

# Development Plan

## Onkaparinga Council

Consolidated – 2 July 2020

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



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# **Introduction**

# Section



## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Onkaparinga Council Development Plan since its inception on 28 November 2002. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure by viewing Gazette records.

Consolidated	Amendment - [Gazetted Date]
28 November 2002	Happy Valley (City), Noarlunga (City) and Willunga (DC) (Metro) Development Plans - Consolidation and Miscellaneous PAR - [28 November 2002] Stormwater in Urban Areas PAR ( <i>Ministerial</i> ) - [12 November 2002] Section 29(2)(a) - Bushfire Mapping - [28 November 2002]
20 February 2003	Southern Expressway Surplus Land PAR - [20 February 2003]
27 March 2003	Metropolitan Urban Boundary PAR ( <i>Ministerial</i> ) - [20 March 2003]
3 July 2003	Section 29(2)(b)(ii) Amendment - [3 July 2003]
6 November 2003	Wind Farms PAR ( <i>Ministerial</i> ) - [24 July 2003] Seaford Industrial Land PAR - [6 November 2003]
4 December 2003	Local Heritage (Noarlunga) PAR (Interim) - [4 December 2003] Local Heritage (Willunga) PAR (Interim) - [4 December 2003]
26 March 2004	Hills Face Zone PAR (Interim) ( <i>Ministerial</i> ) - [27 February 2004] Southern Metropolitan Growth Management PAR (Interim) ( <i>Ministerial</i> ) - [26 March 2004] Editorial Correction (removal of duplicated maps)
9 December 2004	Local Heritage (Noarlunga) PAR - [2 December 2004] Local Heritage (Willunga) PAR - [2 December 2004]
3 March 2005	Coromandel Valley Desired Character PAR (Interim) - [3 March 2005] Hills Face Zone (Interim Policy) PAR ( <i>Ministerial</i> ) - [24 February 2005]
17 March 2005	Southern Metropolitan Growth Management PAR ( <i>Ministerial</i> ) - [17 March 2005]
22 September 2005	Section 27(5) Amendment - Local Heritage (Noarlunga) PAR - [15 September 2005] Section 29(2)(b)(ii) Amendment - Table Onka/9 - [15 September 2005]
24 November 2005	Onkaparinga Catchment PAR - [10 November 2005] Section 29(2)(b)(ii) Amendment - [24 November 2005]
2 March 2006	Coromandel Valley Desired Character (Stage 2) PAR - [23 February 2006] Noarlunga Regional Centre PAR - [2 March 2006]
22 June 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR ( <i>Ministerial</i> ) - [8 June 2006]
24 August 2006	Southern Metropolitan Growth Management PAR - [24 August 2006]
29 March 2007	Section 27(5) Amendment - Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR ( <i>Ministerial</i> ) - [25 Jan 2007] Southern Region Waste Resource Depot PAR - [22 March 2007]
29 November 2007	Section 29(2)(b)(ii) Amendment - [20 September 2007] Noarlunga Downs/Huntfield Heights PAR - [1 November 2007]
20 December 2007	Bushfire Management (Part 3) PAR ( <i>Ministerial</i> ) - [29 November 2007] Section 29(2)(b)(ii) Amendment - [6 December 2007] Residential Parks and Caravan and Tourist Parks DPA ( <i>Ministerial</i> ) (Interim) - [13 December 2007]

**Onkaparinga Council**  
**Introduction Section**  
**Amendment Record Table**

<b>Consolidated</b>	<b>Amendment - [Gazetted Date]</b>
24 January 2008	Seaford Meadows PAR - [3 January 2008]
10 April 2008	Commercial Forestry DPA ( <i>Ministerial</i> ) (Interim) - [21 February 2008] Residential (Foothills) DPA - [10 April 2008] General Amendments Part 1 DPA - [10 April 2008]
31 July 2008	Aldinga-Selicks Desired Character PAR - [31 July 2008]
28 August 2008	Local Heritage (Onkaparinga) DPA (Interim) - [28 August 2008]
26 February 2009	Residential Parks and Caravan and Tourist Parks DPA ( <i>Ministerial</i> ) - [11 December 2008] Cessation of Interim Operation of the 'Commercial Forestry DPA' on 21 February 2009 and its removal from the Onkaparinga (City) Development Plan - [5 March 2009]
27 August 2009	Local Heritage (Onkaparinga) DPA - [27 August 2009]
10 December 2009	General Amendments (Part 2) DPA - [10 December 2009] Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> (Interim)) - [10 December 2009]
8 July 2010	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) - [1 June 2010]
4 November 2010	Residential Infill and Desired Character DPA - [4 November 2010]
2 June 2011	Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) - [9 December 2010] Statewide Bulky Goods DPA ( <i>Ministerial</i> ) - [13 January 2010] Seaford Heights DPA ( <i>Ministerial</i> ) - [26 May 2011]
23 June 2011	Section 29(2)(b)(ii) Amendment - [23 June 2011]
24 November 2011	Barossa Valley and McLaren Vale Protection Districts DPA (Interim) ( <i>Ministerial</i> ) - [28 September 2011] Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) - [19 October 2011] Regulated Trees DPA (Interim) ( <i>Ministerial</i> ) - [17 November 2011]
19 April 2012	Termination of the Barossa Valley and McLaren Vale Protection Districts DPA ( <i>Ministerial</i> ) and its removal from the Onkaparinga (City) Development Plan – [5 April 2012] Barossa Valley and McLaren Vale – Revised – Protection Districts DPA (Interim) ( <i>Ministerial</i> ) – [11 April 2012]
20 September 2012	Noarlunga Regional Centre (Transit Oriented Development) DPA – [20 September 2012] Editorial correction to MOSS (Environment) Zone non-complying list
13 December 2012	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Onkaparinga (City) 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] Editorial correction to maps
24 January 2013	Barossa Valley and McLaren Vale - Revised – Protection Districts DPA ( <i>Ministerial</i> ) – [18 January 2013]
4 July 2013	Better Development Plan (BDP) Zones and General Amendments DPA – [4 July 2013]
19 September 2013	Section 29(2)(b)(ii) Amendment – [1 August 2013] Supplementary Local Heritage DPA – [19 September 2013]
19 December 2013	Bulky Goods DPA – [19 December 2013]
14 August 2014	Seaford District Centre DPA – [31 July 2014] Section 29(2)(b)(i) and (2)(b)(ii) Amendment – [14 August 2014]
16 April 2015	Hackham South East DPA – [9 April 2015]

<b>Consolidated</b>	<b>Amendment - [Gazetted Date]</b>
21 April 2016	Section 29(2)(b)(ii) Amendment – [14 January 2016] Aldinga District Centre DPA – [7 April 2016] Existing Activity Centres Policy Review DPA ( <i>Ministerial</i> ) – [21 April 2016]
30 May 2017	General Residential and Miscellaneous DPA (Interim) – [30 May 2017]
19 December 2017	Section 29(2)(b)(ii) Amendment – [4 July 2017] General Residential and Miscellaneous DPA – [19 December 2017]
20 February 2018	Employment Lands DPA – [6 February 2018] Southern Innovation Area DPA ( <i>Ministerial</i> ) – [20 February 2018] Section 29(2)(b)(ii) Amendment – [20 February 2018]
20 December 2018	Section 29(2)(b)(i) and (3)(c)(ii) Amendment – [27 February 2018] Section 29(2)(b)(i) Amendment – [22 November 2018] Aldinga Urban Lands DPA – [13 December 2018]
28 May 2020	Old Reynella Former Winery Site DPA – [28 May 2020]
2 July 2020	Lonsdale Residential DPA ( <i>Ministerial</i> ) – [2 July 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 in 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 Onkaparinga.

