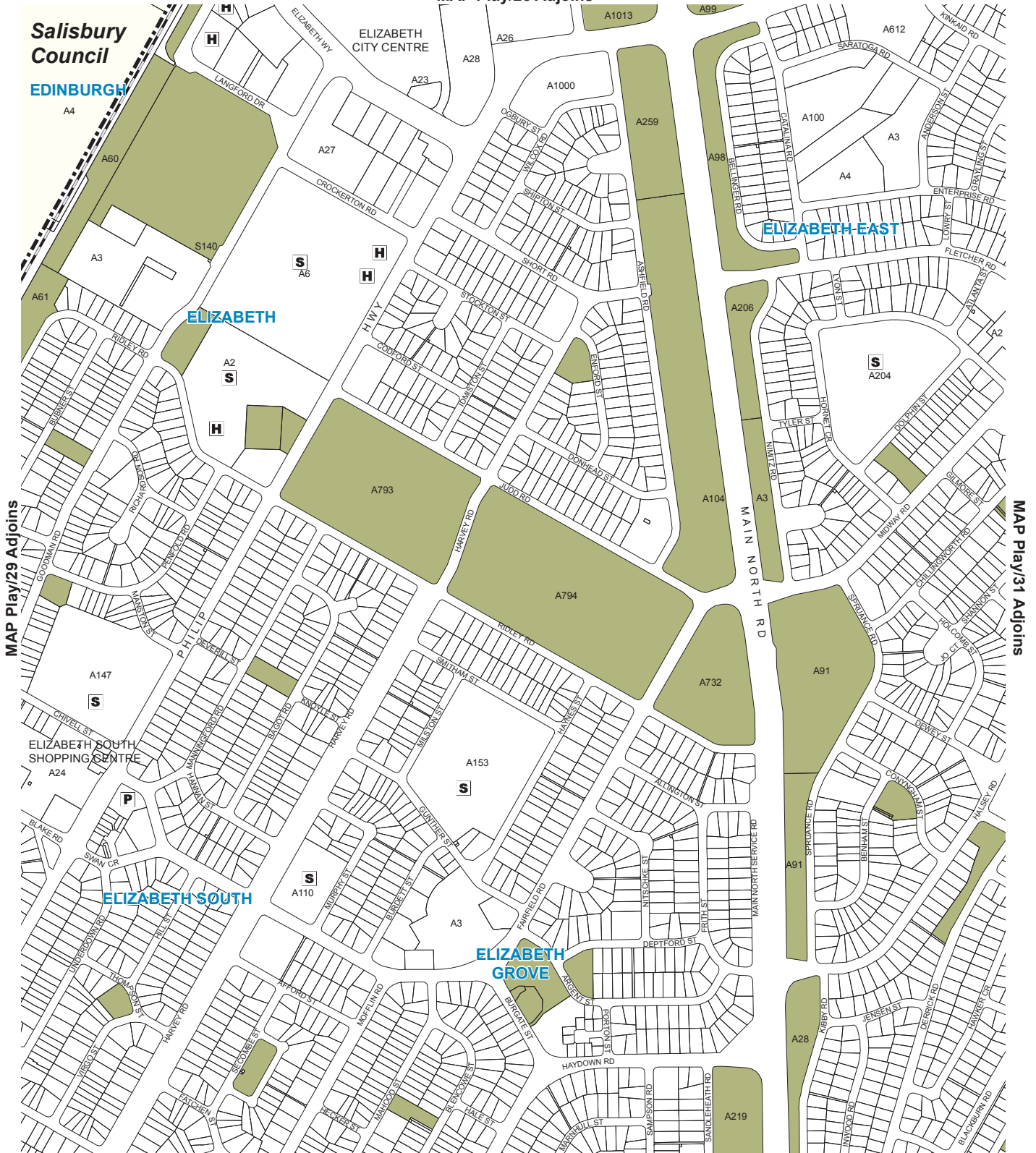
# Precinct Map Play/29

- Precinct Boundary
- Development Plan Boundary

MAP Play/25 Adjoins

Salisbury Council

EDINBURGH



MAP Play/33 Adjoins

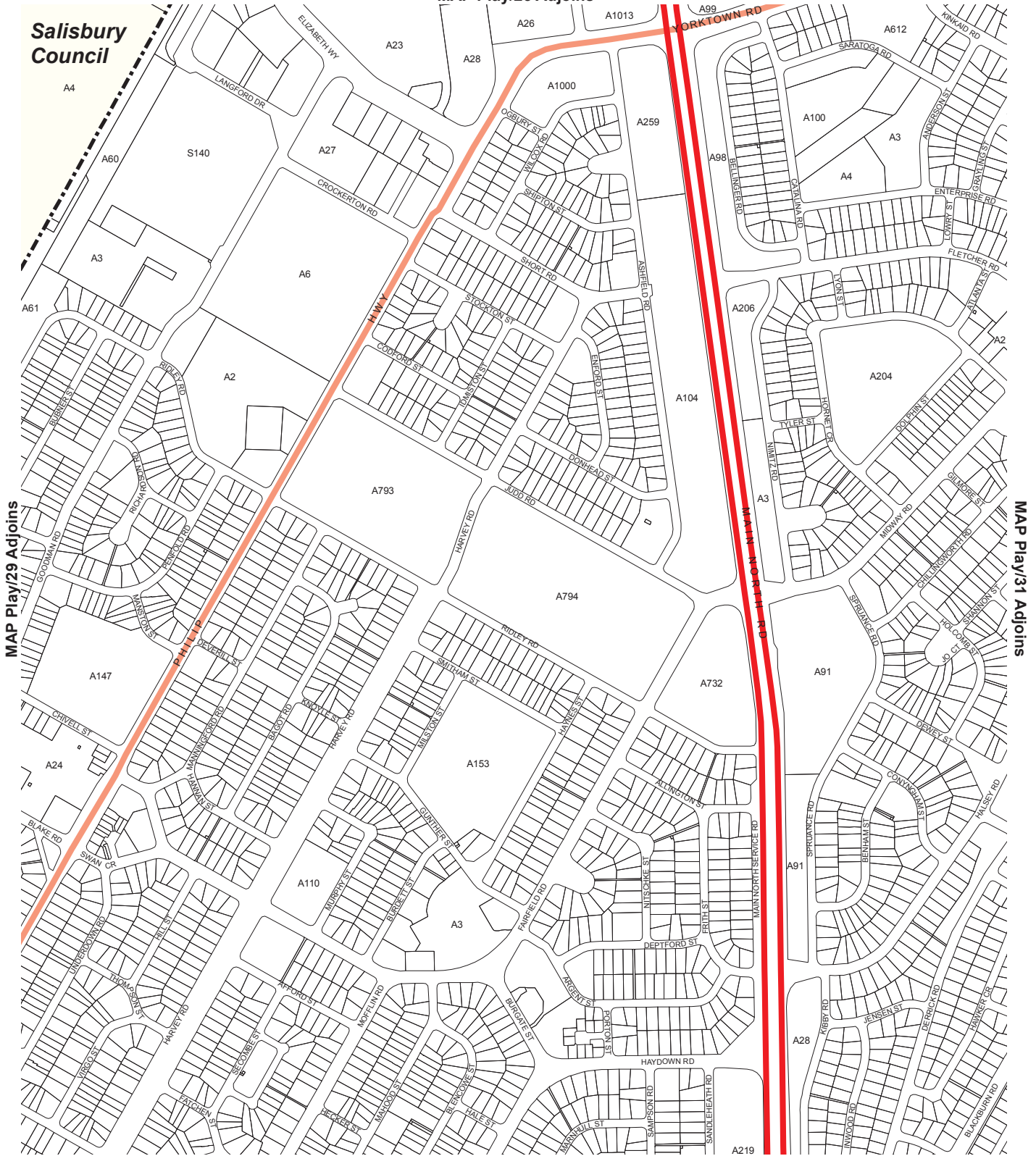


- S** School
- P** Post Office
- H** Other Health Services
- Local Reserves
- Railways
- Development Plan Boundary

# Location Map Play/30

Salisbury Council

MAP Play/25 Adjoins



MAP Play/29 Adjoins

MAP Play/31 Adjoins

MAP Play/33 Adjoins



# Overlay Map Play/30

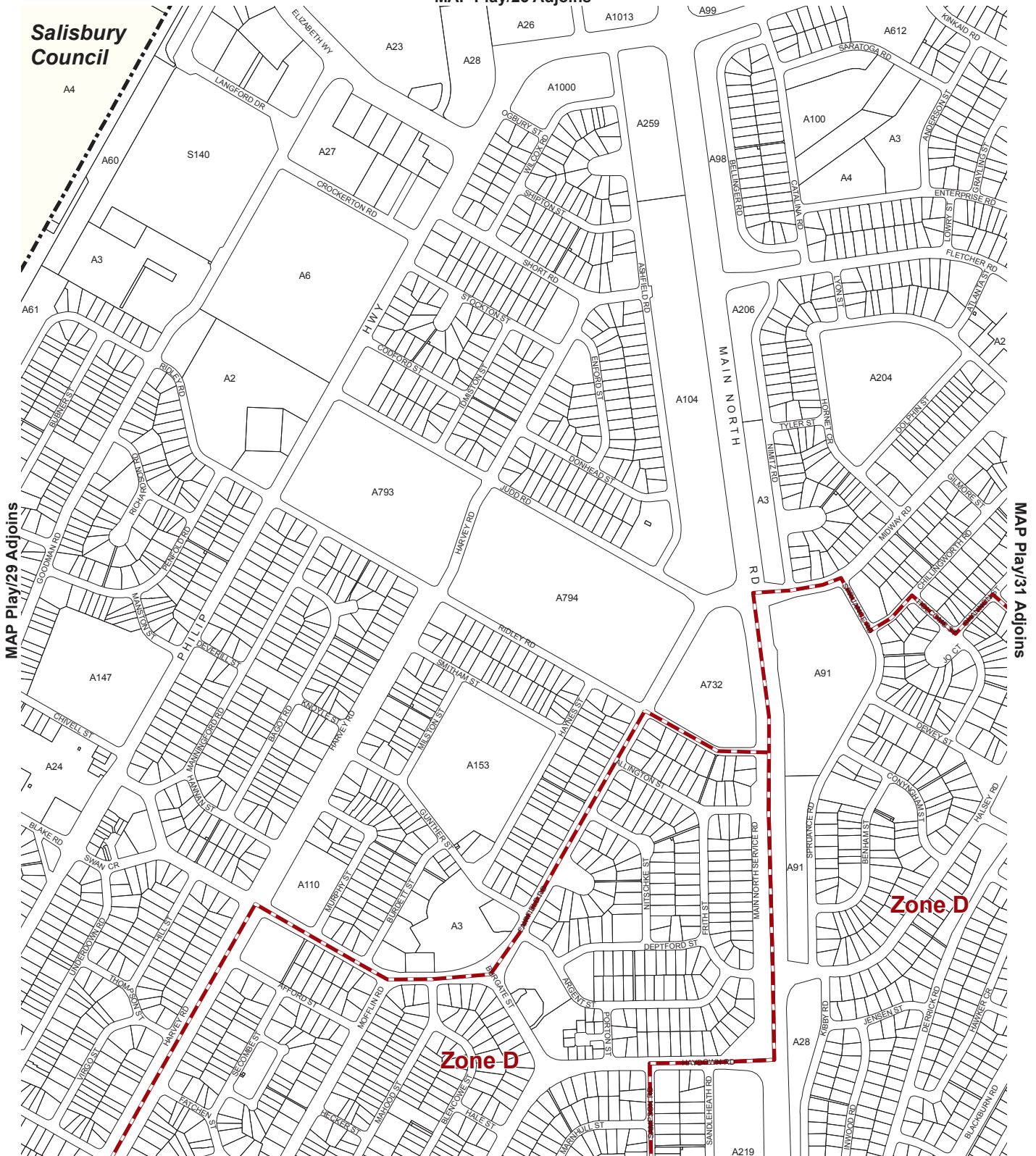
## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



MAP Play/25 Adjoins

Salisbury Council



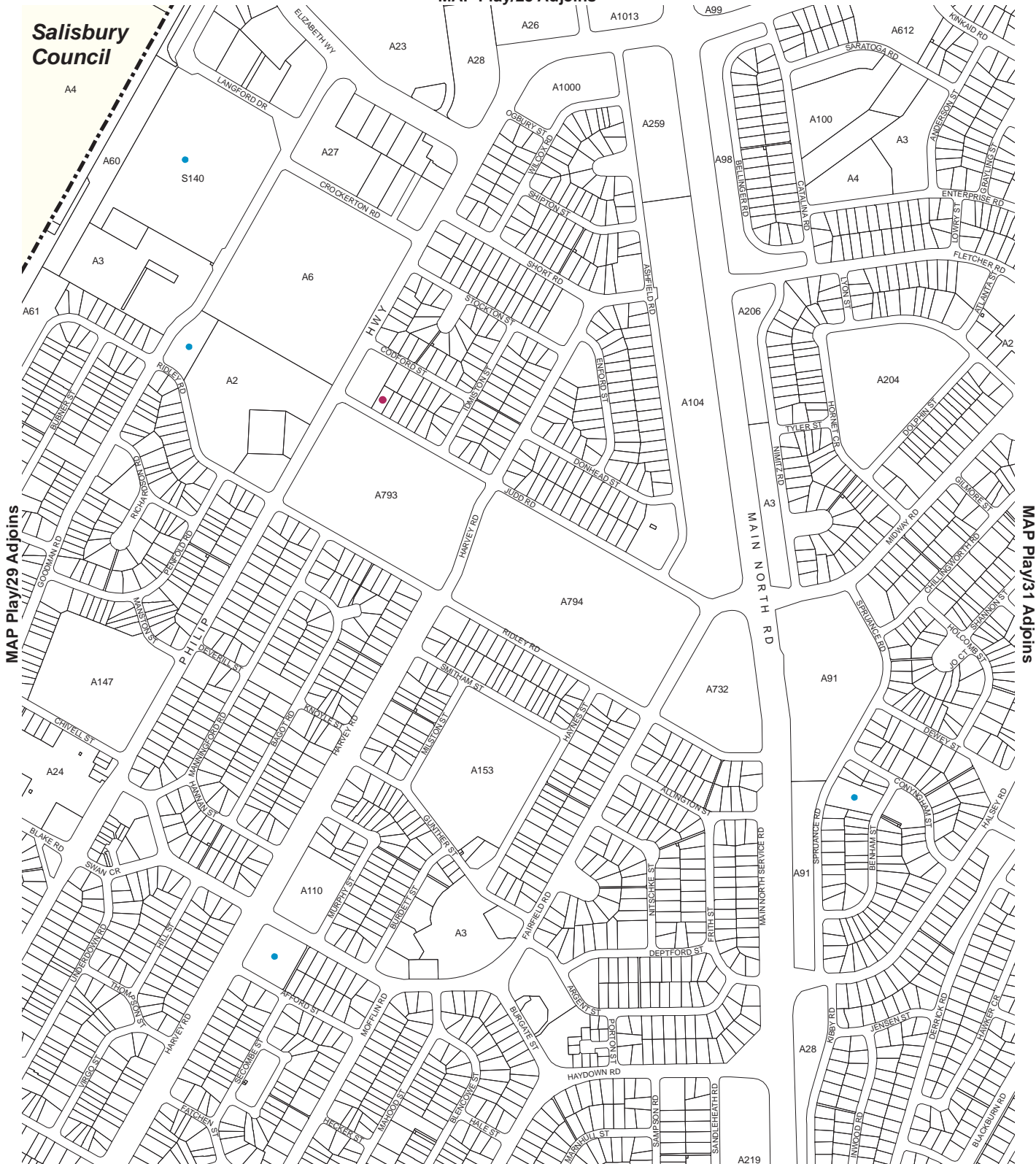
Airport Building Heights  
 Zone D All Structures Exceeding 45 metres above existing ground level



# Overlay Map Play/30 DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Development Plan Boundary

MAP Play/25 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



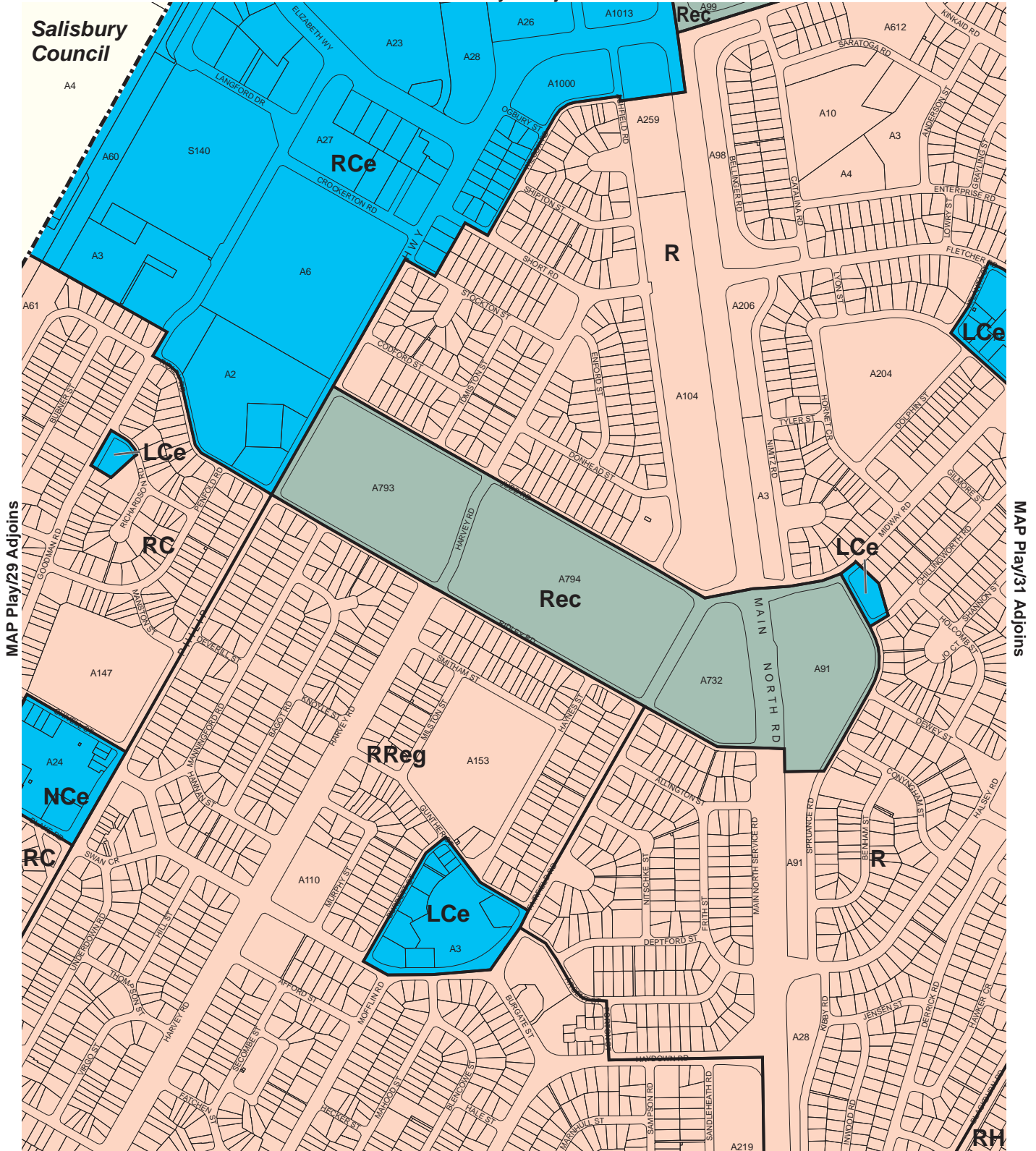
# Overlay Map Play/30

## HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary



MAP Play/25 Adjoins



MAP Play/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

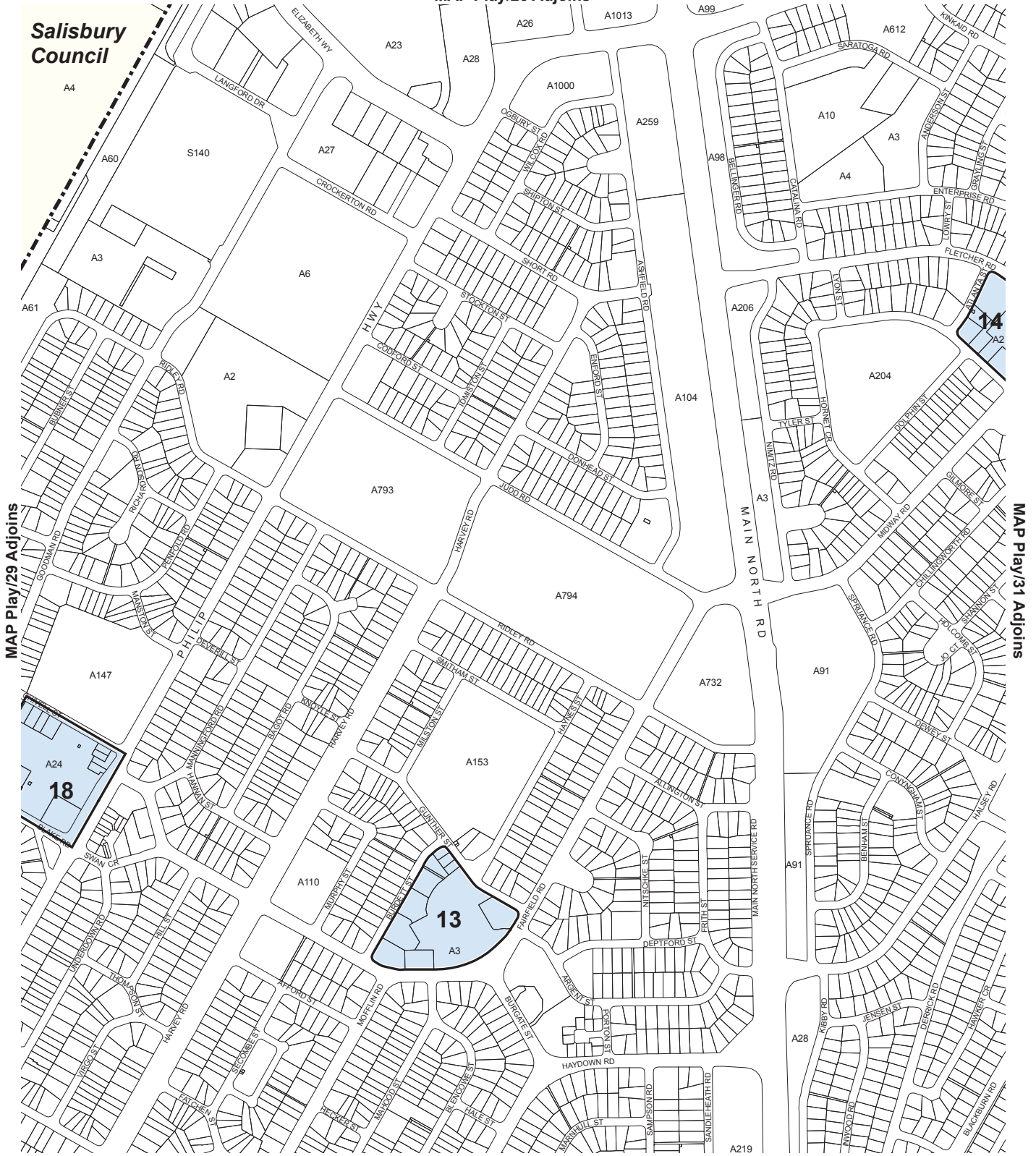
- Zones**
- LCe** Local Centre
  - NCe** Neighbourhood Centre
  - Rec** Recreation
  - RCe** Regional Centre
  - R** Residential
  - RC** Residential Character
  - RH** Residential Hills
  - RRReg** Residential Regeneration
  - Zone Boundary**
  - Development Plan Boundary**



# Zone Map Play/30



MAP Play/25 Adjoins



Salisbury Council

- Lamberts Conformal Conic Projection, GDA94
- Policy Area**
- 13 Elizabeth Grove Local Activity Centre
  - 14 Elizabeth East Local Activity Centre
  - 18 Elizabeth South Neighbourhood Activity Centre

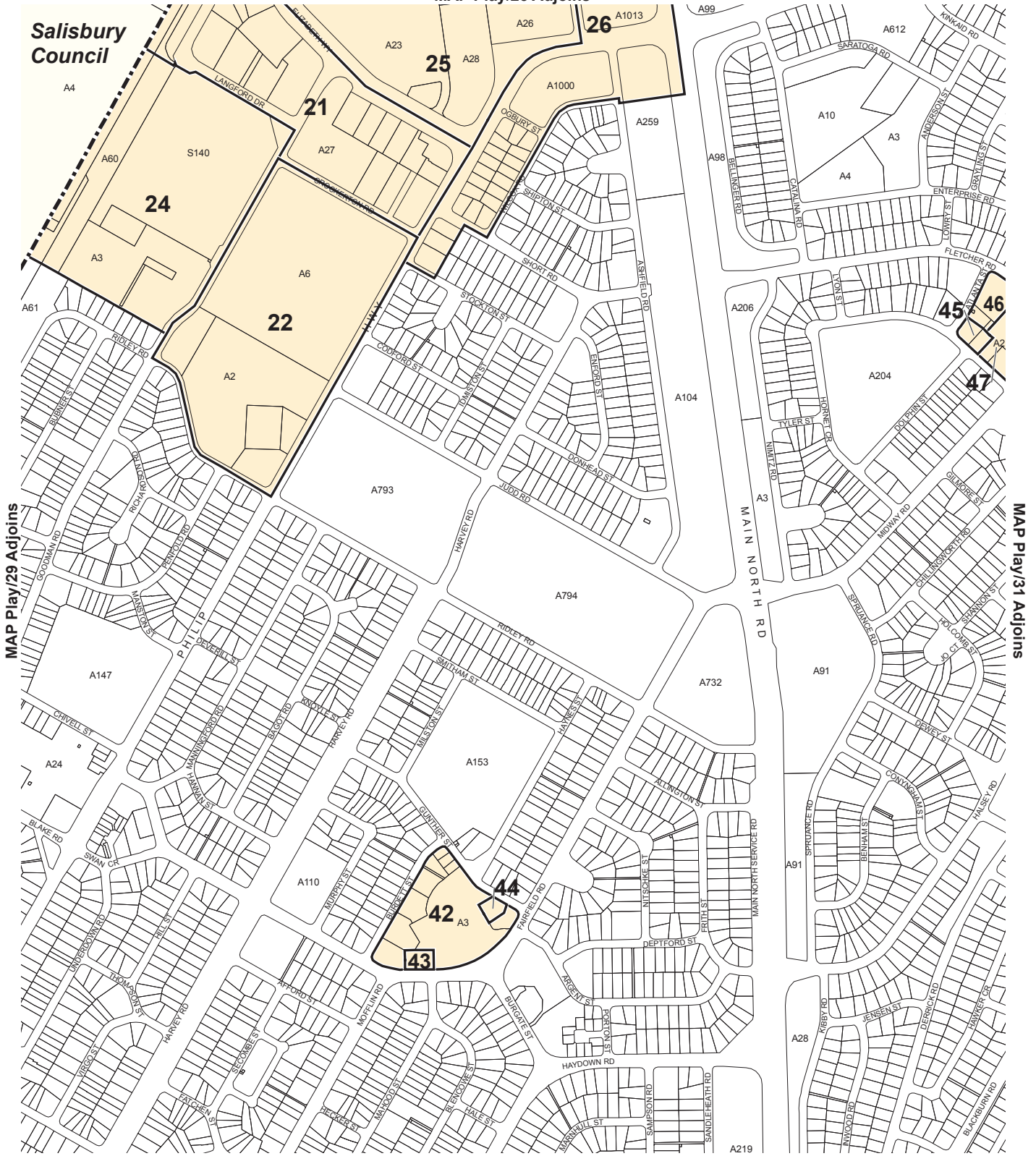


MAP Play/33 Adjoins

# Policy Area Map Play/30

- Policy Area Boundary
- Development Plan Boundary

MAP Play/25 Adjoins





MAP Play/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 21 Centre Fringe
- 22 Centre Institutional
- 24 Centre Recreation
- 25 Centre Retail Core
- 26 Centre Retail Fringe
- 42 Residential/Mixed Use (Elizabeth Grove)
- 43 Retail/Commercial (Elizabeth Grove)
- 44 Community Facilities (Elizabeth Grove)
- 45 Community Facilities (Elizabeth East)
- 46 Residential (Elizabeth East)
- 47 Retail/Commercial (Elizabeth East)

-  Precinct Boundary
-  Development Plan Boundary



# Precinct Map Play/30

MAP Play/26 Adjoins



# Location Map Play/31

- P Post Office
- Local Reserves



MAP Play/26 Adjoins

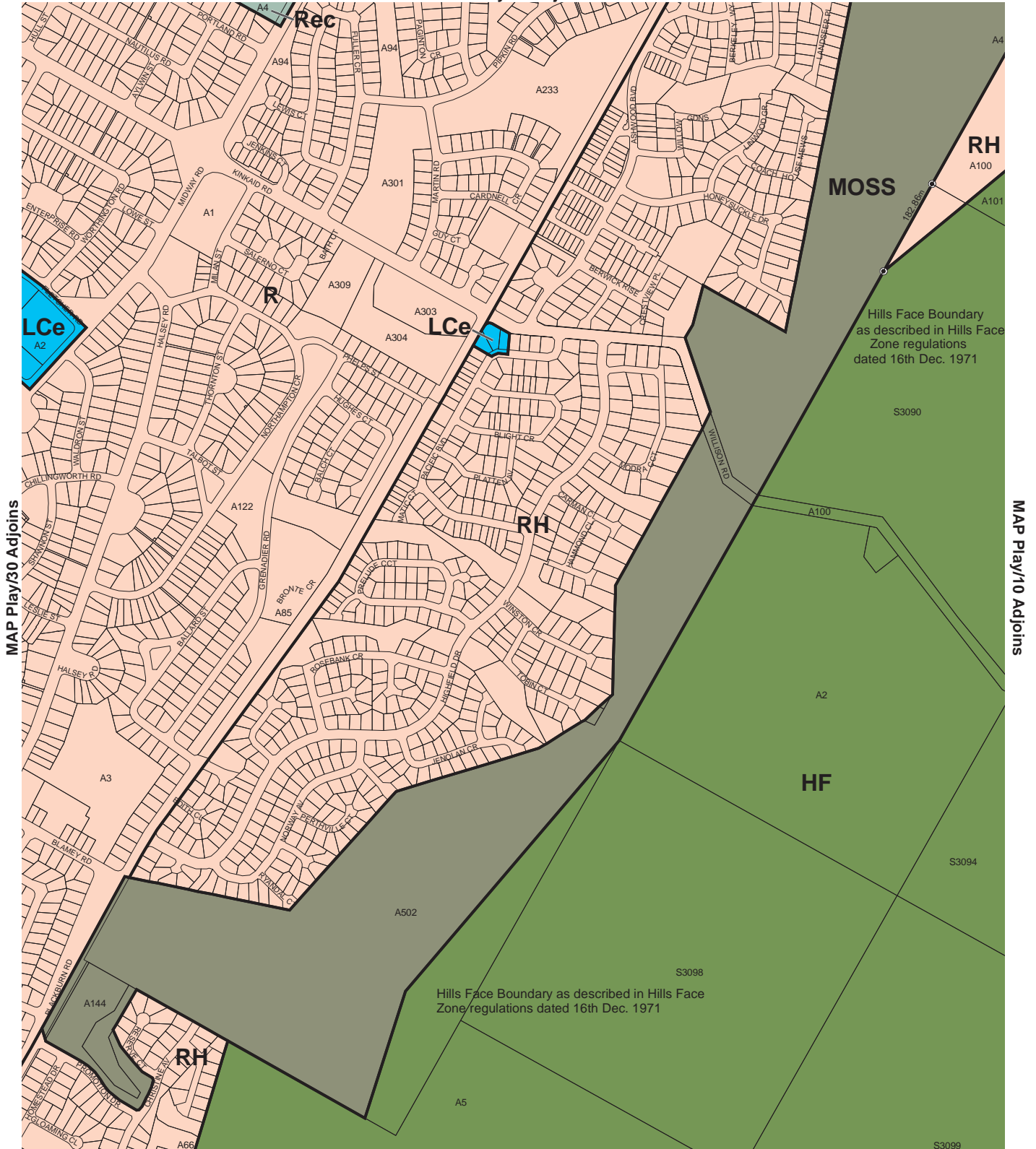


**Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level

 Airport Building Heights

# Overlay Map Play/31 DEVELOPMENT CONSTRAINTS

MAP Play/26 Adjoins



MAP Play/34 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- HF Hills Face
- LCe Local Centre
- MOSS Metropolitan Open Space System
- Rec Recreation
- R Residential
- RH Residential Hills
- Zone Boundary

# Zone Map Play/31

MAP Play/26 Adjoins



Lamberts Conformal Conic Projection, GDA94  
**Policy Area**  
 14 Elizabeth East Local Activity Centre

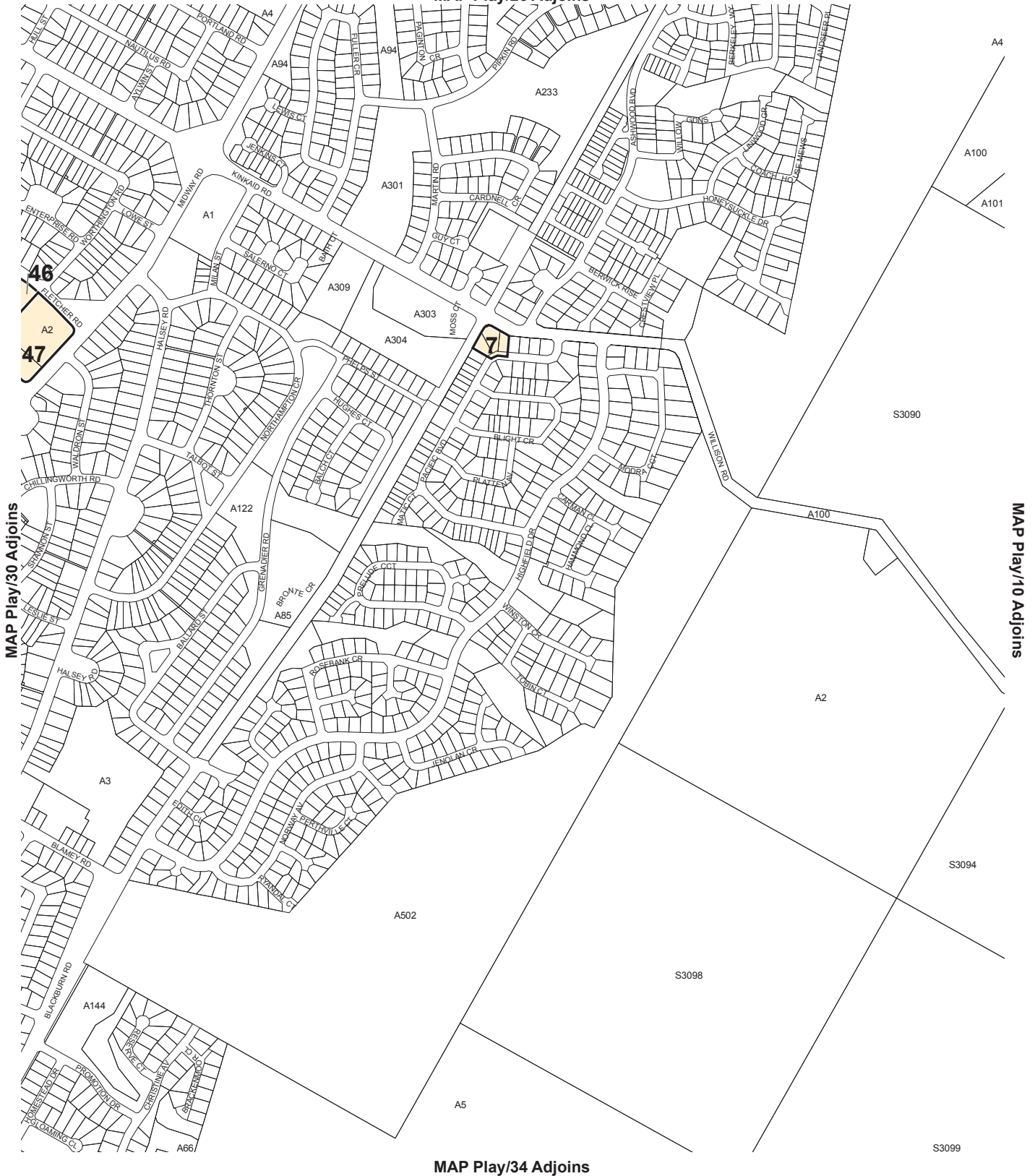


# Policy Area Map Play/31

 Policy Area Boundary



MAP Play/26 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 46 Residential (Elizabeth East)
- 47 Retail/Commercial (Elizabeth East)
- 7 Willison Road Local Centre



# Precinct Map Play/31

Precinct Boundary

MAP Play/29 Adjoins



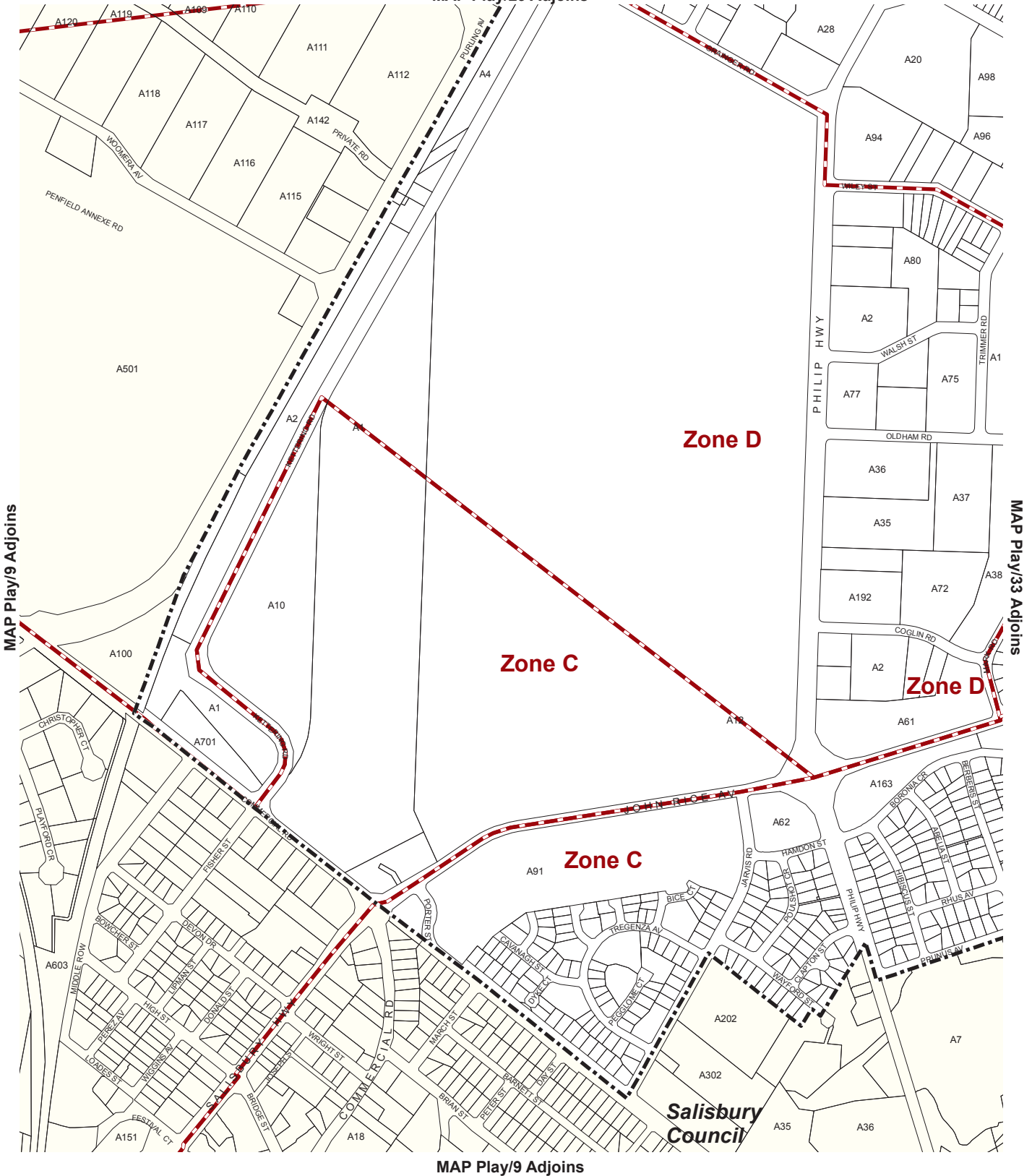
- Other Health Services
- Hospital
- Railways
- Local Reserves
- Development Plan Boundary

# Location Map Play/32







MAP Play/29 Adjoins



**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level

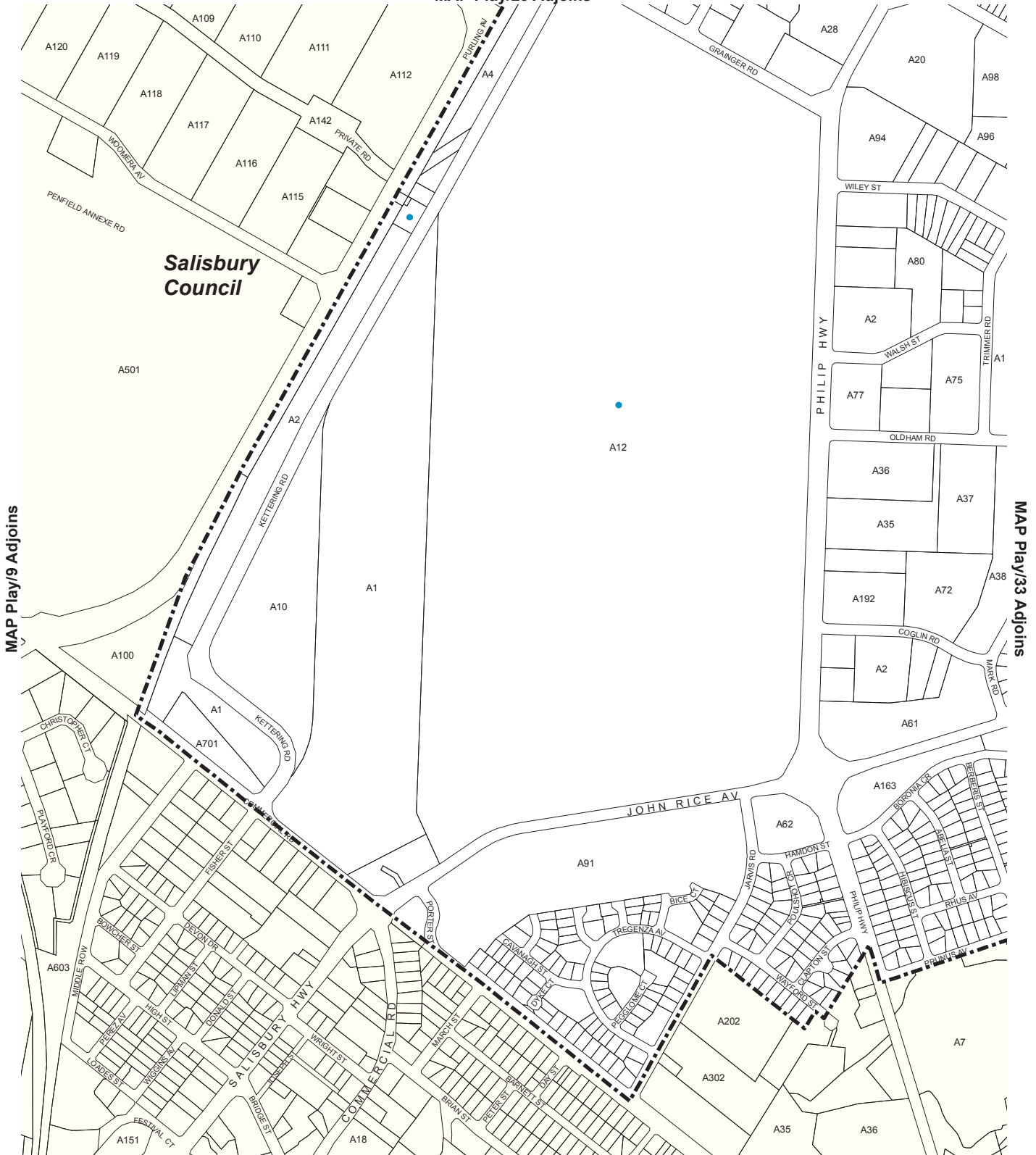


# Overlay Map Play/32 DEVELOPMENT CONSTRAINTS

 Airport Building Heights  
 Development Plan Boundary



MAP Play/29 Adjoins



MAP Play/9 Adjoins

MAP Play/33 Adjoins

MAP Play/9 Adjoins

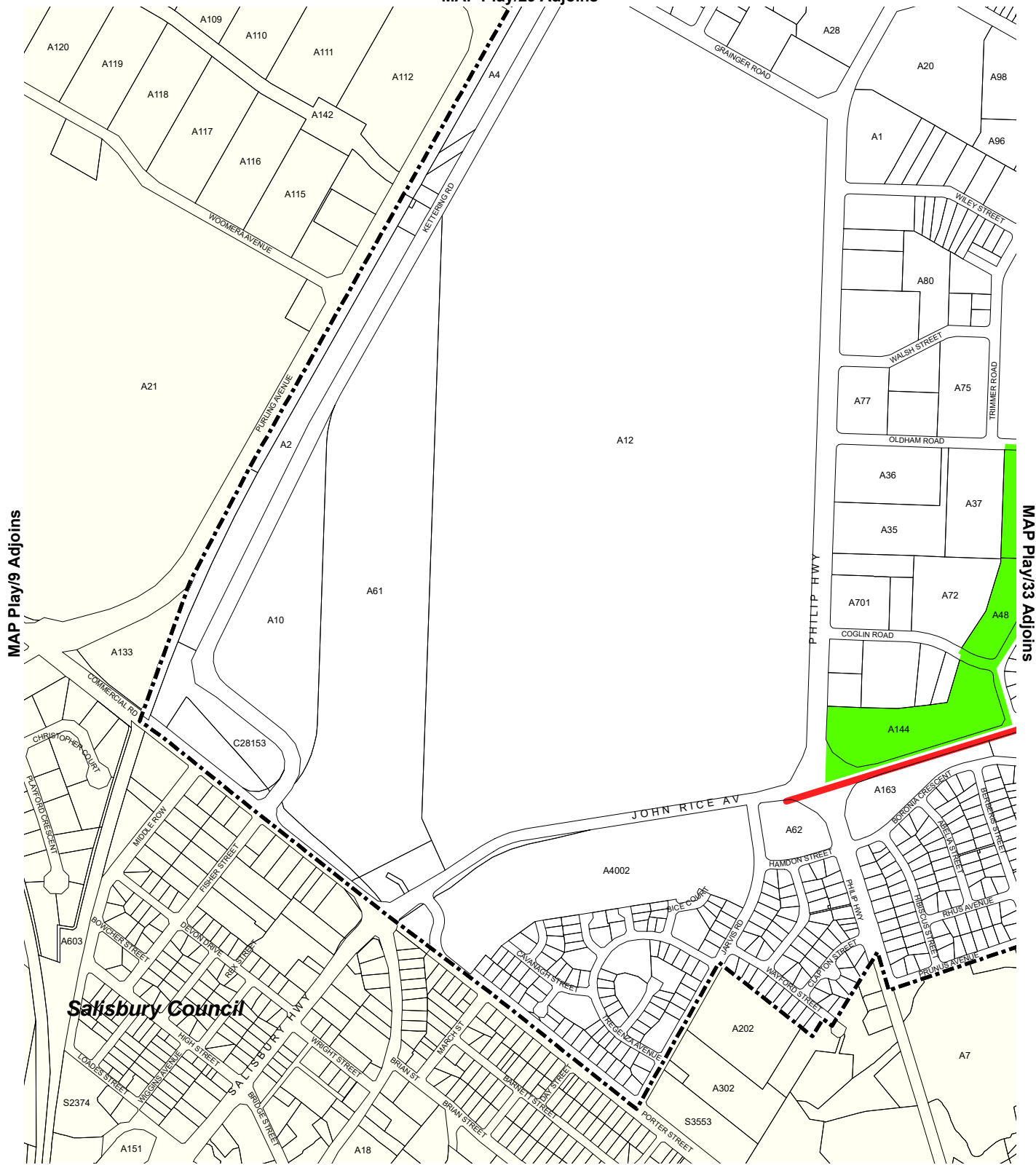
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.