This introduction has been prepared by the Department of Planning, Transport and Infrastructure as 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 2017 Update.

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 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 <i>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	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	<p>These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as:</p> <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> <p>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.</p> <p>Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.</p>
<b>Overlay Section Provisions</b>	These policies are spatially located through the application of specific overlay mapping where there is an envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.

Assessment Section	Function
<b>Zone Provisions</b>	<p>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.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
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 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.
Structure Plan Maps	
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 and Character Preservation District</li> <li>▪ Natural Resources</li> <li>▪ Affordable Housing</li> <li>▪ Noise and Air Emissions</li> <li>▪ Strategic Transport Routes.</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 (where applicable) 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 [Onkaparinga Council](#).

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.

## Council Strategic Setting

### A Snapshot of our City

*(Extracted from the Community Plan 2035 Discussion Paper)*

Our city is known for its natural beauty and enviable lifestyle with a growing population currently in excess of 160 000, which makes us the largest council area by population in South Australia. The city includes picturesque hills, the world-class McLaren Vale wine region, 31 kilometres of pristine coastline and a 75 per cent rural area.

#### Our city has diverse landscapes

Our city covers 518 square kilometres from the industrial areas in the north west of the city, the rural landscapes and townships of the north east, central and southern areas and the urban areas along the coast that stretches from Sellicks Beach to Port Stanvac.

80 per cent of our population live in suburbs north of the Onkaparinga River, 15 per cent along the central and southern coast and the remainder in rural and township areas.

The entire catchments of the Aldinga Washpool, Pedler Creek, Christies Creek, Maslins Creek, Willunga Creek and Sellicks Creek, the lower Onkaparinga River and estuary, most of the Field River and part of the Sturt River catchment falls within the city boundaries. Since European settlement large scale changes in land management have significantly impacted on catchment hydrology within the city.

The Sturt and Onkaparinga Rivers, Tangari Park, the Aldinga Scrub and Washpool are significant natural conservation areas. They link with the ranges, creeks and coasts to form the city's major environmental features. The distribution of native vegetation and fauna has been severely impacted on by changes to our city's landscape over time. Only 5 per cent of pre-European vegetation remains on the plains areas in the city and 26 per cent on the less fertile and less accessible hilly areas.

#### Our city has a growing and ageing population

Our city is also the largest South Australian council by population (10 per cent of the state's population) and it is growing quickly.

The city's estimated residential population in 2010 was 162 925 and between 2001 and 2010 it is estimated that the city's population grew by 7.9 per cent. The city experienced the largest population increase (2431) compared to the other local government areas in metropolitan Adelaide between 2009–2010. Between 2011 and 2026 the population in the city is projected to grow by 17.9 per cent or almost 30 000 people. This growth will require approximately 20 000 new dwellings.

Compared to the Adelaide average our population is younger, with more children and youth and fewer aged people. However, in most suburbs numbers and proportions of young people have declined while the over fifties population steadily grows. In 2006, 29.1 per cent of the city's population was over 50 years and this percentage has been projected to grow to 35.6 per cent by 2011.

The largest growth between 2011 and 2026 is anticipated in the older age groups of 70–74 and 75–79. The largest declines in growth are projected in the 20–24 and 25–29 age groups.

#### We are a city with a long, rich and diverse cultural heritage.

Our city is part of the Kurna country and includes significant cultural heritage areas such as the Tjilbruke sites along the coast that includes Ochre Point and the Washpool. European settlement began in 1837 with townships such as Willunga, Clarendon, Old Reynella and Old Noarlunga establishing around farming activities.

Residential areas in the northern and western part of the city have been steadily developing since the 1960s. 1 per cent of our population are Indigenous, 22 per cent were born overseas, and 90 per cent speak only English at home.

### **We are a city that has many infrastructure challenges and opportunities**

Our city is typical of many urban fringe coastal communities in Australia's major cities. These communities are facing rapid population and urban growth with the resultant infrastructure challenges including:

- insufficient physical infrastructure for existing and future population and visitor needs including roads, sewer, water services, public transport and aged and health and community facilities
- a shortfall in infrastructure and lack of capacity to pay for these shortfalls through existing sources such as grants, rate and developer contributions

Population growth in the region will also place additional demands on energy resources. This growth in the demand for energy requires extra generation or a substantial improvement in the efficiency with which energy is used.

Our city is also the location of key water infrastructure for metropolitan Adelaide including two of Adelaide's major water reservoirs, one of Adelaide's largest wastewater treatment plants and the Adelaide Desalination Plant at Port Stanvac.

The manner in which infrastructure develops over the next twenty years is critical in shaping our city.

### **We are a city with diverse employment sectors and occupations but with high levels of commuting for work**

In June 2009 there were 9604 businesses in the city. The majority of businesses (41.8 per cent) had turnovers of less than \$75,000 per annum. Small to medium enterprises located in the Lonsdale, Hackham, Seaford and Aldinga industrial areas are therefore important for our local economy.

The main employment sectors in the city are manufacturing (18.7 per cent), retail (16.4 per cent) health related (12 per cent) education (10 per cent) agriculture (including vineyards) and tourism (7 per cent) construction (6 per cent) public administration and safety (4 per cent).

Occupations are diverse including trades (17 per cent), clerical/ administration (16 per cent) professions (14 per cent), labourers (13 per cent) sales (11 per cent) community services (11 per cent) and managers (10 per cent).

However, 60 per cent of our residents travel outside of the city for their employment.

### **Our city offers a range of education and training opportunities**

The availability of education options for all community members to access is important for creating employment opportunities, participation in community life and forming social connections.

There are 65 schools (48 public and 17 private) in our city. Overall there were 24 202 full time equivalent school enrolments during 2010. This is up by 2.4 per cent on 2009 enrolments.

Community members in the city have the opportunity to access tertiary education through the University and TAFE sector, apprenticeships and traineeships as well as other less formal education providers. The city has two TAFE campuses but no university campus.

### **Our city offers an extensive range of recreation and sporting opportunities**

85 per cent of households in the urban areas are within walking distance (400m) of a reserve and the city has an extensive network of recreational trails and open spaces for walking, cycling and horse riding.

Large regional recreational complexes at Aberfoyle Park, Morphett Vale, Noarlunga Centre, Port Noarlunga, Seaford and Aldinga are augmented by local reserves and parks. Five surf lifesaving clubs are located along the coast and the city is home to the Southern Adelaide Football Club and over 500 sporting clubs.