# Overlay Map Play/32 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Play/29 Adjoins



Lamberts Conformal Conic Projection, GDA94



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

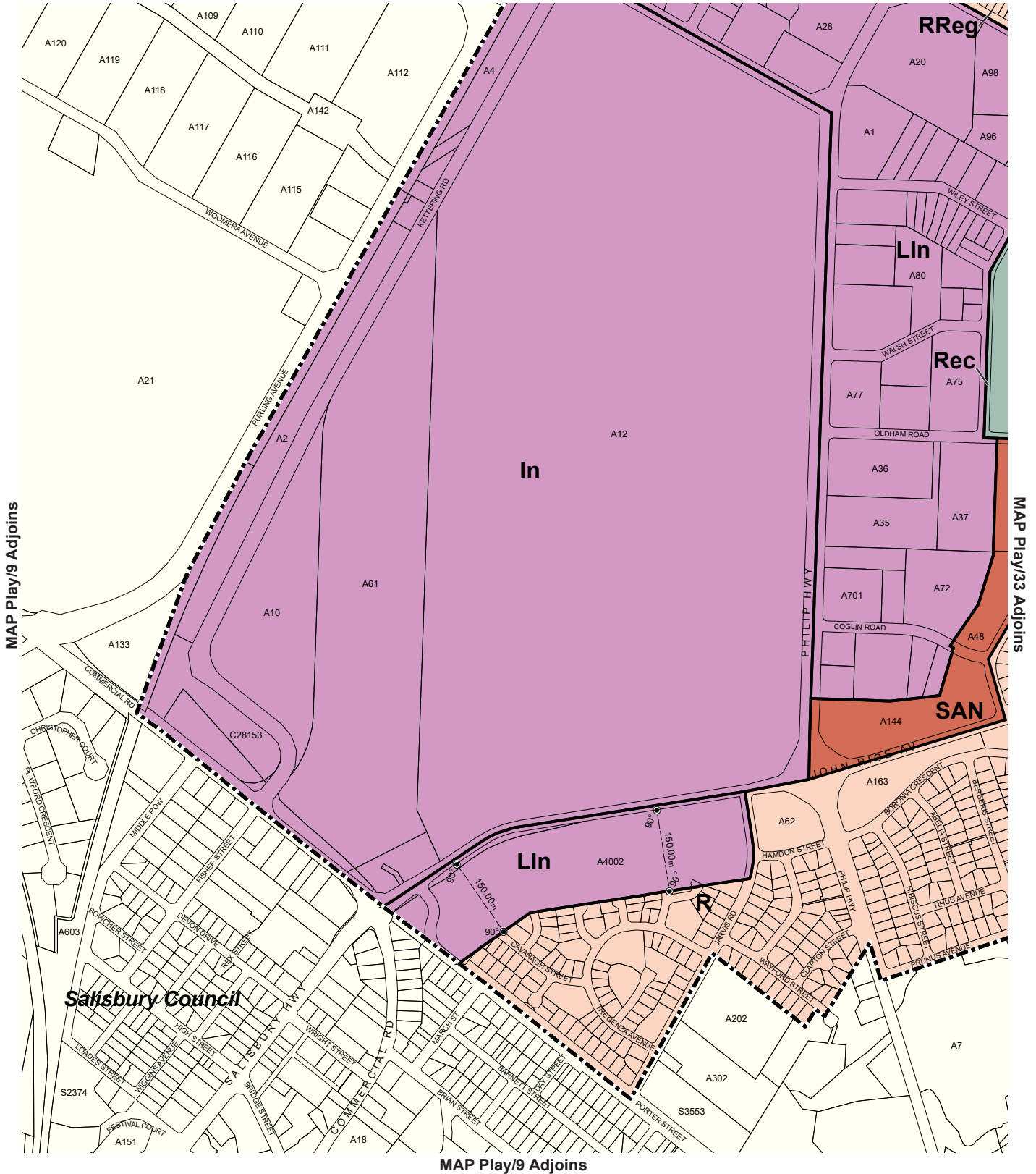
# Overlay Map Play/32

## NOISE AND AIR EMISSIONS





MAP Play/29 Adjoins



Lamberts Conformal Conic Projection, GDA94

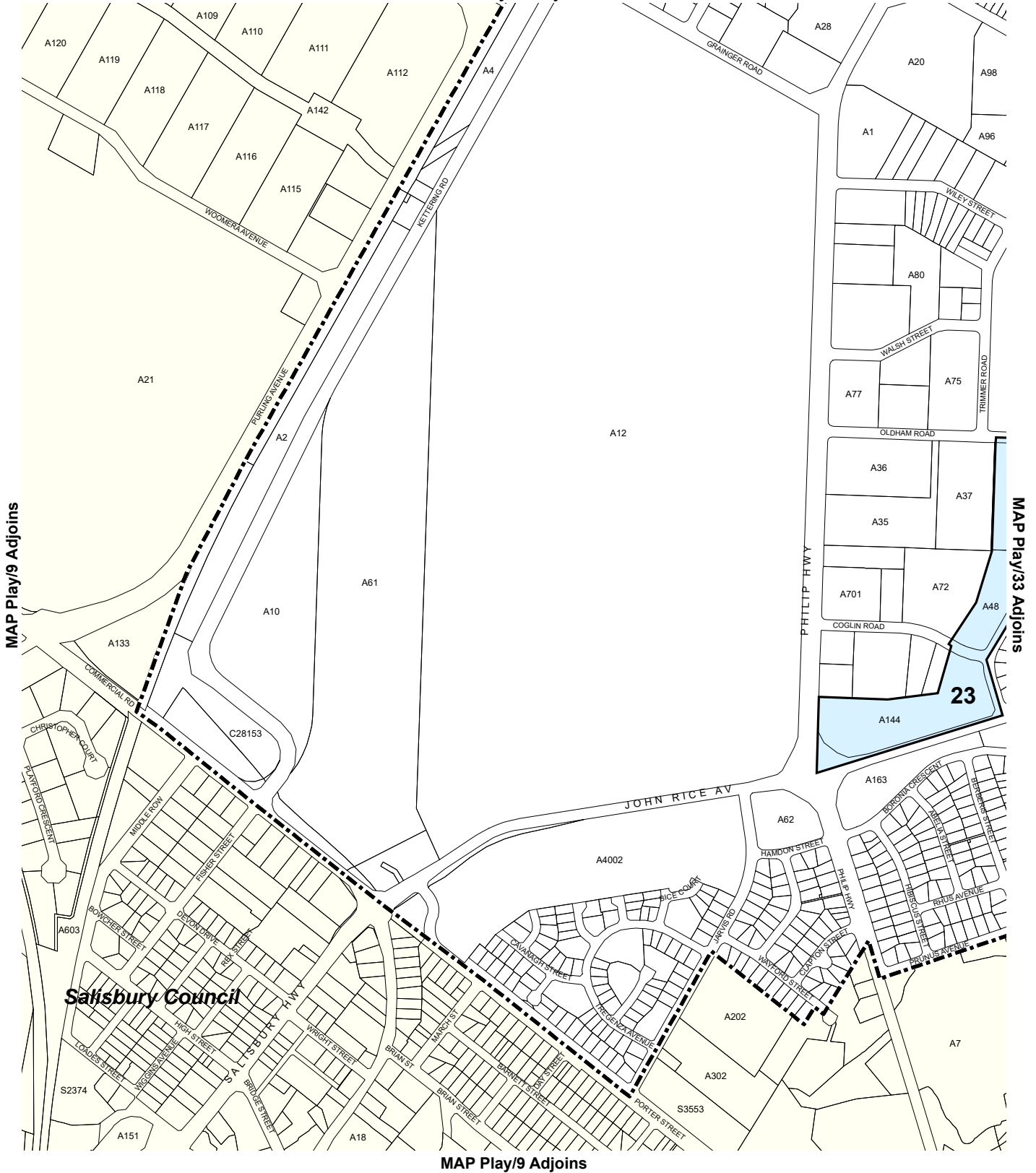


Zones

- In Industry
- Ln Light Industry
- Rec Recreation
- R Residential
- RReg Residential Regeneration
- SAN Suburban Activity Node
- Zone Boundary
- Development Plan Boundary

# Zone Map Play/32

MAP Play/29 Adjoins



Salisbury Council

Lamberts Conformal Conic Projection, GDA94



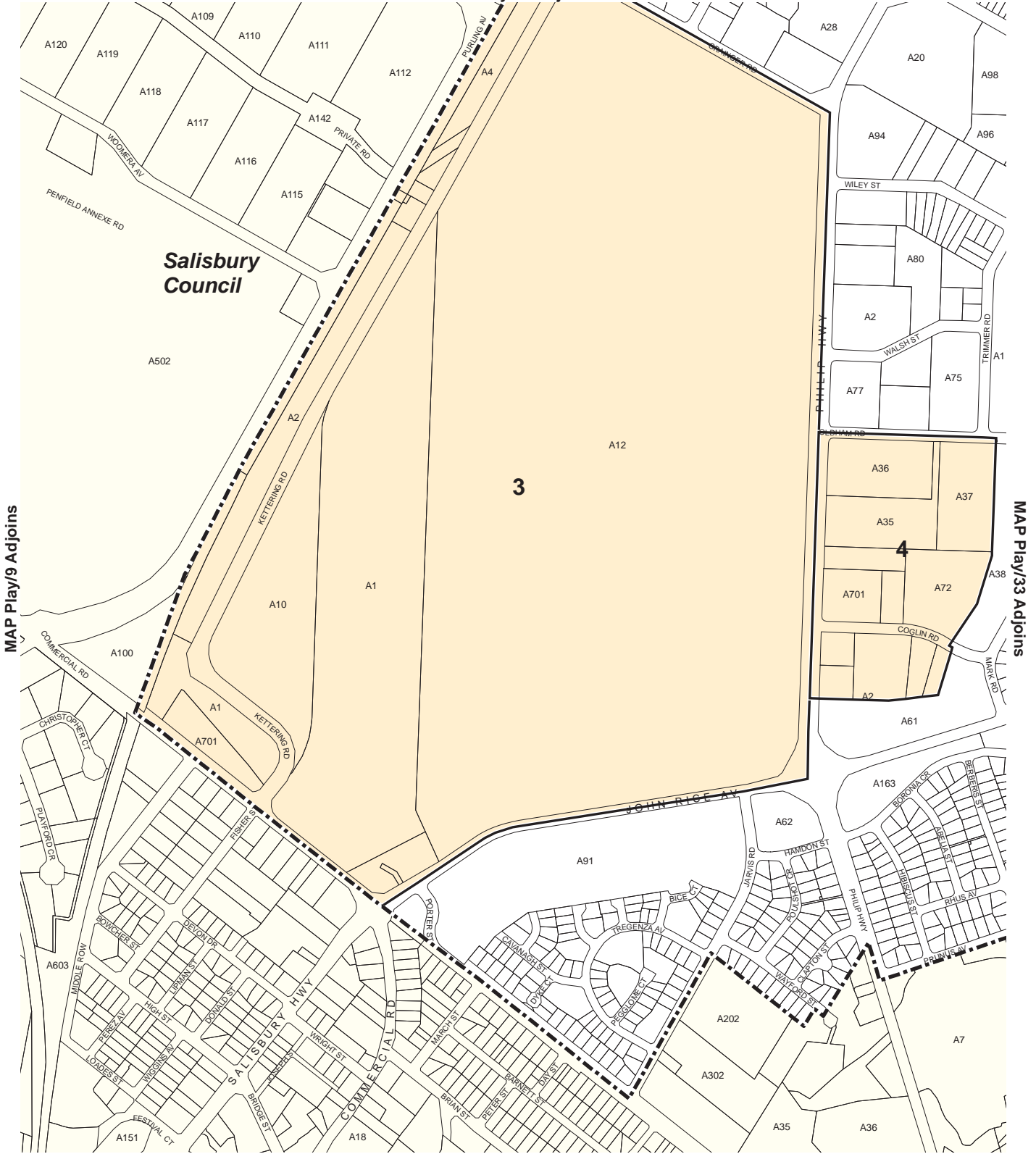
Policy Areas

23 Lyell McEwin Health Node

# Policy Area Map Play/32

- Policy Area Boundary
- Development Plan Boundary

MAP Play/29 Adjoins



MAP Play/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 3 Industry A
- 4 Light Industry

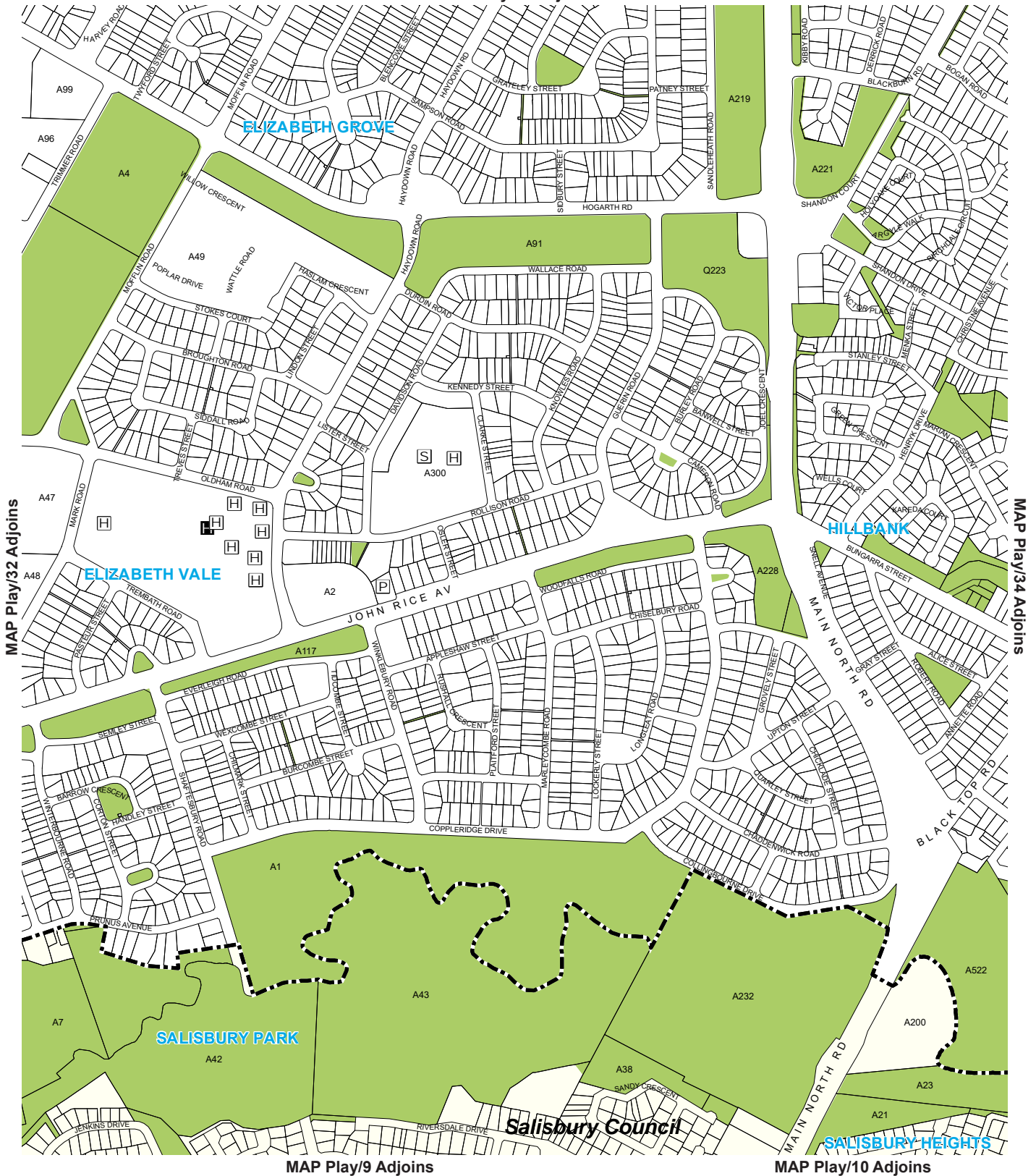


# Precinct Map Play/32

- Precinct Boundary
- Development Plan Boundary



MAP Play/30 Adjoins

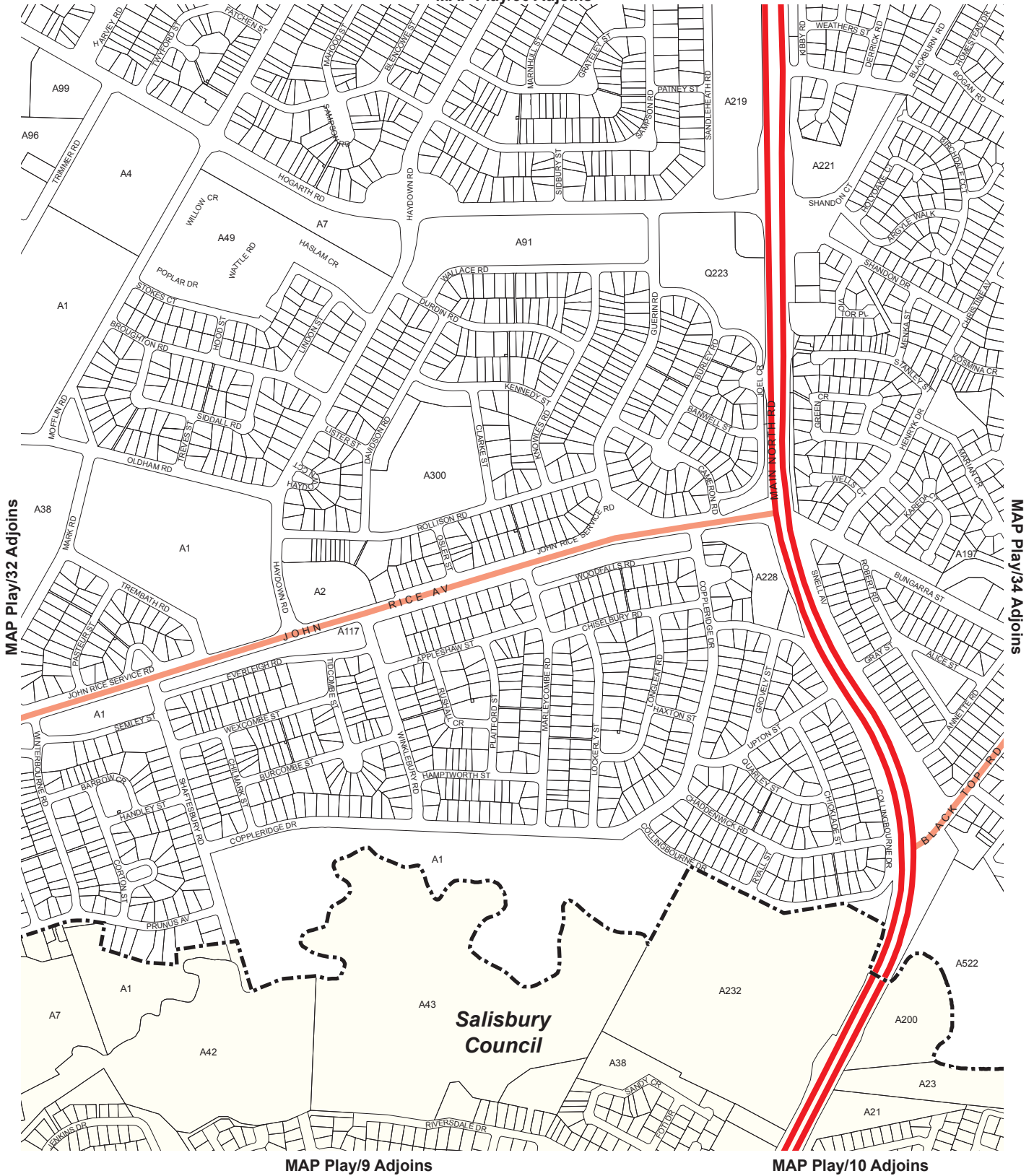


- S** School
- P** Post Office
- H** Other Health Services
- H** Hospital
- Local Reserves
- Development Plan Boundary



# Location Map Play/33

MAP Play/30 Adjoins



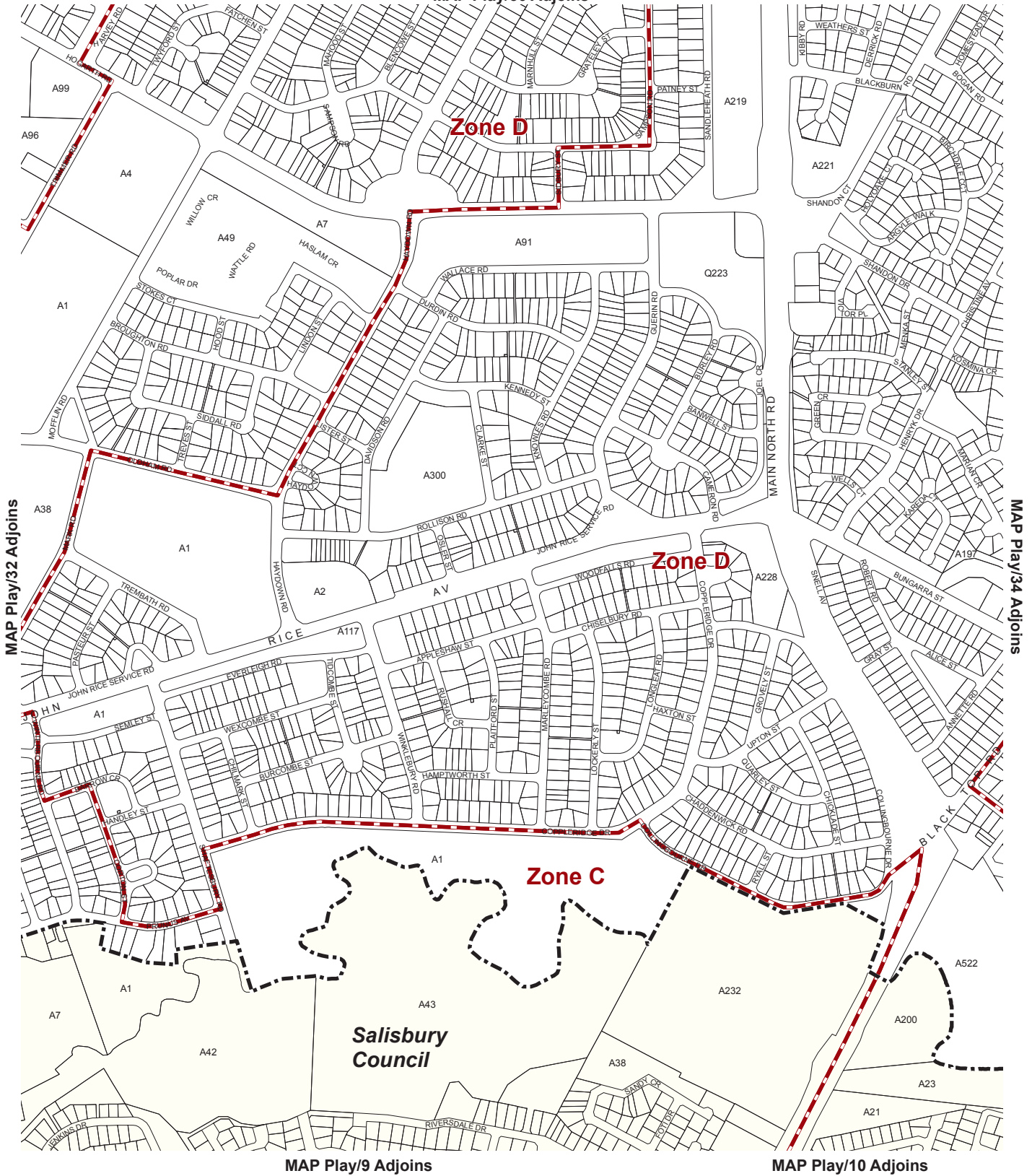
# Overlay Map Play/33

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary





MAP Play/30 Adjoins



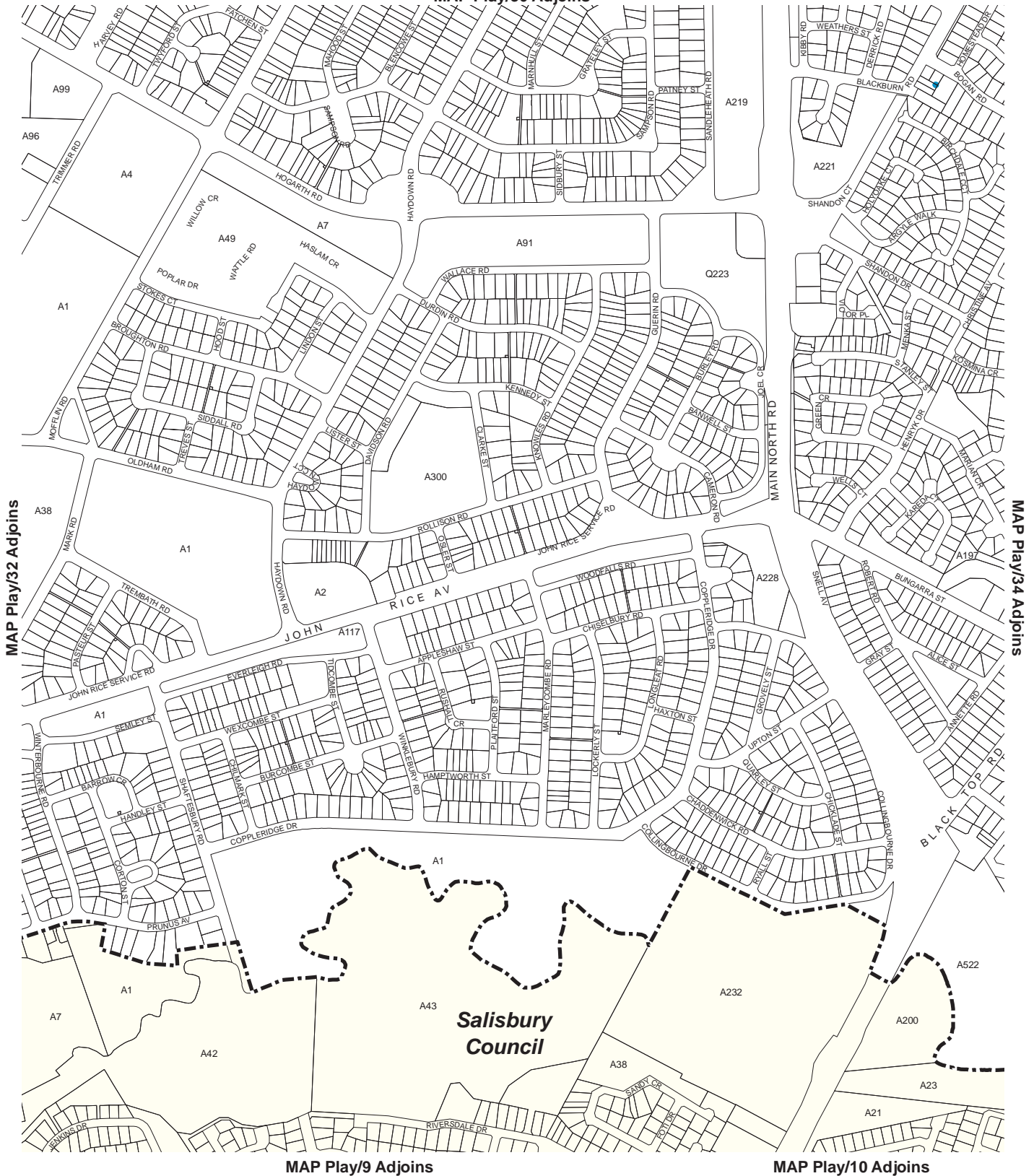
**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level



# Overlay Map Play/33 DEVELOPMENT CONSTRAINTS

 Airport Building Heights  
 Development Plan Boundary

MAP Play/30 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

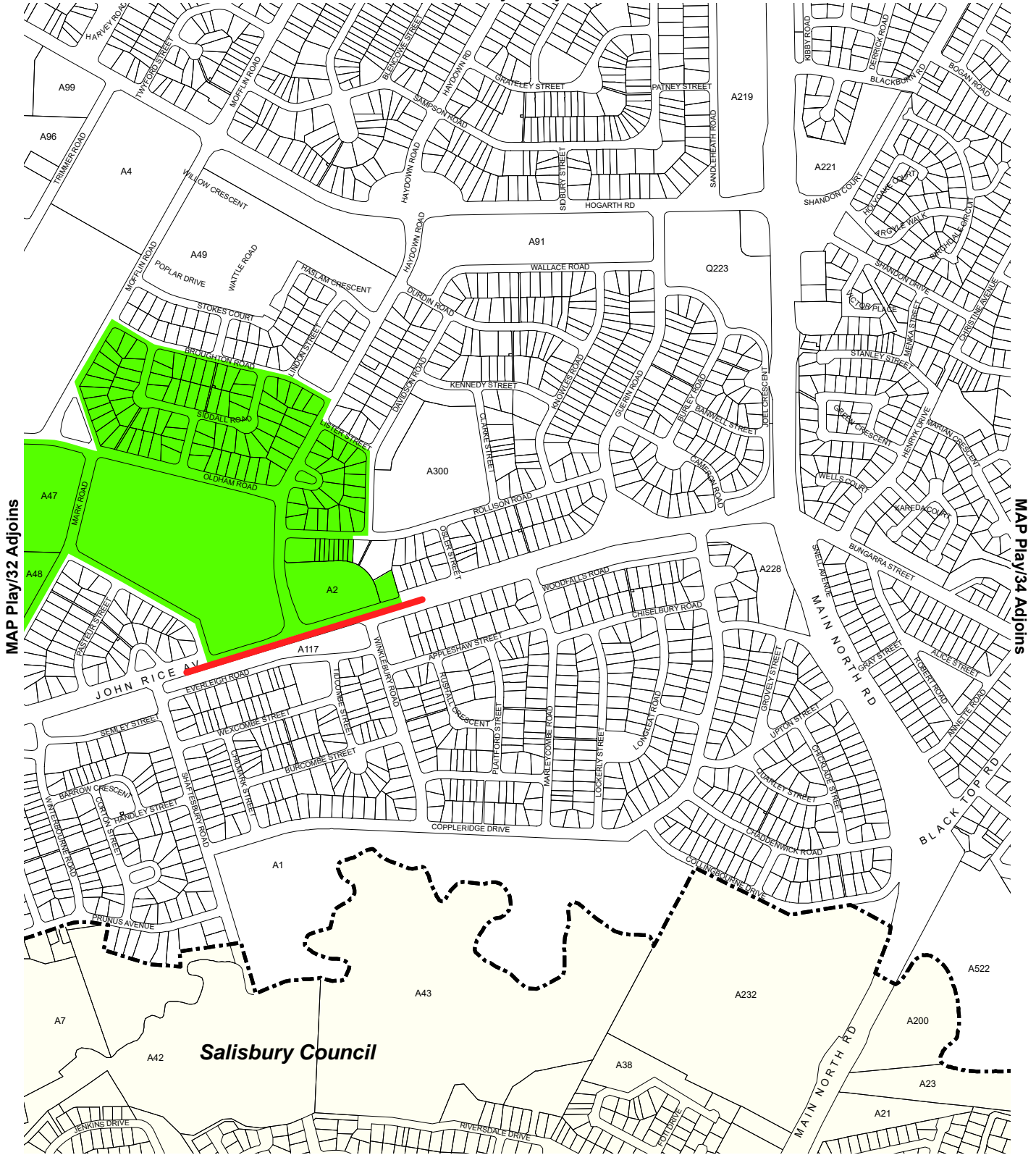


# Overlay Map Play/33

## HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Play/30 Adjoins



Lamberts Conformal Conic Projection, GDA94



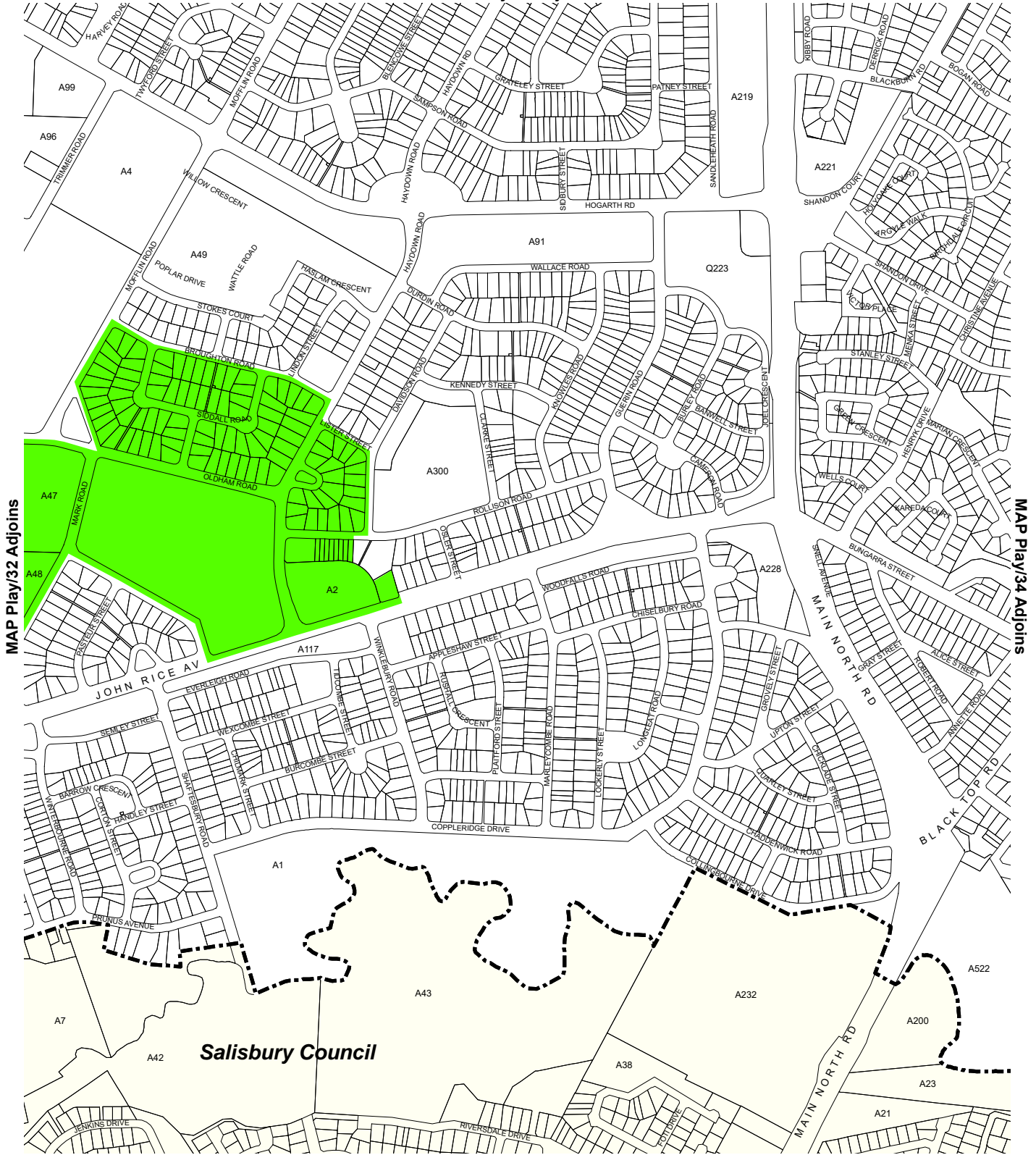
- Designated Road: type B road
- Noise and Air Emissions Designated Area
- Development Plan Boundary

# Overlay Map Play/33

## NOISE AND AIR EMISSIONS



**MAP Play/30 Adjoins**



Lamberts Conformal Conic Projection, GDA94



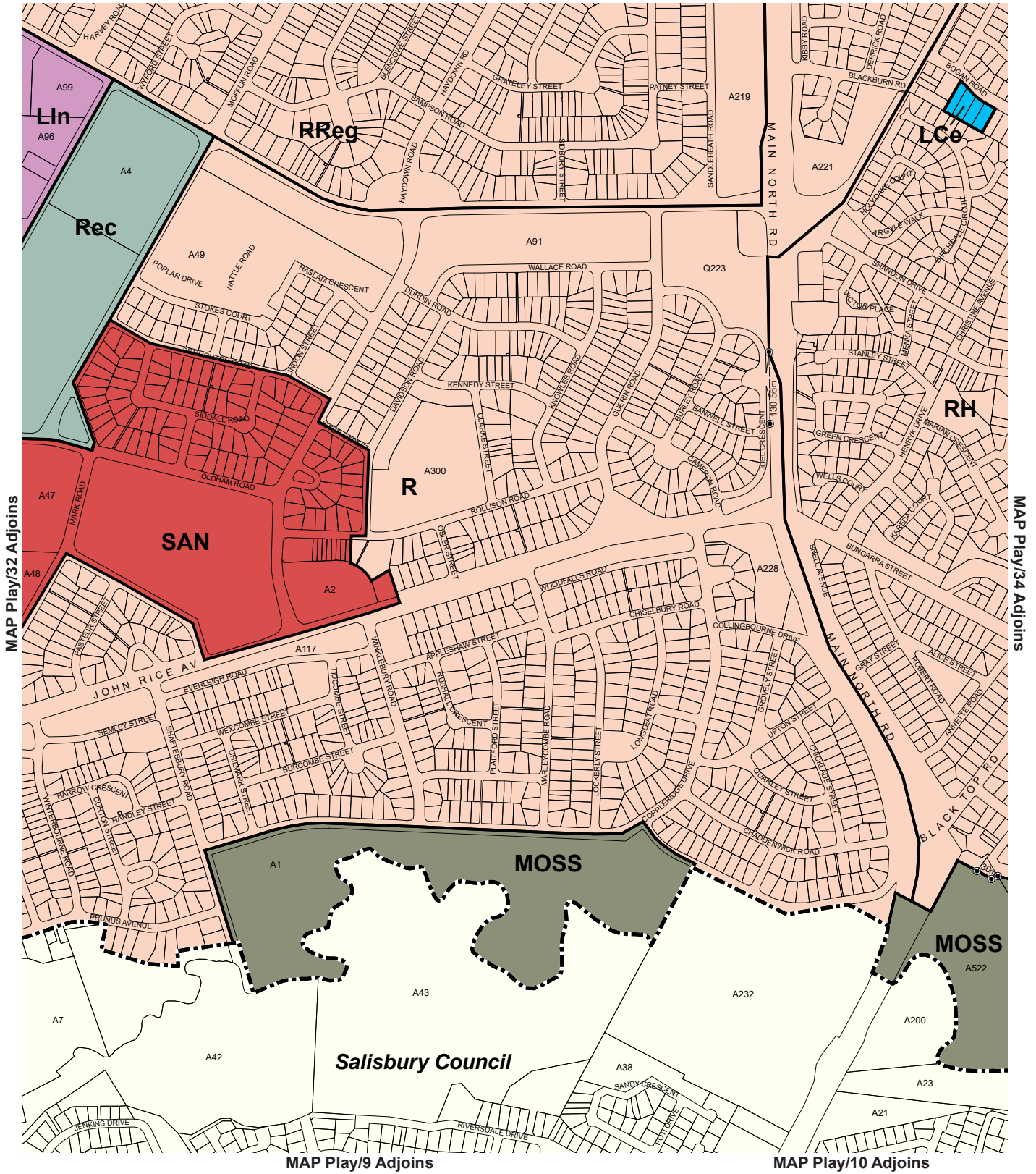
# Overlay Map Play/33

## AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

PLAYFORD COUNCIL  
Consolidated - 30 April 2020

MAP Play/30 Adjoins



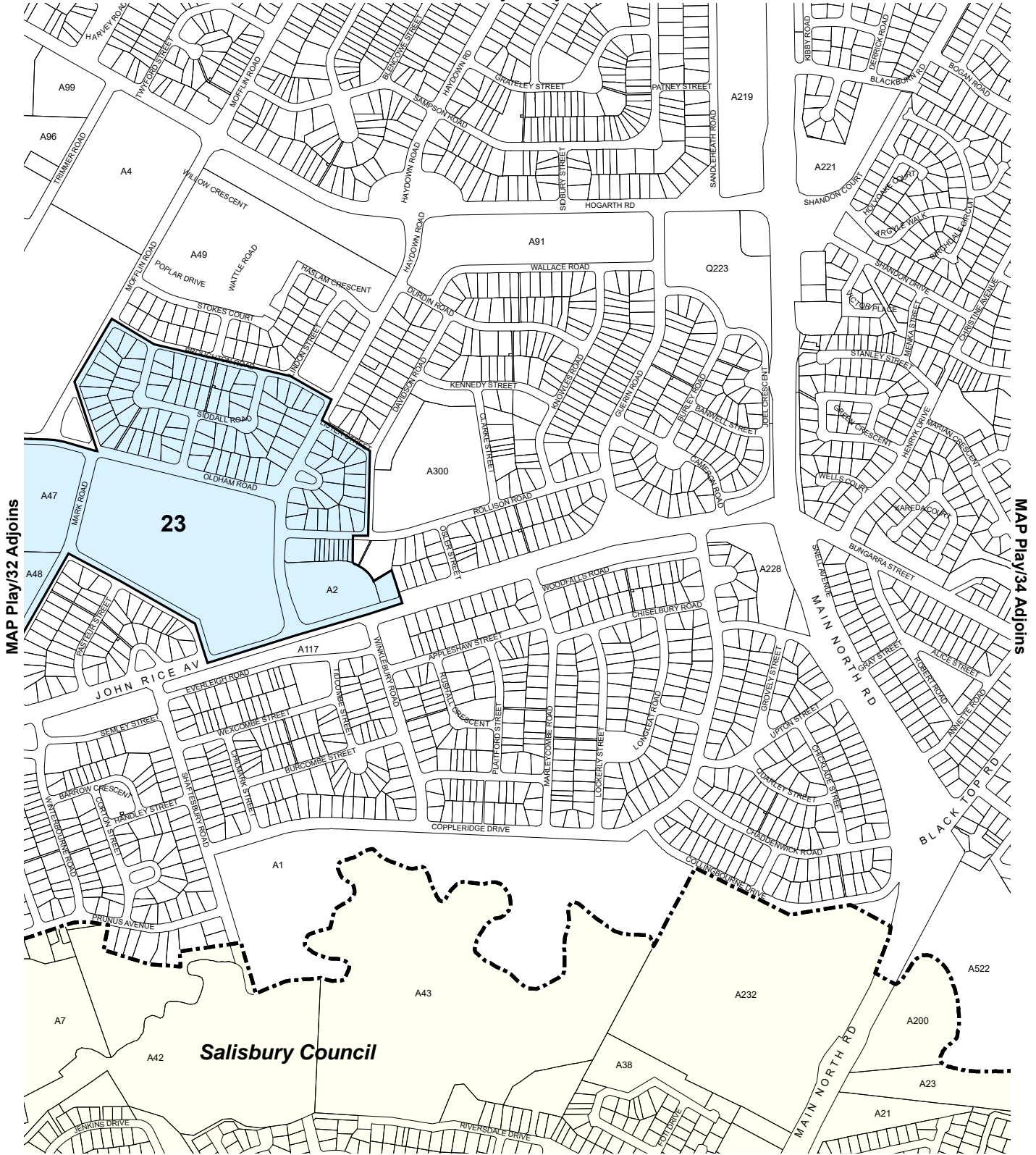
Lamberts Conformal Conic Projection, GDA94

- Zones**
- LIn Light Industry
  - LCe Local Centre
  - MOSS Metropolitan Open Space System
  - Rec Recreation
  - R Residential
  - RH Residential Hills
  - RReg Residential Regeneration
  - SAN Suburban Activity Node
  - Zone Boundary
  - Development Plan Boundary



# Zone Map Play/33

MAP Play/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Areas

- 23 Lyell McEwin Health Node

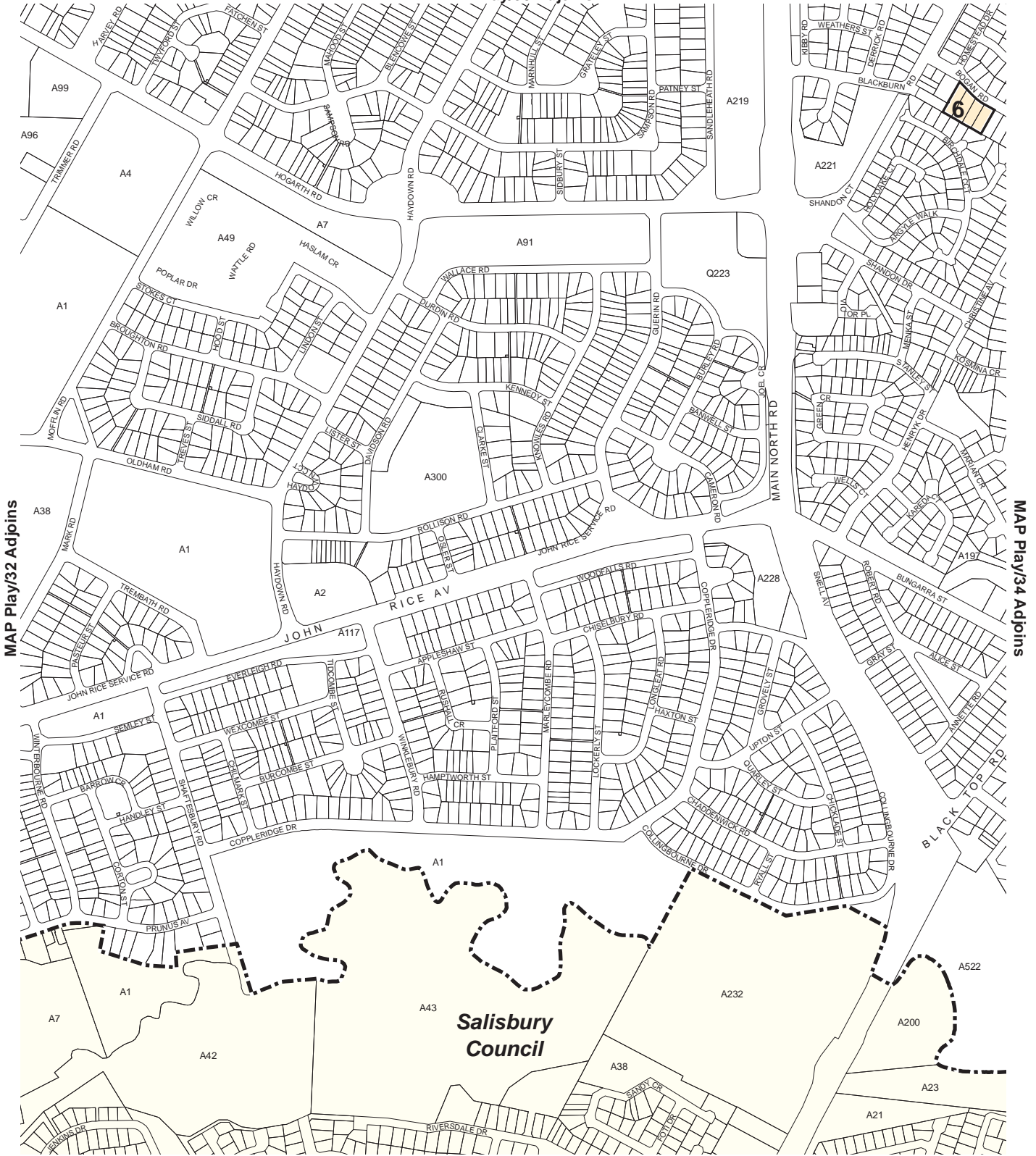


# Policy Area Map Play/33

- Policy Area Boundary
- Development Plan Boundary



MAP Play/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
6 Bogan Road Local Centre



# Precinct Map Play/33

- Precinct Boundary
- Development Plan Boundary

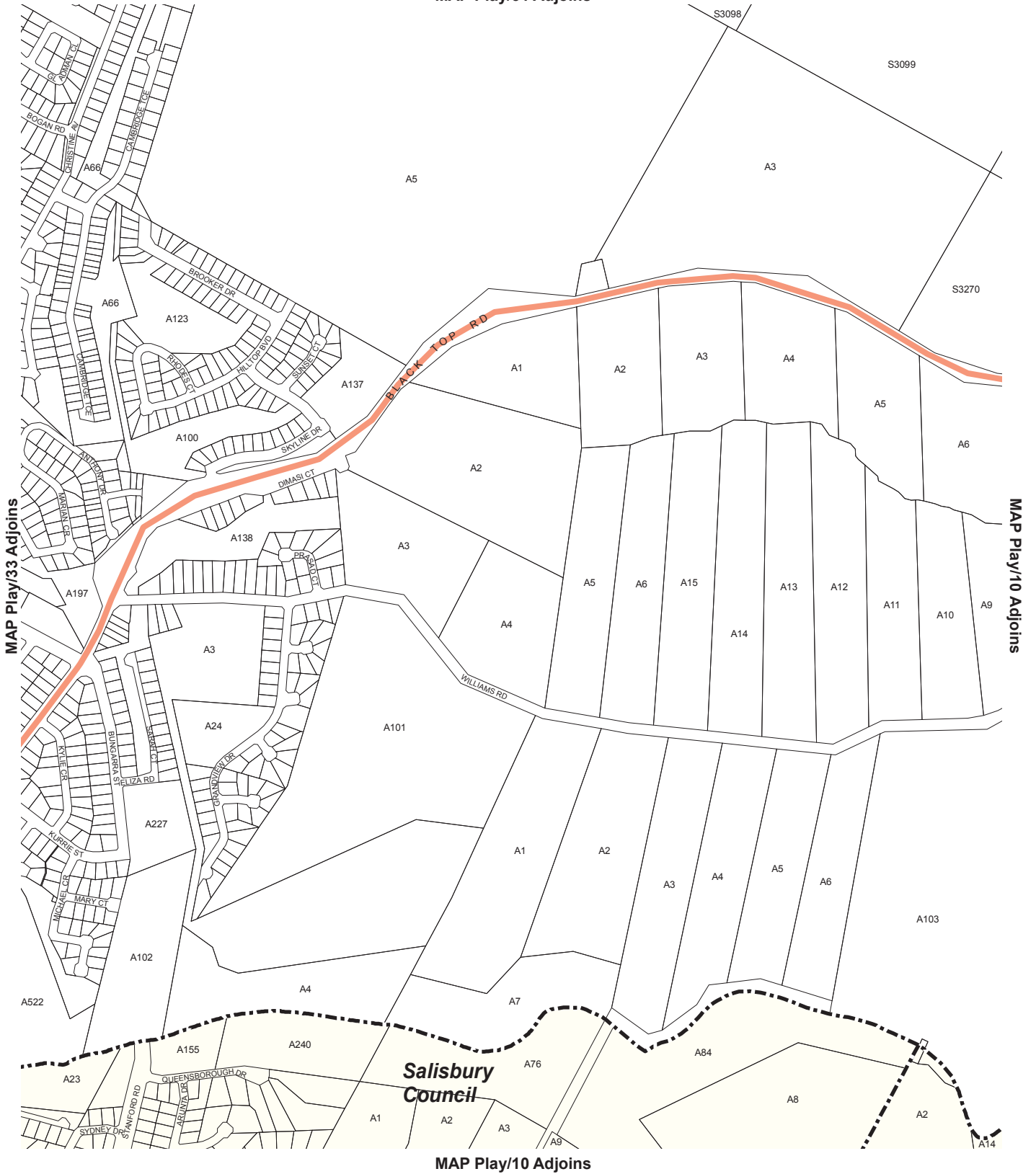
# MAP Play/31 Adjoins



# Location Map Play/34

- Local Reserves
- Development Plan Boundary

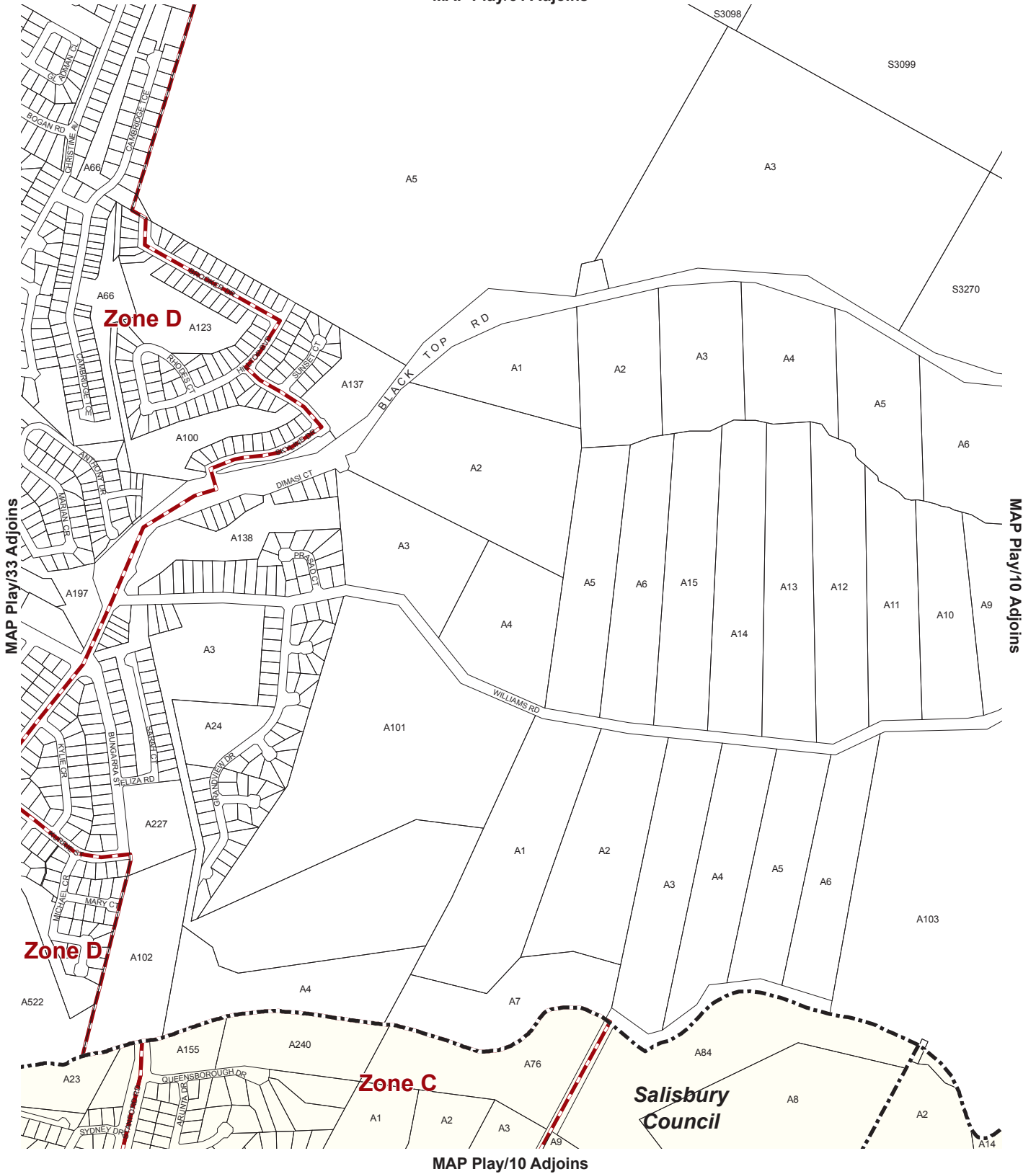
MAP Play/31 Adjoins



# Overlay Map Play/34 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary


MAP Play/31 Adjoins



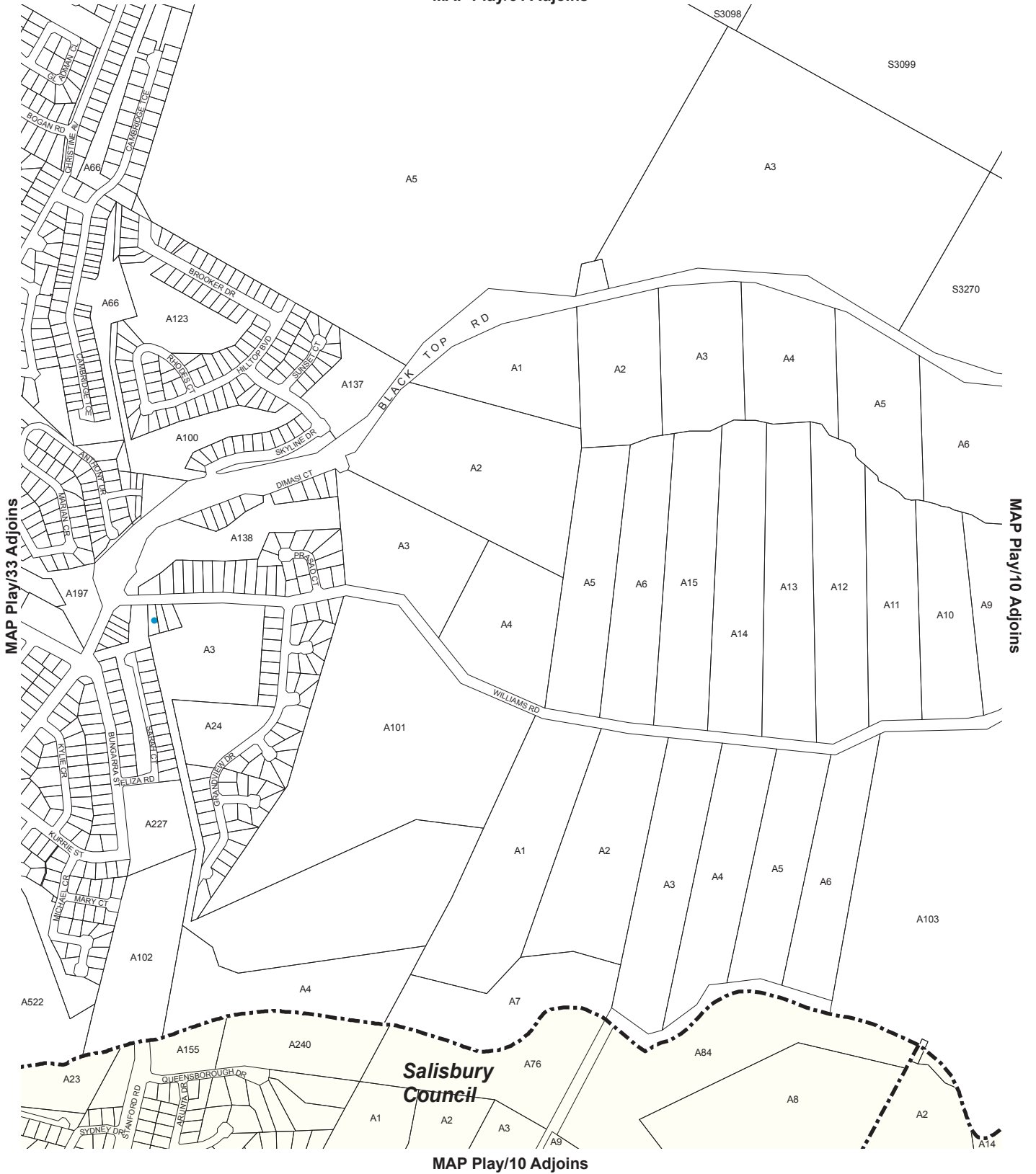
**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level



# Overlay Map Play/34 DEVELOPMENT CONSTRAINTS

-  Airport Building Heights
-  Development Plan Boundary

MAP Play/31 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

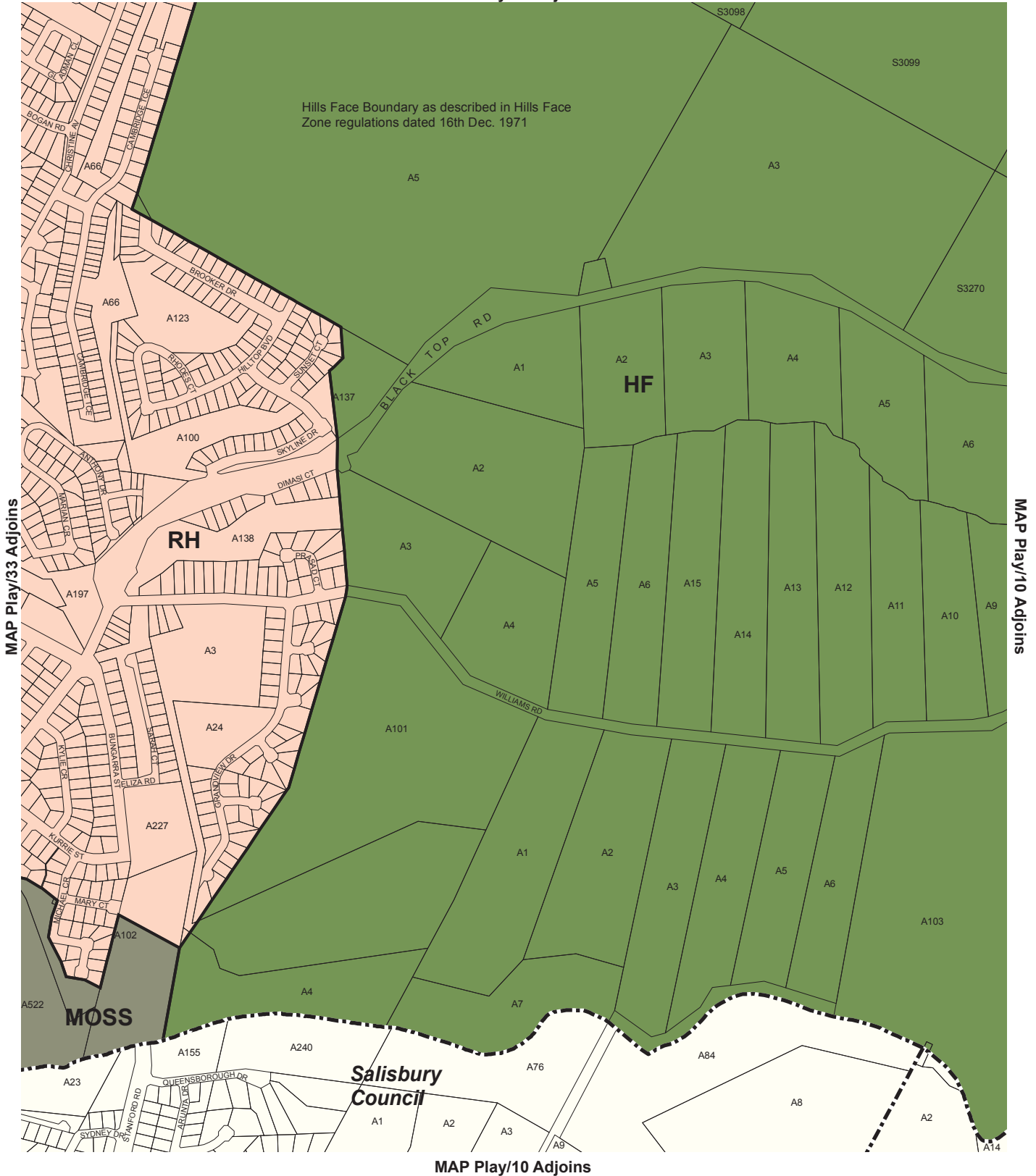


- Local heritage place
- Development Plan Boundary

# Overlay Map Play/34 HERITAGE



MAP Play/31 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Metropolitan Open Space System
  - Residential Hills
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/34



MAP Play/3 Adjoins



MAP Play/3 Adjoins



VIRGINIA

# Location Map Play/35

- S School
- H Other Health Services
- Railways
- Local Reserves

MAP Play/3 Adjoins



MAP Play/3 Adjoins

MAP Play/3 Adjoins



VIRGINIA

# Overlay Map Play/35 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads



MAP Play/3 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



VIRGINIA

# Overlay Map Play/35 HERITAGE

• Local heritage place

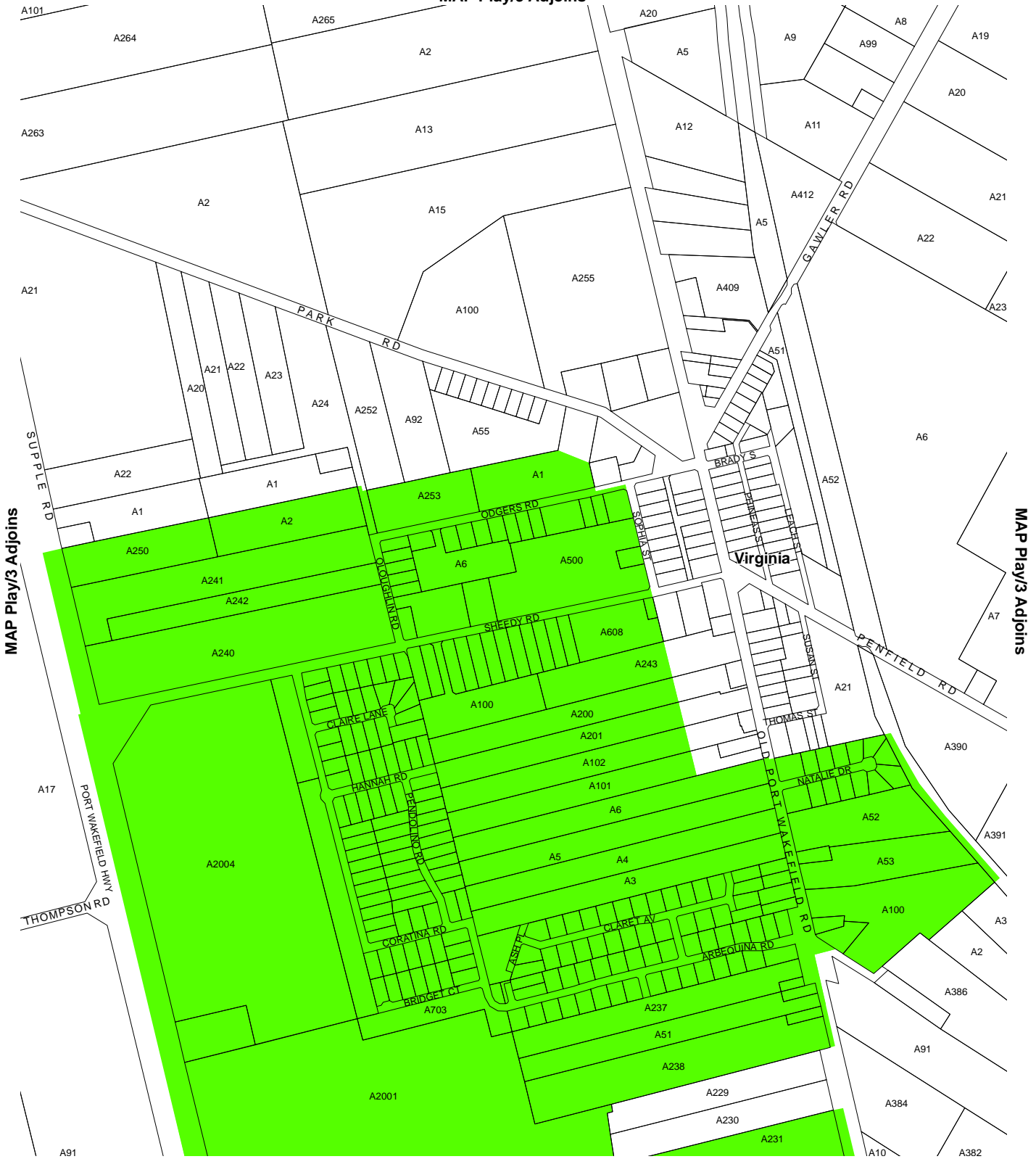








MAP Play/3 Adjoins



MAP Play/3 Adjoins

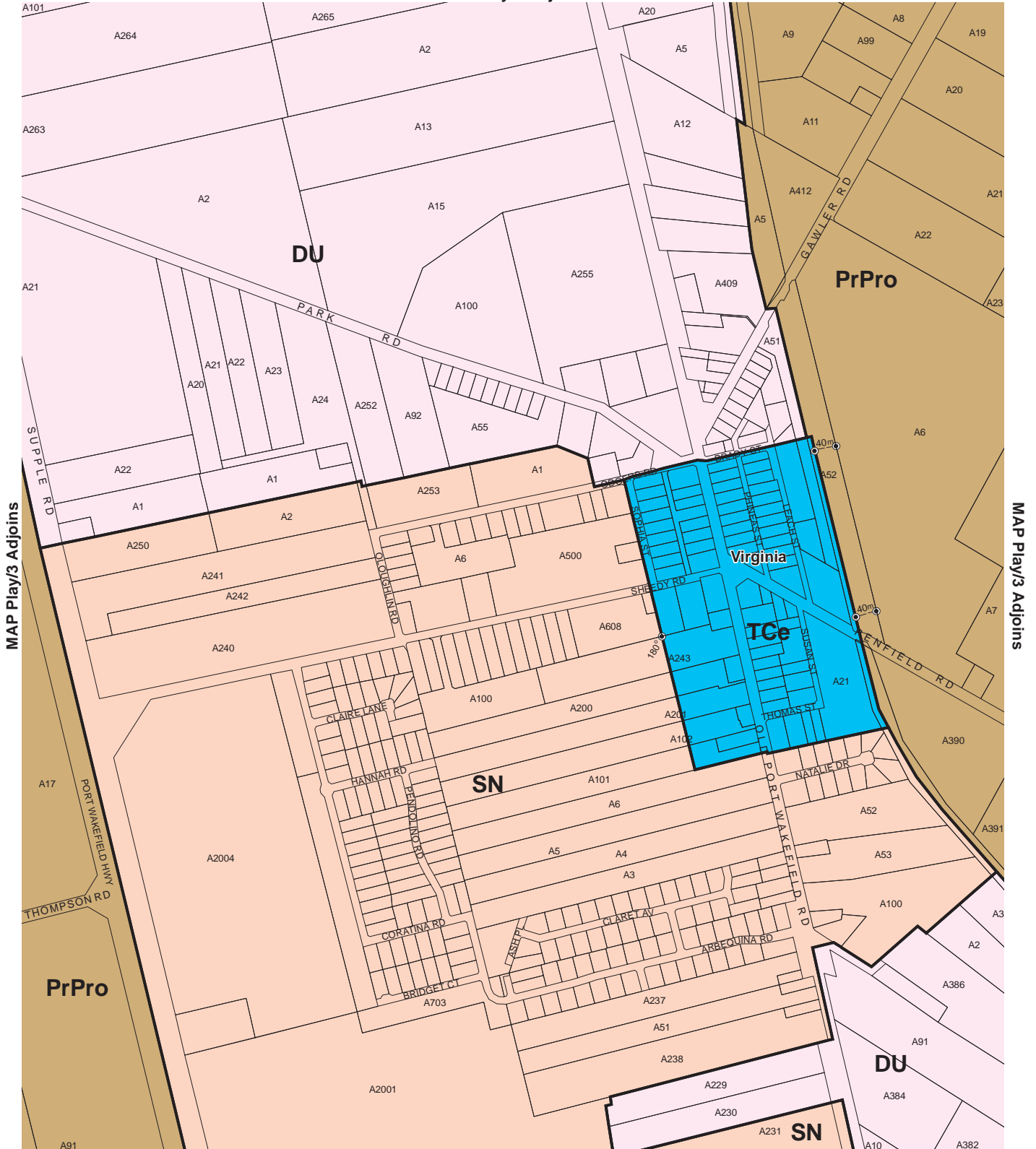


VIRGINIA

# Overlay Map Play/35 AFFORDABLE HOUSING

Affordable Housing Designated Area

MAP Play/3 Adjoins



MAP Play/3 Adjoins

Lamberts Conformal Conic Projection, GDA94



VIRGINIA

# Zone Map Play/35

- Zones**
- DU Deferred Urban
  - PrPro Primary Production
  - SN Suburban Neighbourhood
  - TCe Town Centre
  - Zone Boundary

MAP Play/3 Adjoins



MAP Play/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Horticulture West



VIRGINIA

# Policy Area Map Play/35

 Policy Area Boundary

MAP Play/3 Adjoins



MAP Play/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct 17 Horticulture
- 32 Virginia Centre

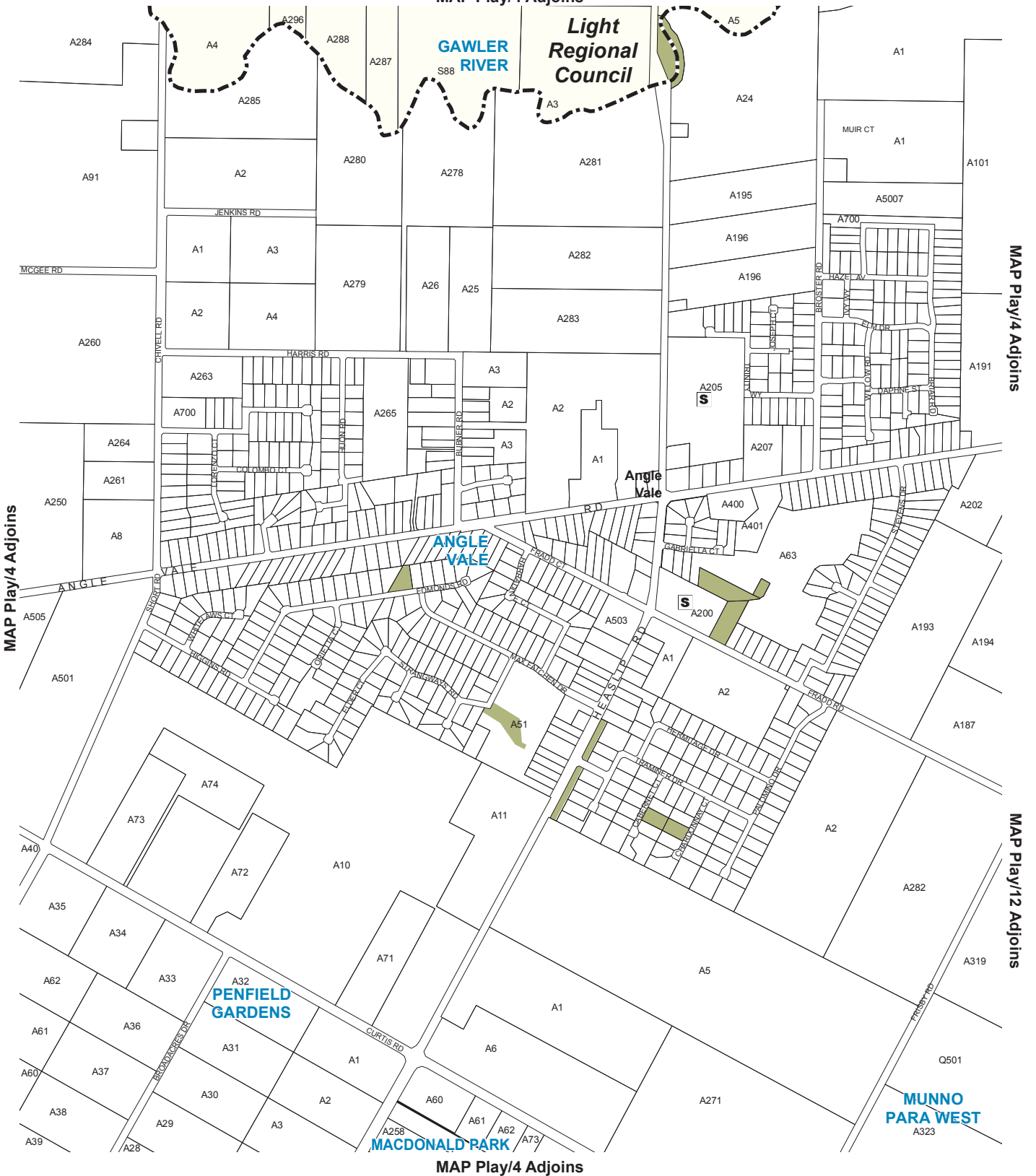


VIRGINIA

# Precinct Map Play/35

Precinct Boundary

MAP Play/4 Adjoins



MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/4 Adjoins

MAP Play/4 Adjoins



ANGLE VALE

# Location Map Play/36

- S School
- Local Reserves
- Development Plan Boundary



MAP Play/4 Adjoins

Light  
Regional  
Council



ANGLE VALE

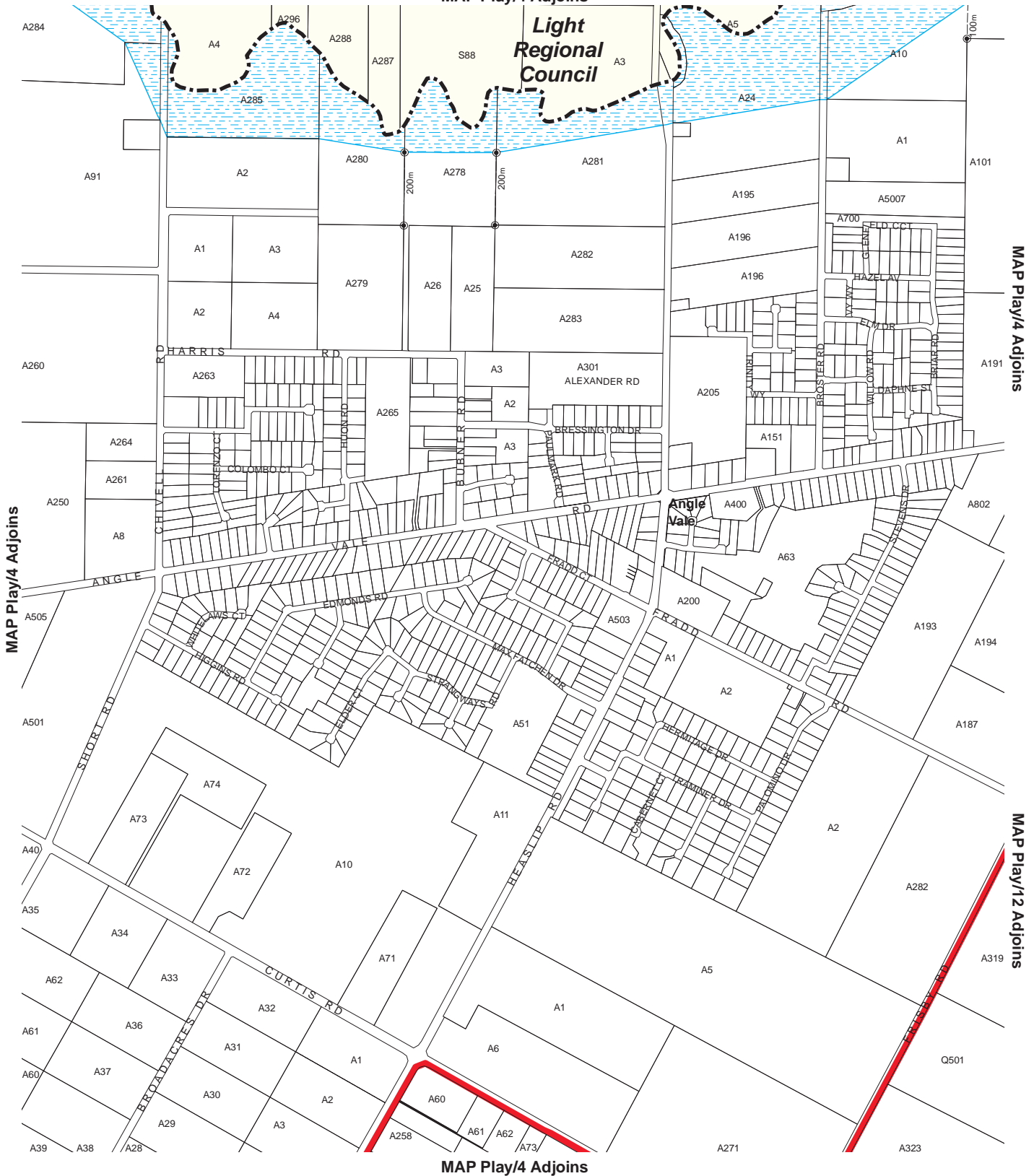
# Overlay Map Play/36 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



MAP Play/4 Adjoins

Light  
Regional  
Council



MAP Play/4 Adjoins


MAP Play/12 Adjoins



0 500m

ANGLE VALE

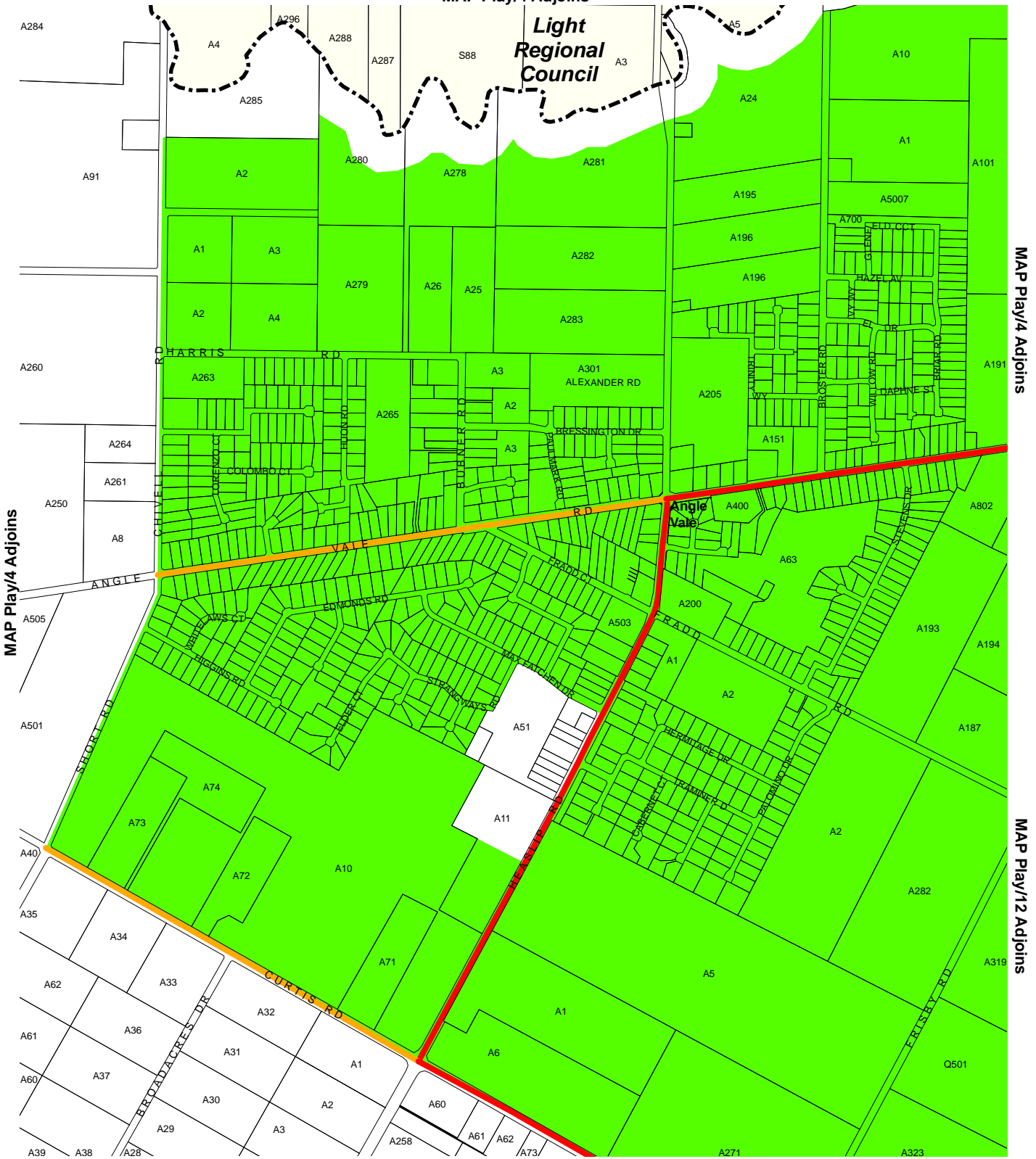
# Overlay Map Play/36 DEVELOPMENT CONSTRAINTS

-  Gawler River Flood Plain
-  South East Australia Gas Pipeline
-  Development Plan Boundary



MAP Play/4 Adjoins

Light  
Regional  
Council



MAP Play/4 Adjoins

MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/4 Adjoins



0 500m

ANGLE VALE

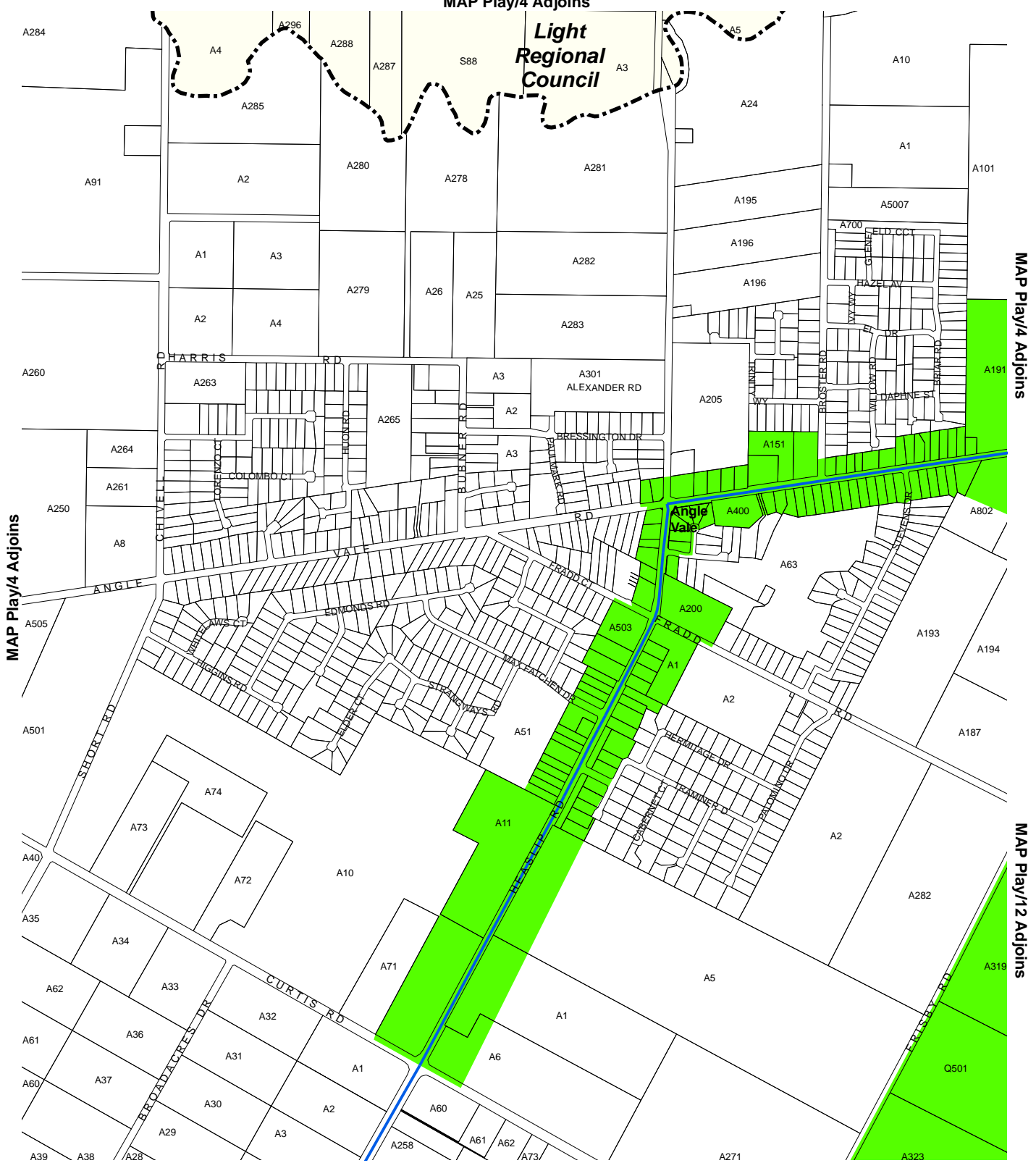
# Overlay Map Play/36

## NOISE AND AIR EMISSIONS

- Designated Road: type A road
- Designated Road: type B road
- Noise and Air Emissions Designated Area
- Development Plan Boundary

MAP Play/4 Adjoins




Light  
Regional  
Council



ANGLE VALE

# Overlay Map Play/36

## STRATEGIC TRANSPORT ROUTES

-  Strategic Transport Route
-  Strategic Transport Routes Designated Area
-  Development Plan Boundary

MAP Play/4 Adjoins

Light  
Regional  
Council



MAP Play/4 Adjoins

MAP Play/4 Adjoins

MAP Play/1/2 Adjoins

MAP Play/4 Adjoins



ANGLE VALE

# Overlay Map Play/36 AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary



MAP Play/4 Adjoins

Light  
Regional  
Council

MOSS

DU

SN

100m from  
centreline of river

Nc

PrPro

SN

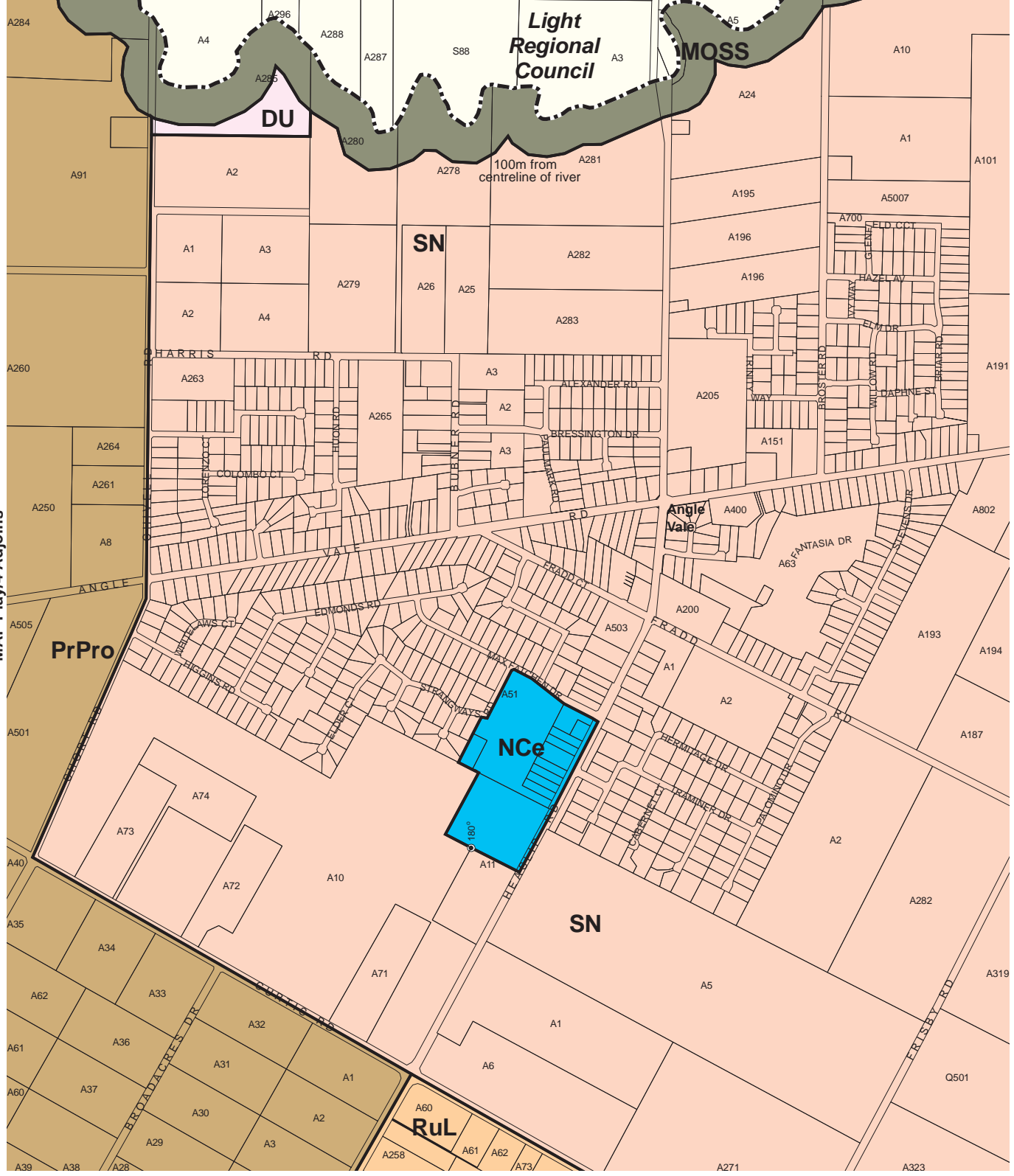
RuL

MAP Play/4 Adjoins

MAP Play/4 Adjoins

MAP Play/12 Adjoins

MAP Play/4 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- DU Deferred Urban
  - MOSS Metropolitan Open Space System
  - Nc Neighbourhood Centre
  - PrPro Primary Production
  - RuL Rural Living
  - SN Suburban Neighbourhood
  - Zone Boundary
  - Development Plan Boundary

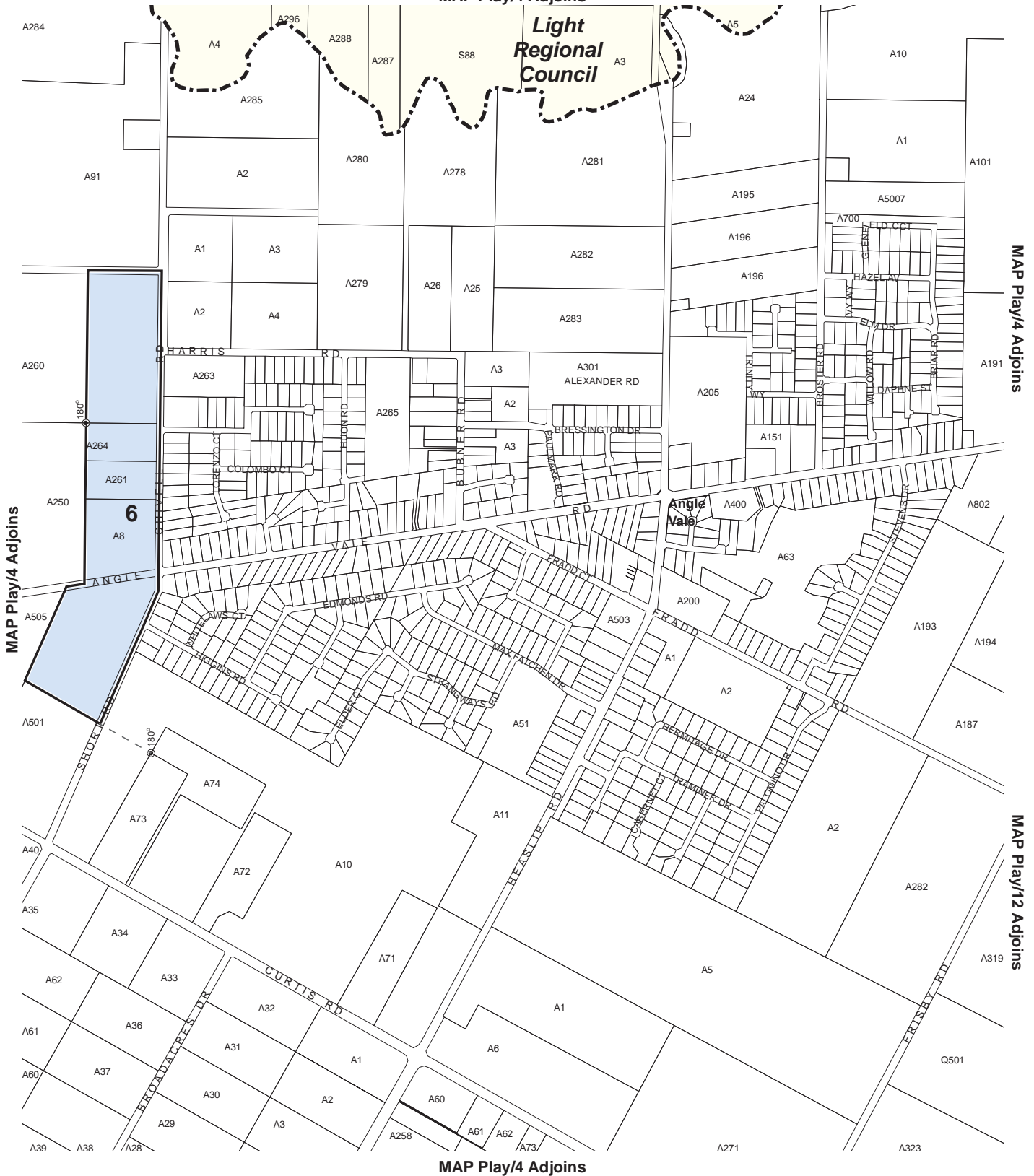
ANGLE VALE

# Zone Map Play/36



MAP Play/4 Adjoins

Light  
Regional  
Council



Lamberts Conformal Conic Projection, GDA94

Policy Area  
6 Urban Buffer



ANGLE VALE

# Policy Area Map Play/36

- Policy Area Boundary
- Development Plan Boundary



MAP Play/11 Adjoins





MAP Play/11 Adjoins



ONE TREE HILL

# Location Map Play/37

-  School
-  Local Reserves

MAP Play/11 Adjoins




MAP Play/11 Adjoins



ONE TREE HILL

# Overlay Map Play/37 TRANSPORT

 Secondary Arterial Roads

PLAYFORD COUNCIL  
Consolidated - 30 April 2020

MAP Play/11 Adjoins



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



ONE TREE HILL

# Overlay Map Play/37 DEVELOPMENT CONSTRAINTS

 Mt Lofty Watershed Boundary

PLAYFORD COUNCIL  
Consolidated - 30 April 2020

MAP Play/11 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



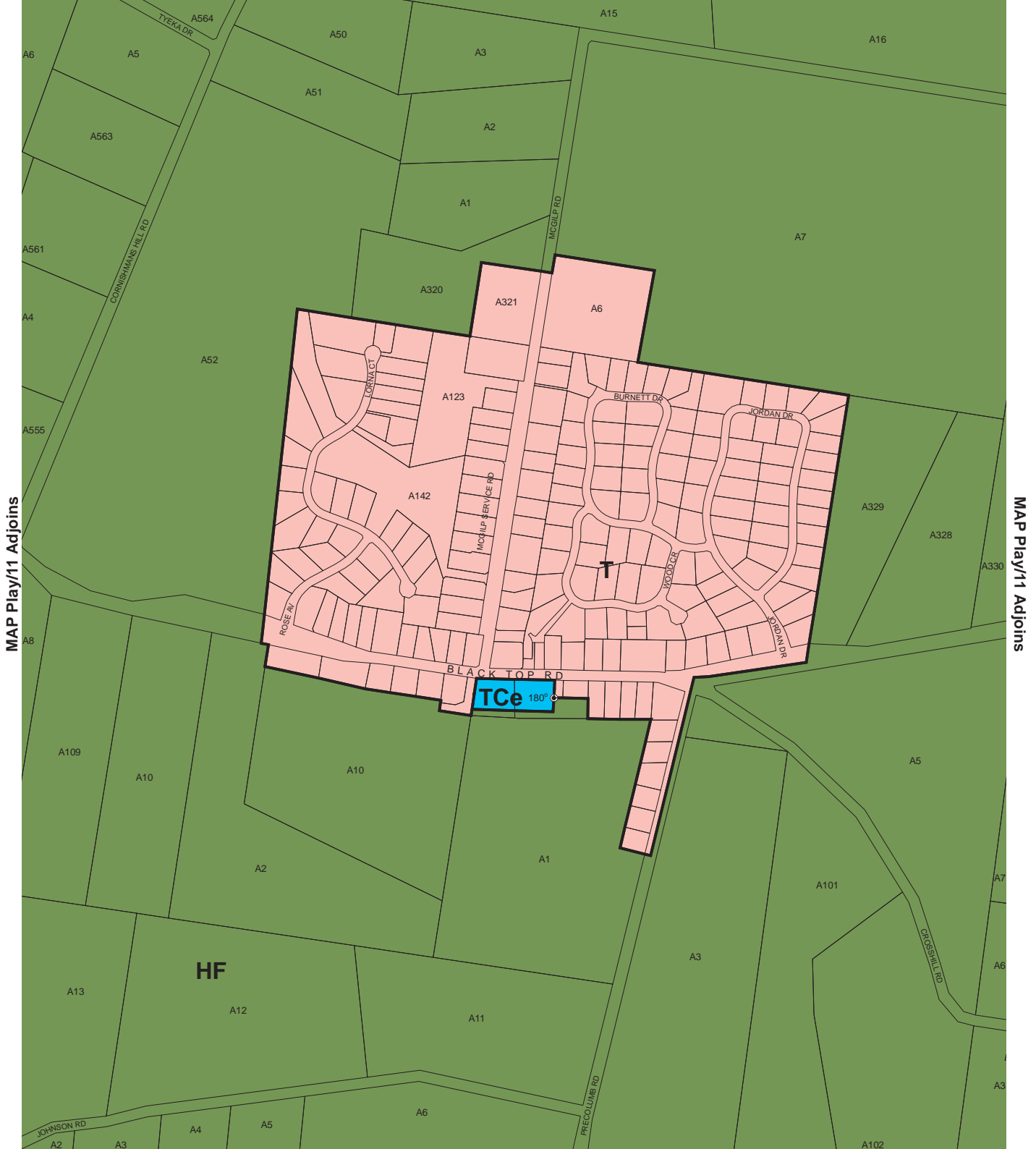
ONE TREE HILL

# Overlay Map Play/37 HERITAGE

• Local heritage place



MAP Play/11 Adjoins



MAP Play/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

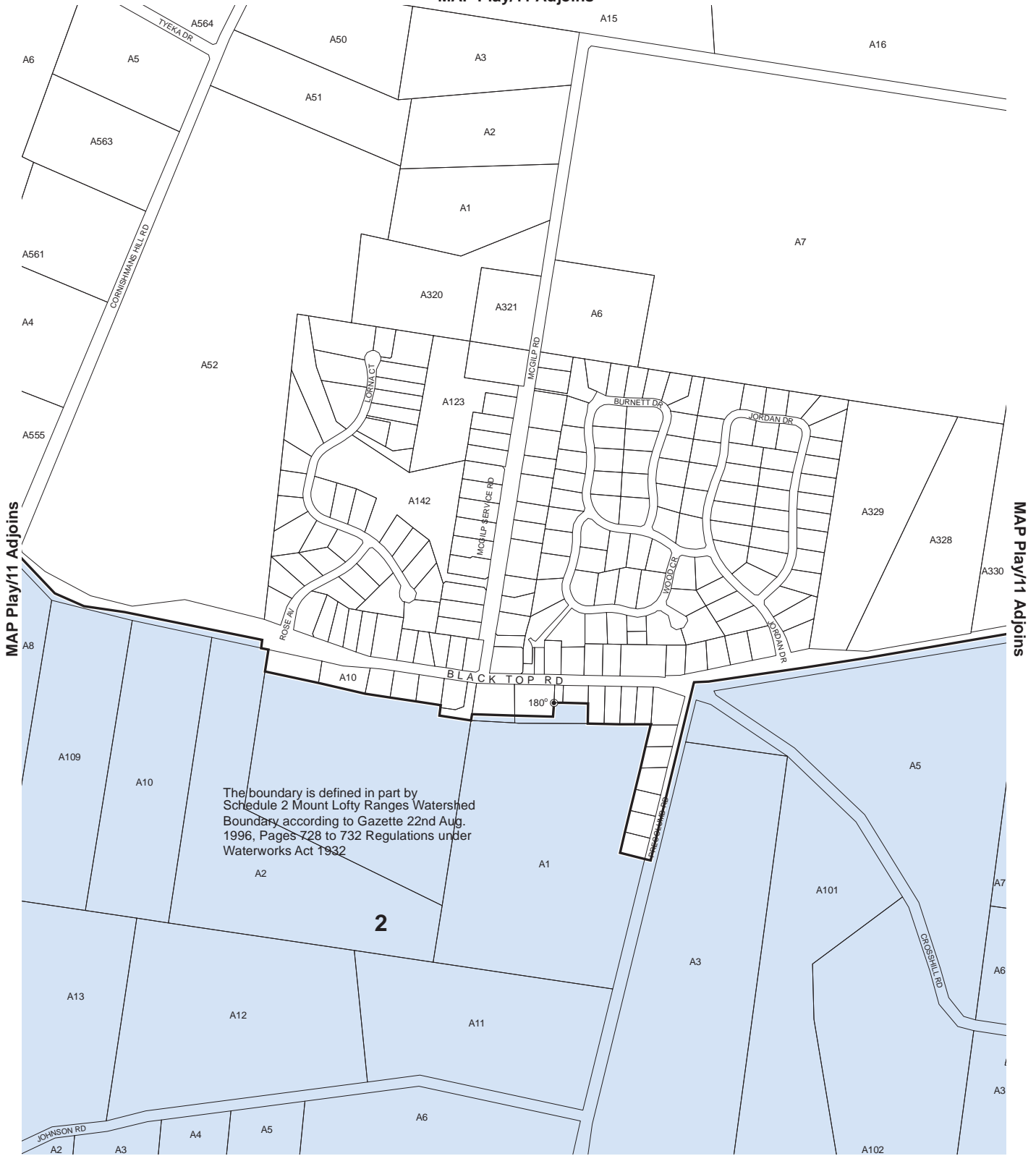


ONE TREE HILL

# Zone Map Play/37

- Zones**
- HF Hills Face
  - TCe Town Centre
  - T Township
  - Zone Boundary

MAP Play/11 Adjoins



MAP Play/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
2 Watershed

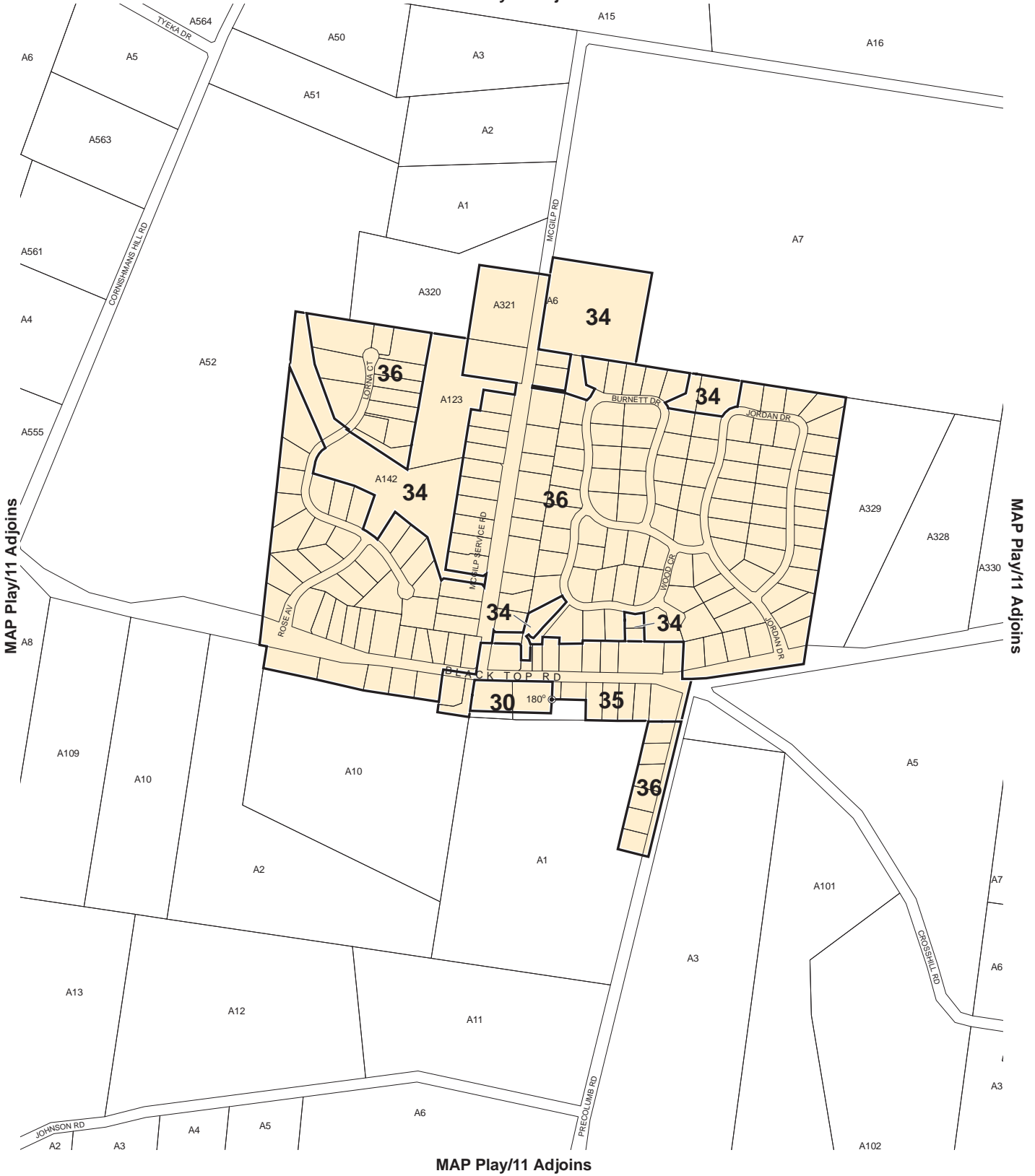


ONE TREE HILL

# Policy Area Map Play/37

 Policy Area Boundary

MAP Play/11 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 30 One Tree Hill Centre
- 34 One Tree Hill Education and Recreation
- 35 One Tree Hill Historic Township
- 36 One Tree Hill Residential