### **Our city is a recognised tourism destination**

Tourism in the city is based around the acclaimed McLaren Vale wineries, local gourmet food, festivals and events and the spectacular coastline and beaches. Significant events include the Tour Down Under, Fleurieu Art Prize, Sea and Vines Festival and the Fleurieu Folk Festival.

### **Our city is home to many talented and creative people**

Our region has one of the highest concentrations of artists per capita in Australia. Galleries, studios, exhibitions, theatres, performing groups and festivals are an important part of artistic and cultural life in our city. Some regular events include Poetry Unleashed, the Fleurieu Folk Festival and the SA Writers' Festival.

### **Planning our City**

More than 20 000 additional dwellings in new developments are anticipated over the next 20 years and there are older parts of the city in need of regeneration. This creates challenges for the provision of infrastructure, transport and local services and jobs.

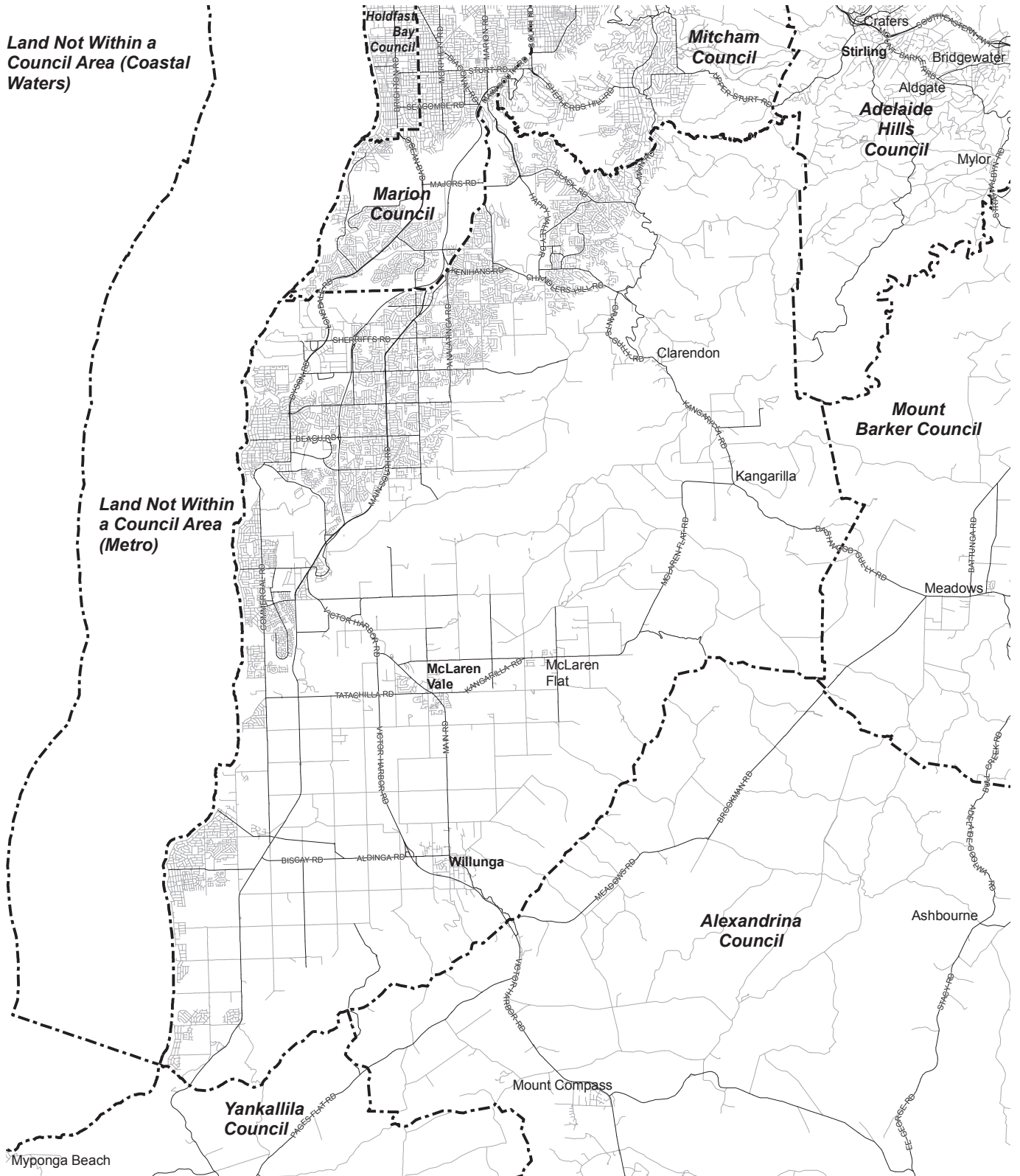
Strategies are targeted at making efficient and sustainable use of urban land, while protecting township boundaries and rural land.

This includes locating new developments in areas where adequate services and infrastructure are in place, with higher density residential development being encouraged in areas close to main roads and public transport corridors, open space, health and shopping facilities. Strategies also provide for the regeneration of older areas close to local centres near public transport.

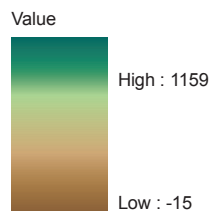


Land Not Within a Council Area (Coastal Waters)

Land Not Within a Council Area (Metro)



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 Advertising and/or advertising hoardings should have regard to the design guidelines contained in [Table Onka/5 - Design Guidelines for Advertisements](#).
- 2 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.
- 3 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.
- 4 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.
- 5 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 6 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.
- 7 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, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.
- 8 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.
- 9 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.
- 10 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 11 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.
- 12 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 13 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.
- 14 The proliferation of advertisements on any one building, site or locality should be discouraged.
- 15 Advertisements should relate to the land on which they are situated. 'Third party' promotional or directional advertisements are not appropriate.

## **Safety**

- 16 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).

- 17 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.

### **Freestanding Advertisements**

- 18 Freestanding 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.
- 19 Freestanding 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.
- 20 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.
- 21 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**

- 22 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**

- 23 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**

- 24 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.

25 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.
- 4 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.
- 5 Maintenance of marine navigational safety.
- 6 Ecologically sustainable development of the marine aquaculture industry.

### 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 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.

### Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited:
  - (a) at least 50 metres from a watercourse
  - (b) on land with a slope no greater than 1-in-10.
- 4 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.
- 5 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 to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.

### Dairies

- 7 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.

- 8 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**

- 9 Intensive animal keeping operations and their associated 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, bore or well used for domestic or stock water supplies
  - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 10 Intensive animal keeping operations in uncovered situations should incorporate:
- (a) a controlled drainage system which:
    - (i) diverts runoff from external areas, and
    - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold runoff from the controlled drainage area
  - (b) pen floors which:
    - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
    - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
  - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 11 Intensive animal keeping operations should include on site storage and treatment facilities for manure, used litter and other wastes and appropriate disposal of wastes.
- 12 Intensive animal keeping operations should include a drainage system to direct surface runoff from uncovered areas to appropriately designed wastewater lagoons.
- 13 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

### **Kennels**

- 14 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.

- 15 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.
- 16 Kennels should occur only where there is a permanently occupied dwelling on the land.

#### Land Based Aquaculture

- 17 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.
- 18 Land-based aquaculture ponds should be sited and designed to:
  - (a) prevent surface flows from entering or discharging from the ponds in a 1-in-100 year average return interval flood event
  - (b) prevent pond leakage that would pollute groundwater
  - (c) prevent the farmed species or any other aquatic biota or untreated water escaping and entering into any waters
  - (d) ensure intake and discharge pipes do not traverse sensitive environments.
- 19 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 20 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

#### Marine Based Aquaculture

- 21 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, debris, detritus and dead animals from the development
  - (d) prevent the build up of waste.
- 22 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.
- 23 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.

- 24 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 25 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.
- 26 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 27 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 unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.
- 28 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 29 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 co-operatively and co-located, to serve the needs of the industry and community as a whole.
- 30 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.
- 31 Marine 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.
- 32 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 from the licensed site
  - (e) able to be rehabilitated when no longer operational.

## 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 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.
- 3 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 4 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 5 Dwellings should not be located within areas affected by airport noise.
- 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS 2021: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

## **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 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
  - (a) Regional Centre
  - (b) District Centre
  - (c) Neighbourhood Centre
  - (d) Town Centre (for smaller towns with a single centre zone)
  - (e) Local Centre (subsidiary centres for towns with a regional or district centre).
- 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 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.
- 3 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 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.

### **Arterial Roads**

- 4 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 5 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**

- 6 Bulky goods outlets located within centres zones (other than within the Regional Centre Zone) 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 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.
- 8 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**

- 9 Development should maintain or enhance public access to and along the foreshore.
- 10 Development should provide for a public thoroughfare between the development and any coastal reserve.
- 11 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it 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.
- 12 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 setback 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 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.

### **Hazard Risk Minimisation**

- 19 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 to accommodate land subsidence until the year 2100.
- 20 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 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 an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 21 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.
- 22 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
- 23 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

### **Erosion Buffers**

- 24 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) 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.

## **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 and 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 for a range of uses 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 In repetitive building types, such as row housing, the appearance of building facades should provide some variation, but maintain an overall coherent expression such as by using a family of materials, repeated patterns, façade spacings and the like.
- 3 Windows and doors, awnings, eaves, verandas or other similar elements should be used to provide variation of light and shadow and contribute to a sense of depth in the building façade.
- 4 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.
- 5 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 6 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.
- 7 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
  - (d) be self-draining and plumbed to minimise runoff

- (e) allow views and casual surveillance of the street or any thoroughfare while providing for safety and visual privacy of nearby living spaces and private outdoor areas
  - (f) be of sufficient size, particularly depth, to accommodate outdoor seating where it acts as the primary area of private open space for a dwelling.
- 8 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

- 9 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Onka/10 - State Heritage Places](#) or in [Table Onka/9 - Local Heritage Places](#).
- 10 Development on land adjacent to a State or local heritage place, as listed in [Table Onka/10 - State Heritage Places](#) or in [Table Onka/9 - Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

### Overshadowing

- 11 Except where otherwise specified in a zone, policy area or precinct, development should ensure that:
- (a) north-facing windows to living 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 during the winter solstice (21 June)
  - (b) ground level private open space of existing dwellings 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 private open space
    - (ii) 35 square metres of the existing ground level private open space
  - (c) where ground level private open space is already overshadowed by an amount greater than allowed in part (b), development should not increase the area overshadowed by more than 20 per cent
  - (d) overshadowing of upper-level private balconies that provide the primary open space area for a dwelling is minimised
  - (e) unreasonable overshadowing of existing solar collectors (such as solar hot water systems and photovoltaic cells) is avoided to ensure their efficient ongoing operation.

### 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) providing adequate spatial separation between balconies or windows of habitable rooms with those of other buildings
  - (c) providing 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.

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

- 14 Buildings (other than ancillary buildings, group dwelling(s) or residential flat buildings with no direct street frontage or buildings on allotments with a battle axe configuration or similar) should be designed so that the main façade faces the primary street frontage of the land on which they are situated unless where dwellings are designed to front public open space with a laneway used for vehicle access purposes.
- 15 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 16 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view or from adjoining dwellings in residential areas.
- 17 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 18 The ground floor of mixed use buildings should comprise non-residential land uses.
- 19 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.
- 20 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

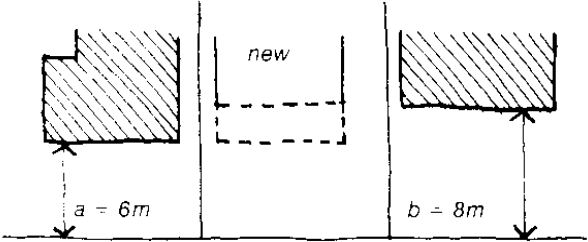
### **Outdoor Storage and Service Areas**

- 21 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**

- 22 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
  - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

- 23 Except where **otherwise** 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 Onka/2 - Building Setbacks from Road Boundaries](#).
- 24 Lesser set-back distances to those stipulated in [Table Onka/2 - Building Setbacks from Road Boundaries](#) may be considered where (a) or (b) or (c) is satisfied:
- (a) the set back of the proposed building is consistent with the set back of existing buildings on adjoining or nearby land
  - (b) the proposed building will be substantially screened by existing vegetation, natural form and features of the land or by the adjacent existing buildings
  - (c) where the reduced set back will not result in or contribute to a detrimental impact upon the function of the road or the appearance and character of the locality.
- 25 Except where **otherwise** specified in a particular zone, policy area, precinct or table 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:
 <p style="text-align: center;"><i>When <math>b - a \leq 2</math>, setback of new dwelling = a or b</i></p>	
Greater than 2 metres	At least the average setback of the adjacent buildings

- 26 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.
- 27 All setbacks from the road frontage should be additional to the road widening setback established under the *Metropolitan Adelaide Road Widening Plan Act 1972* or any road widening setbacks required by council.

## Energy Efficiency

### OBJECTIVES

- 1 Development designed and sited to conserve energy.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

### 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:
  - (a) to orientate living rooms in a northerly direction to ensure adequate natural light and winter sunlight is available to main living rooms to optimise environmental performance
  - (b) to provide appropriate external shading of walls and windows to prevent excessive heat gain during summer
  - (c) so that private open spaces associated with the main living rooms face north for exposure to winter sun
  - (d) minimise overshadowing of main living rooms, balconies and ground level private open space of existing dwellings.

### On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
  - (a) taking into account overshadowing from neighbouring buildings
  - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure and lighting, 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 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 be at a scale and intensity so as to avoid significant risk to the functioning of wetlands and their dependent ecosystems.
- 3 Forestry plantations should not occur:
  - (a) on land with a slope exceeding 20 degrees
  - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
    - (i) any dwelling including those on an adjoining allotment
    - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 4 Forestry plantations should:
  - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer)
  - (b) 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
  - (c) retain a minimum 10 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.
- 5 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.
- 6 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.
- 7 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	30
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 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.
- 8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 9 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.
- 10 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.
- 4 The location of critical community facilities or key infrastructure in areas of high natural hazard risk should be avoided.