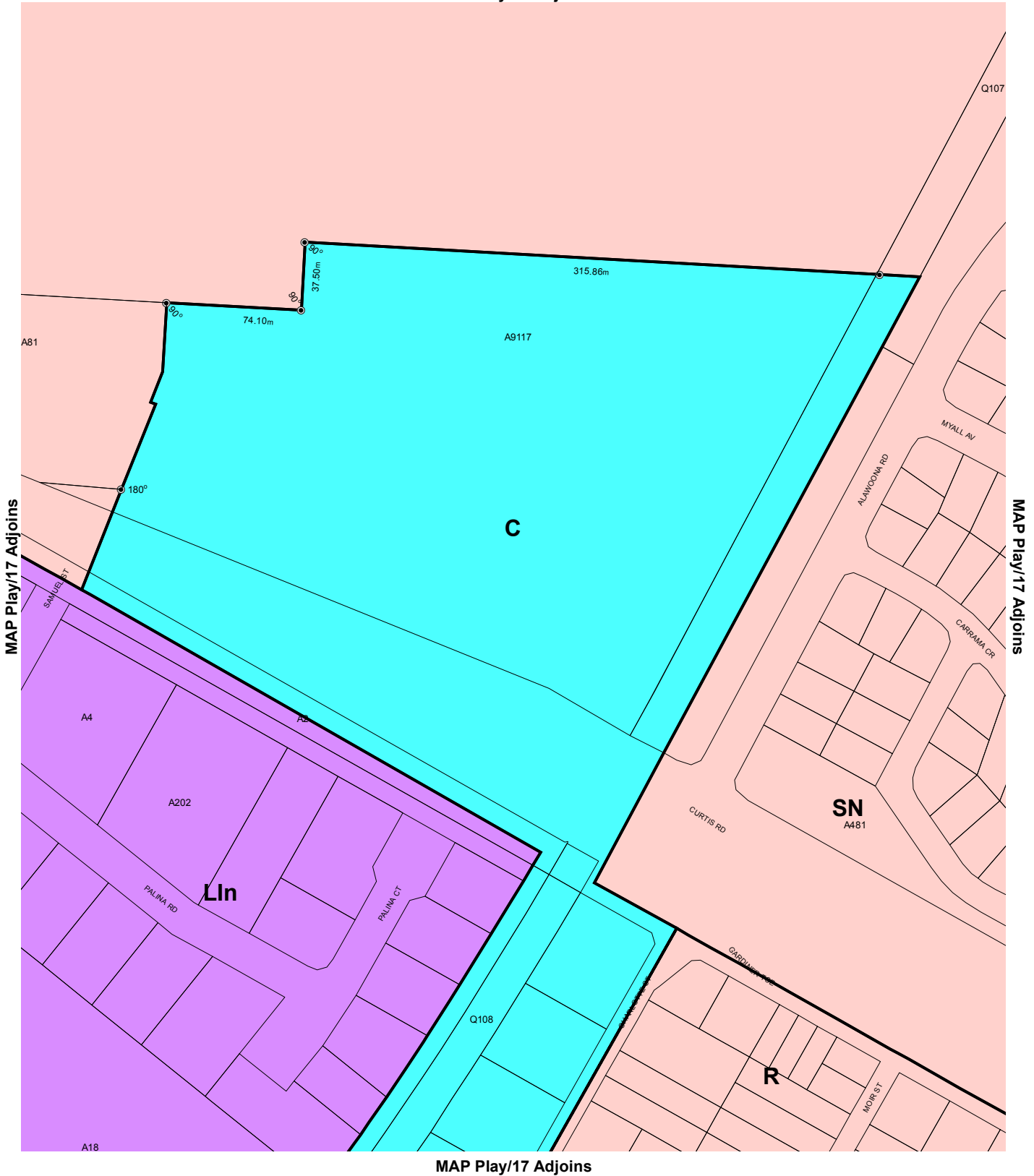


ONE TREE HILL

# Precinct Map Play/37

 Precinct Boundary

MAP Play/17 Adjoins



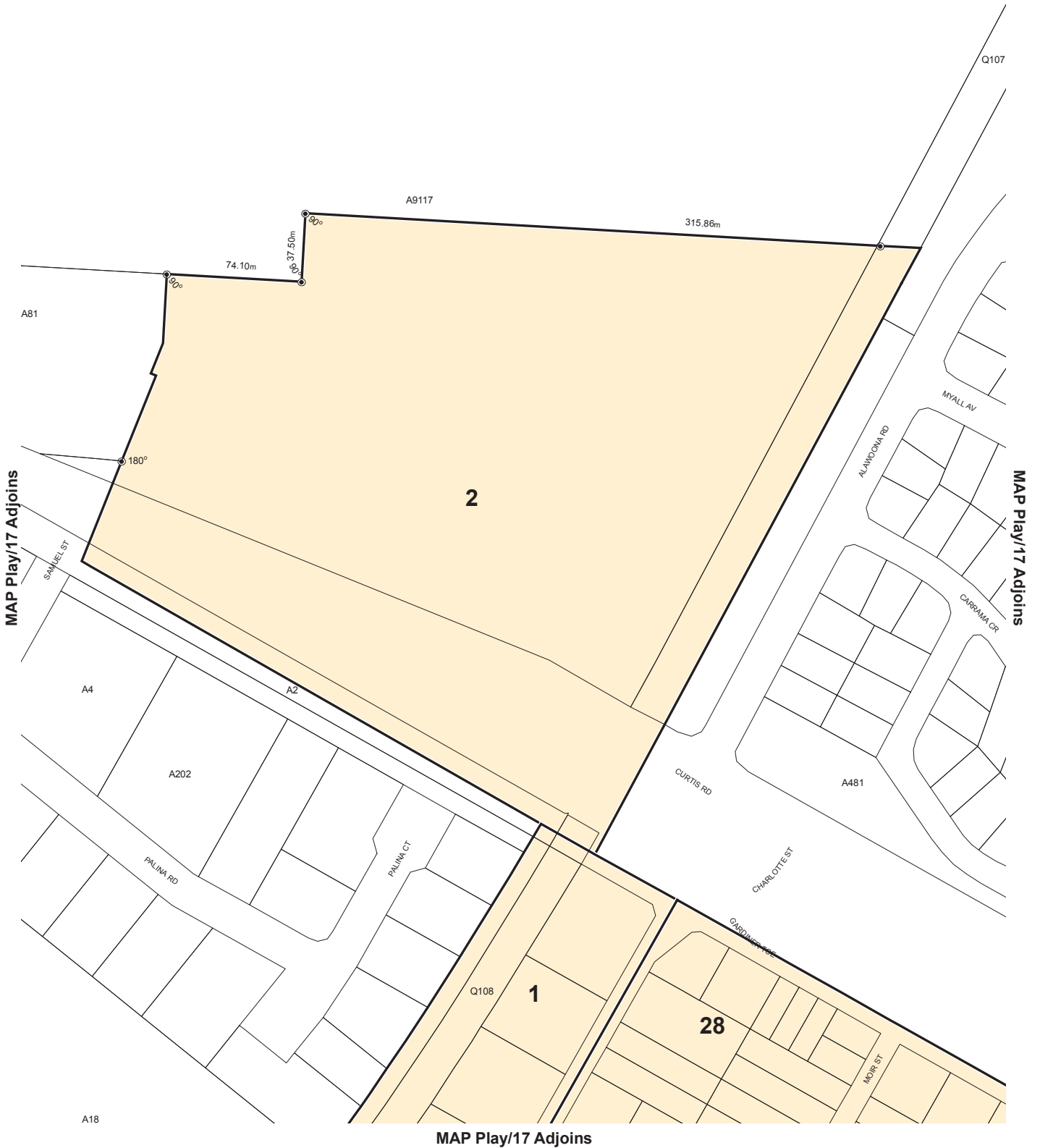
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Commercial
  - Light Industry
  - Residential
  - Suburban Neighbourhood
  - Zone Boundary

# Zone Map Play/38 ENLARGEMENT

MAP Play/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

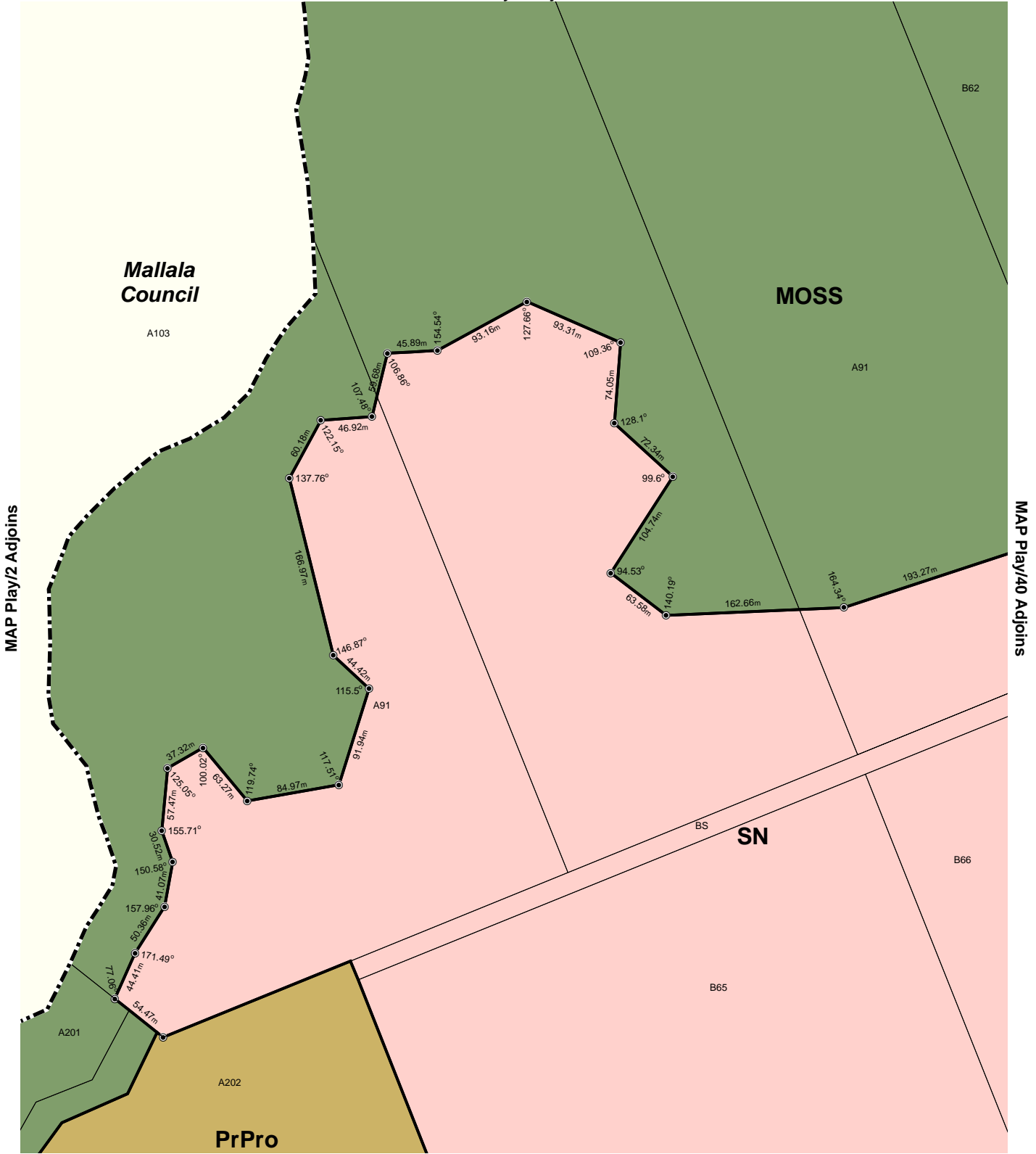
- 1 Charlotte Street Commercial
- 2 Commercial
- 28 Smithfield Township



Precinct Boundary

# Precinct Map Play/38 ENLARGEMENT

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  
Consolidated - 30 April 2020



MAP Play/2 Adjoins

B62

**Mallala Council**

A103

A91

MAP Play/2 Adjoins

MAP Play/40 Adjoins

A91

BS

B66

B65

A201

A202

**4**

MAP Play/2 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**4 Horticulture West**



0

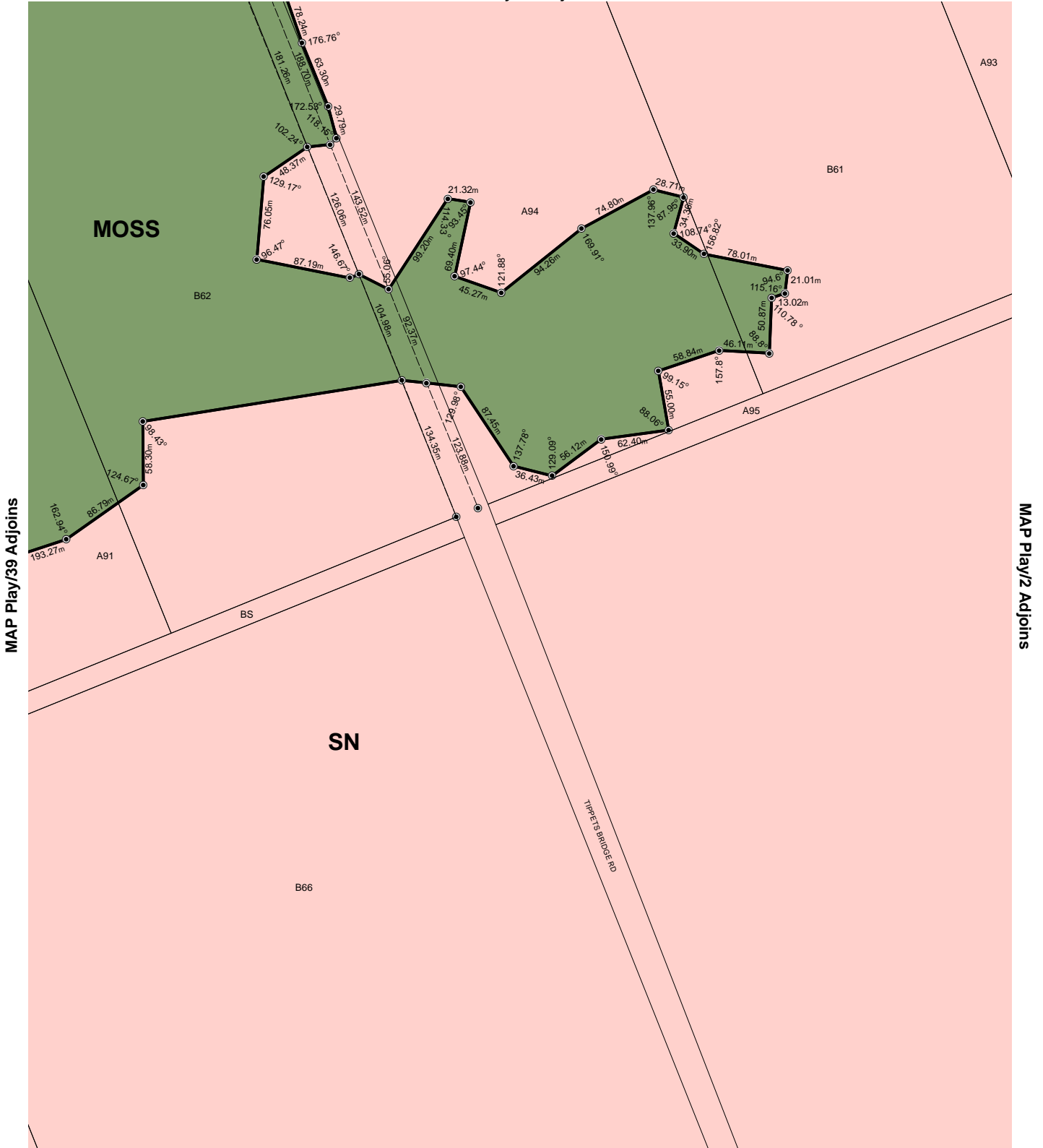
250m



# Policy Area Map Play/39

-  Policy Area Boundary
-  Development Plan Boundary

MAP Play/41 Adjoins



MAP Play/2 Adjoins

Lamberts Conformal Conic Projection, GDA94



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

# Zone Map Play/40 ENLARGEMENT



MAP Play/2 Adjoins

MAP Play/3 Adjoins

Mallala Council

A5

A46

A45

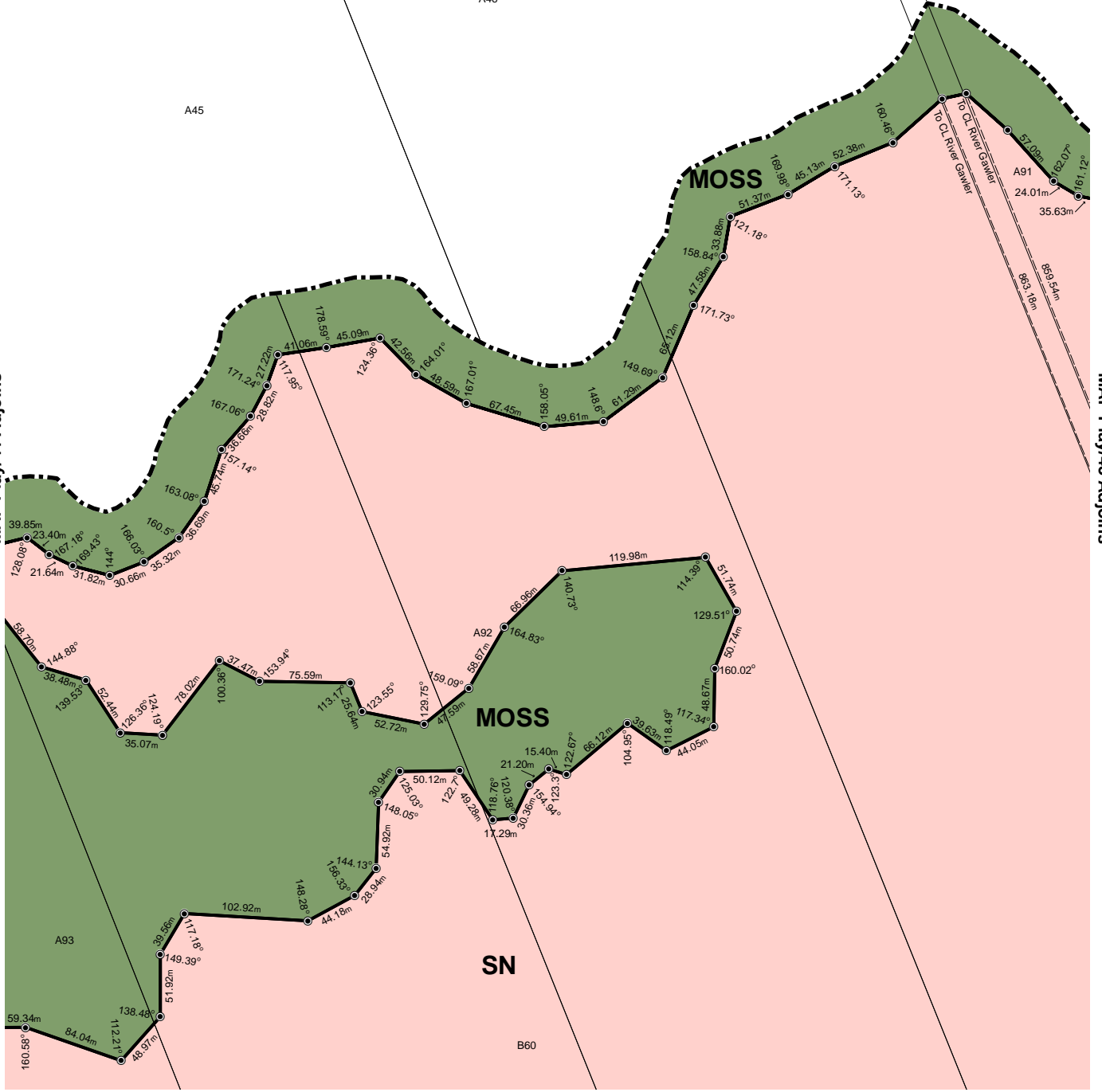
MOSS

To CL River Gullies

A91

MAP Play/43 Adjoins

MAP Play/41 Adjoins



MAP Play/2 Adjoins

MAP Play/3 Adjoins

SN

Lamberts Conformal Conic Projection, GDA94

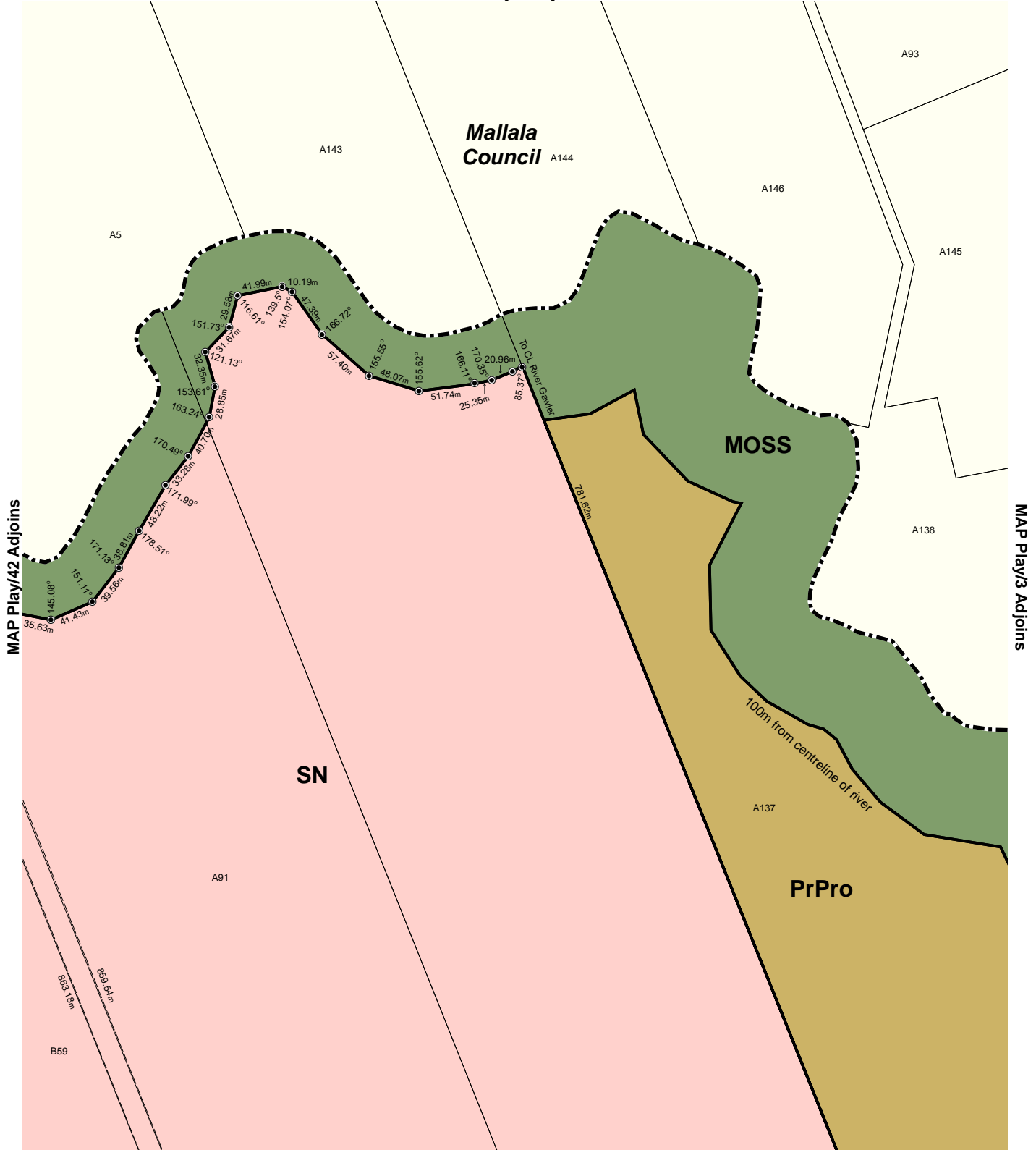


- Zones**
- MOSS Metropolitan Open Space System
  - SN Suburban Neighbourhood
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/42 ENLARGEMENT

MAP Play/3 Adjoins

Mallala Council



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

MAP Play/3 Adjoins

**Mallala Council**

A93

A143

A144

A146

A5

A145

MAP Play/42 Adjoins

MAP Play/3 Adjoins

A138

A137

100m from centreline of river

4

A91

B59

MAP Play/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

4 Horticulture West




0

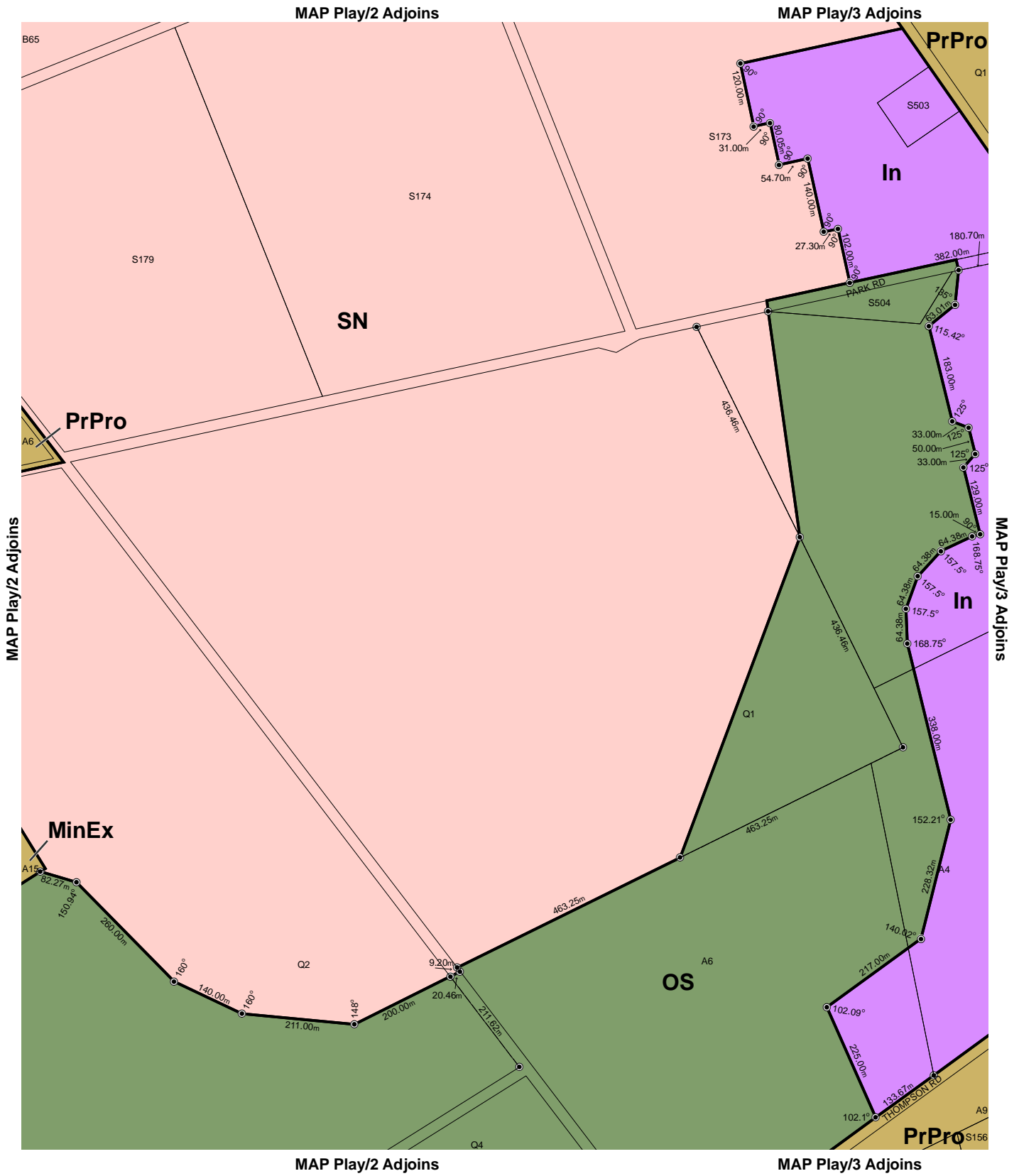
250m



# Policy Area Map Play/43 ENLARGEMENT

-  Policy Area Boundary
-  Development Plan Boundary



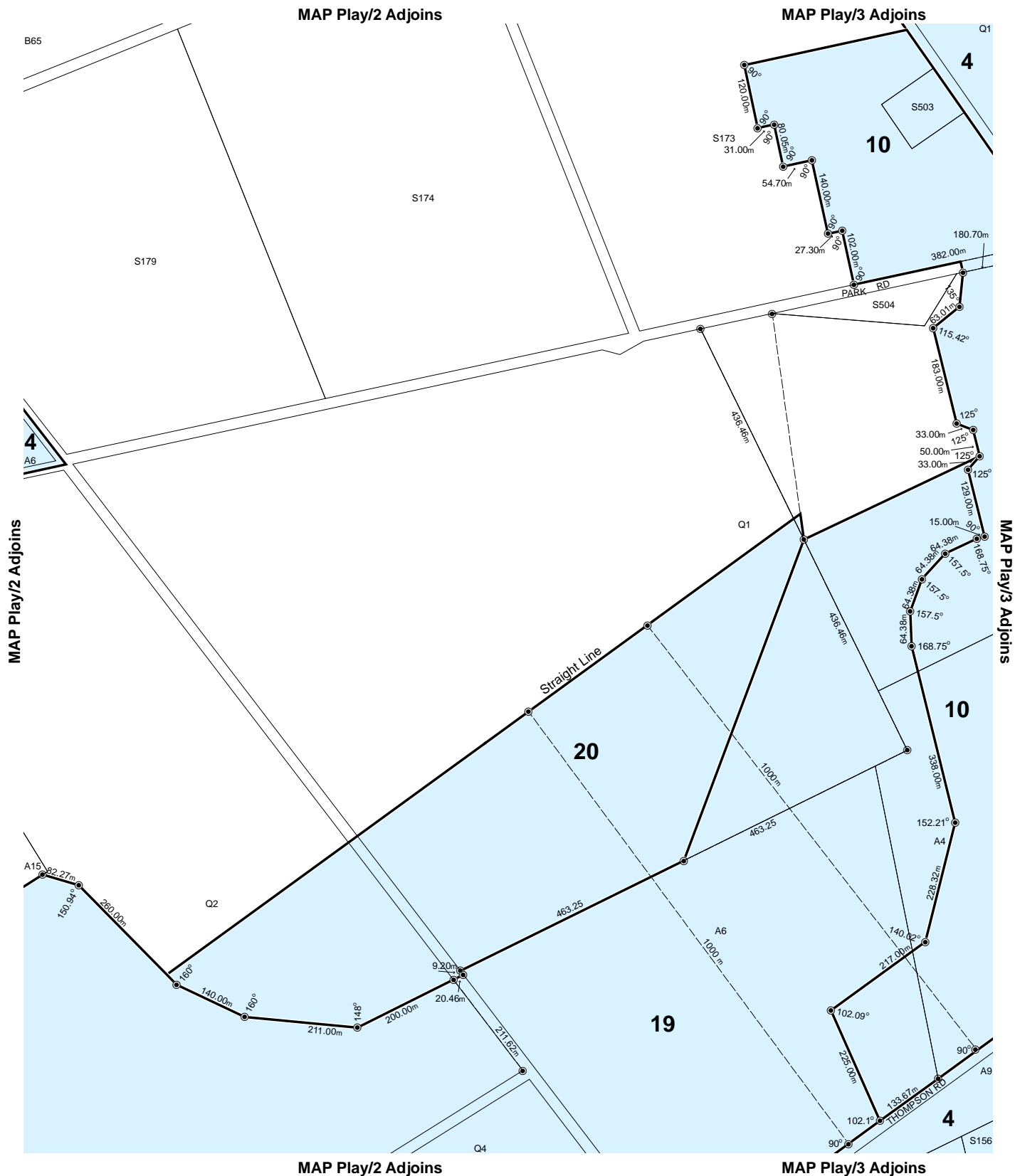


Lamberts Conformal Conic Projection, GDA94



- Zones**
- In Industry
  - MinEx Mineral Extraction
  - OS Open Space
  - PrPro Primary Production
  - SN Suburban Neighbourhood
  - Zone Boundary

# Zone Map Play/44 ENLARGEMENT



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 10 Business
  - 19 Restricted Recreation
  - 20 Restricted Urban
  - 4 Horticulture West



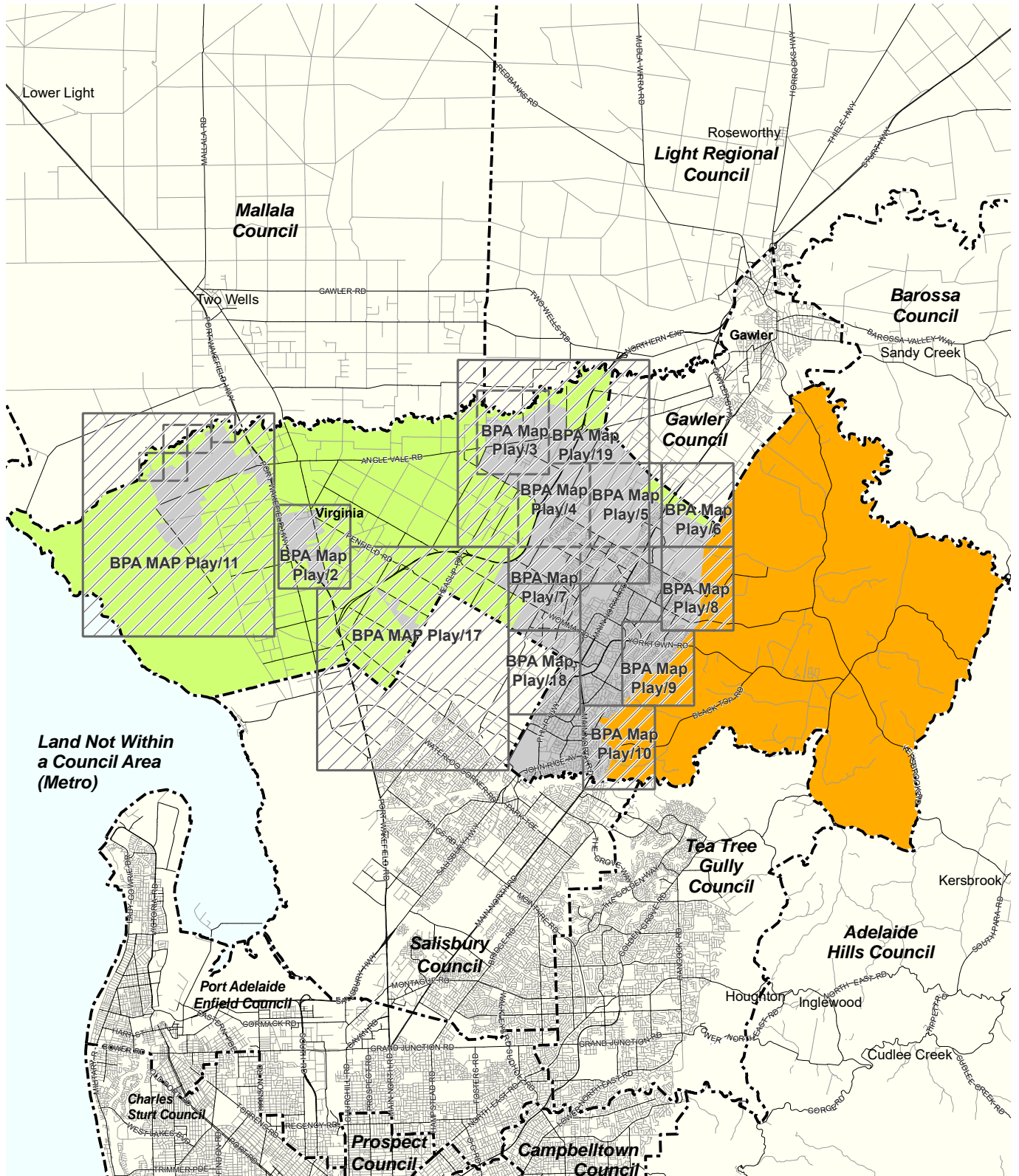
# Policy Area Map Play/44 ENLARGEMENT

 Policy Area Boundary



# **Bushfire Risk Maps**





See enlargement map for accurate representation.

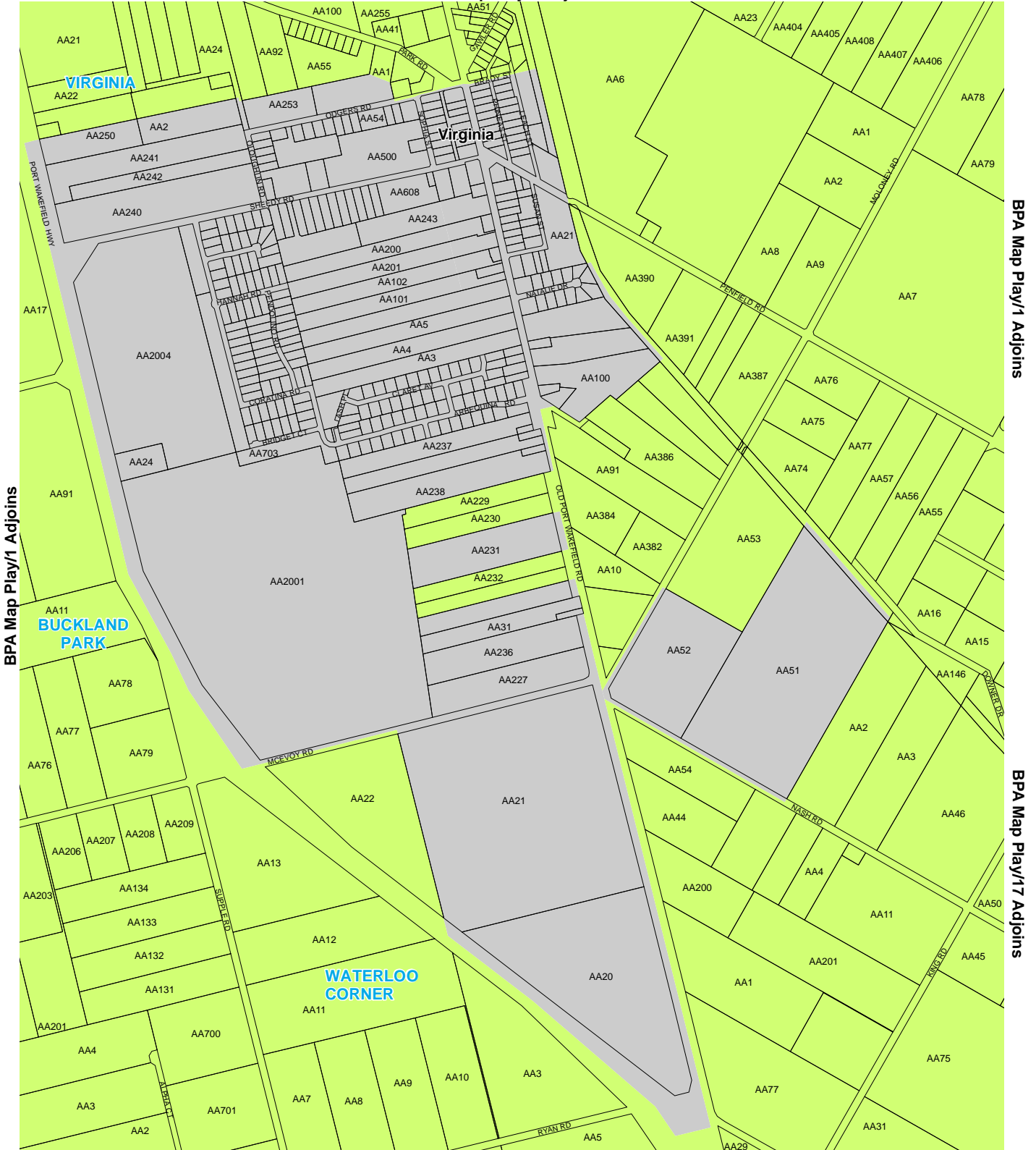


# Bushfire Protection Area BPA Map Play/1 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



BPA Map Play/1 Adjoins



BPA Map Play/1 Adjoins

BPA Map Play/17 Adjoins



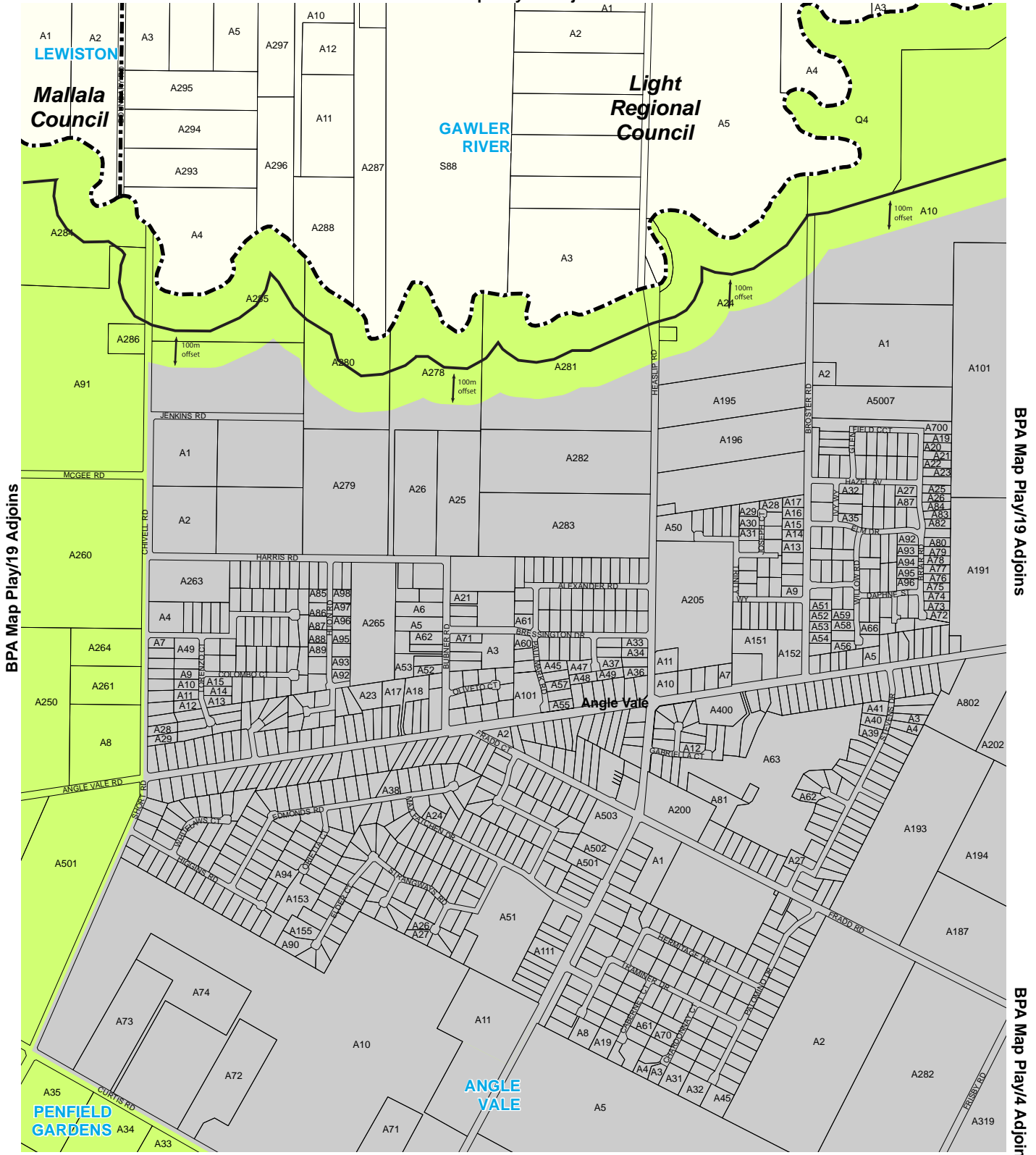
# Bushfire Protection Area

## BPA Map Play/2

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone

BPA Map Play/19 Adjoins



BPA Map Play/19 Adjoins





BPA Map Play/4 Adjoins



# Bushfire Protection Area

## BPA Map Play/3

### BUSHFIRE RISK

-  Zone Boundary - (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
-  Development Plan Boundary

BPA Map Play/3 Adjoins

BPA Map Play/19 Adjoins



BPA Map Play/19 Adjoins

BPA Map Play/5 Adjoins

BPA Map Play/7 Adjoins

See enlargement map for accurate representation.



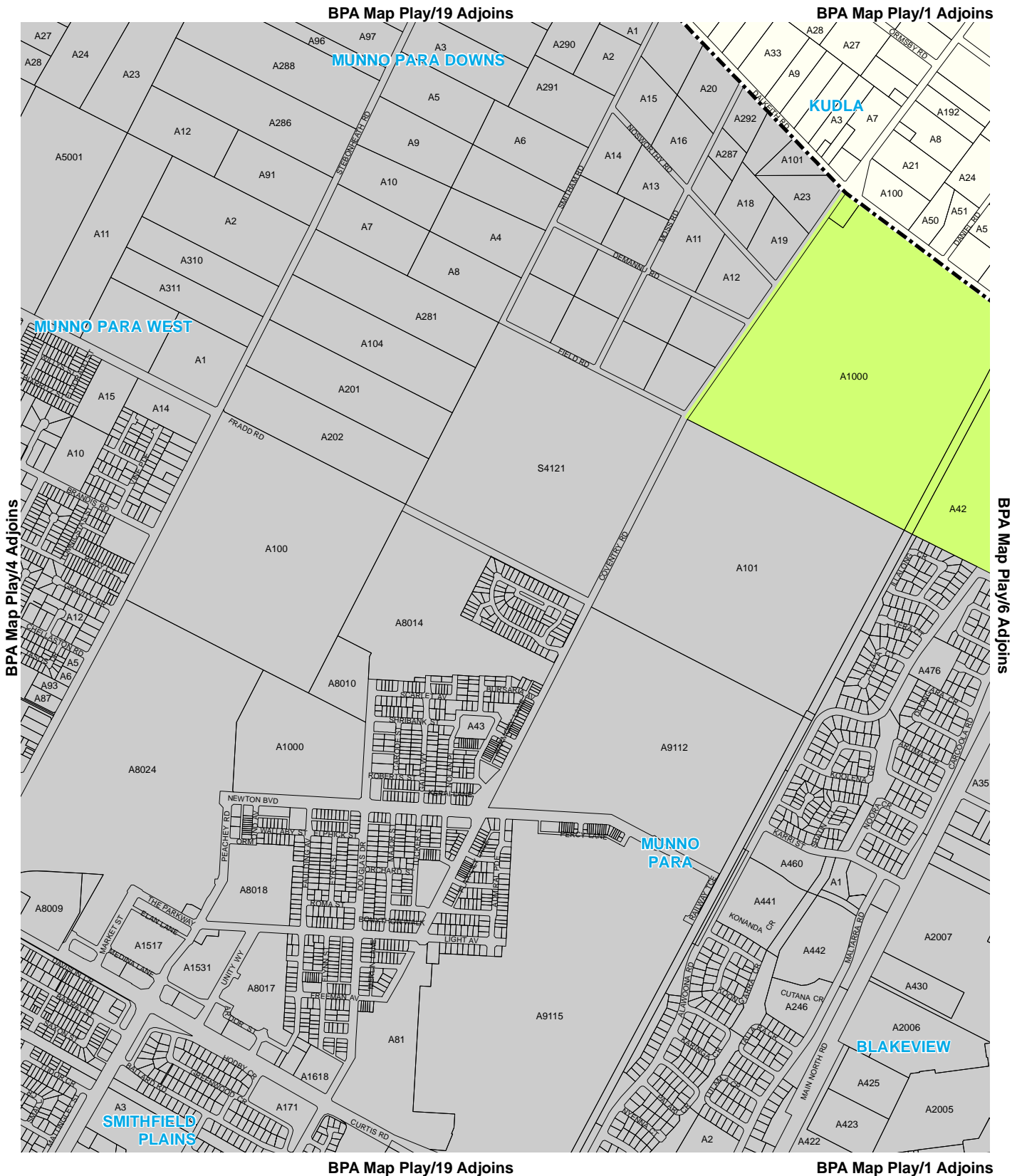
# Bushfire Protection Area

## BPA Map Play/4

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone





BPA Map Play/19 Adjoins

BPA Map Play/1 Adjoins

BPA Map Play/4 Adjoins

BPA Map Play/6 Adjoins

BPA Map Play/19 Adjoins

BPA Map Play/1 Adjoins



0 500m

# Bushfire Protection Area

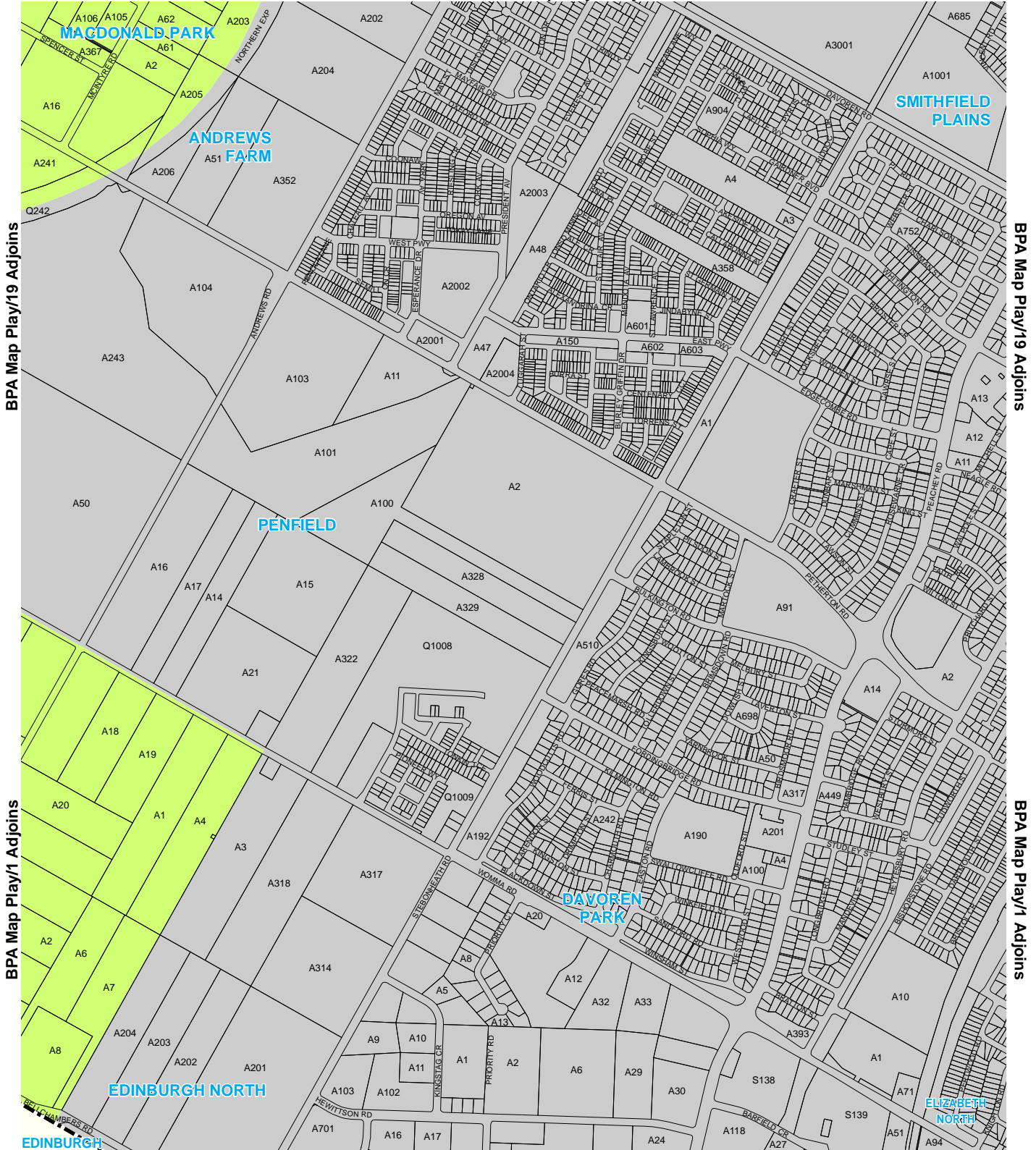
## BPA Map Play/5

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary



BPA Map Play/4 Adjoins



BPA Map Play/18 Adjoins

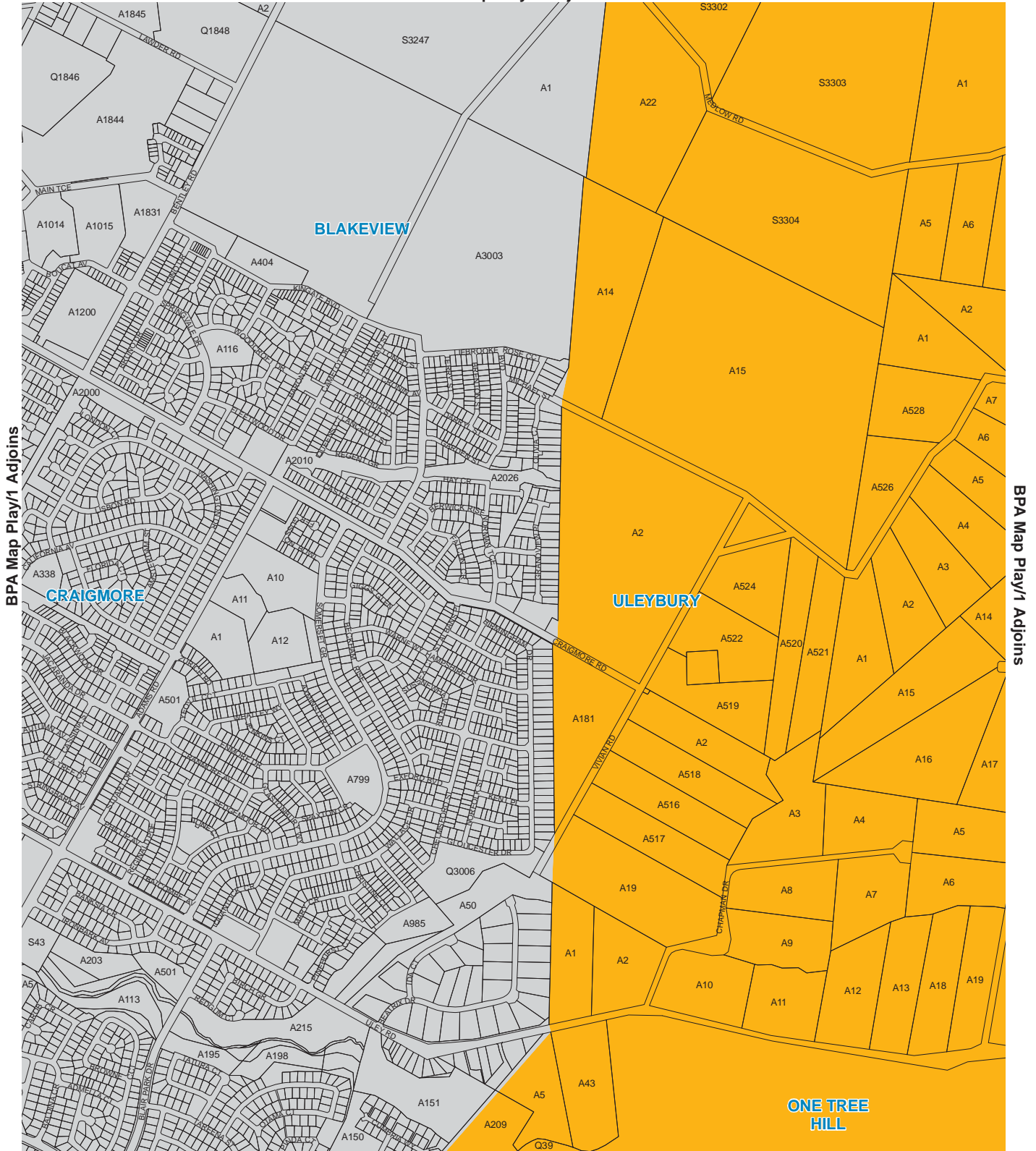
# Bushfire Protection Area BPA Map Play/7 BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary





BPA Map Play/6 Adjoins



BPA Map Play/1 Adjoins

BPA Map Play/1 Adjoins

BPA Map Play/9 Adjoins

BPA Map Play/1 Adjoins



# Bushfire Protection Area

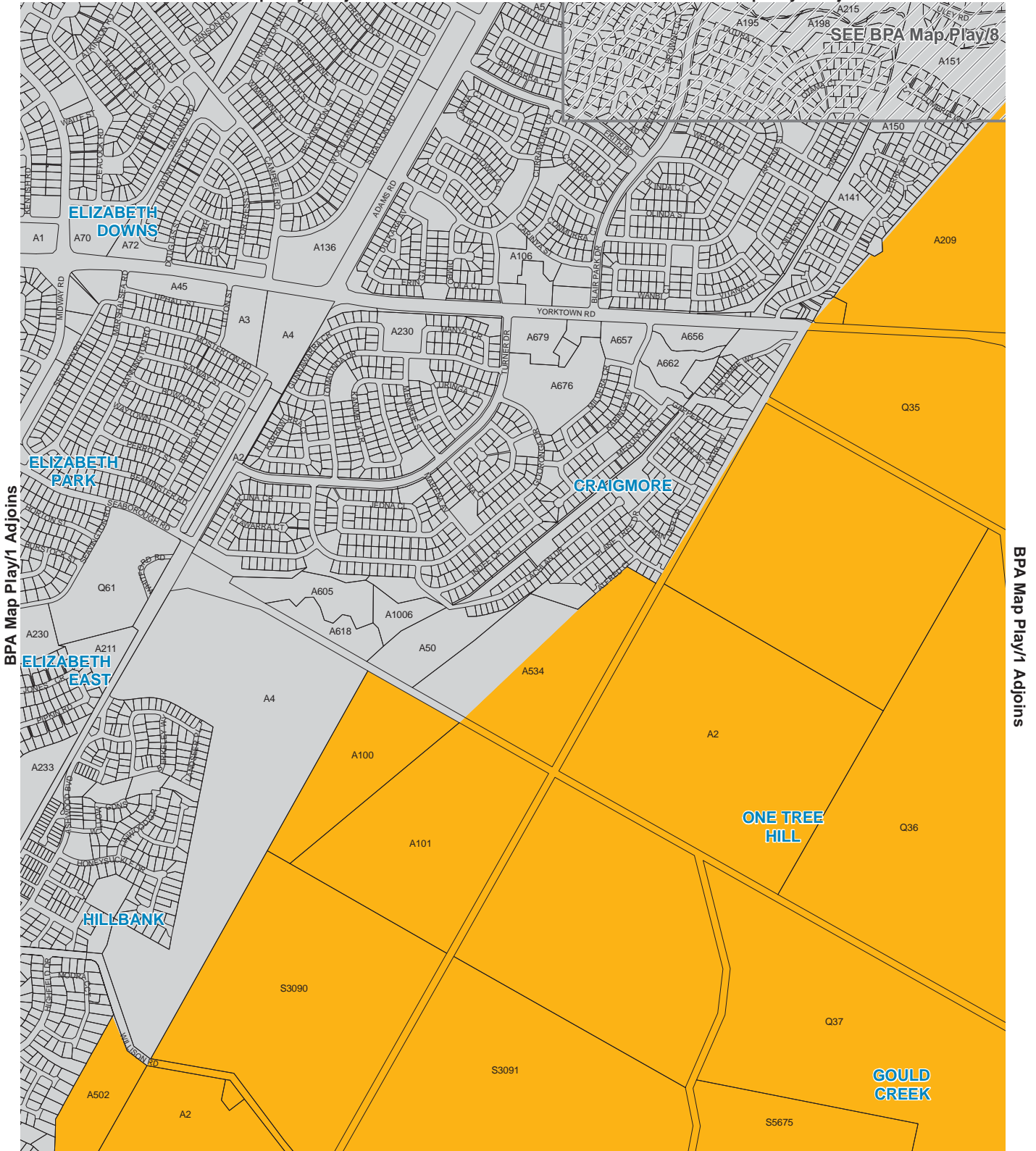
## BPA Map Play/8

### BUSHFIRE RISK

- High Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Play/1 Adjoins

BPA Map Play/8 Adjoins



BPA Map Play/10 Adjoins

BPA Map Play/1 Adjoins

See enlargement map for accurate representation.



# Bushfire Protection Area

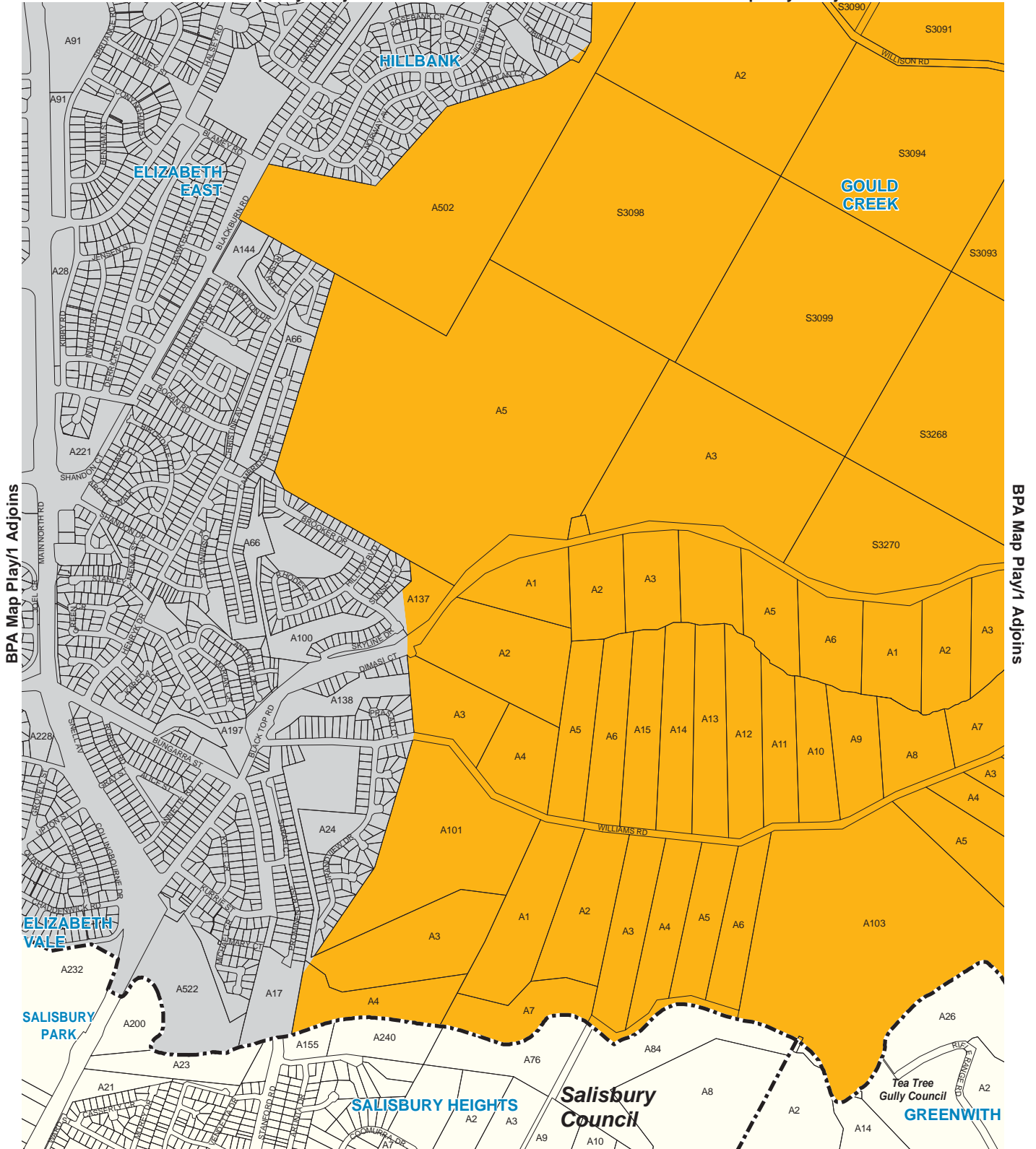
## BPA Map Play/9

### BUSHFIRE RISK

- High Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Play/1 Adjoins

BPA Map Play/9 Adjoins



BPA Map Play/1 Adjoins



# Bushfire Protection Area

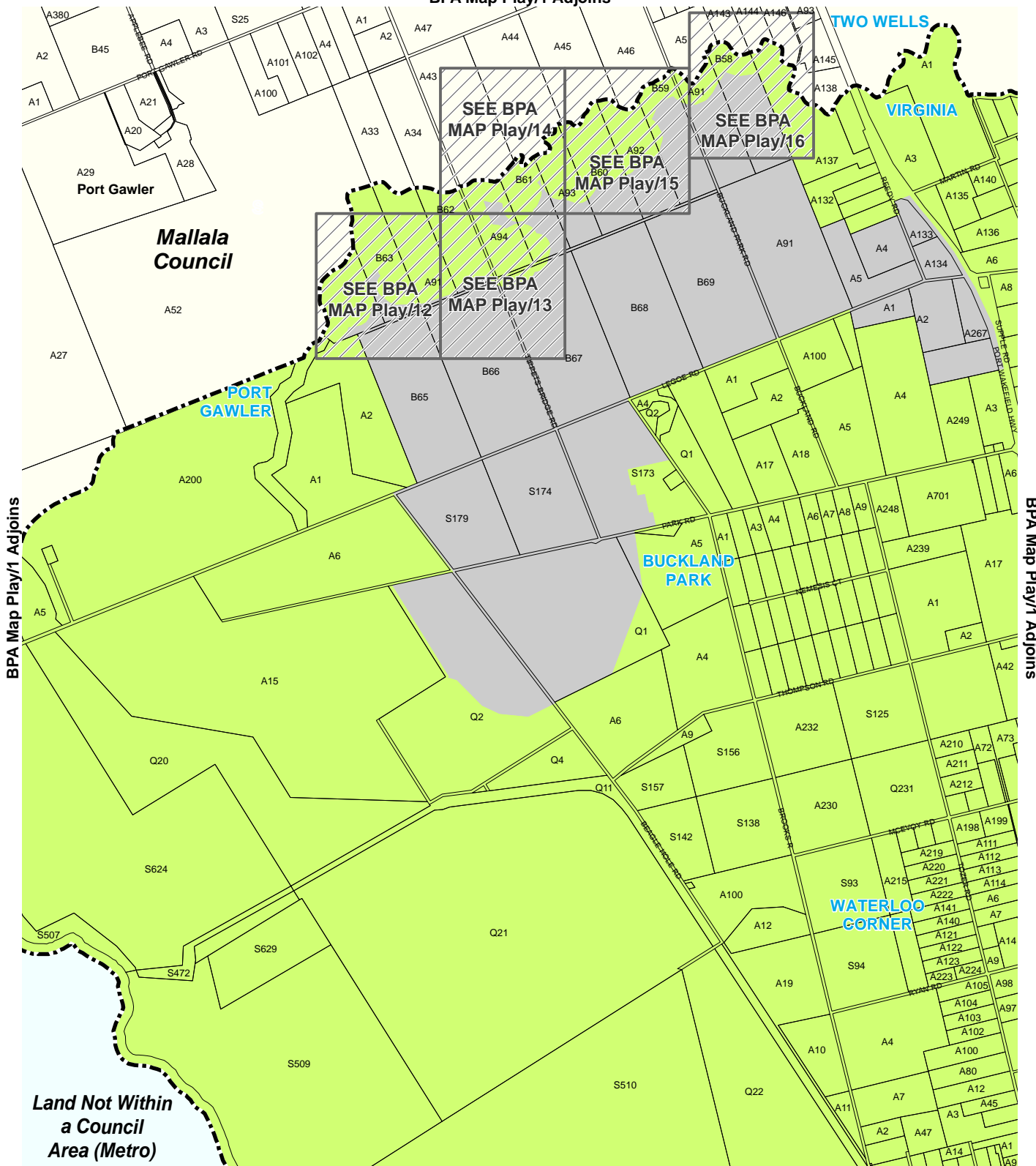
## BPA Map Play/10

### BUSHFIRE RISK

- High Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



BPA Map Play/1 Adjoins



BPA Map Play/1 Adjoins

See enlargement map for accurate representation.



# Bushfire Protection Area

## BPA Map Play/11

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary

BPA Map Play/11 Adjoins

PORT GAWLER

BUCKLAND PARK

Mallala Council

BPA Map Play/11 Adjoins

BPA Map Play/13 Adjoins

100m offset





100m offset

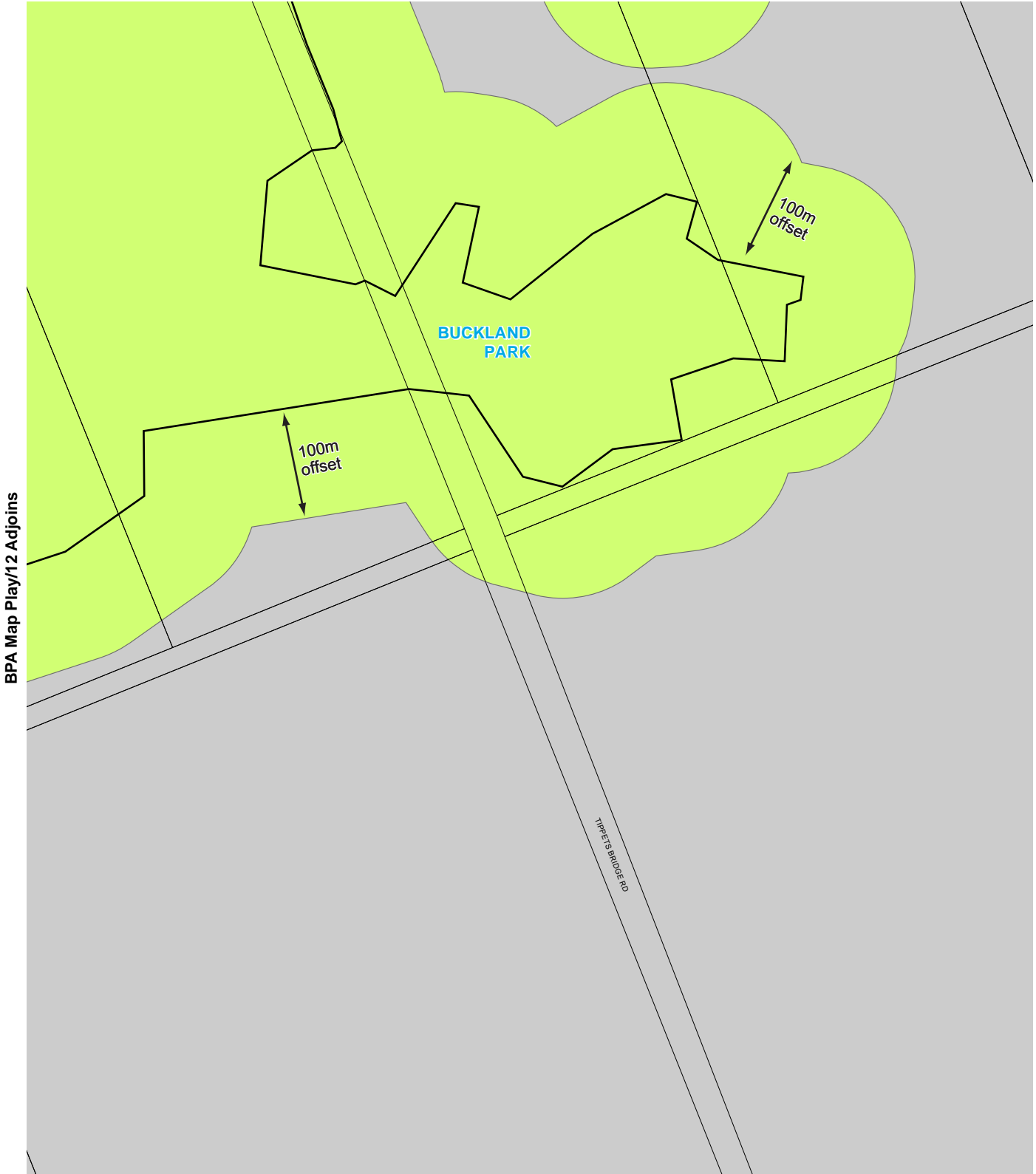
BPA Map Play/11 Adjoins



0 250 m

# Bushfire Protection Area BPA Map Play/12 BUSHFIRE RISK




-  Zone Boundary (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
-  Development Plan Boundary



# Bushfire Protection Area

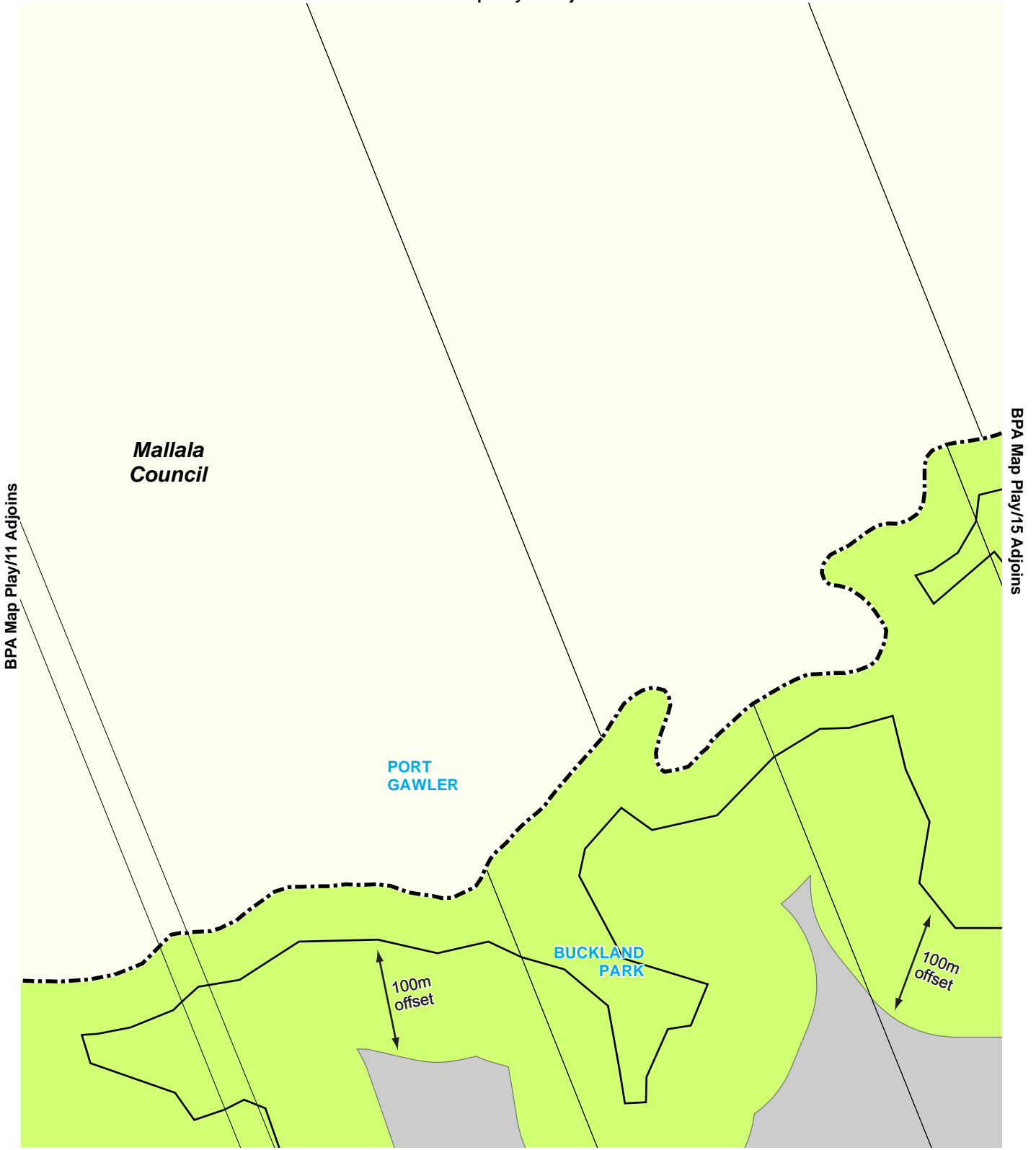
## BPA Map Play/13

### BUSHFIRE RISK

-  Zone Boundary (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone



BPA Map Play/11 Adjoins




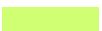


BPA Map Play/13 Adjoins



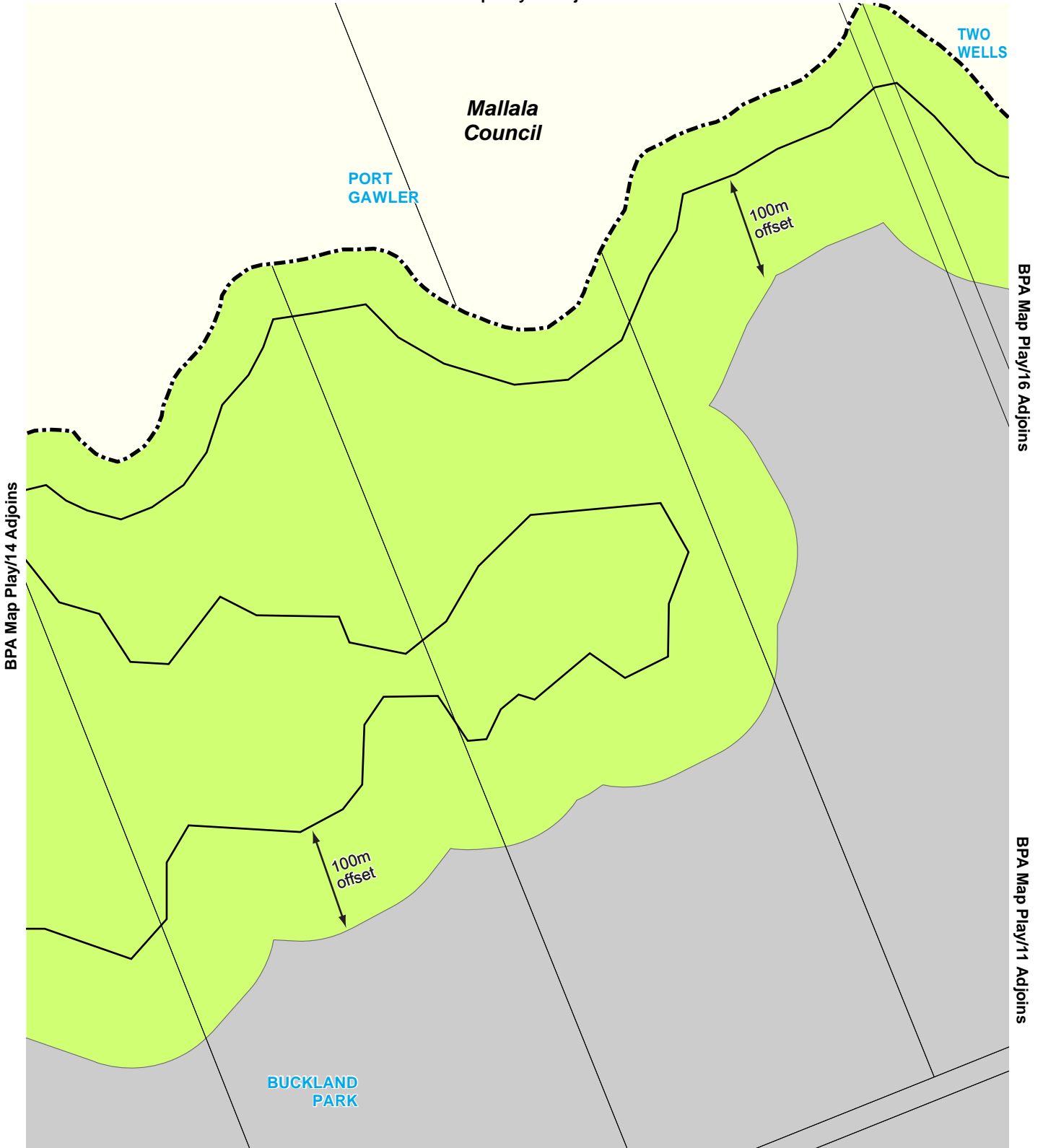
# Bushfire Protection Area

## BPA Map Play/14

### BUSHFIRE RISK

-  Zone Boundary (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
-  Development Plan Boundary

BPA Map Play/11 Adjoins







BPA Map Play/11 Adjoins



# Bushfire Protection Area

## BPA Map Play/15

### BUSHFIRE RISK

-  Zone Boundary (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
-  Development Plan Boundary

BPA Map Play/11 Adjoins

Mallala Council

TWO WELLS

100m offset

BUCKLAND PARK

BPA Map Play/15 Adjoins


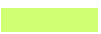


BPA Map Play/11 Adjoins

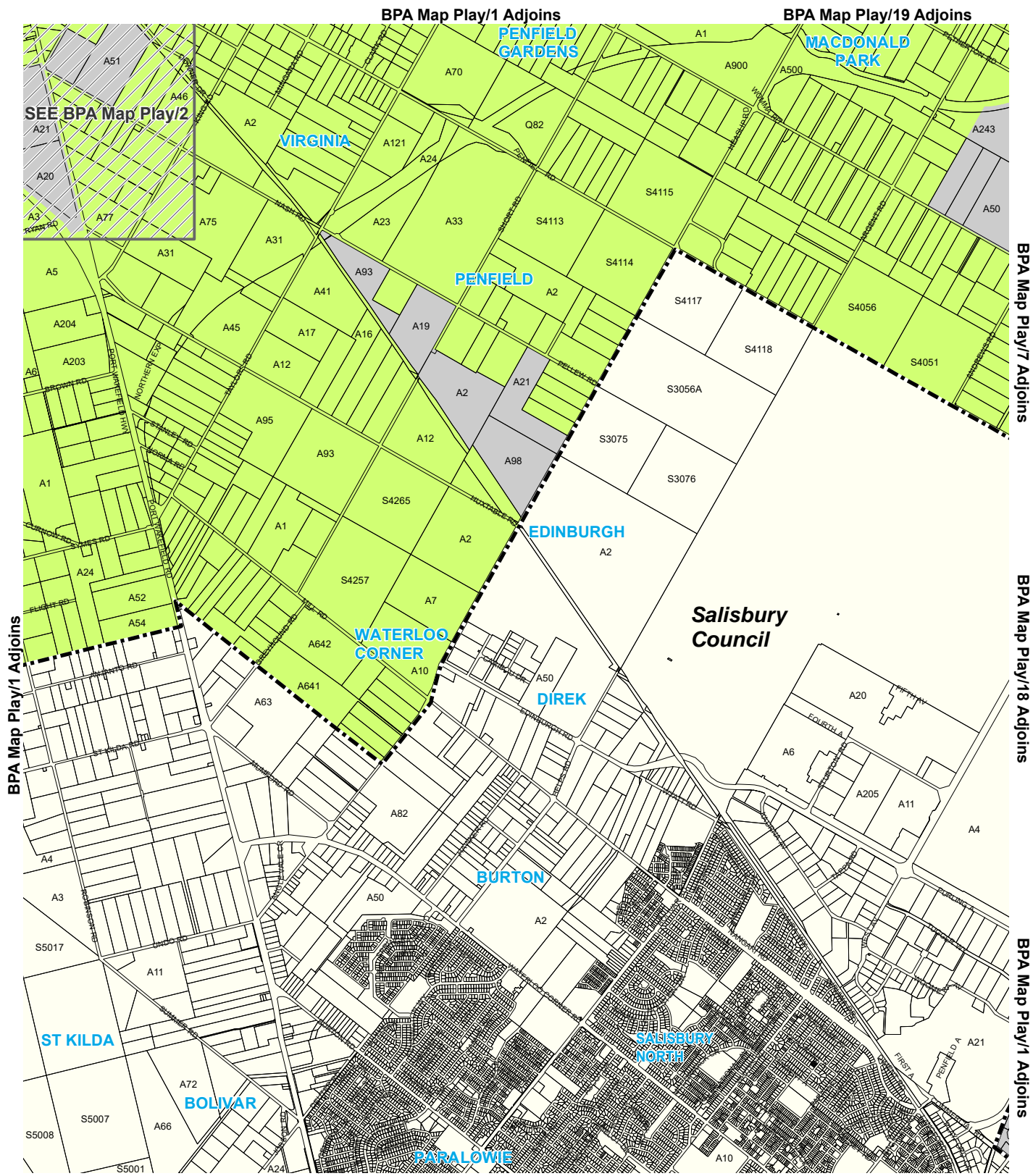
BPA Map Play/11 Adjoins



0 250 m

# Bushfire Protection Area BPA Map Play/16 BUSHFIRE RISK

-  Zone Boundary (Metropolitan Open Space System)
-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
-  Development Plan Boundary



See enlargement map for accurate representation.



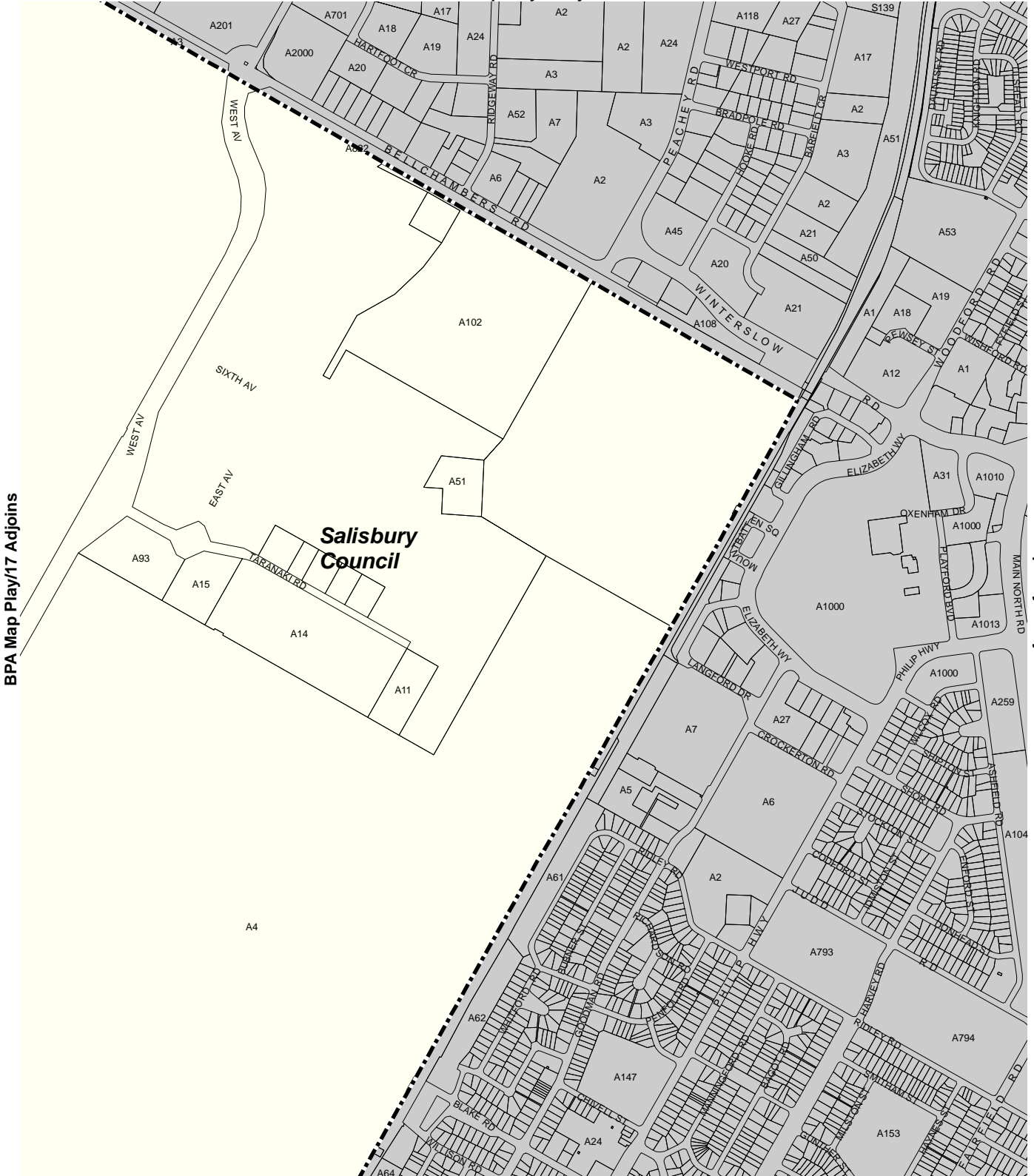
# Bushfire Protection Area

## BPA Map Play/17

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary

BPA Map Play/7 Adjoins



BPA Map Play/1 Adjoins



# Bushfire Protection Area

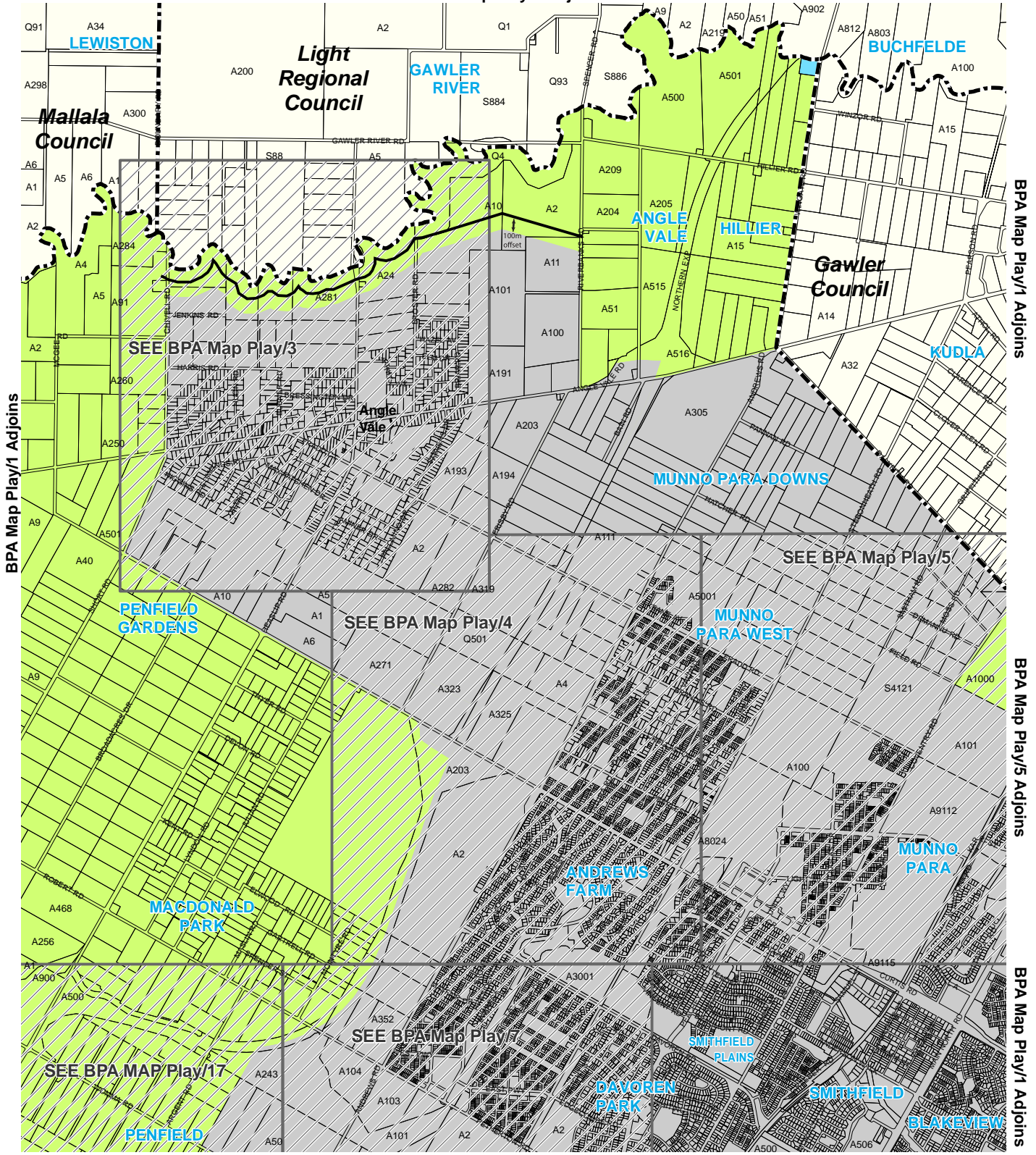
## BPA Map Play/18

### BUSHFIRE RISK

- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary



BPA Map Play/1 Adjoins



BPA Map Play/17 Adjoins

BPA Map Play/7 Adjoins

BPA Map Play/1 Adjoins

See enlargement map for accurate representation.