### Flooding

- 5 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 6 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.
- 7 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.

### **Bushfire**

- 8 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*.
- 9 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.
- 10 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.
- 11 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.
- 12 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.
- 13 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.
- 14 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.

- 15 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.
- 16 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.
- 17 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

### **Salinity**

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

### **Acid Sulfate Soils**

- 21 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils 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.
- 22 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**

- 23 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**

- 24 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.
- 25 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**

- 26 Land identified as being at risk from landslip should not be developed.
- 27 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.
- 28 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.
- 29 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 reuse, 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 Maps - Heritage* and Character Preservation District and more specifically identified in [Table Onka/10 - State Heritage Places](#) or in [Table Onka/9 - 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 affecting those Local Heritage Places indicated in [Table Onka/9 - Local Heritage Places](#) should conform to the Heritage Protection Guidelines set out in [Table Onka/7 - Historic Conservation Area and Local Heritage Places Design Guidelines](#).
- 3 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.
- 4 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 5 Original unpainted plaster, brickwork, stonework or other masonry of existing State or local heritage places should be preserved, unpainted.
- 6 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.

- 7 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.
- 8 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 facade.
- 9 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.
- 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.

## Historic Conservation Area

Refer to the [Map Reference Tables](#) for a list of the *Overlay Maps - Heritage* and Character Preservation District that relate to this Historic Conservation Area.

### OBJECTIVES

- 1 The conservation of areas of historical significance.
- 2 Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.
- 3 Development that complements the historic significance of the area.
- 4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.
- 5 Development that contributes to desired character.

### DESIRED CHARACTER

#### Clarendon Area 1

Clarendon township was originally settled in the mid 1840's and experienced quite strong growth as the centre to a developing rural area over successive decades through to the late 1800's. Although a spate of housing development has occurred in recent times with the emergence of rural-commuter populations, the early development of the township remains quite legible and intact, presenting an interesting stock of buildings from this era.

These historic elements combine with the town's impressive setting within a steep-sided valley descending to the Onkaparinga River to create a place of special interest to the visitor and a living environment prized by local residents.

However, the town's ability to retain its inherent charm and character is under some pressure. This partly arises from the fact that the town has gradually lost its sense of purpose, since its role as a service centre to a traditional farming community has all but vanished. At the same time, the attractiveness of the town and its close proximity to Adelaide lures new development which to date has been largely spontaneous and lacking cohesion.

#### Kangarilla Area 2

Despite early attempts to establish other nearby townships in the form of Yarooma and Glengrove, it was the township of Kangarilla that more spontaneously grew as the preferred place of settlement. This was largely due to locational factors such as its positioning at the junction of four main roads, its importance as a staging point and the presence of a reliable creek.

Even so, township development occurred on a very modest scale, confined to a small cluster of buildings sited adjacent the major road junction with a loose scattering of buildings elsewhere. Whilst the legacy of this development presents an interesting assortment of heritage buildings from the mid to late 1800's, the open form and structure of the township allows unsympathetic infill development to substantially impact on historic character.

### **Old Noarlunga Area 3**

Old Noarlunga is a small historic town sited in a bend of the Onkaparinga River, enclosed by prominent cliff like topography, with open space and national park defining the township edges. The town functions as a self-contained village with a strong 'main street' character that provides local level shopping and community services.

Key destination places include the market square, sporting grounds, local shops, the post office, churches, the Winnaynee Horseshoe Inn Reserve, the local school as well as surrounding areas of open space and national park.

### **Old Reynella Area 4**

The desired character of the area facilitates new development that continues to reinforce the historic character of the town. Historic character will emphasise heritage places by preserving their setting, a low intensity pattern of development in the main street to assist in maintaining the prominence of feature historic buildings, narrow residential streets presenting variety in the age and style of residential properties and attractive public open spaces formed around the Field River creek line running through the centre of the town.

### **Port Willunga/Aldinga Area 5**

It is intended that there be retention of the historic village character of Aldinga and Port Willunga as early settlements with a unique thematic combination of farming, shipping, port, fishing and holidaying.

Existing rubble walling, and buildings erected predominantly between 1836 and 1919 will be conserved and retained in any development to preserve historic character.

### **Willunga Area 6**

The desired character of this area highlights remnant buildings and patterns of development that reflect the rural origins of the town and its early evolution. These patterns include considerable variation from site to site or locality to locality, held together by a number of thematic threads. These threads include: the rudimentary commercial and residential buildings indicative of the town's early settlement phase in the mid 1800's; the landmark two storey buildings in High Street, signalling township development during a phase of growing prosperity through the mid to late 1800's; the range of buildings and uses reflecting the composition of the town's community and enterprise; the town's semi-formal layout marked by variation in the width, aspect and treatment of avenues and streets; and finally, the town's foothill topography featuring creek lines and substantial remnant gum trees studding the townscape.

In terms of historic buildings, notable character traits include significant variation in the size and sophistication of buildings, from humble cottages to imposing two-storey homes and institutional or public buildings. However, these variations are often bound through common traits such as rectilinear design of relatively modest proportions, simple steeply pitched roof forms that are limited in height due to short span length, and simple austere design composition with little or no superfluous decoration.

Other notable traits include the substantial number of historic buildings of modest proportions and frontages, particularly squat low-walled cottages with small openings displaying construction techniques culturally associated with immigrants from English mining communities; the use of local siltstone, pug, sandstock brick and rendered and limewash finishes in wall construction; the extensive use of local slate in roof cladding and other applications such as paving, fencing and water tank construction; the use of galvanised corrugated iron as a roof cladding alternative; and straight pitched or concave verandas according to the age, scale and nature of the building.

The historic character of development will derive from the retention of State and Local heritage places, other properties and features possessing historic character such as bridges, stone kerbs and gutters, hitching posts and fences, patterns in township development including landscaping and separation distances between buildings, street patterning, allotment sizes and frontages, remnant vegetation (especially large gum trees), street trees, public spaces and the clustering of alike land uses within various sections of the township.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.
- 2 Development within the Historic Conservation Area(s) should be carried out, where applicable, in accordance with the design guidelines contained in [Table Onka/7 - Historic Conservation Guidelines](#).
- 3 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Maps - Heritage* and Character Preservation District and more specifically identified in the respective [Table Onka/8 - Contributory Items](#), should be retained and conserved.
- 4 Development of a contributory item should:
  - (a) not compromise its value to the historic significance of the area
  - (b) retain its present integrity or restore its original design features
  - (c) maintain or enhance the prominence of the original street facade
  - (d) ensure additions are screened by, and/or located to the rear of the building
  - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the facade of contributory items.
- 6 Buildings and structures should not be demolished in whole or in part, unless they are:
  - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
  - (b) inconsistent with the desired character for the Historic Conservation Area
  - (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.
- 7 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
  - (e) colour and texture of external materials
  - (f) visual interest.
- 8 New residential development should include landscaped front garden areas that complement the desired character.
- 9 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