# Bushfire Protection Area

## BPA Map Play/19

### BUSHFIRE RISK

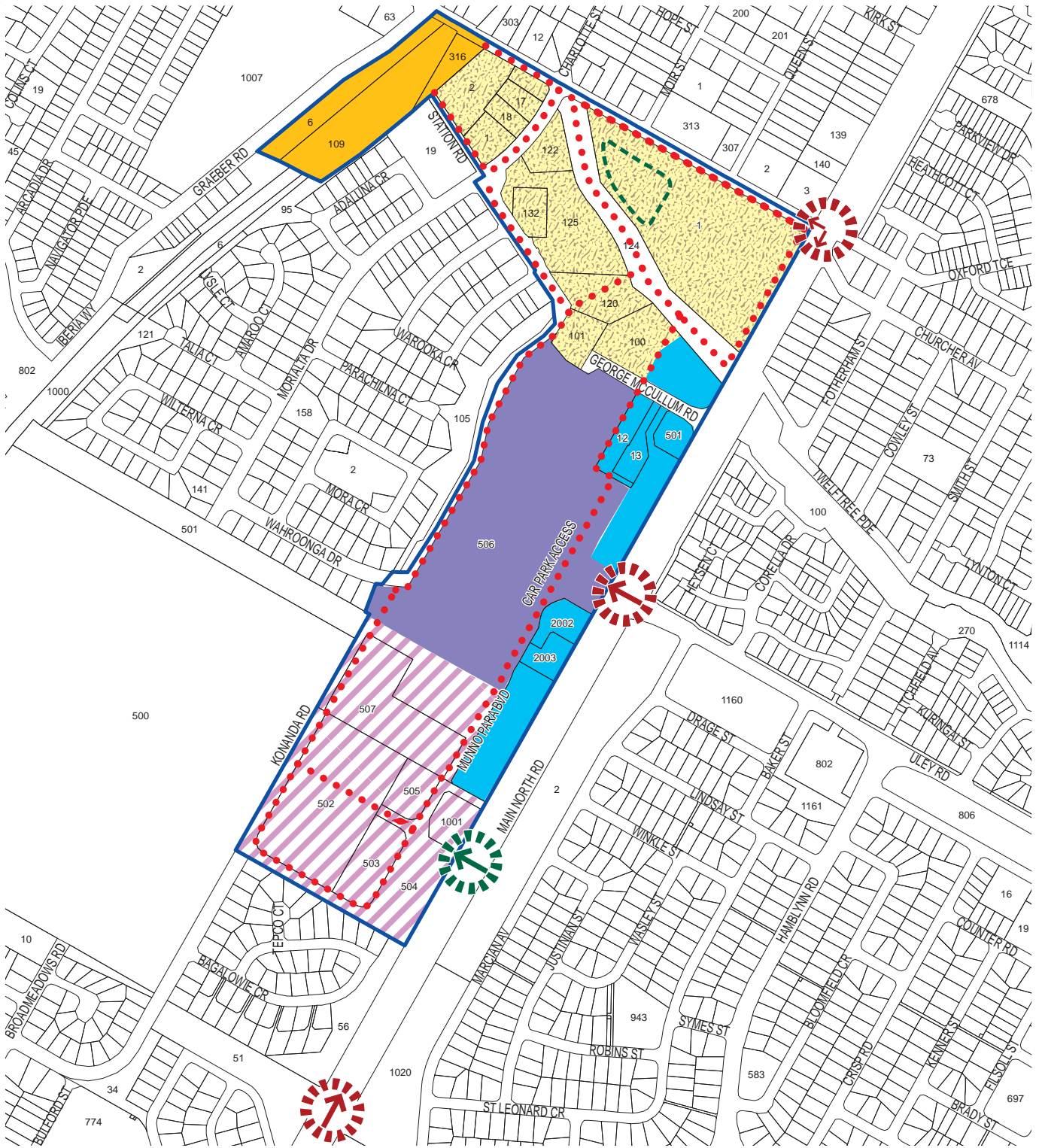
- Zone Boundary - (Metropolitan Open Space System)
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions or General Bushfire Risk subject to the requirements of the relevant zone
- Development Plan Boundary
















# Concept Plan Maps






-  Retail Core
-  Civic, Community Recreation Area
-  Main North Road Area
-  Services Trades Areas
-  Train Station / Interchange
-  Civic Park Boundary
-  Pedestrian/Cycle Link
-  Major Gateway
-  Minor Gateway
-  Major Traffic Access
-  Concept Plan Boundary



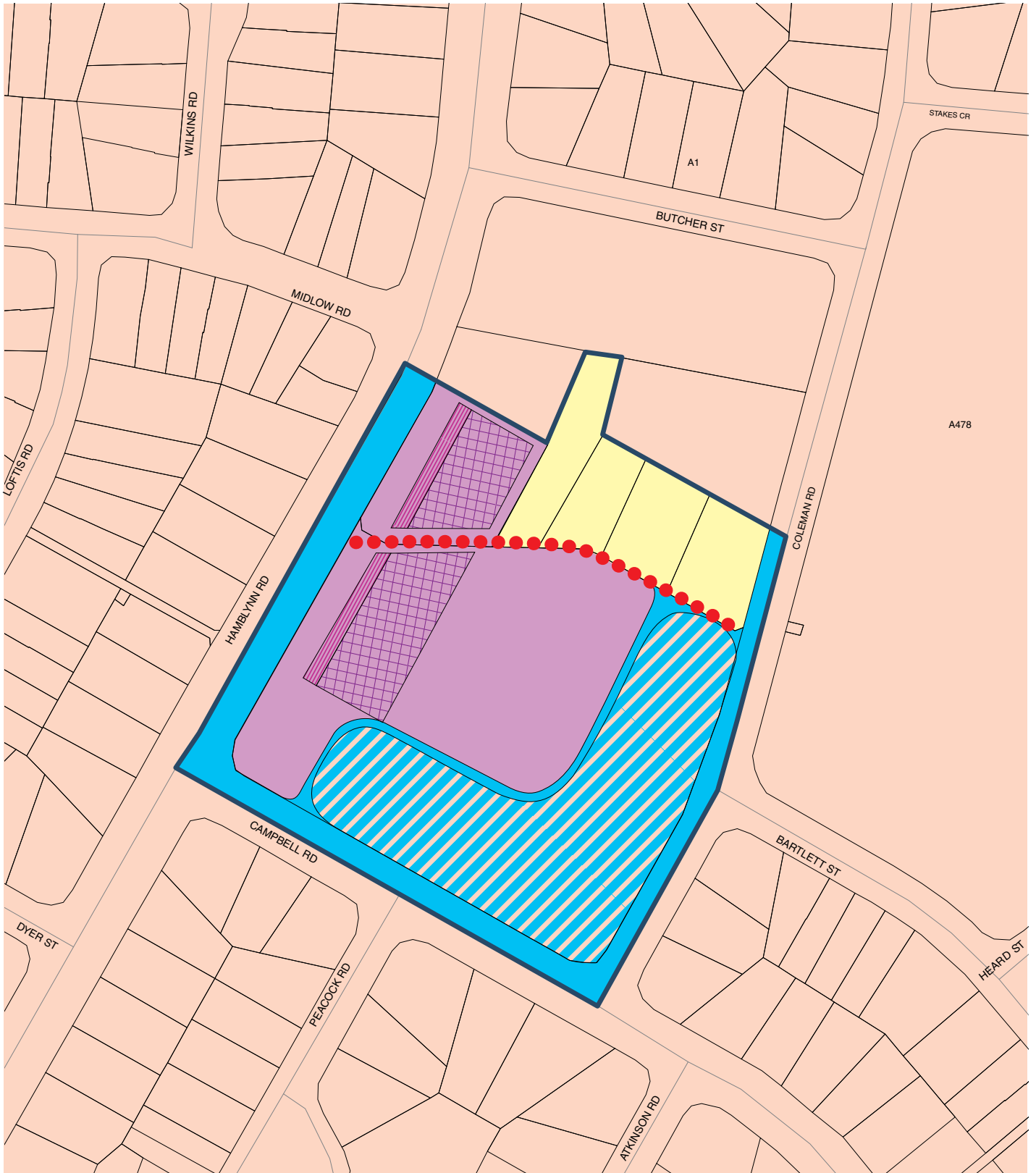
0 50 100 150 200 250 Metres











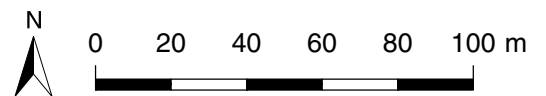
MUNNO PARA

# Concept Plan Map Play/1

## MUNNO PARA DISTRICT CENTRE



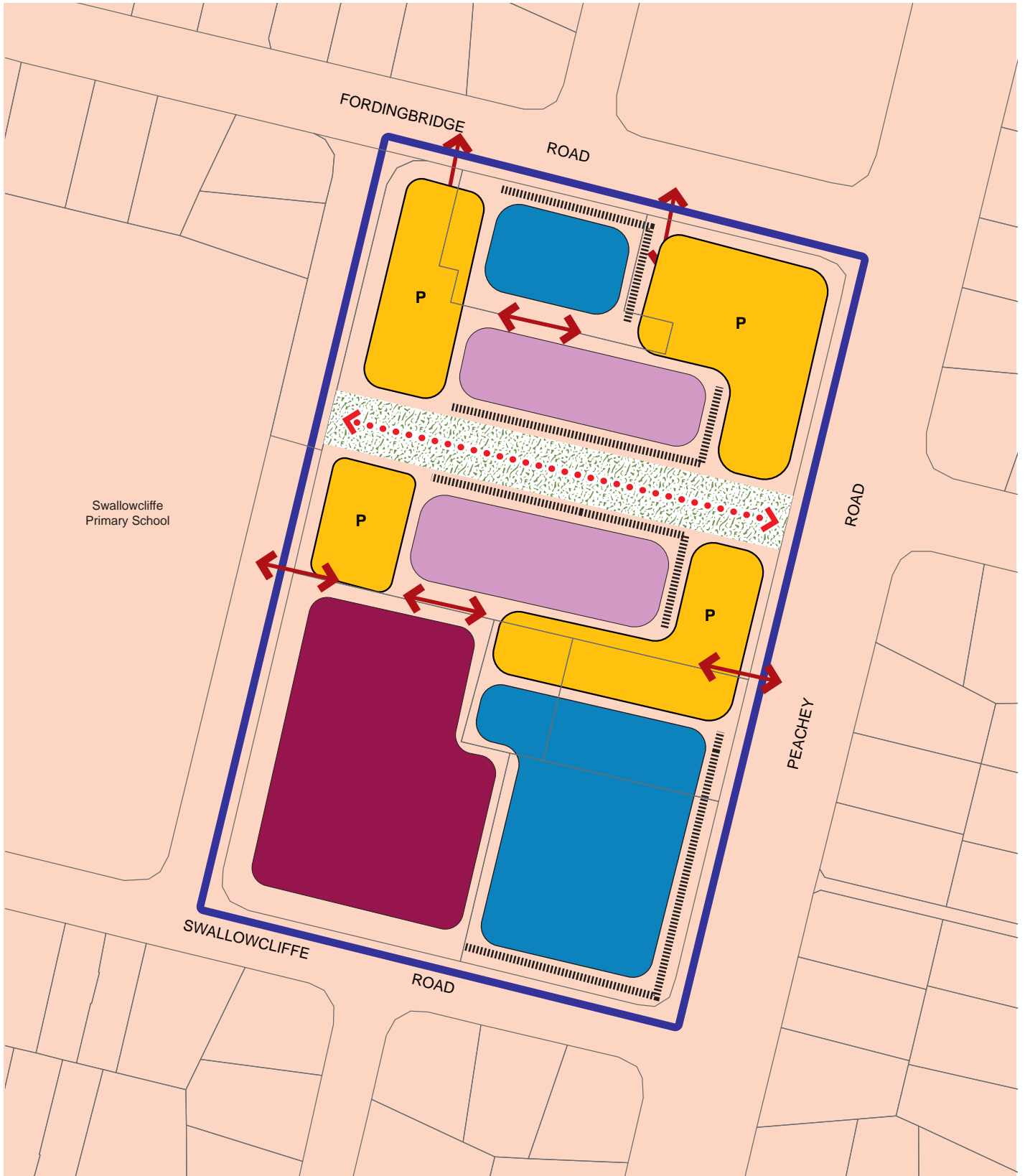
-  Concept Plan Boundary
-  Local Centre Zone
-  Retail / Commercial
-  Medium Density Residential
-  Future Retail / Commercial
-  Active Retail / Commercial Frontage
-  Community Facilities
-  Pedestrian Boulevard and Vehicular Access












**ELIZABETH DOWNS**

# Concept Plan Map Play/2

## ELIZABETH DOWNS LOCAL CENTRE



-  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

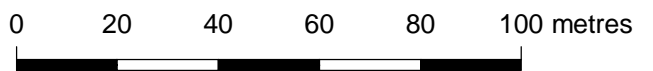
## FORDINGBRIDGE ROAD

## LOCAL ACTIVITY CENTRE





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

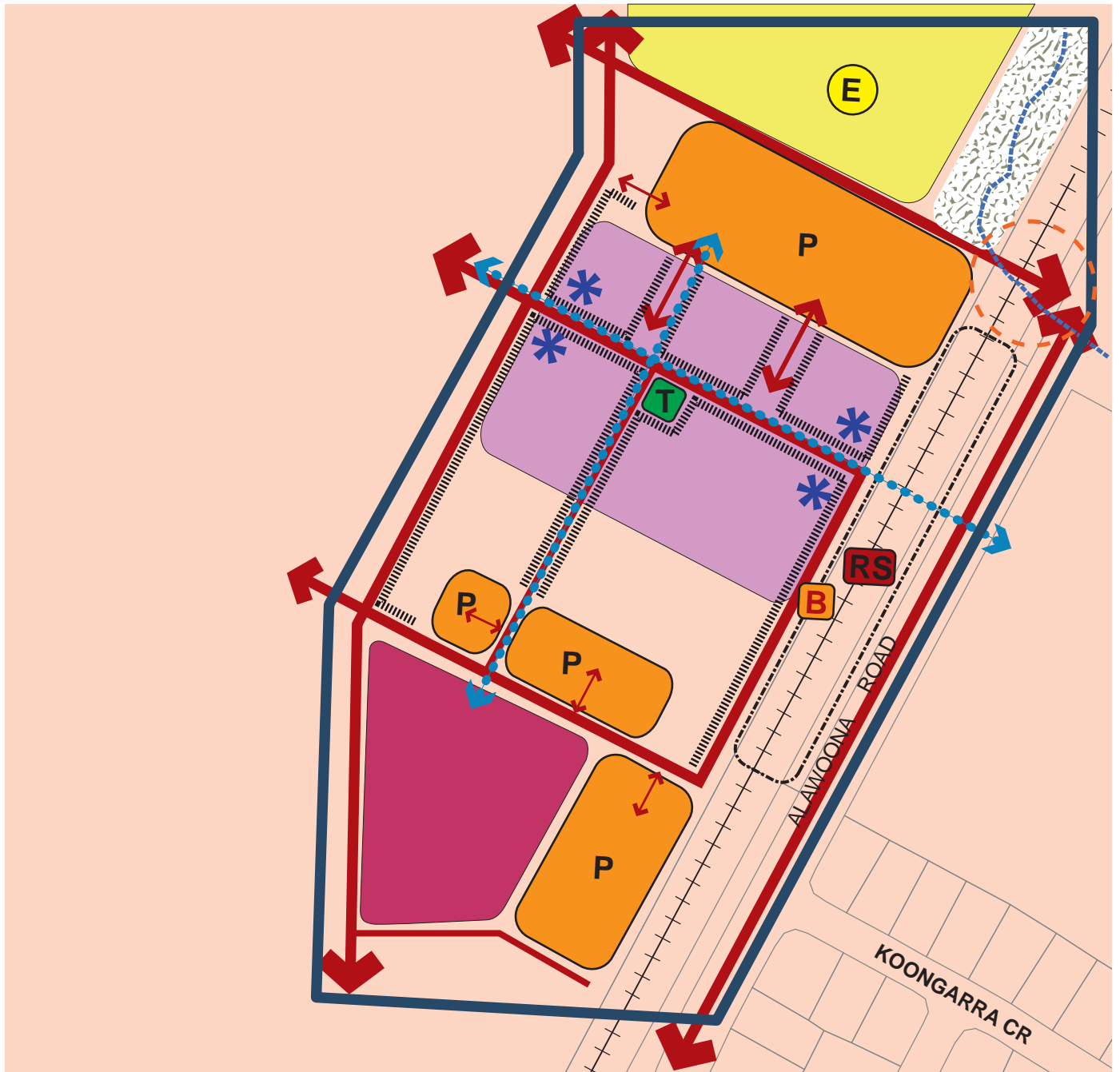


















SMITHFIELD PLAINS

# Concept Plan Map Play/4

## SMITHFIELD PLAINS

### LOCAL ACTIVITY CENTRE



-  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

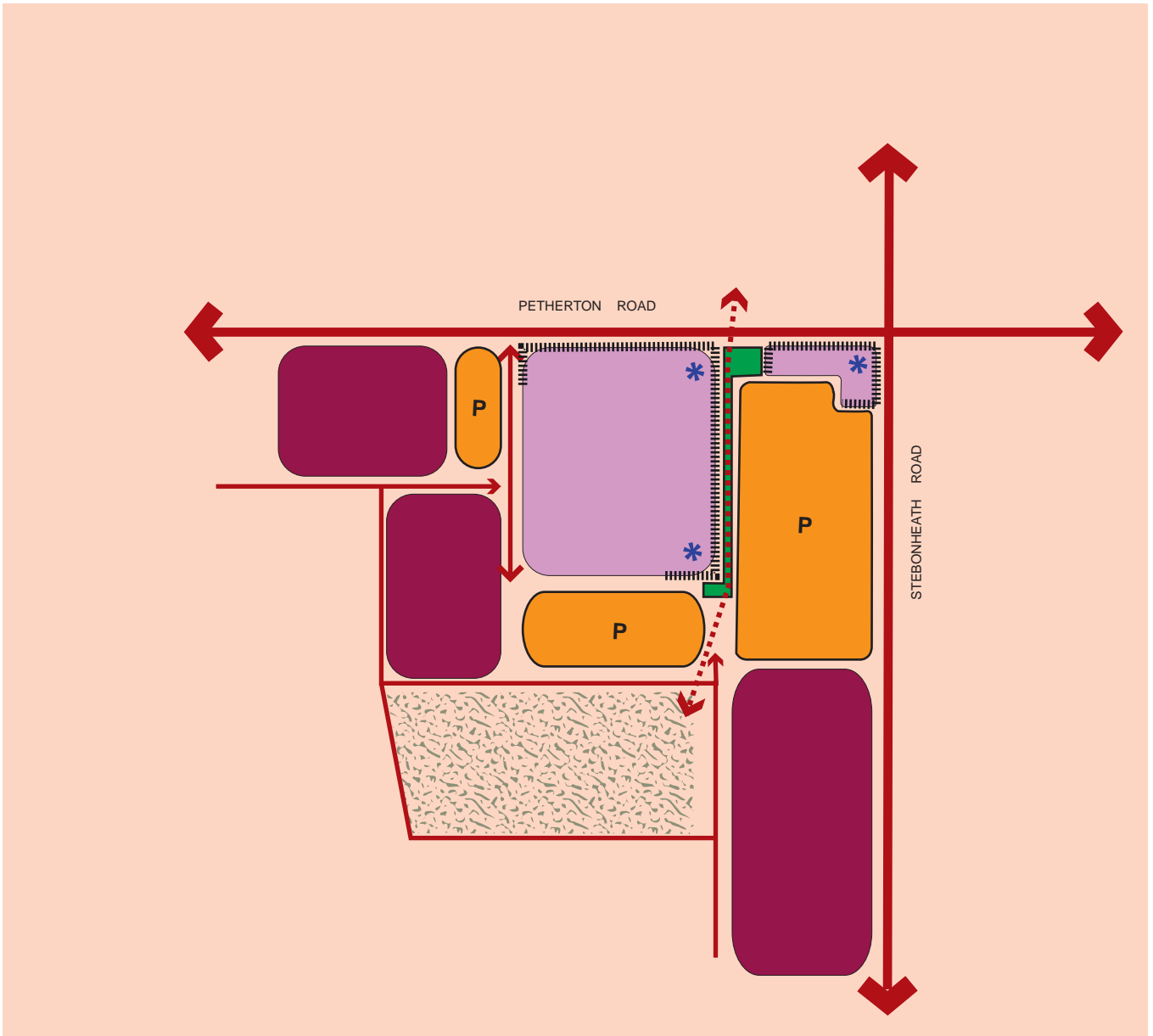













BLAKEVIEW

# Concept Plan Map Play/5

## MUNNO PARA STATION

### NEIGHBOURHOOD ACTIVITY CENTRE



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



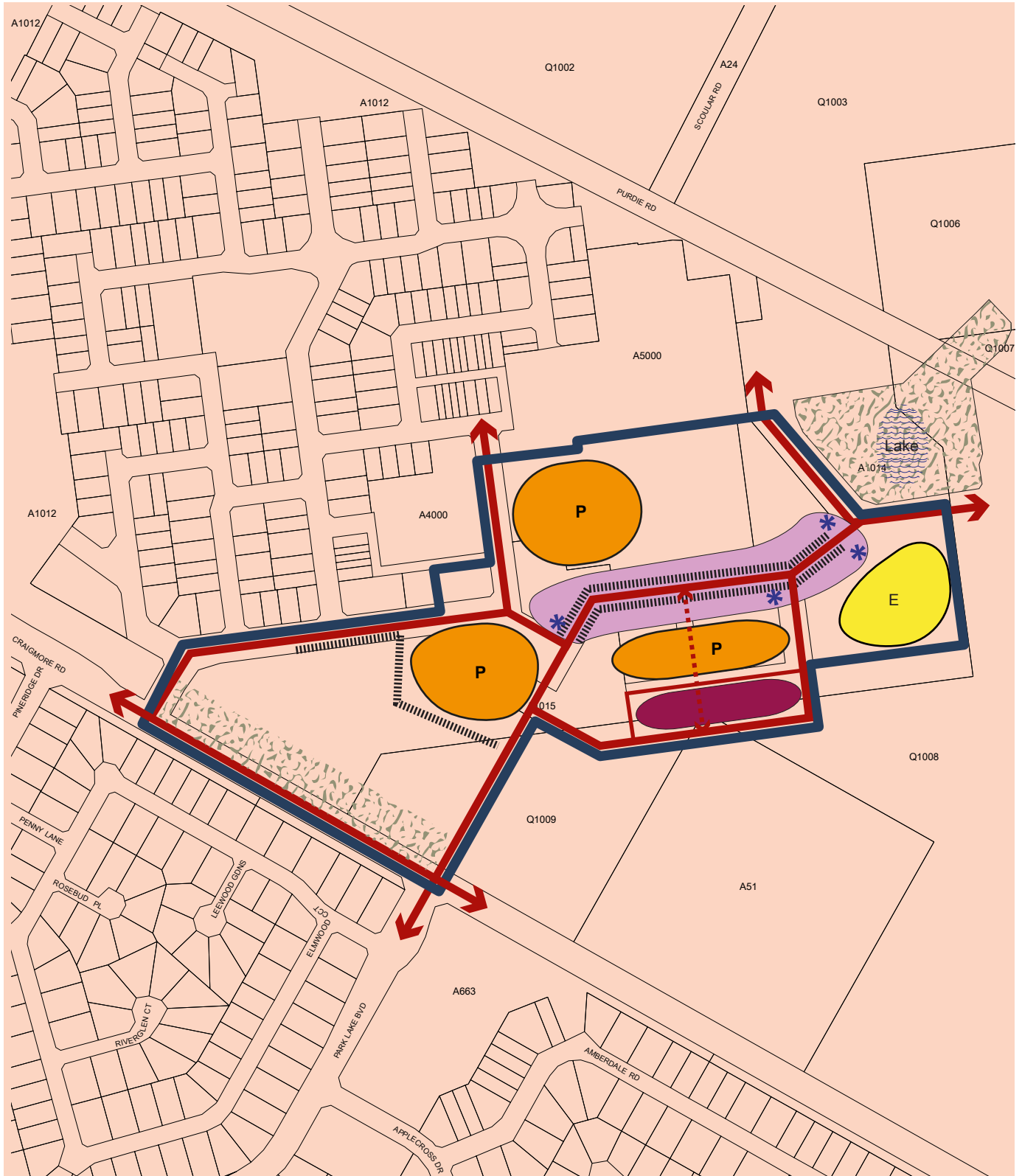
0 Scale 1:2500 125m

ANDREWS FARM

# Concept Plan Map Play/6

## ANDREWS FARM / PENFIELD

### NEIGHBOURHOOD ACTIVITY CENTRE



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



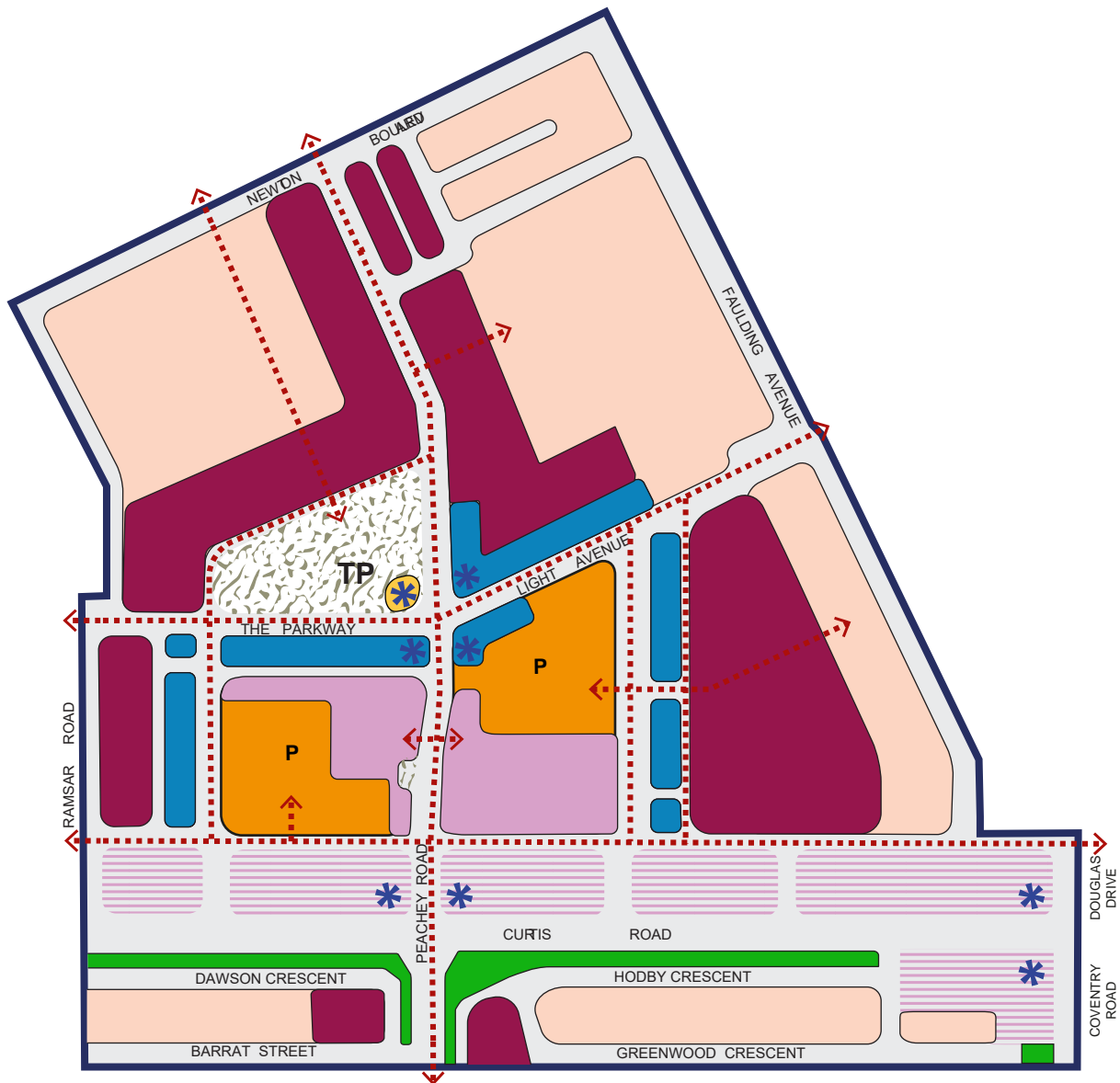
0  125m

BLAKEVIEW

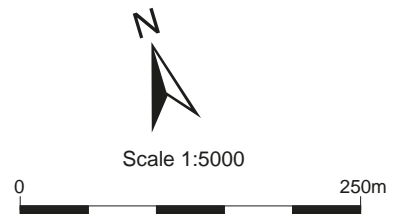
# Concept Plan Map Play/7

## BLAKEVIEW NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL  
Consolidated - 30 April 2020

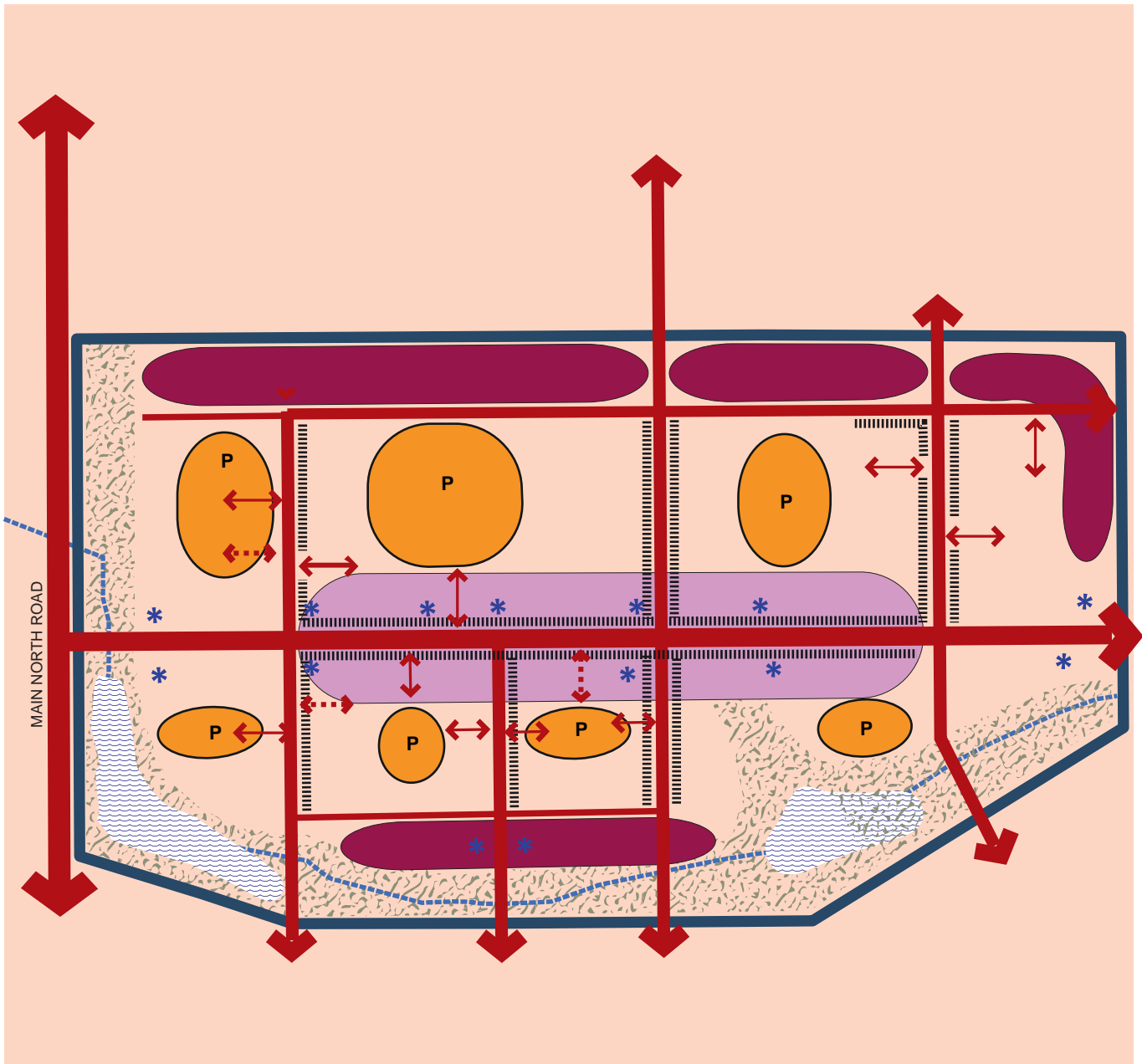


- Concept Plan Boundary
- Retail Core
- P Carparking
- Commercial
- Mixed Use
- Medium Density Residential
- High Density Residential
- Open Space
- Community Facility
- Main Pedestrian Links
- Landmark Building
- TP Town Park/Square

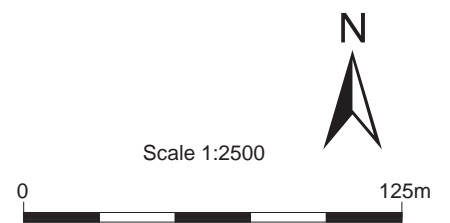


MUNNO PARA

# Concept Plan Map Play/8 CURTIS ROAD TOWN CENTRE



- Concept Plan Boundary
- 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



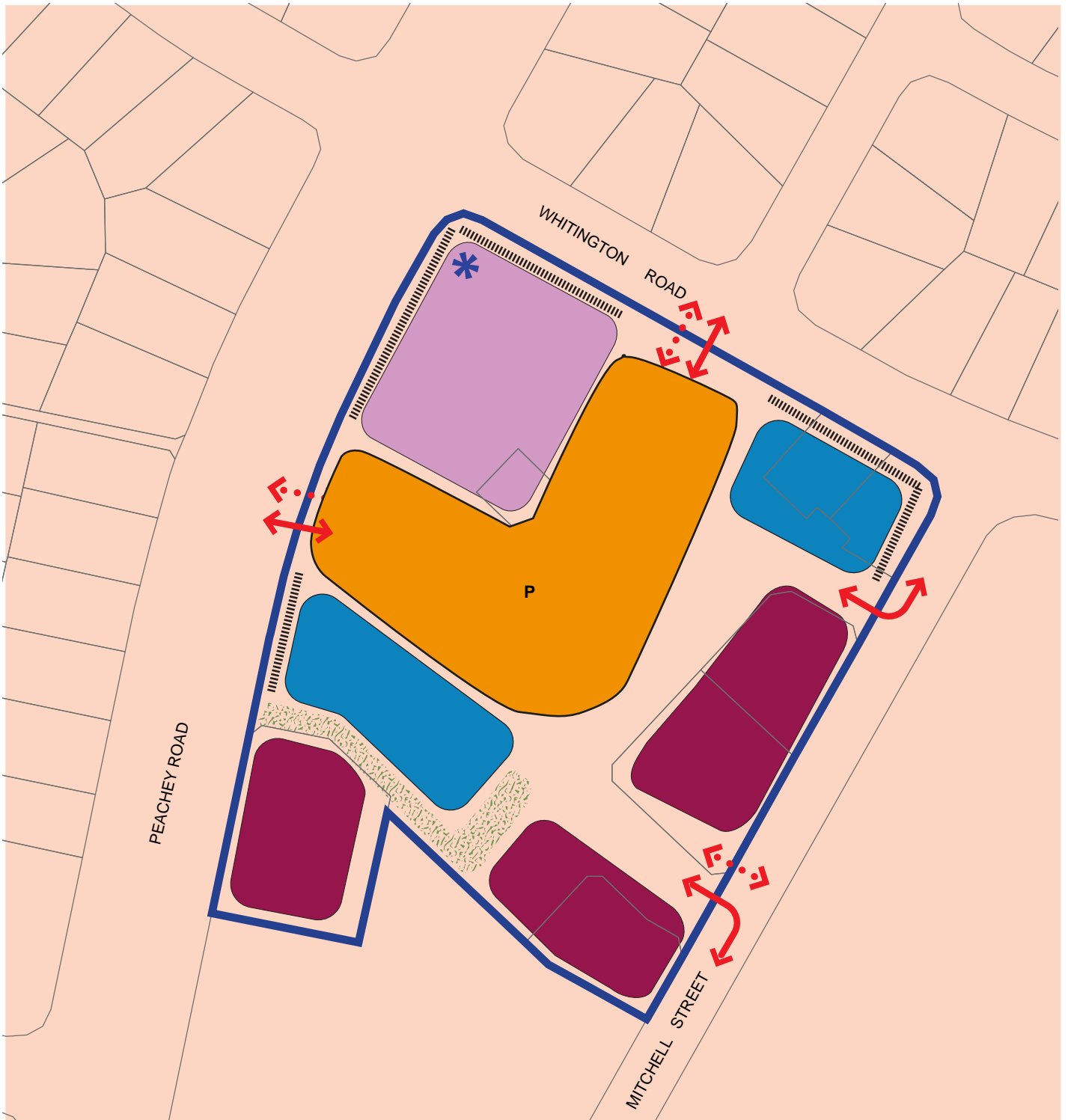
BLAKEVIEW










# Concept Plan Map Play/9

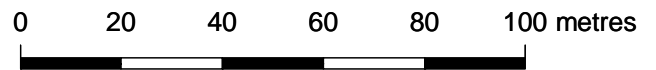
## BLAKEVIEW (MAIN NORTH ROAD)

### NEIGHBOURHOOD ACTIVITY CENTRE





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

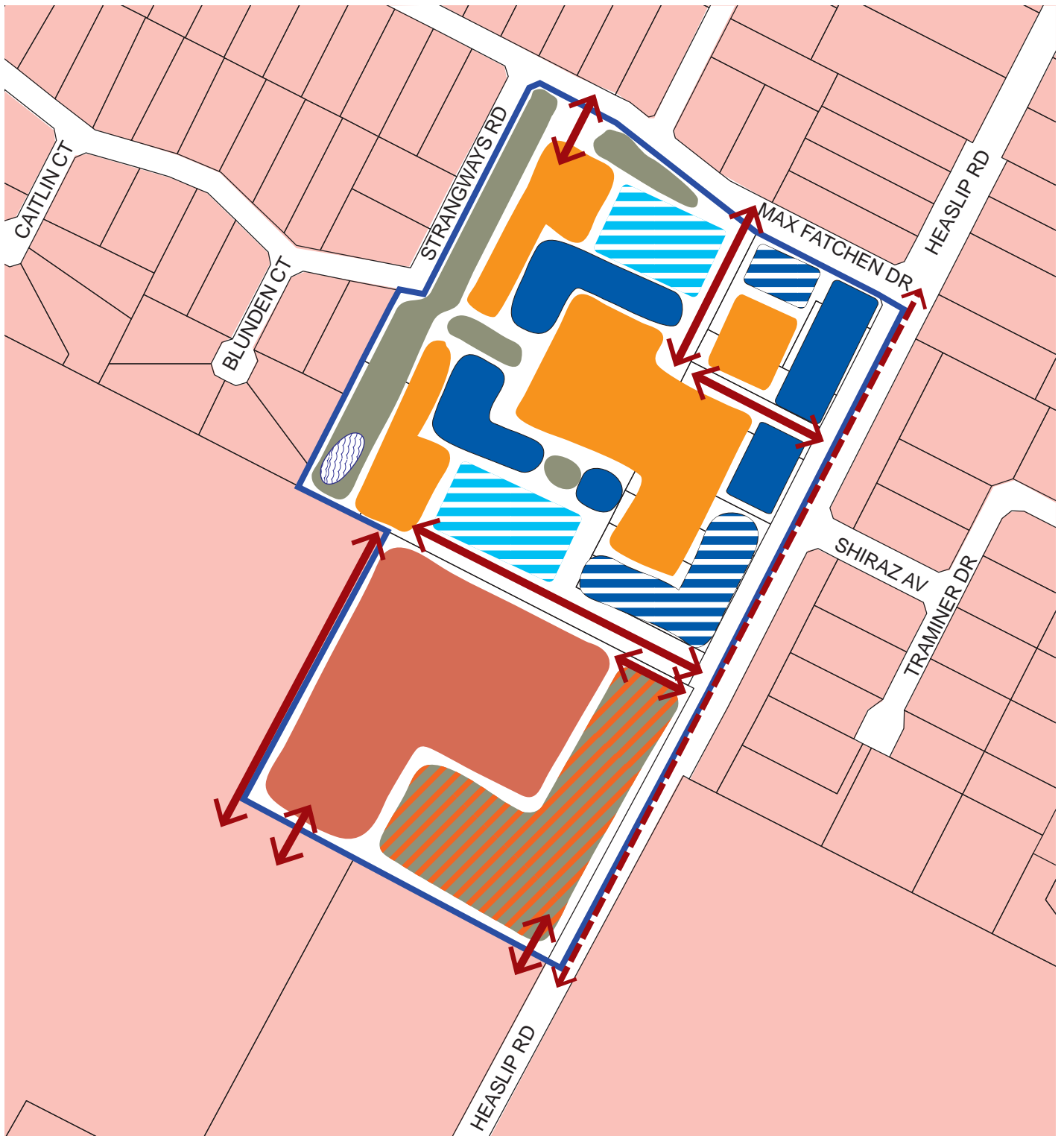


DAVOREN PARK

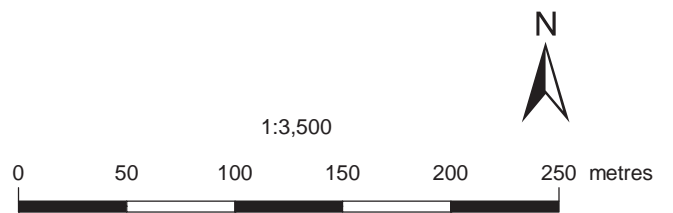
# Concept Plan Map Play/10

## WHITTINGTON ROAD

### NEIGHBOURHOOD ACTIVITY CENTRE

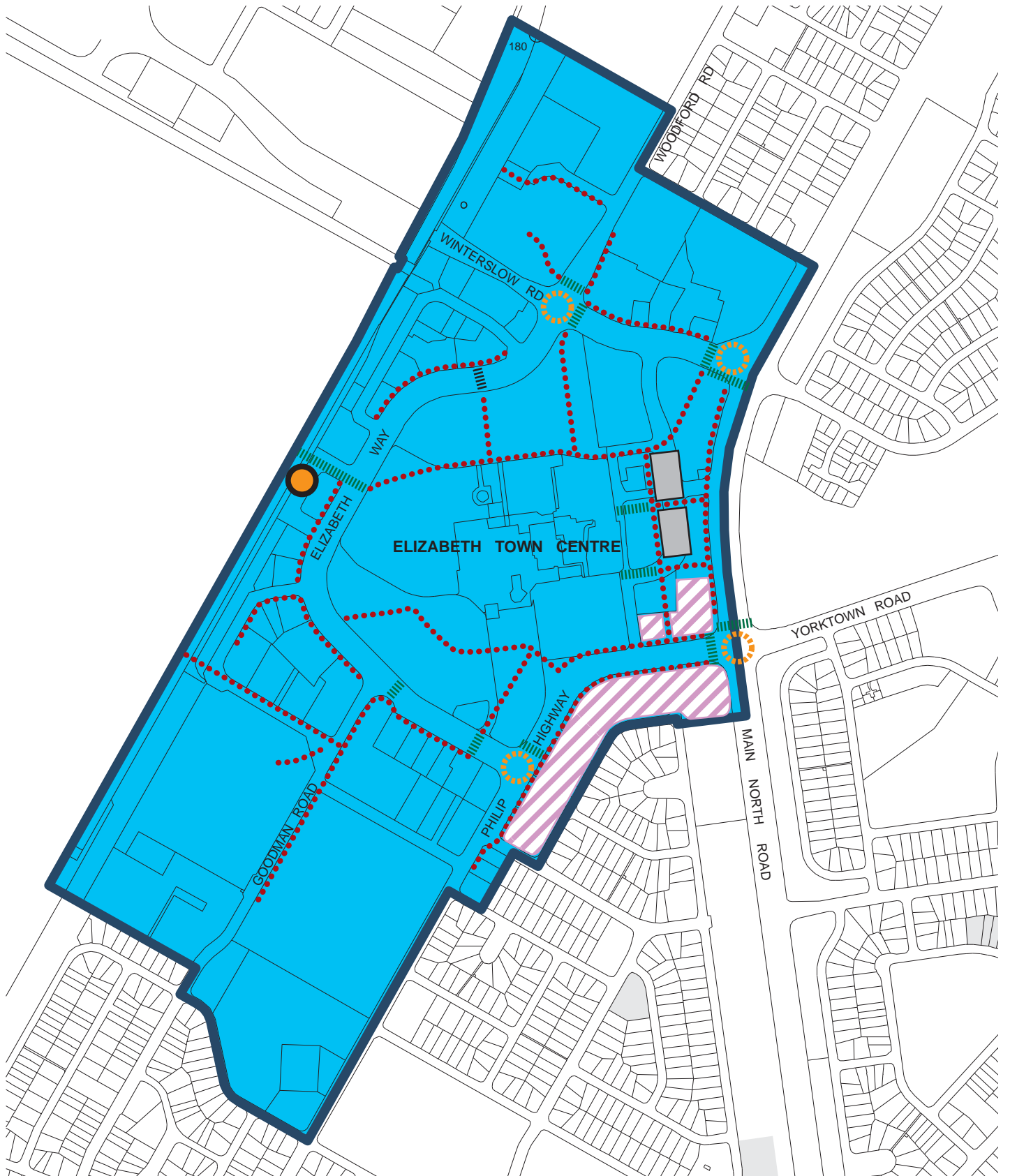


- Residential
- Supermarket
- Car Parking
- Tourism/Commercial/Retail
- Core Retail
- Retail/Commercial
- Open Space
- Open Space/Car Parking
- Stormwater
- Detention Basin
- Vehicle Access
- Arterial Road
- Concept Plan Boundary



# Concept Plan Map Play/11

## ANGLE VALE NEIGHBOURHOOD CENTRE



- Regional Centre Zone Boundary
- Regional Centre Zone
- Transport Interchange
- Key Gateways
- Opportunity to Strengthen Pedestrian Linkage
- Improved / New Pedestrian Crossings
- Opportunity for New Development
- Proposed New Civic and Government Services Facilities

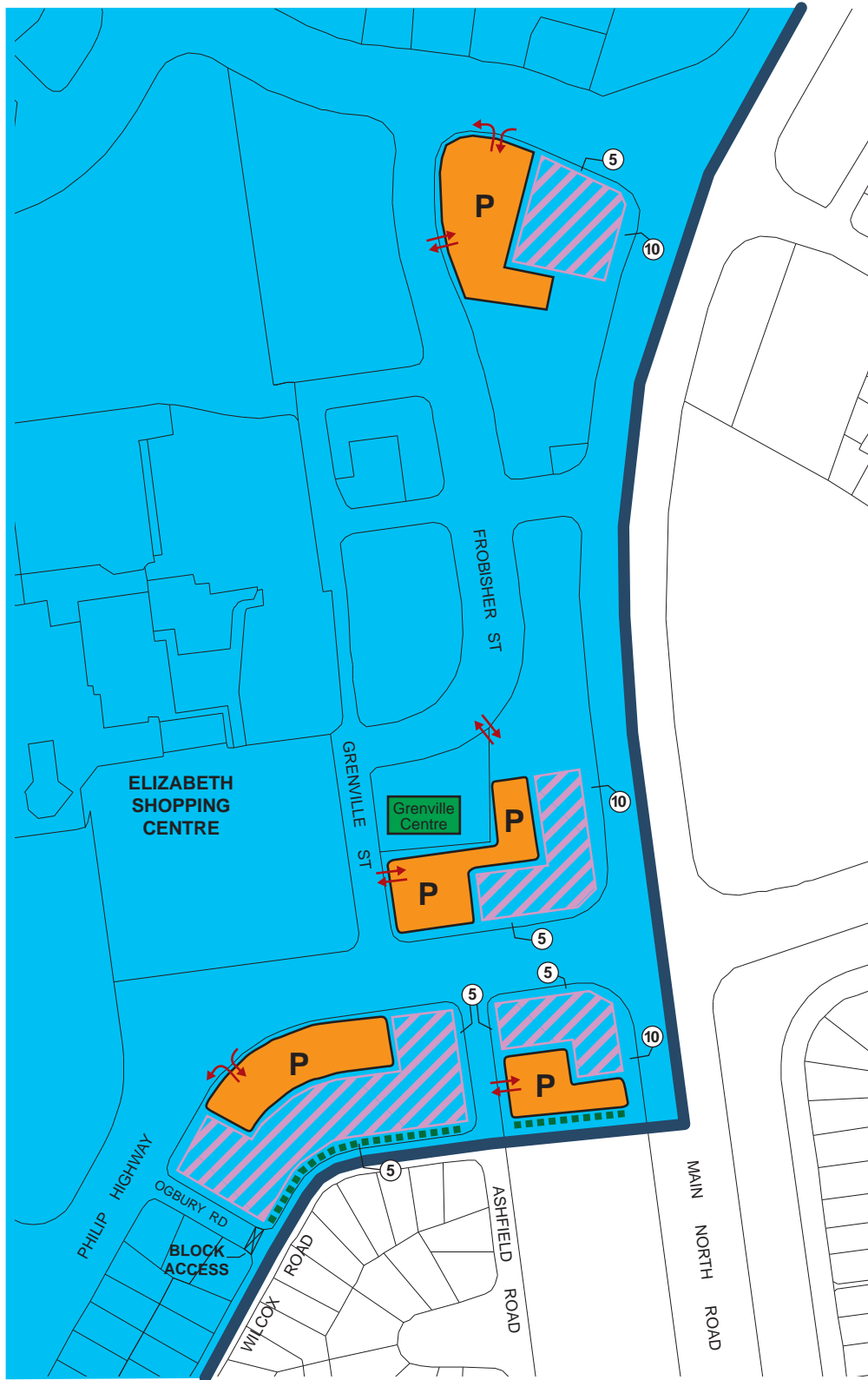









0 metres      200      400      600

PLAYFORD

# Concept Plan Map Play/12

## PLAYFORD REGIONAL CENTRE



-  Regional Centre Zone Boundary
-  Regional Centre Zone
-  Envelope of New Development Opportunities  
(subject to carparking and landscaping requirements)
-  Proposed Parking
-  Access Points
-  Development Setbacks (in metres)
-  Landscape Buffer



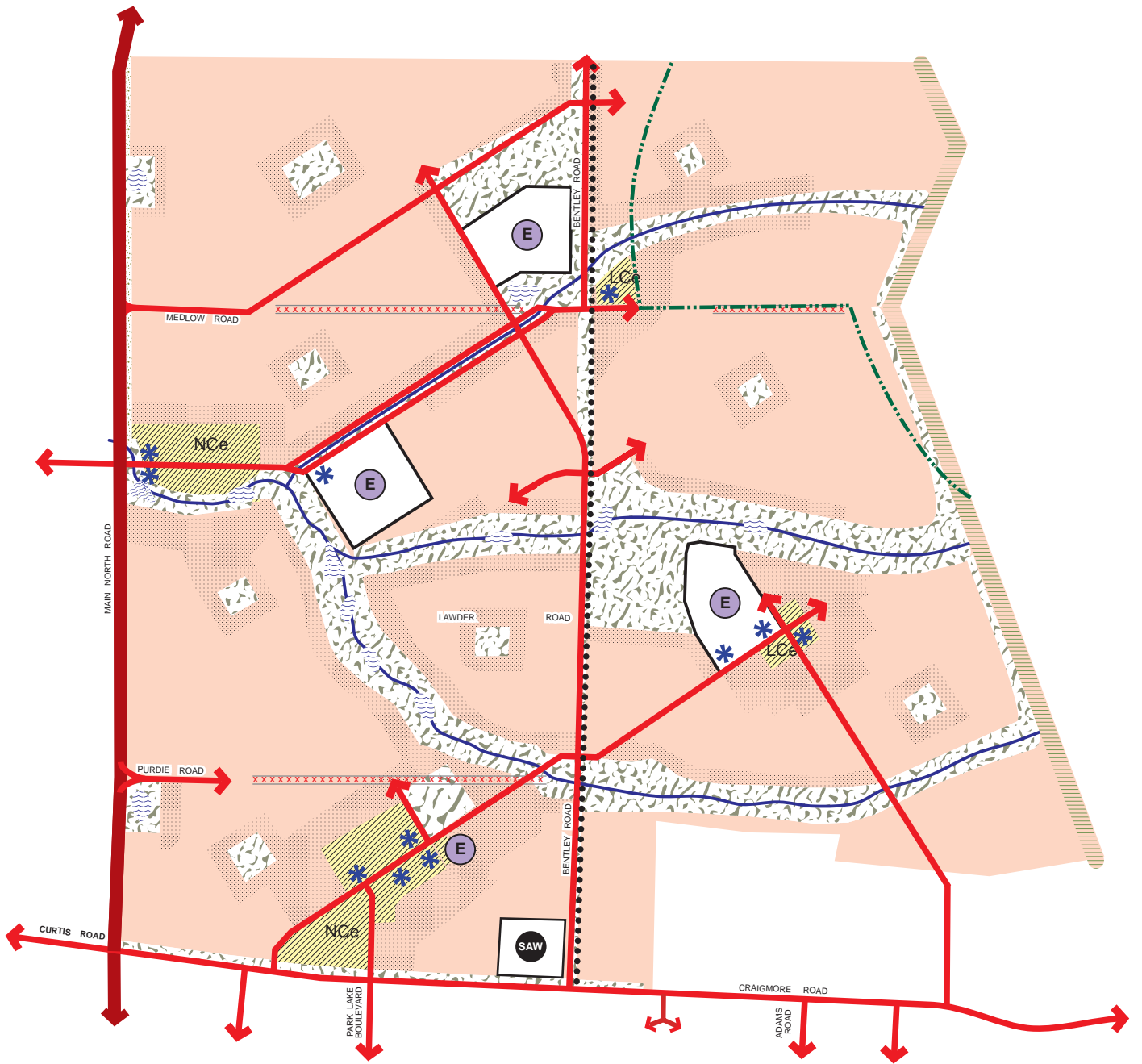
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