- 10 Second storey additions to single storey dwellings should achieve one or more of the following:
  - (a) a sympathetic two storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
  - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single storey development in the policy area
  - (c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.
- 11 Front fences and gates should:
  - (a) reflect and conserve the traditional period, style and form of the associated building
  - (b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry
  - (c) be no more than 1.2 metres in height.
- 12 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 13 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
  - (a) be of a size, colour, shape and materials that enhances the character of the locality
  - (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 14 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 15 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

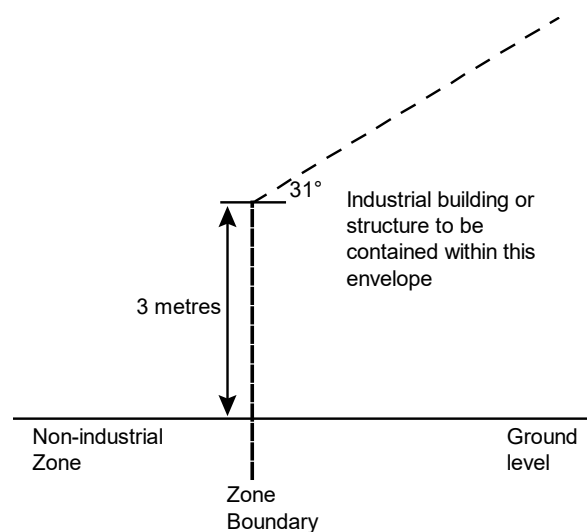
## Industrial Development

### OBJECTIVES

- 1 Industrial, warehouse, storage 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 reuse of by-products.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage 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.
- 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:
  - (c) use a variety of building finishes
  - (d) not consist solely of metal cladding
  - (e) contain materials of low reflectivity
  - (f) incorporate design elements to add visual interest
  - (g) avoid large expanses of blank walls.
- 6 Industrial development should minimise 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 setback in one of the following ways:
  - (a) in line with the building facade
  - (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.

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

- 10 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.
- 11 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).
- 12 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.
- 13 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.

14 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.

15 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.

16 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 The visual impact of infrastructure facilities managed.
- 3 The efficient and cost-effective use of existing infrastructure.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should only occur where it has access to 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.
- 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 occur until adequate and co-ordinated 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 Urban development should have a direct water supply.
- 9 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.
- 10 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.
- 11 Utility buildings and structures should be grouped with non-residential development, where possible.

- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 14 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.
- 15 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.
- 16 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.
- 17 Development should not compromise the viability of transmission line corridors and substation sites.

## 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 sited and designed to minimise negative impacts 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 noise sensitive development 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
Adjacent land 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 should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.



- 17 New urban development should **allow for** a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 18 Development located 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 hours of operation.

## 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 underutilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 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.
- 5 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 one of the following:
    - (i) an existing road
    - (ii) a proposed public road
    - (iii) access to a public road via an internal roadway in a plan of community division
  - (c) the intended use of the land is likely to require excessive cut and/or fill
  - (d) it is likely to lead to undue erosion of the subject land or land within the locality
  - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
  - (f) the area is unsewered and cannot accommodate an appropriate on-site wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

- (g) any allotments will straddle more than one zone, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

### **Design and Layout**

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
  - (a) are not fragmented or reduced in size
  - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
  - (a) 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
  - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
  - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
  - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (e) suitable land set aside for usable local open space
  - (f) public utility services within road reserves and where necessary within dedicated easements
  - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
  - (h) protection for existing vegetation and drainage lines
  - (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
  - (j) the preservation of significant trees.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown 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.

- 8 Allotments in the form of a battleaxe configuration should:
- (a) have an area of at least 400 square metres (excluding the area of the 'handle' of such an allotment)
  - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 3 metres in width
  - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (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.
- 9 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 native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 10 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.
- 11 Within defined townships and settlements 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.
- 12 The layout of a land division should keep flood prone land free from development.
- 13 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
  - (b) enhances amenity
  - (c) integrates with the open space system and surrounding area.

## **Roads and Access**

- 14 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.
- 15 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.
- 16 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.
- 17 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.
- 18 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

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

- 19 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.
- 20 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) prejudice against the proper and orderly development of townships
  - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks
  - (e) uneconomic costs to the community for the provision of services.

## 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 and minimise hard paved surfaces 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) maximise shade and shelter
  - (g) assist in climate control within and around buildings
  - (h) minimise heat absorption and reflection
  - (i) maintain privacy
  - (j) maximise stormwater re-use
  - (k) complement existing vegetation, including native vegetation
  - (l) contribute to the viability of ecosystems and species
  - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
  - (a) include the planting of locally indigenous species where appropriate
  - (b) be of a sufficient mature height and oriented towards the street frontage where it should screen buildings (except for entry doors and foyer areas) and enhance the appearance of development
  - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained
  - (d) provide summer shade to reduce urban heat loading and where appropriate allow winter sun penetration and improve micro-climate conditions.
- 3 Landscaping should ensure that the entry doors or foyers areas of residential development facing the street are clearly visible and be designed to assist wayfinding for residents and visitors.

- 4 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 leaf fall in watercourses
  - (g) increase the risk of weed invasion
  - (h) obscure driver sight lines
  - (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.
- 5 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.
- 6 Front fencing should be open in form to allow cross ventilation and access to sunlight.
- 7 Landscaping for non-residential development should be undertaken in accordance with [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).

## Marinas and Maritime Structures

### OBJECTIVE

- 1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
  - (a) maintain public access to the waterfront
  - (b) do not compromise public safety
  - (c) preserve the structural integrity of the marine infrastructure
  - (d) minimise adverse impacts on the natural environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should include one or more of the following:
  - (a) wet and dry berthing of boats
  - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
  - (c) access ramps, landings, storage and other structures associated with a marina
  - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
  - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
  - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
  - (a) navigation and access channels
  - (b) maintenance activities of marine infrastructure including revetment walls
  - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
  - (a) the waterfront
  - (b) known diving areas
  - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
  - (a) facilitate water circulation and exchange
  - (b) maximise the penetration of sunlight into the water.



## 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 Development that is contextual and responds to its surroundings, having regard to adjacent built form and character of the locality and the Desired Character for the Zone and Policy Area.
- 4 Development that integrates built form within high quality landscapes to optimize amenity, security and personal safety for occupants and visitors by:
  - (a) enlivening building edges
  - (b) creating attractive, welcoming, safe and vibrant spaces
  - (c) improving public safety through passive surveillance
  - (d) creating interesting and lively pedestrian environments
  - (e) integrating public art into the development where it fronts the street and public spaces
  - (f) incorporating generous areas of high quality fit for purpose landscaping.
- 5 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.
- 6 Buildings designed and sited to be energy and water efficient.