PLAYFORD

# Concept Plan Map Play/13

## PLAYFORD REGIONAL CENTRE

### PHILIP HIGHWAY BUILT FORM



-  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



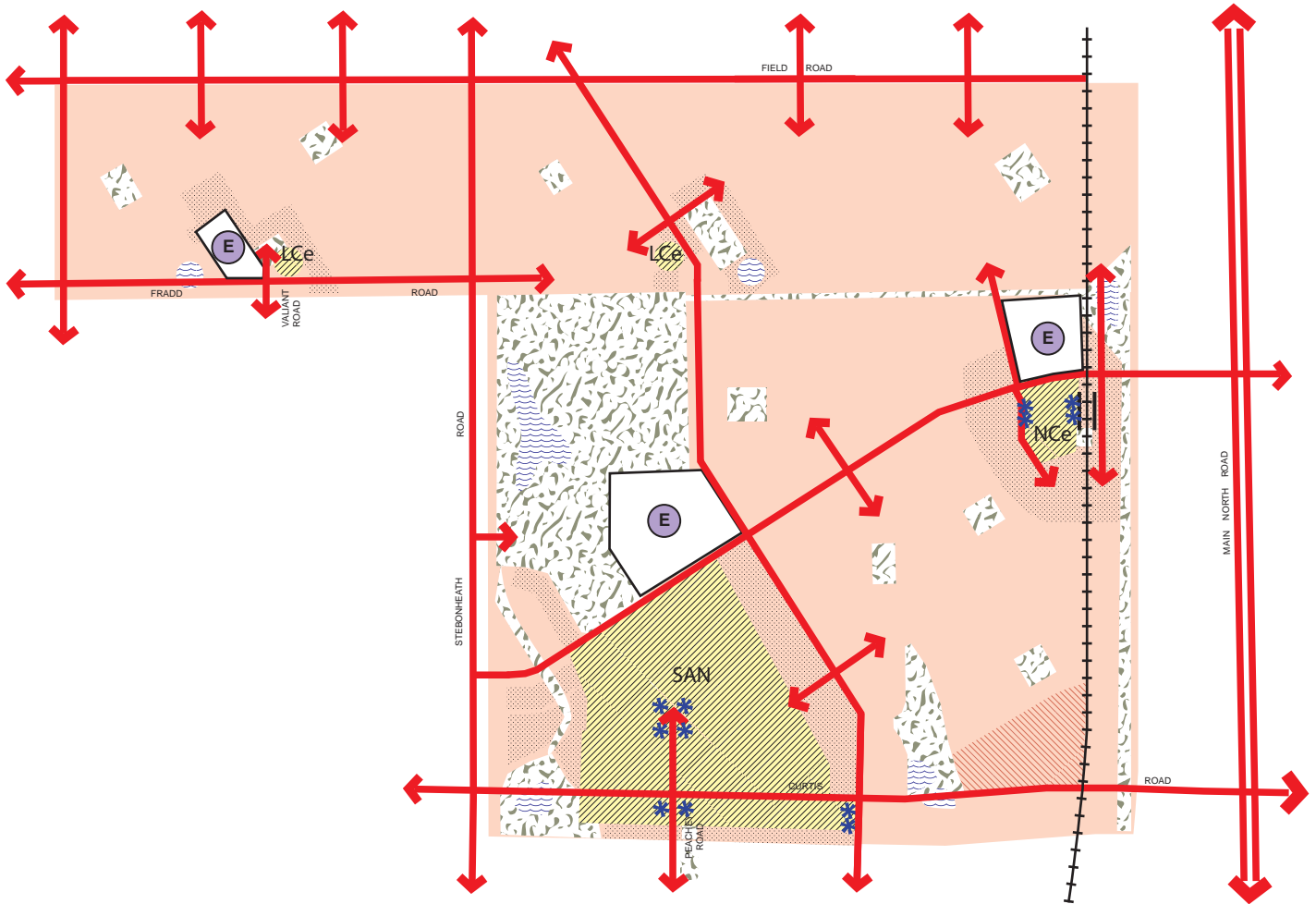
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







BLAKEVIEW

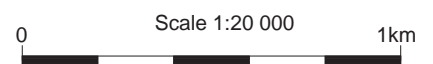
# Concept Plan Map Play/14

## BLAKEVIEW

### URBAN GROWTH AREA



-  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



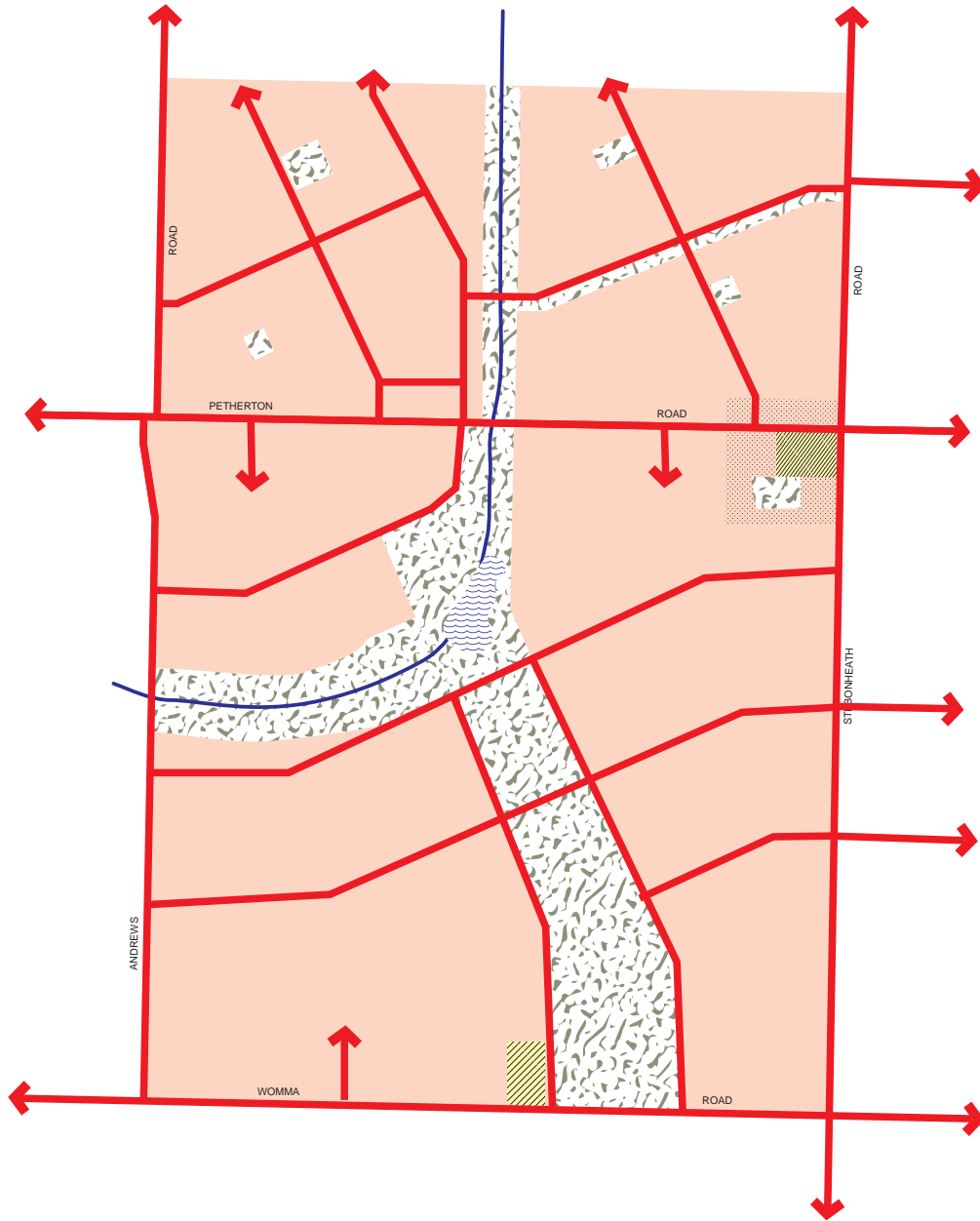
MUNNO PARA








# Concept Plan Map Play/16

## MUNNO PARA

### URBAN GROWTH AREA





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



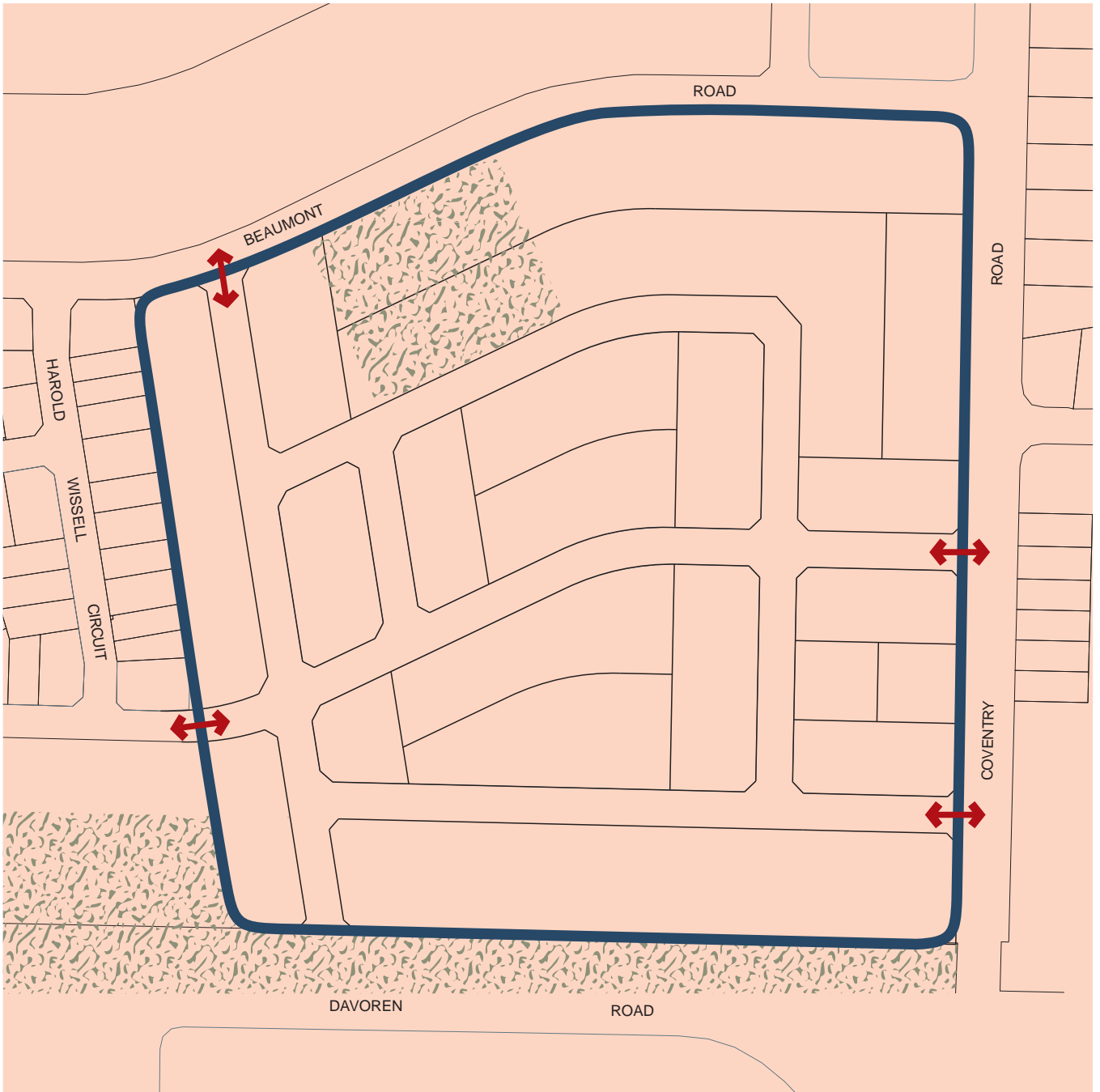
0 Scale 1:12 500 500m





ANDREWS FARM / PENFIELD

# Concept Plan Map Play/18

## ANDREWS FARM / PENFIELD

### URBAN GROWTH AREA



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







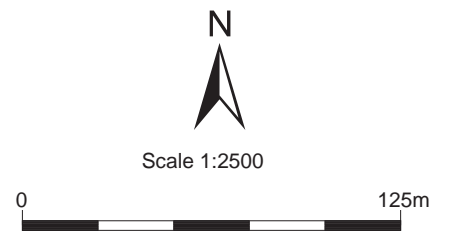
SMITHFIELD PLAINS

# Concept Plan Map Play/20

## SMITHFIELD PLAINS HIGH SCHOOL REGENERATION AREA



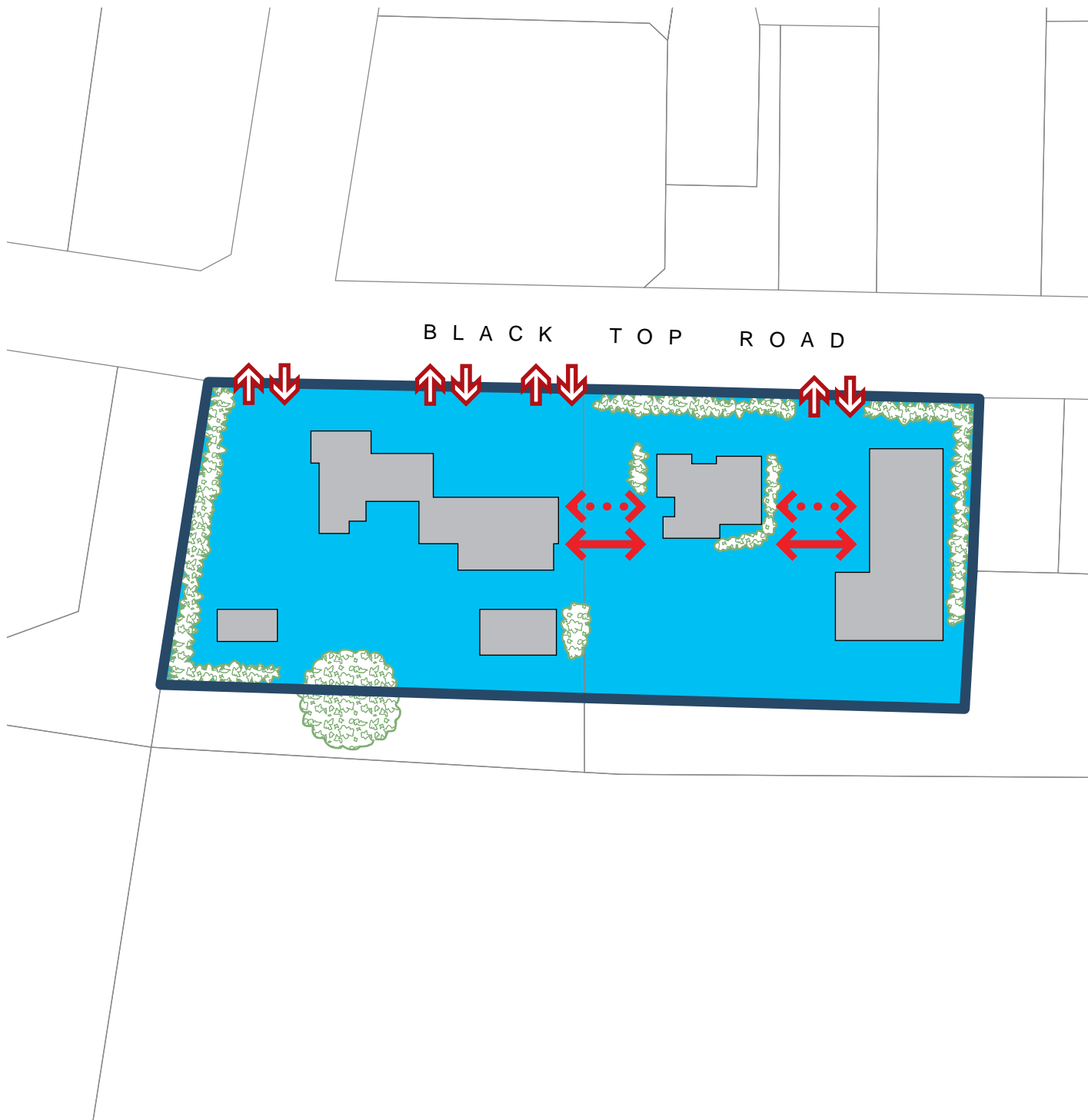
-  Concept Plan Boundary
-  Suburban Neighbourhood Zone
-  Vehicle Access
-  Open Space










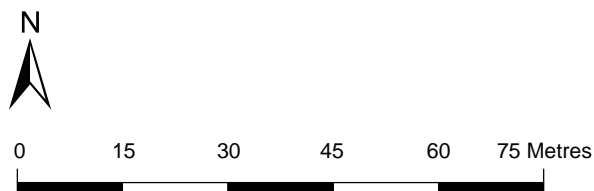
DAVOREN PARK

# Concept Plan Map Play/21

## DAVOREN PARK PRIMARY SCHOOL SUBURBAN NEIGHBOURHOOD



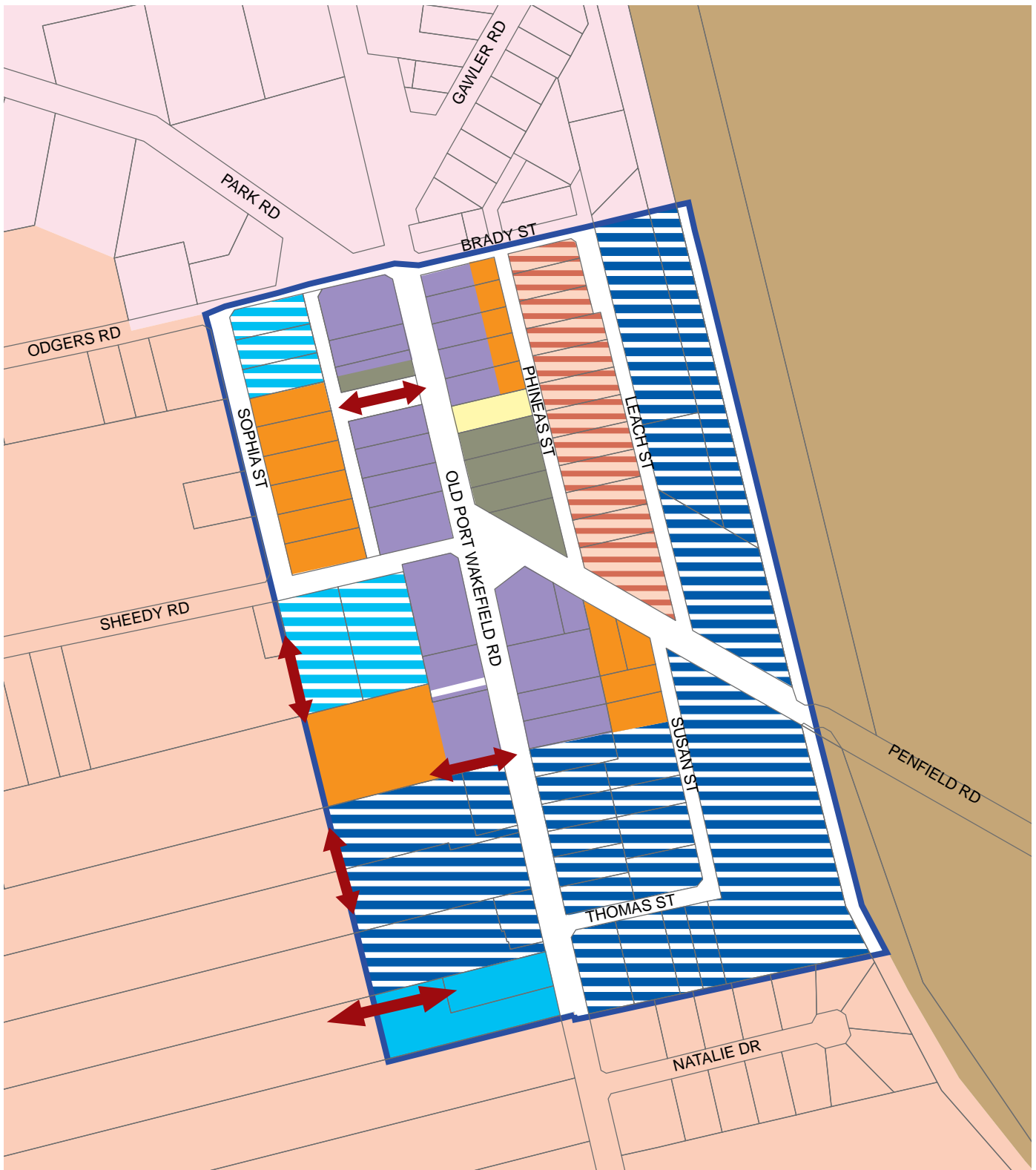
-  Concept Plan Boundary
-  Town Centre Zone
-  Building Envelope
-  Access Point
-  Vehicular Link
-  Pedestrian Access
-  Landscaping



ONE TREE HILL

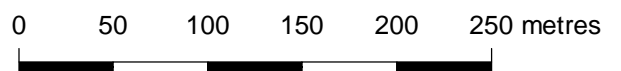
# Concept Plan Map Play/22

## ONE TREE HILL TOWN CENTRE



- Suburban Neighbourhood
- Deferred Urban
- Commercial
- Primary Production
- Community Uses
- Main Street Retail
- Core Retail
- Retail/Commercial
- Car Parking
- Mixed Use/Medium Density Residential
- Open Space

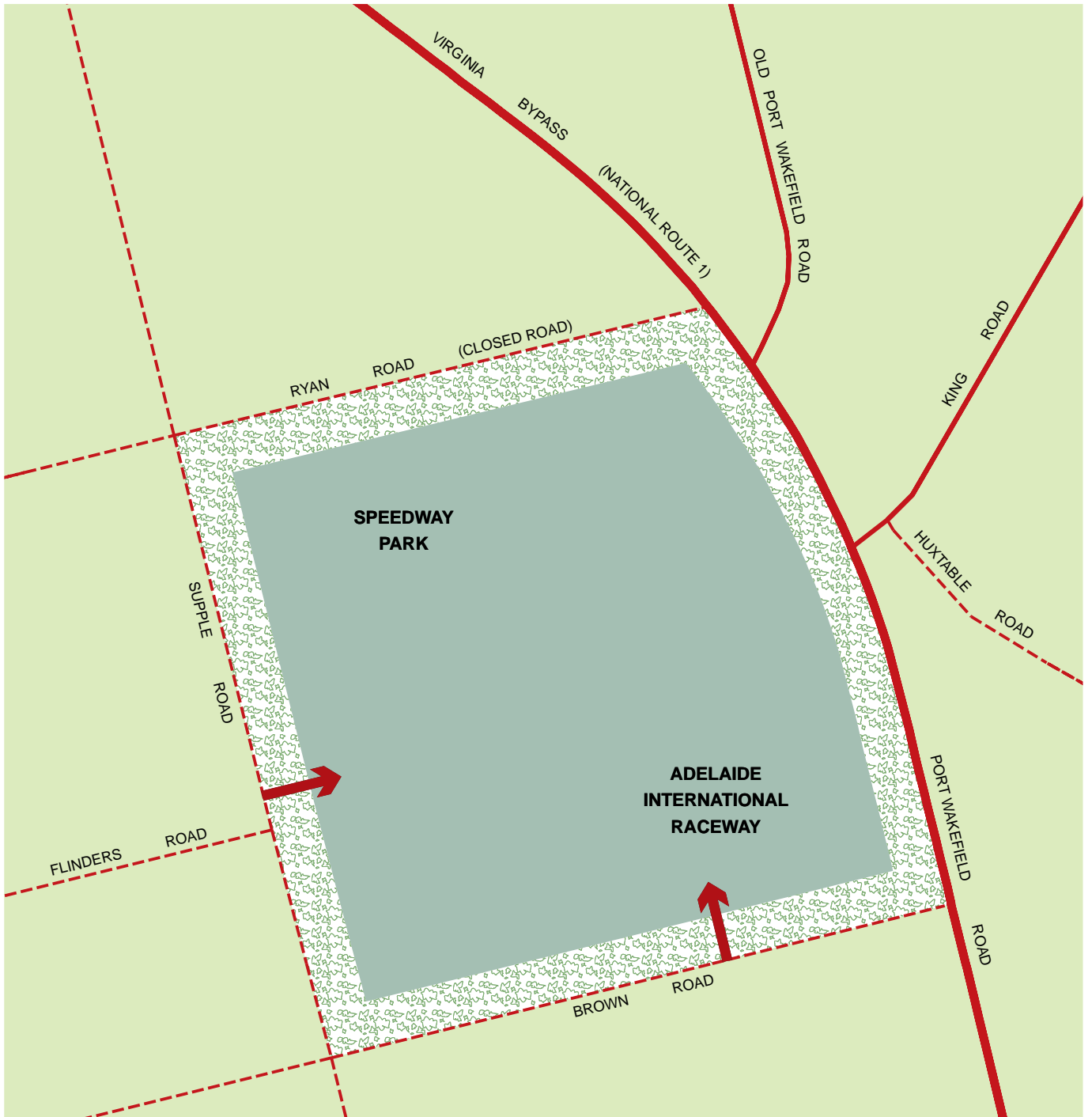
- Vehicle Access
- Neighbourhood Centre Boundary






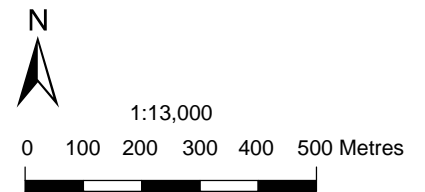
# Concept Plan Map Play/23

## VIRGINIA

### NEIGHBOURHOOD CENTRE



-  Horticulture
-  Recreation
-  Screen Planting
-  Major Local Road
-  Minor Local Road
-  Access
-  Arterial Road (Controlled Access)

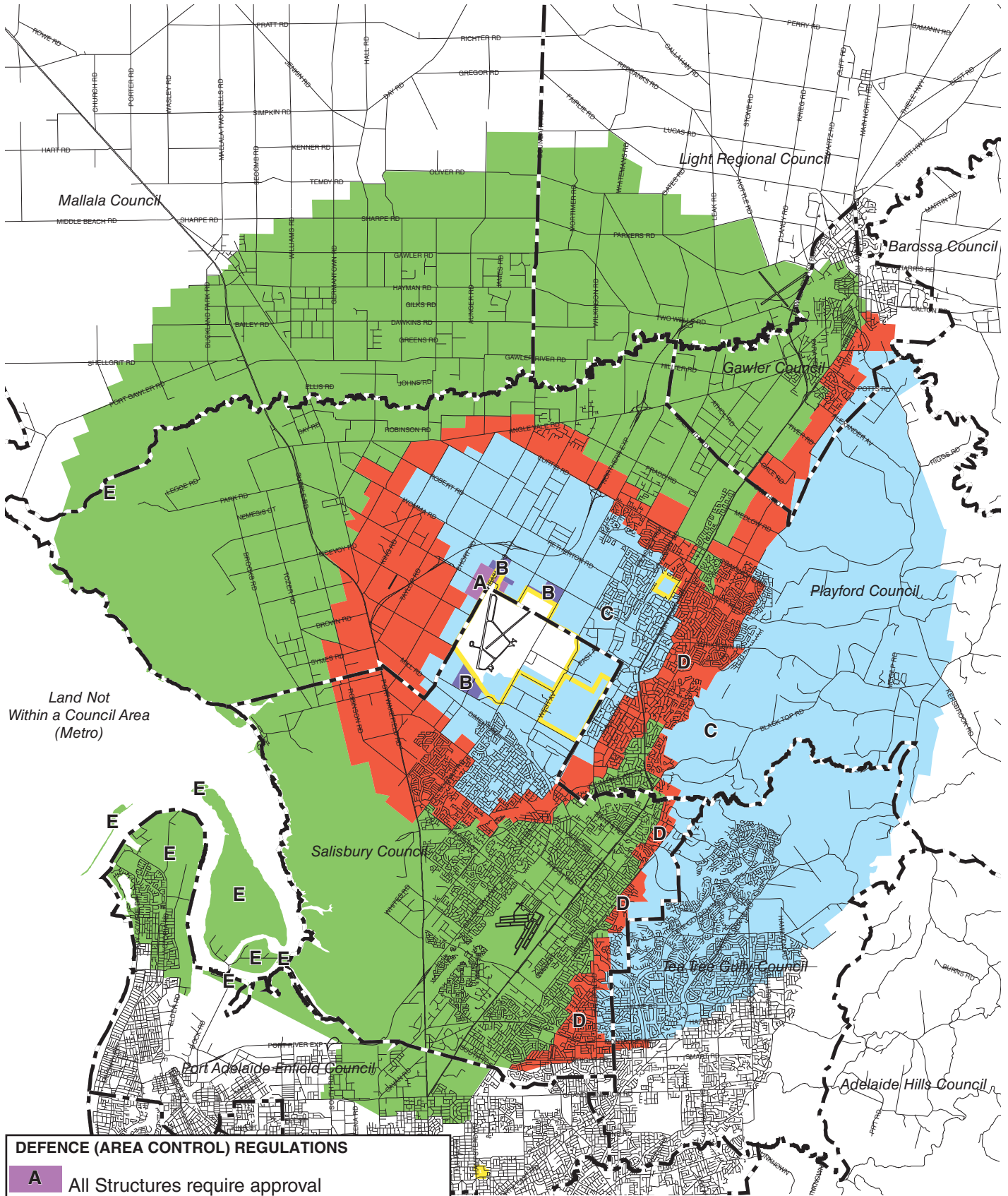


WATERLOO CORNER

# Concept Plan Map Play/24

## RECREATION







**DEFENCE (AREA CONTROL) REGULATIONS**

<b>A</b>	All Structures require approval
<b>B</b>	Structures higher than 7.5m require approval
<b>C</b>	Structures higher than 15m require approval
<b>D</b>	Structures higher than 45m require approval
<b>E</b>	Structures higher than 90m require approval

This Plan is Diagrammatic Only

-  Dept of Defence Property
-  Development Plan Boundaries



1:180,000  
0 1 2 3 4 5 km

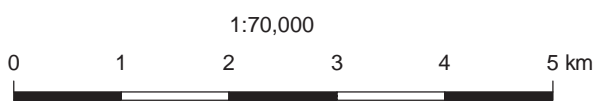
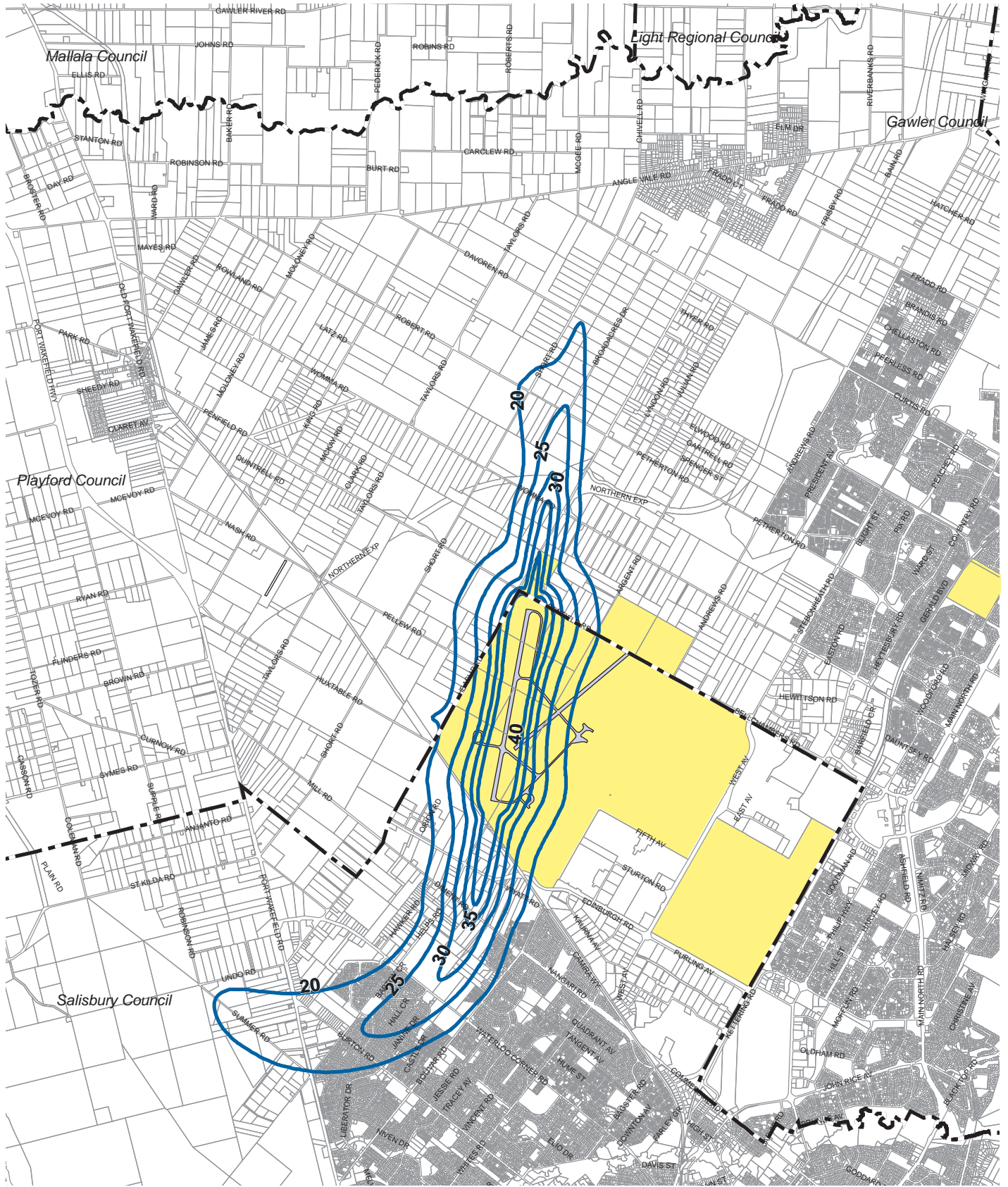
RAAF BASE EDINBURGH CONSTRAINTS

# Concept Plan Map Play/25

## EDINBURGH DEFENCE AIRFIELD

### DEFENCE (AREA CONTROL) REGULATIONS





- 25 ANEF Contours 2022
- Aviation
- Dept of Defence Property
- Development Plan Boundaries

RAAF BASE EDINBURGH CONSTRAINTS


# Concept Plan Map Play/26

## EDINBURGH DEFENCE AIRFIELD

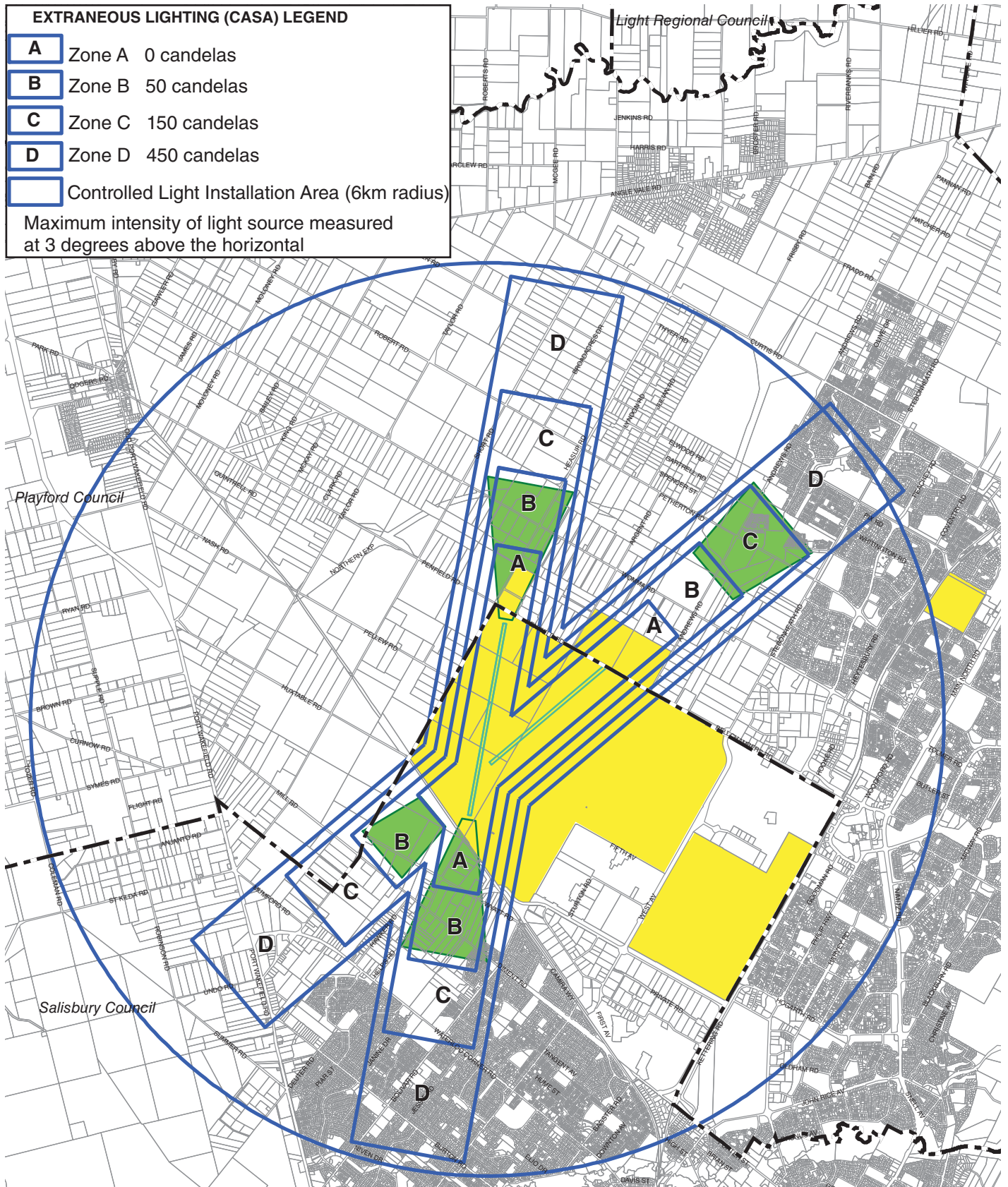
### AIRCRAFT NOISE EXPOSURE





**EXTRANEOUS LIGHTING (CASA) LEGEND**


- A** Zone A 0 candelas
- B** Zone B 50 candelas
- C** Zone C 150 candelas
- D** Zone D 450 candelas
-  Controlled Light Installation Area (6km radius)

Maximum intensity of light source measured at 3 degrees above the horizontal




 Restrictions on the amount of upward light emitted to comply with the criteria outlined in paragraphs 703b, 704b and 705b of Part 5, Chapter 7 of Australian Defence Force Publication 602 (ADFP 602)

 No light above the horizontal is permitted

 Runways

 Dept of Defence Property

 Development Plan Boundaries



1:70,000













RAAF BASE EDINBURGH CONSTRAINTS

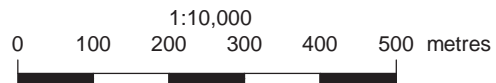
# Concept Plan Map Play/27

## EDINBURGH DEFENCE AIRFIELD LIGHTING CONSTRAINTS

Consolidated 30 April 2020  
PLAYFORD COUNCIL



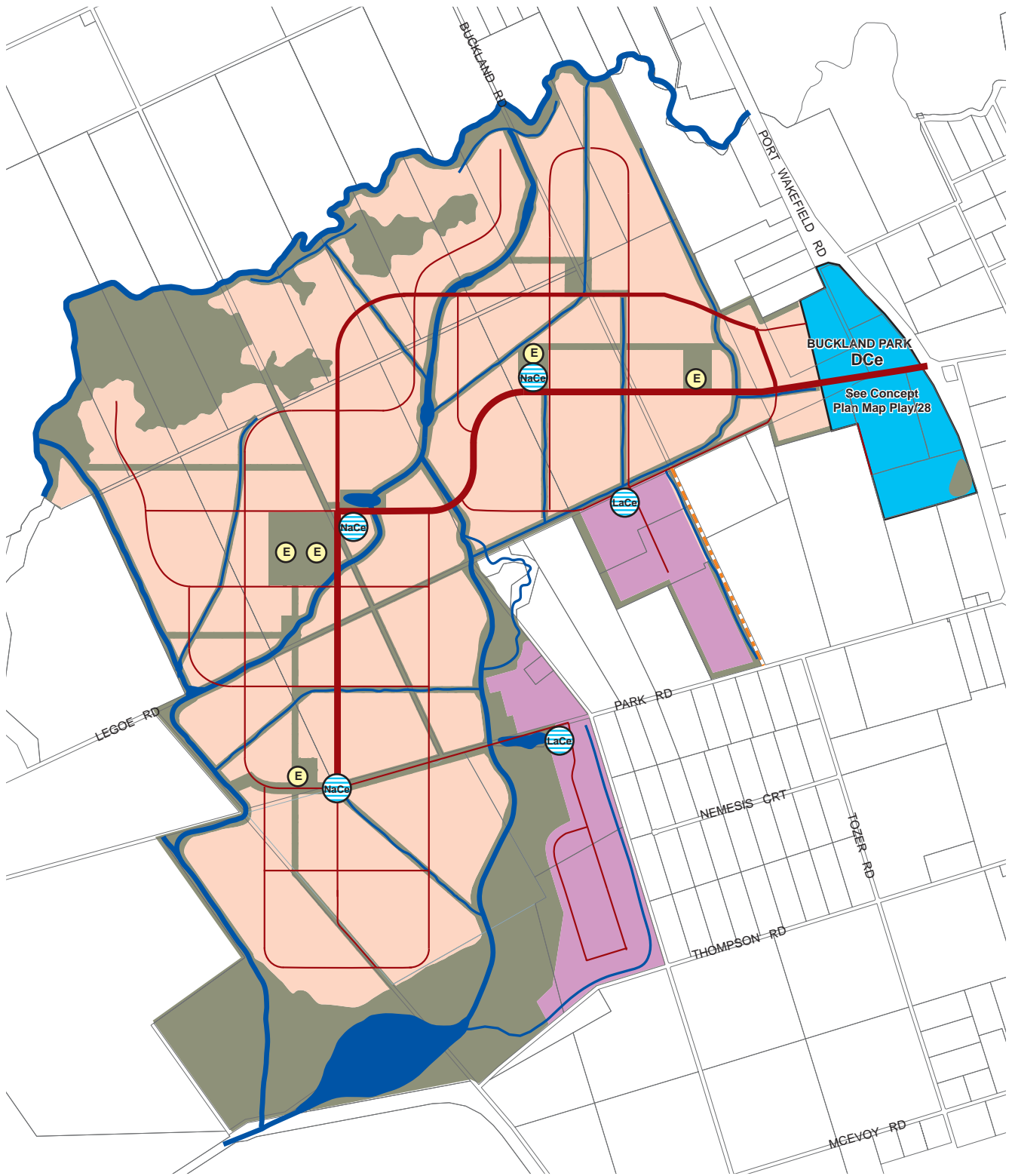
-  Arterial Road
-  Major Collector Road
-  Vehicle Access Points
-  Open Space
-  Core Retail Centre
-  Mixed Use / Commercial / Employment
-  Mixed Use Residential
-  Commercial
-  Primary Production / Mining
-  Residential



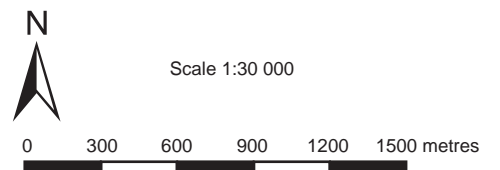
**BUCKLAND PARK**

# Concept Plan Map Play/28

## BUCKLAND PARK DISTRICT CENTRE



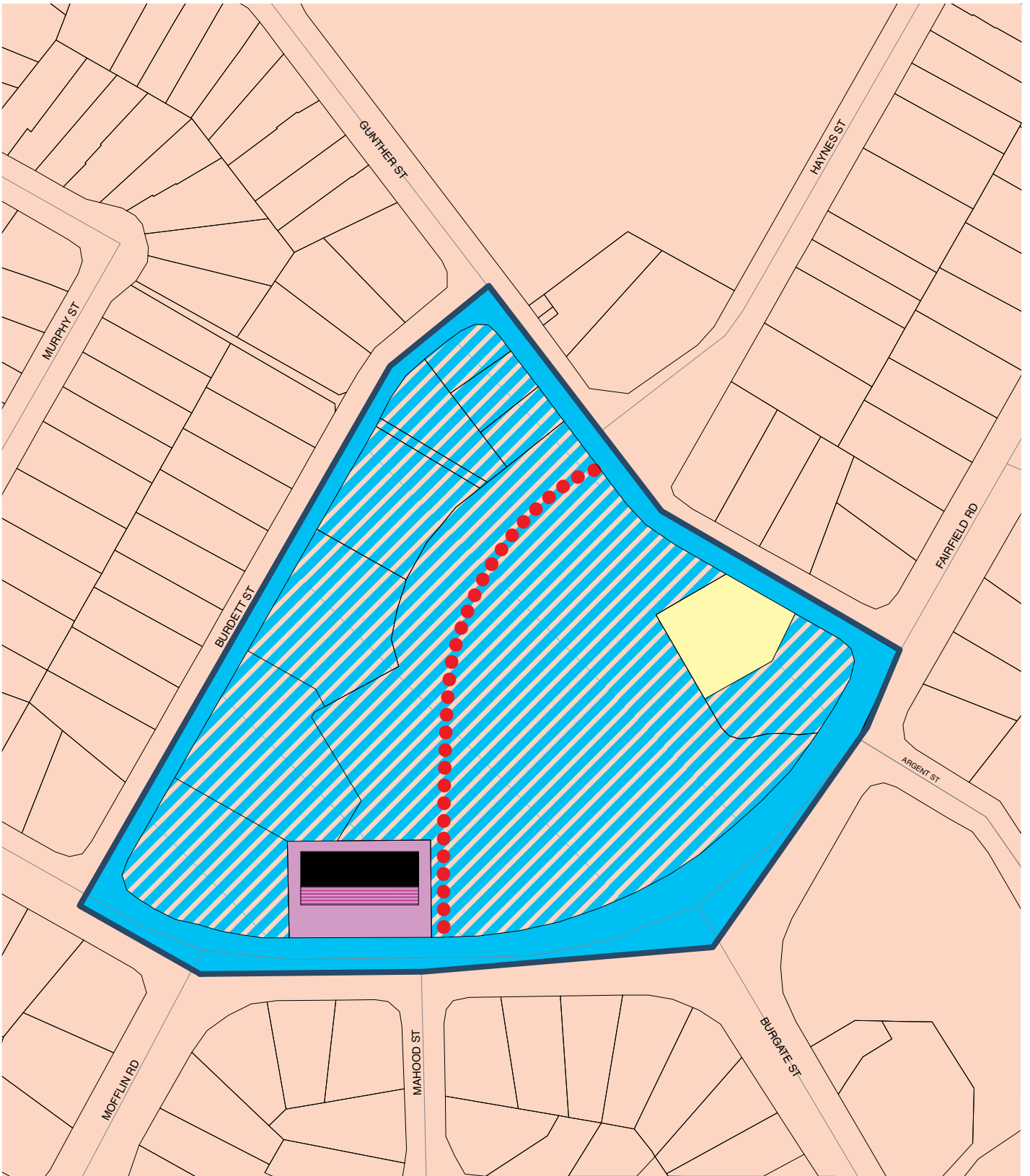
- Major Collector Road
- Collector Road
- Major Local Road
- - - Emergency Vehicle Access Route
- District Centre
- Neighbourhood Activity Centre
- Local Activity Centre
- School
- Residential
- Employment
- Open Space
- Floodways











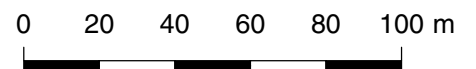
# Concept Plan Map Play/29

## BUCKLAND PARK





-  Concept Plan Boundary
-  Existing building
-  Local Centre Zone
-  Retail / Commercial
-  Community Facilities
-  Medium Density Residential / Mixed Use
-  Active Retail / Commercial Frontage
-  Pedestrian Boulevard and Vehicular Access

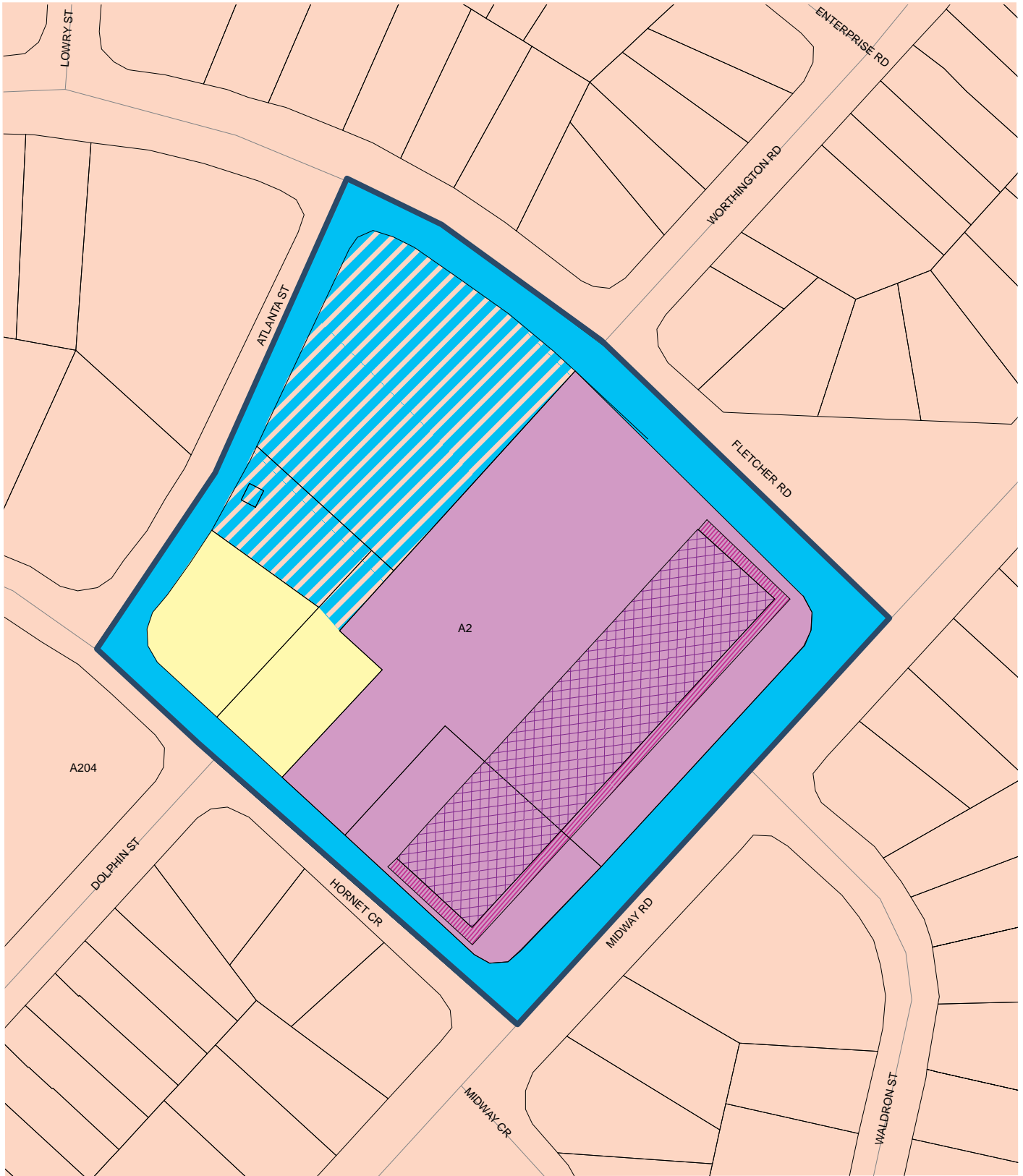









**ELIZABETH GROVE**

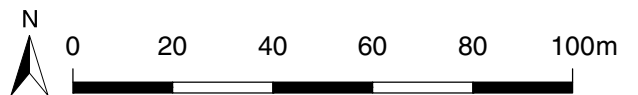
# Concept Plan Map Play/30

**ELIZABETH GROVE  
LOCAL CENTRE**





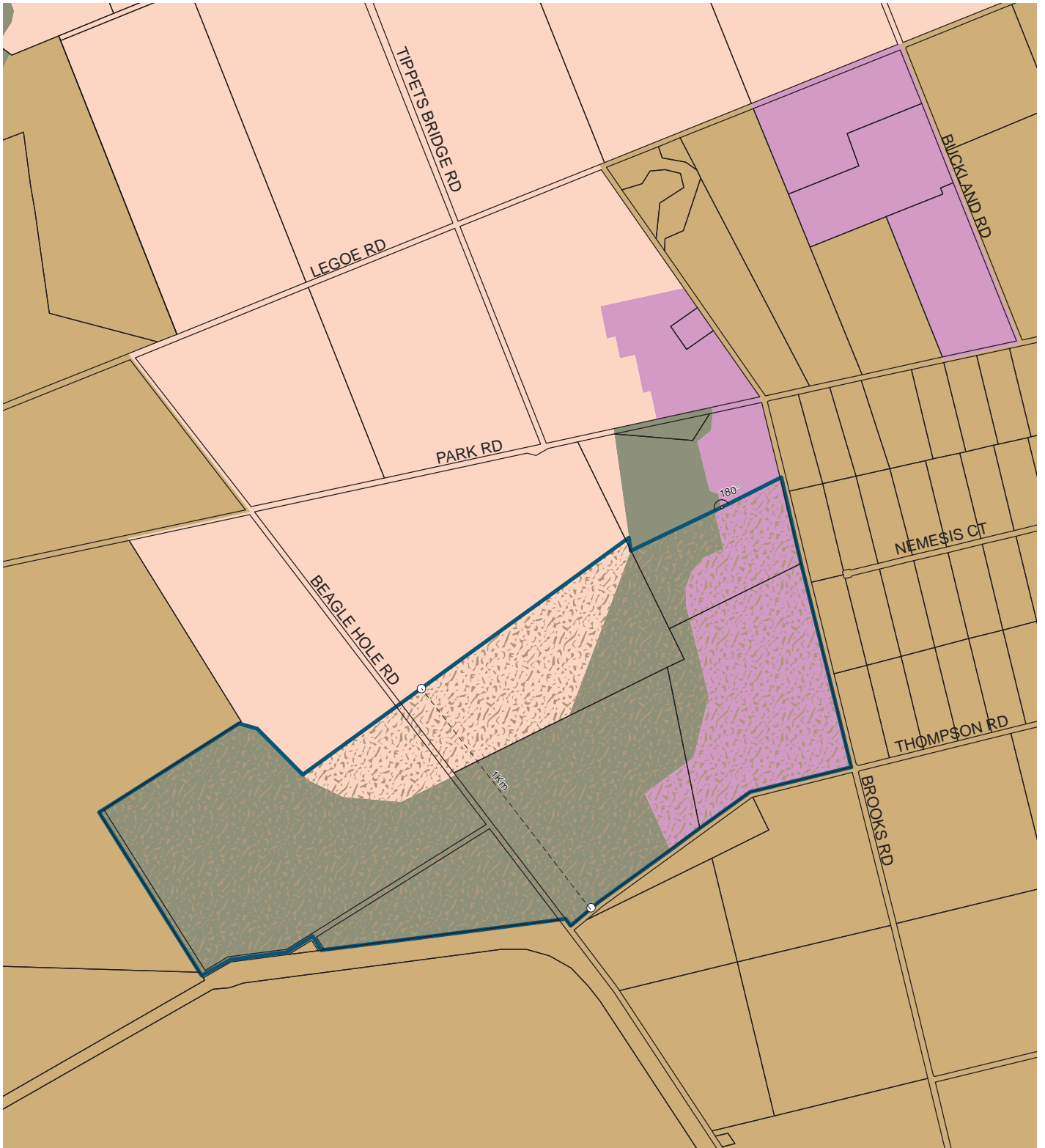
-  Concept Plan Boundary
-  Local Centre Zone
-  Retail / Commercial
-  Community Facilities
-  Future Retail / Commercial
-  Active Retail / Commercial Frontage
-  Medium Density Residential



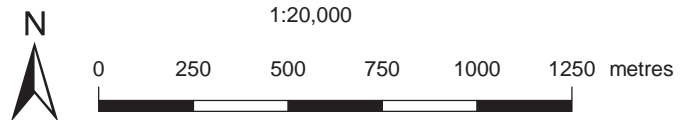
**ELIZABETH EAST**

# Concept Plan Map Play/31

## ELIZABETH EAST LOCAL CENTRE

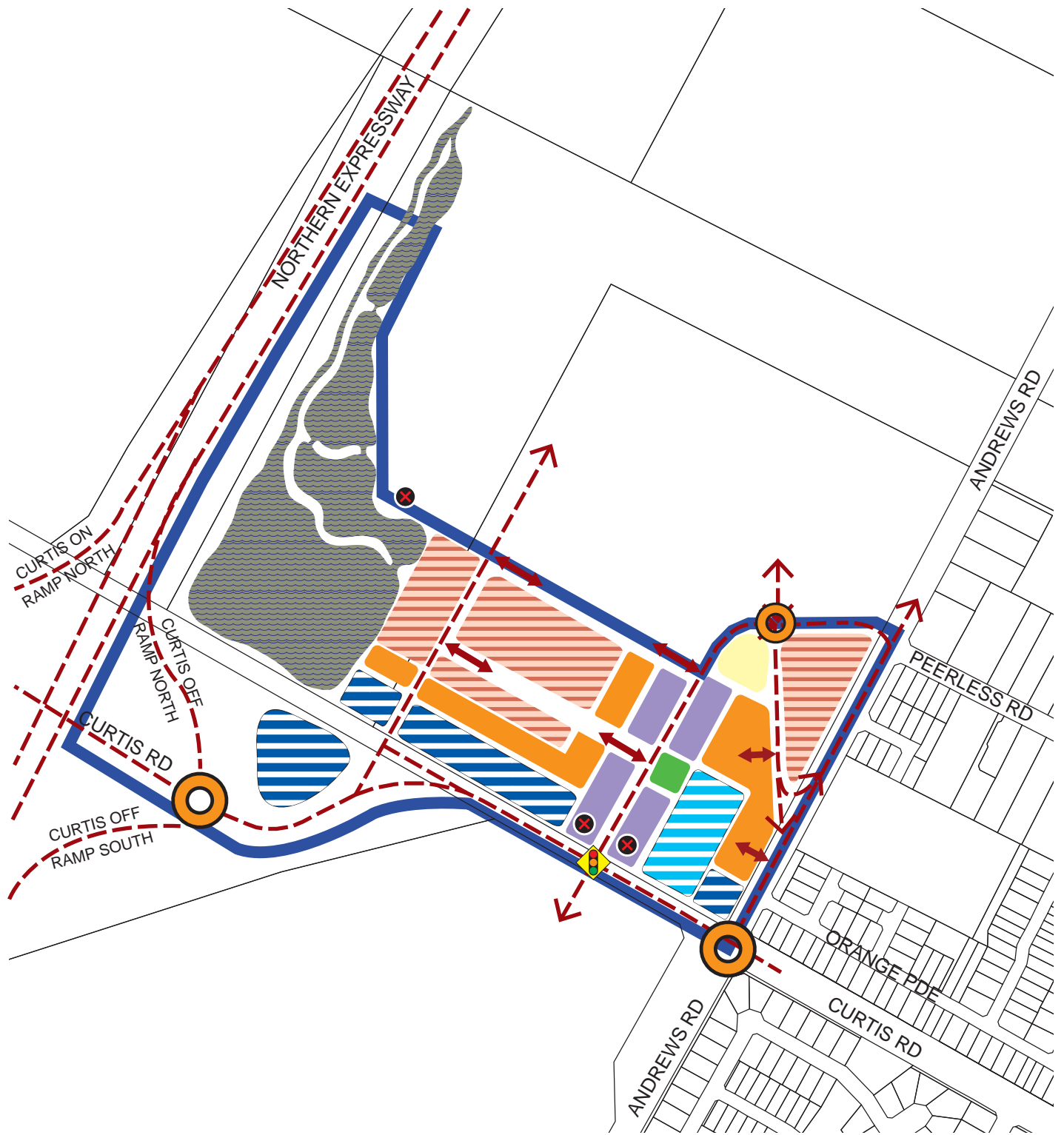

















-  Odour Impact Area
-  Industrial
-  Open Space
-  Primary Production / Mining
-  Residential

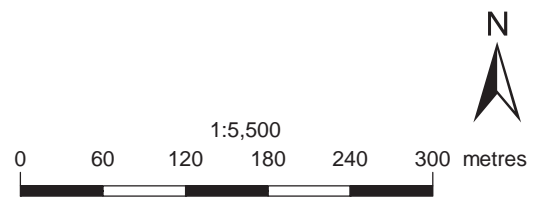


# Concept Plan Map Play/32

## BUCKLAND PARK ODOUR IMPACT AREA



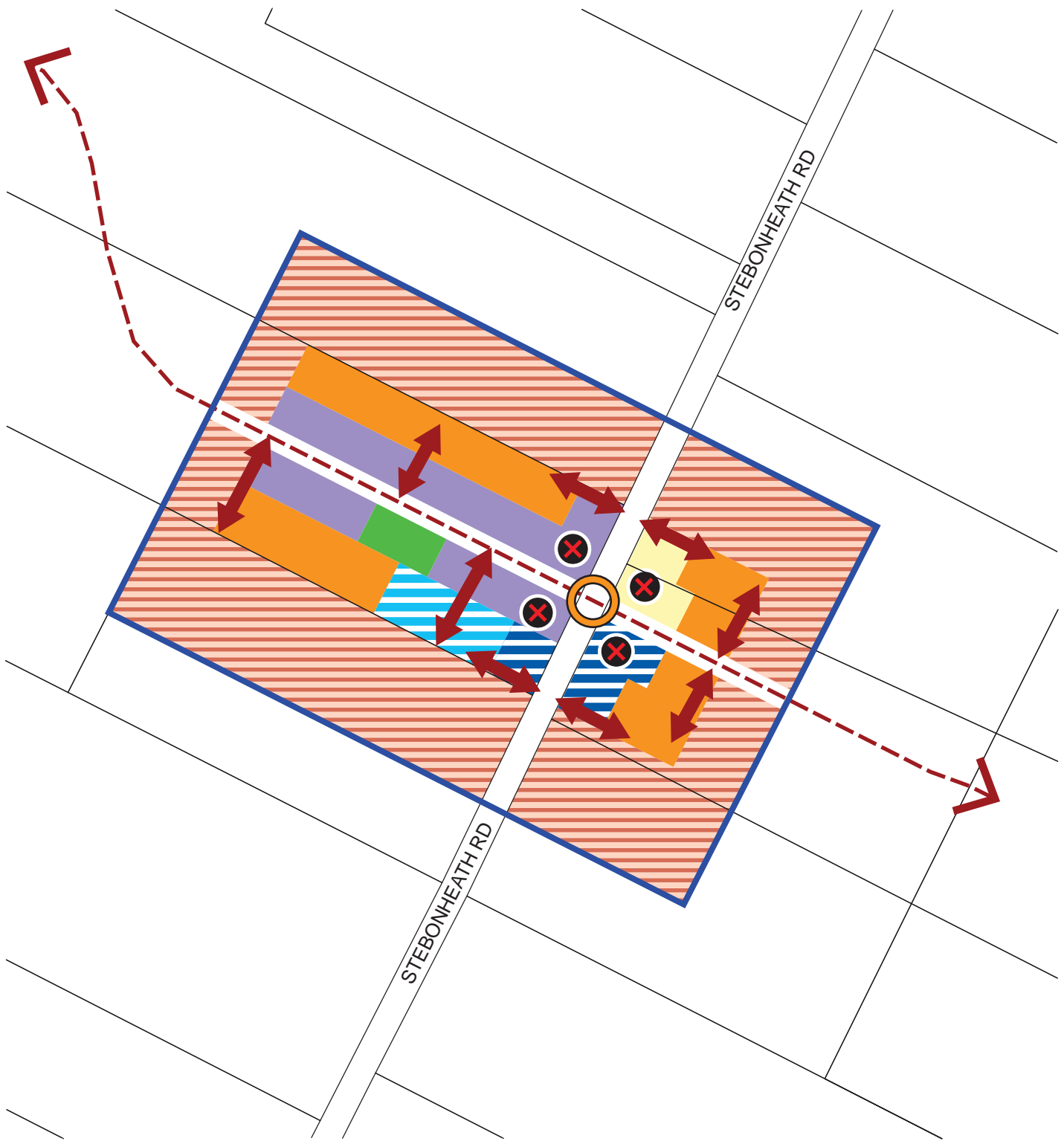
- |   |                                      |   |                       |
|---|--------------------------------------|---|-----------------------|
|   | Town Square                          |  | Roads                 |
|   | Main Street Retail                   |  | Icon Buildings        |
|   | Super Market                         |  | Traffic Signal        |
|   | Retail/Commercial                    |  | Vehicle Access        |
|   | Community Use                        |  | Concept Plan Boundary |
|   | Open Space                           |   |                       |
|   | Car Parking                          |   |                       |
|   | Mixed Use/Medium Density Residential |   |                       |
|   | Storm Detention Basin/Wetland        |   |                       |
|  | Intersection Treatment               |   |                       |














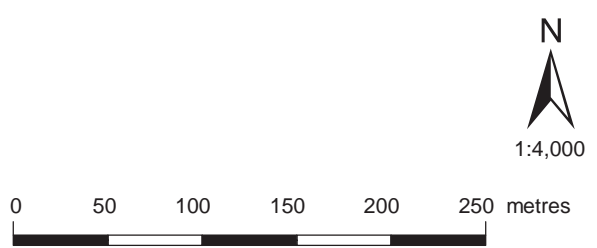
# Concept Plan Map Play/34

## MUNNO PARA WEST

### NEIGHBOURHOOD ACTIVITY CENTRE



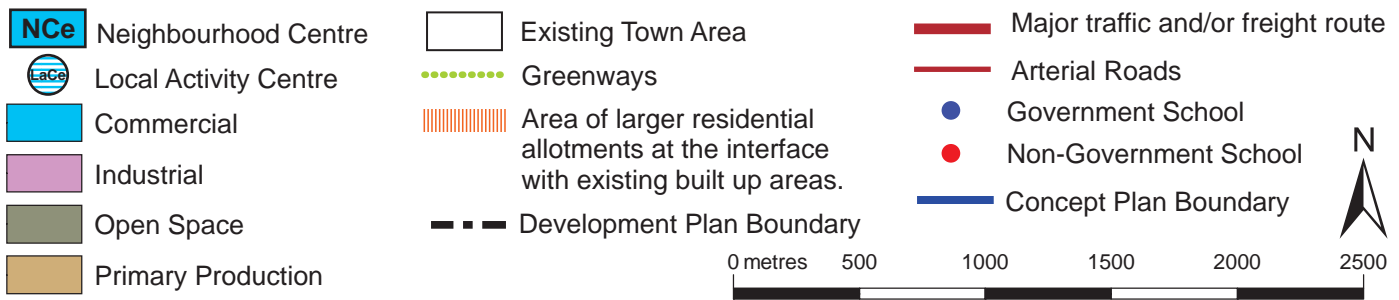
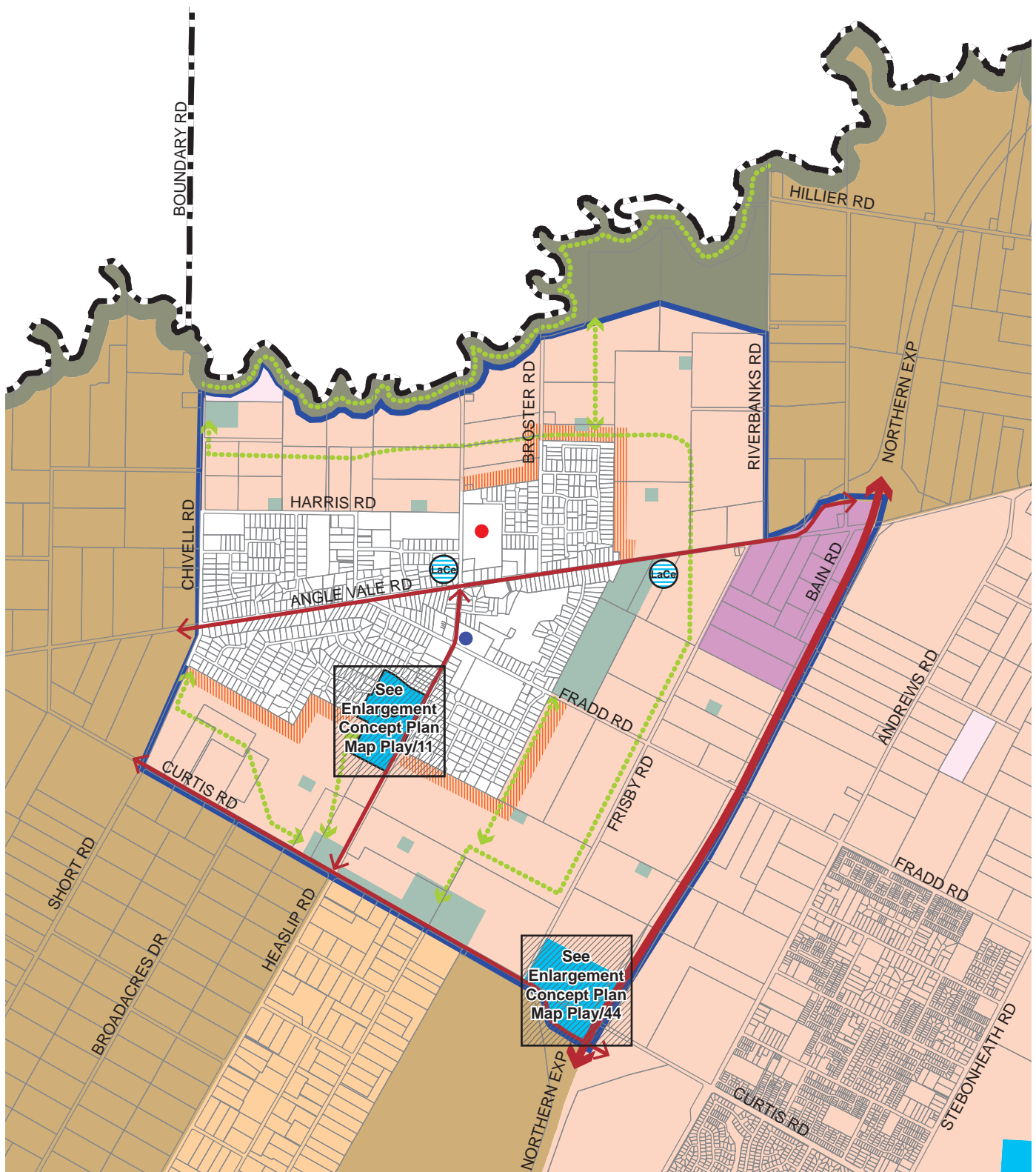
-  Main Street Retail
-  Super Market
-  Retail/Commercial
-  Mixed Use/Medium Density Residential
-  Car Parking
-  Community Uses
-  Town Square
-  Intersection treatment
-  Icon Buildings
-  Roads
-  Vehicle Access
-  Concept Plan Boundary



# Concept Plan Map Play/35

## MUNNO PARA DOWNS

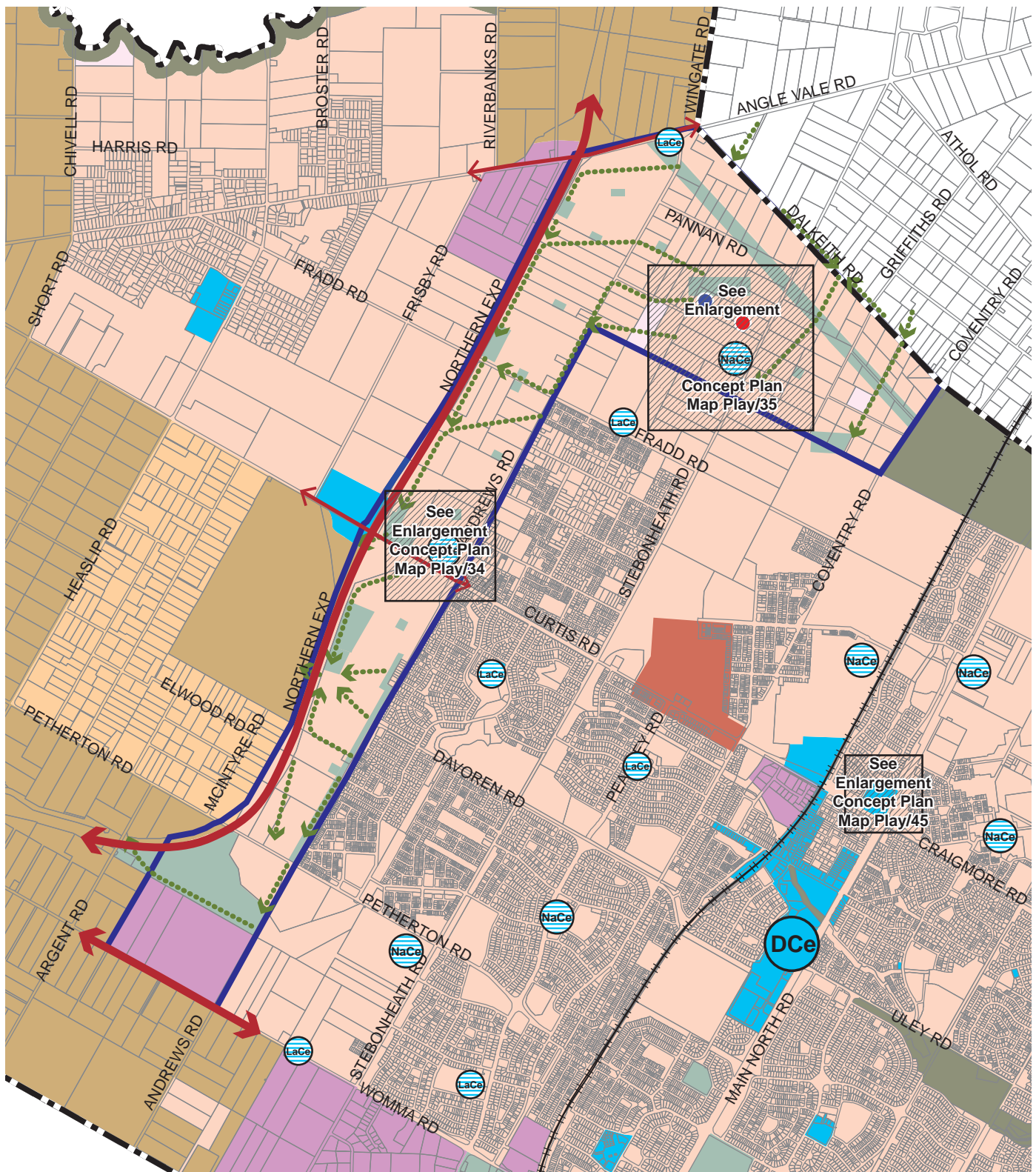
### NEIGHBOURHOOD ACTIVITY CENTRE



# Concept Plan Map Play/36

## ANGLE VALE URBAN GROWTH AREA



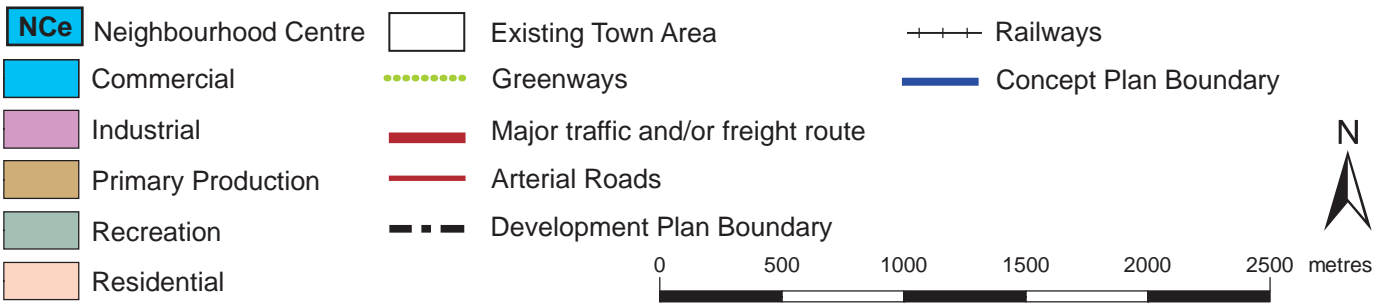
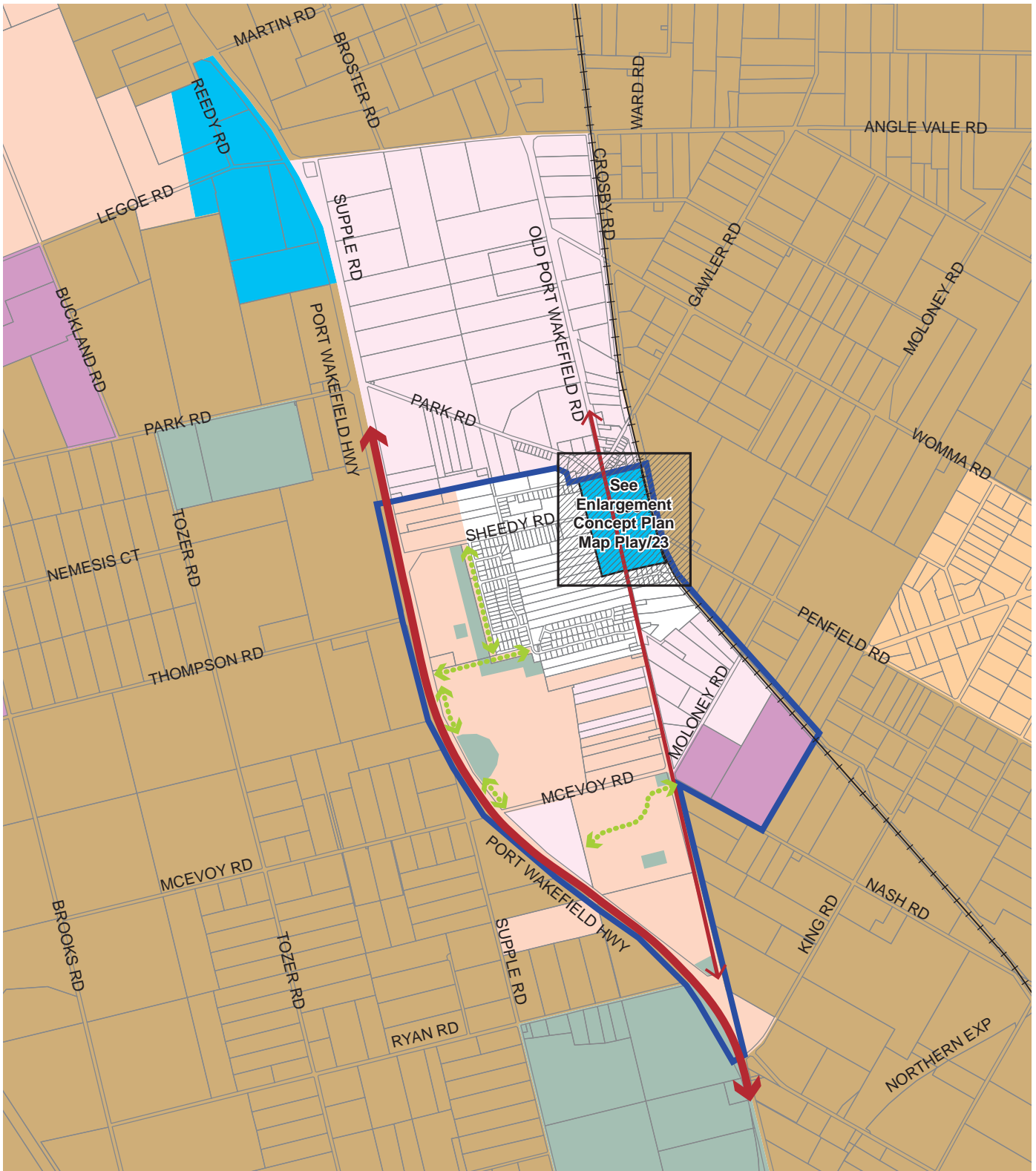


- Suburban Activity Node
- Commercial
- Industrial
- Open Space
- Primary Production
- Recreation
- Residential
- Deferred Urban
- Rural Living
- Major traffic and/or freight route
- Arterial Roads
- DCe District Centre
- NaCe Neighbourhood Activity Centre
- LaCe Local Activity Centre
- Government School
- Non-Government School
- Greenways
- Railways
- Concept Plan Boundary
- Development Plan Boundary

# Concept Plan Map Play/37

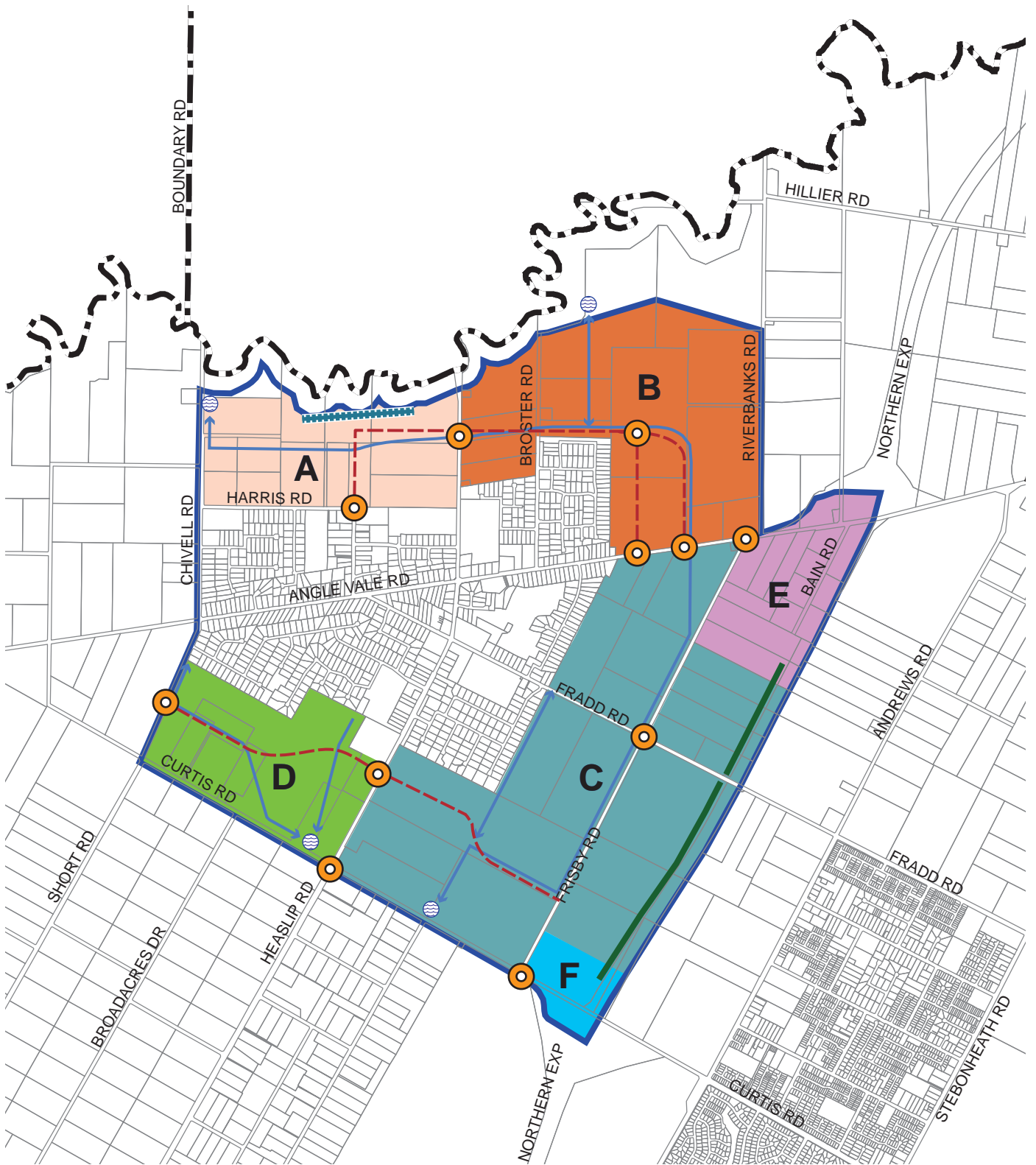
## PLAYFORD NORTH URBAN GROWTH AREA



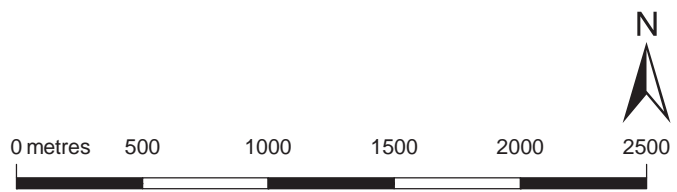


# Concept Plan Map Play/38

## VIRGINIA URBAN GROWTH AREA



- Area not covered by Infrastructure Precinct
- Infrastructure Precincts
- Intersection Treatment
- Stormwater Flow
- Stormwater Detention Basin/Wetland
- New Connector/Link Road
- Levee
- Noise Barrier
- Concept Plan Boundary
- Development Plan Boundary



# Concept Plan Map Play/39

## ANGLE VALE URBAN GROWTH AREA

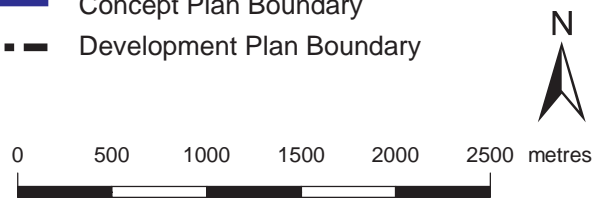
### INFRASTRUCTURE





- Area not covered by Infrastructure Precinct
- A** Infrastructure Precincts
- Intersection Treatment
- ↔ Stormwater Flow
- Stormwater Detention Basin/Wetland
- New Connector/Link Road
- Noise Barrier
- Railways
- ⚡ Electricity Substation

- Concept Plan Boundary
- Development Plan Boundary



# Concept Plan Map Play/40

## PLAYFORD NORTH URBAN GROWTH AREA INFRASTRUCTURE



□ Area not covered by Infrastructure Precinct

—+— Railways

**C** Infrastructure Precincts

**C1** Sub Precinct

○ Intersection Treatment

⊙ Stormwater Detention Basin/Wetland

↔ Stormwater Flow

↔ New Connector/Link Road

— Noise Barrier

— Concept Plan Boundary

- - - Development Plan Boundary

0 500 1000 1500 2000 2500 metres

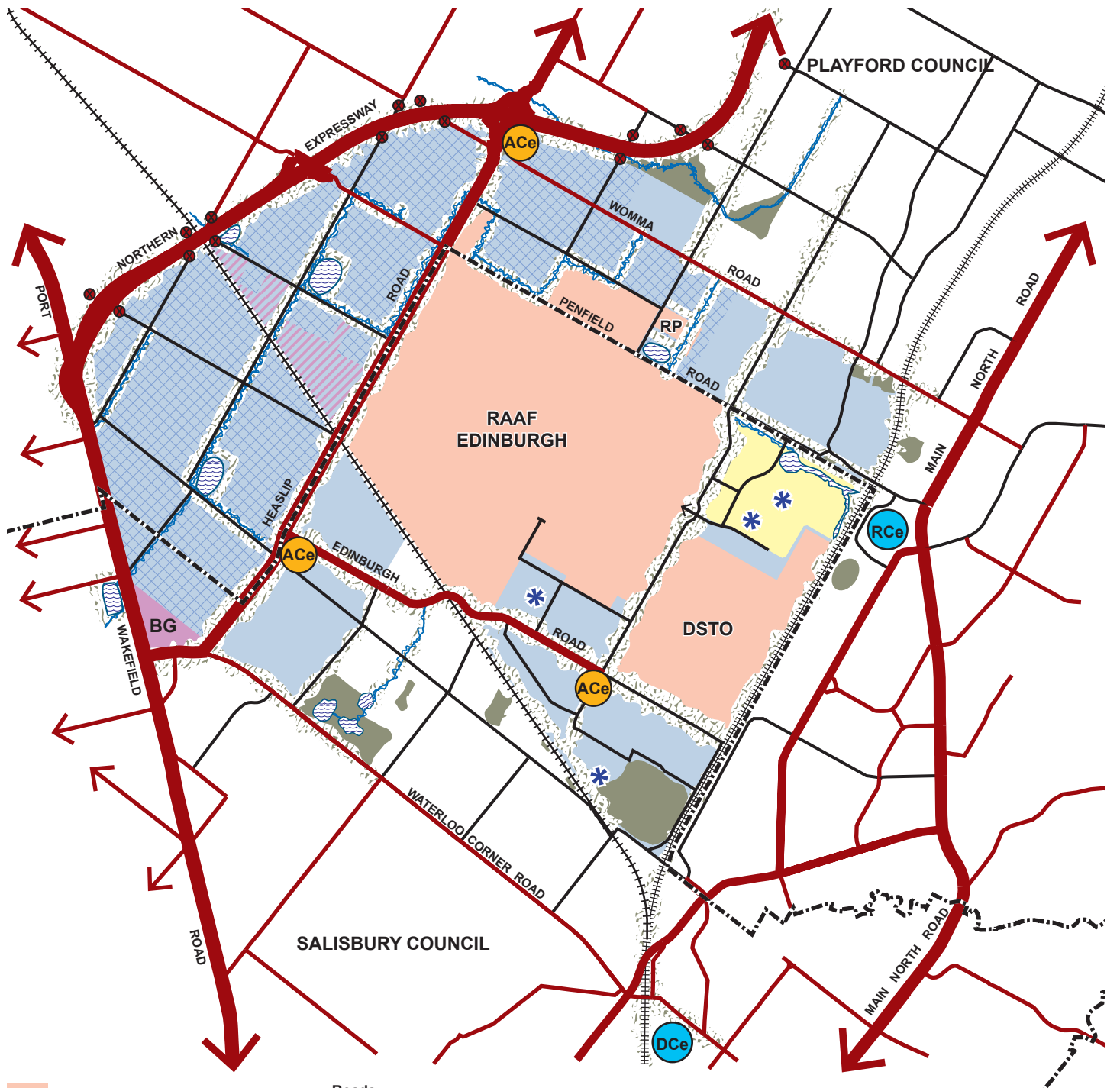


# Concept Plan Map Play/41

## VIRGINIA URBAN GROWTH AREA

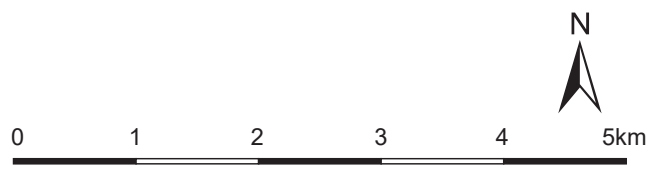
### INFRASTRUCTURE





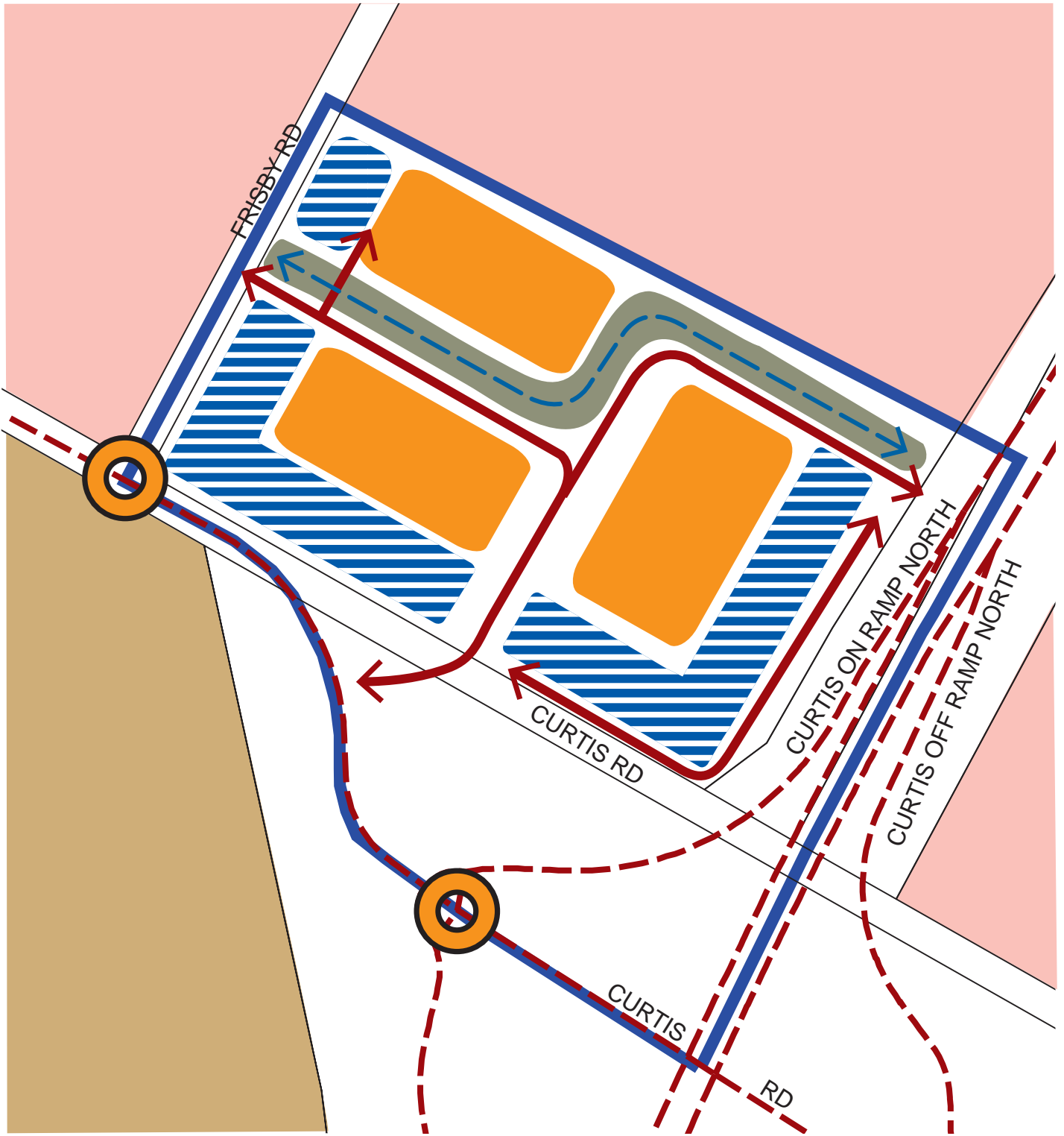
- Excluded (Defence land)
- Residential Park
- Employment Land
- Future Employment Land
- Stormwater Detention Basins
- Bulky Goods Node
- Intermodal Facilities
- Future Development Precinct
- Open Space / Green Corridor / Buffer
- Recreation
- Local Activity Centre
- District Centre
- Regional Centre
- \* Icon Buildings

- Roads**
- Primary Freight
  - Secondary Freight
  - Arterial
  - Other Roads
  - Closed Road
  - Waterways/Drainage
  - Freight (Railway)
  - Passenger (Railway)
  - Development Plan Boundary

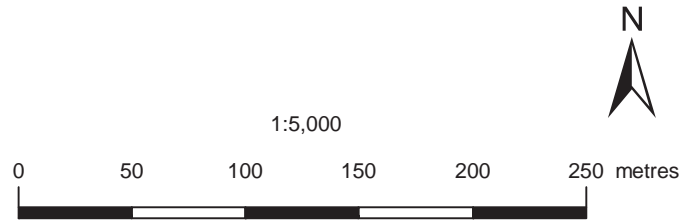


# Concept Plan Map Play/43

## GREATER EDINBURGH PARKS



- Residential
- Primary Production
- Retail/Commercial
- Open Space/Drainage Corridor
- Car Parking
- Vehicle Access
- Stormwater
- Roads
- Intersection Treatment
- Concept Plan Boundary

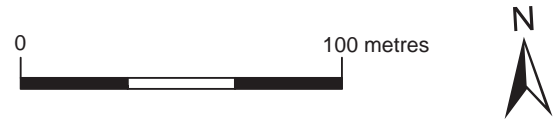
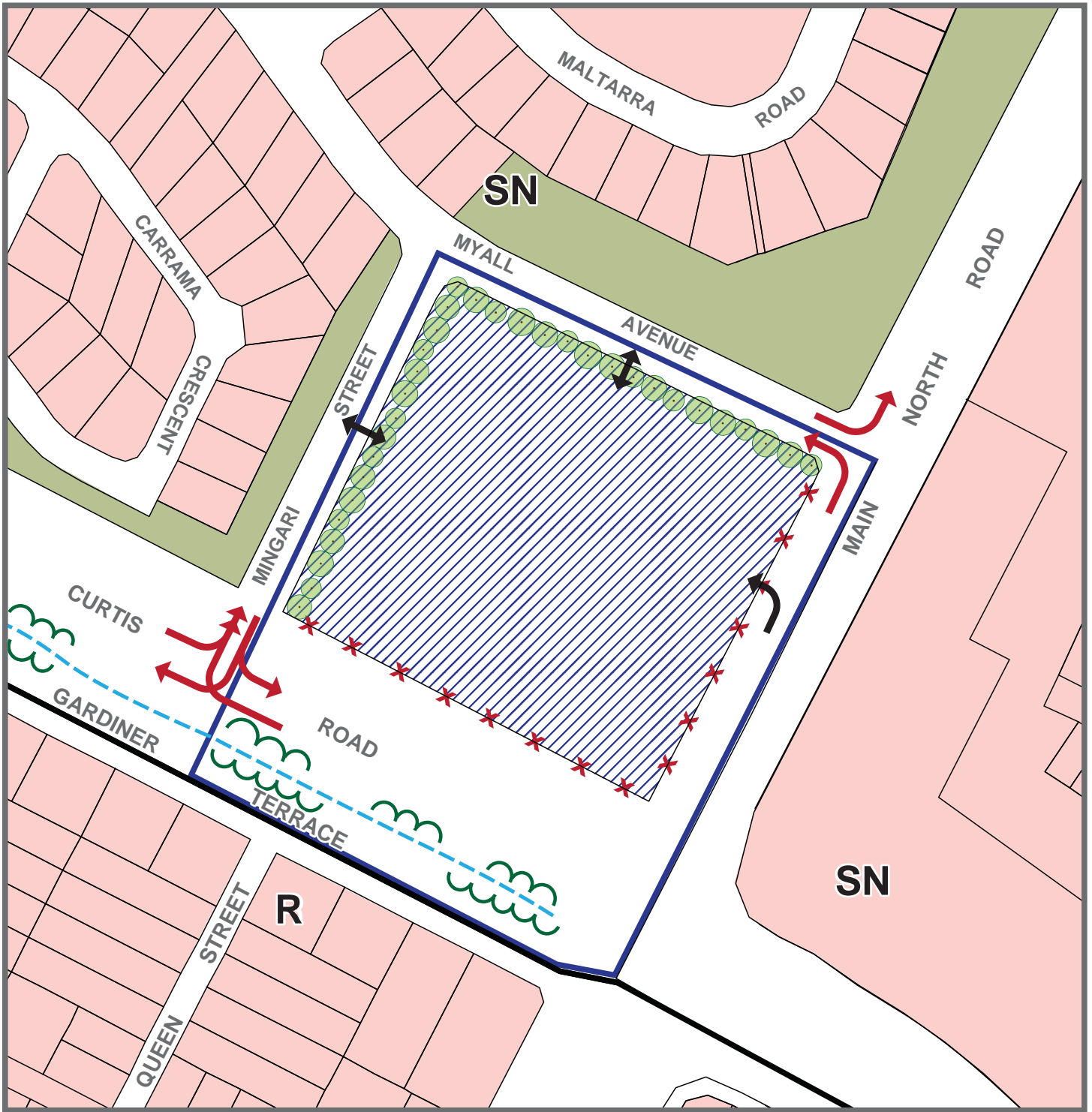


# Concept Plan Map Play/44











## ANGLE VALE

### BULKY GOODS RETAIL





**LEGEND**

-  Concept Plan Boundary
-  Cadastre
-  Commercial
-  Residential
-  Local Reserve
-  No vehicle access to Curtis Road  
restricted access to Main north Road
-  Indicative vehicle access
-  Vehicle turning movements
-  Landscape screening
-  Smith Creek drain

# Concept Plan Map Play/45

## MUNNO PARA COMMERCIAL