### PRINCIPLES OF DEVELOPMENT CONTROL

Note: Some of the following Principles of Development Control (PDC) prescribe a measurable design solution as one way of achieving the intent of the PDC. Where this solution is met, it should be taken as meeting the intent of the principle. Alternative design solutions may also achieve the intent of the PDC and, when proposed, should be assessed on their merits.

#### Design and Appearance

- 1 Buildings should be designed to respond to key features of the prevailing local context within the same zone as the development. This may be achieved through design features such as vertical rhythm, proportions, composition, material use, parapet or balcony height, and use of solid and glass.
- 2 In repetitive building types, such as row housing, the appearance of building facades should provide some variation, but maintain an overall coherent expression such as by using a family of materials, repeated patterns, façade spacings and the like.
- 3 Windows and doors, awnings, eaves, verandas or other similar elements should be used to provide variation of light and shadow and contribute to a sense of depth in the building façade.

- 4 Buildings should:
  - (a) achieve a comfortable human scale at ground level through the use of elements such as variation in materials and form, building projections and elements that provide shelter (for example awnings, verandas, and tree canopies)
  - (b) be designed to reduce visual mass by breaking up the building façade into distinct elements
  - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 5 Buildings should reinforce corners through changes in setback, materials or colour, roof form or height.
- 6 Materials and finishes should be selected to be durable and age well to minimise ongoing maintenance requirements. This may be achieved through the use of materials such as masonry, natural stone, prefinished materials that minimise staining, discolouring or deterioration, and avoiding painted surfaces particularly above ground level.
- 7 Balconies should be integrated into the overall architectural form and detail of the development and should:
  - (a) utilise sun screens, pergolas, louvres and openable walls to control sunlight and wind
  - (b) be designed and positioned to respond to daylight, wind, acoustic conditions to maximise comfort and provide visual privacy
  - (c) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas
  - (d) be of sufficient size, particularly depth, to accommodate outdoor seating.

### **Street Interface**

- 8 Development facing the street should be designed to provide attractive, high quality and pedestrian friendly street frontage(s) by:
  - (a) incorporating habitable rooms of dwellings, active uses such as shops, prominent entry areas for multi storey buildings (where it is a common entry) and areas of communal public realm with public art or the like
  - (b) providing a well landscaped area that contains a deep soil zone space for a medium to large tree in front of the building (except in locations where a continuous ground floor façade aligned with the front property boundary is desired)

One way of achieving this is to provide a 4 metre x 4 metre deep soil zone area in front of the building.
  - (c) designing building façades that are well articulated by creating contrasts between solid elements (such as walls) and voids (for example windows, doors and balcony openings)
  - (d) positioning services, plant and mechanical equipment (such as substations, transformers, pumphouses and hydrant boosters, car park ventilation) in discreet locations, screened or integrated with the facade
  - (e) ensuring ground, semi-basement and above ground parking do not detract from the streetscape
  - (f) minimising the number and width of driveways and entrances to car parking areas to reduce the visual dominance of vehicle access points and impacts on pedestrian areas.

- 9 Common areas and entry points of the ground floor level of buildings should be designed to enable surveillance from public land to the inside of the building at night.
- 10 Entrances to multi-storey buildings should:
  - (a) be oriented towards the street
  - (b) be visible and clearly identifiable from the street, and in instances where there are no active or occupied ground floor uses, be designed as a prominent, accentuated and welcoming feature
  - (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
  - (e) be located as close as practicable to the lift and/or lobby access
  - (f) avoid the creation of potential areas of entrapment.
- 11 The finished ground level of buildings should be no more than 1.2m above the level the footpath to contribute to direct pedestrian access and street level activation, except for common entrances to apartment buildings which should be at ground level or universally accessible.
- 12 **Dwellings located on the ground floor with street frontage should have individual direct pedestrian street access.**
- 13 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.

One way of achieving this is for ground floor levels for multi storey residential developments to be raised by up to 1.2 metres (provided access is not compromised where relevant).

### **Building Separation and Outlook**

- 14 Residential buildings (or the residential floors of mixed use buildings) should have habitable rooms, windows and balconies designed and positioned with adequate separation and screening from one another to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.
- 15 Living rooms should have a satisfactory short range visual outlook to public or private open space.

### **Dwelling Configuration**

- 16 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 17 Dwellings located on the ground floor with street frontage should have habitable rooms with windows overlooking the street or public realm.
- 18 Dwellings with 3 or more bedrooms should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

### **Adaptability**

- 19 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse, including the conversion of ground floor residential to future commercial use (i.e. including floor to ceiling heights suitable for commercial use).

## **Environmental**

- 20 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 photovoltaic cells and other features that enhance sustainability (including landscaping)
  - (c) incorporate rainwater tanks for water reuse.
- 21 Green roofs are encouraged for all new residential commercial or mixed use buildings.
- 22 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**

- 23 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, outbuilding or an on-site communal facility and be conveniently located and screened from view from streets and neighbouring properties.
- 24 Development should provide a dedicated area (that does not form part of any private or communal open space) for the on-site collection and sorting of recyclable materials and refuse, green organic waste and wash-bay facilities for the ongoing maintenance of bins. This area should be screened from view from public areas so as to not detract from the visual appearance of the ground floor.
- Where the number of bins to be collected kerbside is 10 or more at any one time provision should be made for on-site commercial collection.
- 25 Size of lifts, lobbies and corridors should be sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

## 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 Conservation and restoration of existing and modified habitats.
- 3 Conservation of sites of scientific or heritage interest.
- 4 The provision of corridors for the movement of wildlife.
- 5 A range of recreation and leisure areas including a network of recreation trails integrating MOSS and adjoining land uses.
- 6 A range of active recreation and sporting facilities of regional or State significance, including facilities that can be used for national and international events.
- 7 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 shown on [Concept Plan Map Onka/24 - Metropolitan Open Space System](#).
- 2 Development within the MOSS should contribute to the rehabilitation and restoration of aquatic and terrestrial ecosystems and water catchments.
- 3 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.
- 4 Development on public land within the MOSS should incorporate:
  - (a) easily identified access points
  - (b) pedestrian and cycle linkages and horse trails 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 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.
- 5 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.
- 6 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 Development in proximity to mining operations should not be undertaken where it may be exposed to adverse impacts resulting from mining activities.
- 3 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.
- 4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused 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.
- 5 Access to land used for mining should be sited and designed to accommodate heavy vehicle traffic and ensure the safety of all road users.
- 6 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**

- 7 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.
- 8 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.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 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.
- 12 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.
- 13 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings.

## 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, ground water, 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 re-use 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 stormwater 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 the breeding of mosquitoes.

### **Water Catchment Areas**

- 17 Development located within any of the following areas should not adversely affect the quality or quantity of water resources:
  - (a) 'River Murray Protection Area - Tributaries Area' designated on [Concept Plan Map Onka/1 - Development Constraints - Water Management Areas](#)
  - (b) 'Prescribed Wells Areas' designated on [Concept Plan Map Onka/1 - Development Constraints - Water Management Areas](#)
  - (c) 'Mount Lofty Watershed 1' designated on [Concept Plan Map Onka/2 - Development Constraints Mount Loft Ranges Water Management Areas](#)
  - (d) 'Prescribed Water Resource Areas' designated on [Concept Plan Map Onka/2 - Development Constraints Mount Lofty Ranges Water Management 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 run-off 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 locally 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.
- 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) not negatively affect 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.
- 25 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 26 Development should comply with the current *Environment Protection (Water Quality) Policy*.

### **Biodiversity and Native Vegetation**

- 27 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 28 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.
- 29 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.
- 30 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.
- 31 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.
- 32 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.
- 33 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.
- 34 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.
- 35 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.
- 36 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**

- 37 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 38 Development should be designed and sited to prevent erosion.
- 39 Development should take place in a manner that will minimise alteration to the existing landform.
- 40 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.

## Open Space and Recreation

### OBJECTIVES

- 1 The creation of a network of linked parks, reserves, recreational trails 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 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
  - (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
  - (g) recreational trails where appropriate.
- 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 be:
  - (a) a minimum of 0.2 hectares in size
  - (b) 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, 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 the following concept plan maps:
  - (a) [Concept Plan Map Onka/1 - Development Constraints Water Management Areas](#)
  - (b) [Concept Plan Map Onka/2 - Development Constraints Mount Lofty Ranges Water Management Areas](#)
  - (c) [Concept Plan Map Onka/3 - MOSS Study Area \(Onkaparinga River\)](#)
  - (d) [Concept Plan Map Onka/4 - Moana](#)

- (e) [Concept Plan Map Onka/6 - Development Sequencing \(Aldinga/Sellicks Beach\)](#)
- (f) [Concept Plan Map Onka/7 - Development Sequencing \(Moana\)](#)
- (g) [Concept Plan Map Onka/8 - Aldinga](#)
- (h) [Concept Plan Map Onka/9 - Affected Area \(Aldinga/Sellicks Beach\)](#)
- (i) [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#)
- (j) [Concept Plan Map Onka/11 - District Centre \(Beach Road East\)](#)
- (k) [Concept Plan Map Onka/12 - District Centre \(Beach Road West\)](#)
- (l) [Concept Plan Map Onka/13 - District Centre Zone \(Seaford\)](#)
- (m) [Concept Plan Map Onka/15 - District Centre \(Sherriffs Road\)](#)
- (n) [Concept Plan Map Onka/16 - Seaford](#)
- (o) [Concept Plan Map Onka/17 - Worthing Mine](#)
- (p) [Concept Plan Map Onka/18 - Living Area](#)
- (q) [Concept Plan Map Onka/19 - Seaford Heights](#)
- (r) [Concept Plan Map Onka/20 - Rural Living Chandlers Hill](#)
- (s) [Concept Plan Map Onka/21 - Broadacre Division \(Kangarilla Township\)](#)
- (t) [Concept Plan Map Onka/22 - Township Strategy \(McLaren Flat Township\)](#)
- (u) [Concept Plan Map Onka/23 - Historic Township \(Old Noarlunga\).](#)
- (v) [Concept Plan Map Onka/24 - Metropolitan Open Space System](#)
- (w) [Concept Plan Map Onka/25 - Noarlunga Regional Centre](#)
- (x) [Concept Plan Map Onka/26 - Bulky Goods \(Seaford Road\)](#)
- (y) [Concept Plan Map Onka/27 - Bulky Goods \(Sherriffs Road\)](#)
- (z) [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#)
- (aa) [Concept Plan Map Onka/31 - Hart Road.](#)

## Regulated Trees

### OBJECTIVES

- 1 The conservation of regulated trees that provide important aesthetic and 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 local area
  - (b) indigenous to the local area
  - (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 an unacceptable risk to public or private safety
  - (c) the tree is causing damage to a substantial building or structure of value
  - (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 aesthetic appearance and structural integrity of the tree.
- 4 The 'Designated Area' for the purposes of the Urban Trees Fund will comprise the whole of the council area where located outside of High or Medium Bushfire Risk Protection Areas shown on *Bushfire Protection Area BPA Maps - Bushfire Risk*.

## 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 (non-stakeholder) 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

- (f) 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, sustainable 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 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.
- 4 The revitalisation of residential areas to support the viability of community services and infrastructure.
- 5 Affordable housing, student housing and housing for aged persons provided in appropriate locations.
- 6 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 and bedrooms have a pleasant short range visual outlook to private or communal space and avoid truncated views onto adjoining buildings or boundary fencing.
- 5 Residential development should be designed so that the main façade and entries to dwellings or foyer areas directly face and are clearly visible from their primary street frontage and have access ways to enable visitors to easily identify individual dwellings.

## Garages, Carports and Outbuildings

- 6 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the **design of the** associated dwelling.
- 7 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 8 Garages, carports and residential outbuildings should not dominate the streetscape and be designed within the following parameters unless otherwise stated in a zone, policy area or precinct:

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 for local roads and streets	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 for local roads and streets	0.9 metres or in line with the existing dwelling
Minimum setback from a vehicle access way	0 metres
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 rear access lane	No maximum
Maximum frontage width of garage or carport with an opening facing the street	6 metres or less than 50 per cent of the allotment frontage <b>whichever is the lesser</b>

## Site Coverage

- 9 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 waste and recycling receptacles.

## Private Open Space

- 10 Private open space (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 a habitable rooms of the dwelling

- (b) to be generally at ground level (other than for dwellings without ground floor habitable or living rooms) 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 adjacent sites
- (f) to have a northerly aspect to provide for comfortable year round use
- (g) not to be significantly shaded during winter by the associated dwelling or adjacent development
- (h) to be partly 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.

11 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
301 to 500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
200 to 300	36, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
<200	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16

- 12 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.
- 13 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.



- 14 Dwellings located above ground level should provide private open space, that is directly accessible from a habitable room, in accordance with the following parameters:

Dwelling type	Minimum area of private open space (square metres)	Minimum dimension of private open space (metres)
Studio (where there is no separate bedroom)	4	1.8
One bedroom dwelling*	8	2.1
Two bedroom dwelling*	11	2.4
Three + bedroom dwelling*	15	2.6

\* or room(s) capable of being used as a bedroom

- 15 A minimum of 50 per cent of the private open space provided (per dwelling) should be open to the sky and free from verandas and/or other structures.
- 16 Private open space may be substituted for the equivalent area of communal open space (up to a limit of 50 per cent) where:
- (a) at least 50 per cent of the communal open space is visually screened from public areas
  - (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

### Deep Soil Zones

Note: This Principle of Development Control (PDC) prescribes a measurable design solution as one way of achieving the intent of the PDC. Where this solution is met, it should be taken as meeting the intent of the principle. Alternative design solutions may also achieve the intent of the PDC and, when proposed, should be assessed on their merits.

- 17 Development should provide deep soil zones for the retention of existing vegetation or the planting of new deep root vegetation, including tall trees with large canopies.

One way of achieving this is in accordance with the following table:

Site Area	Minimum Deep Soil Area	Minimum dimension	Tree Size / Deep Soil Zones
<300m <sup>2</sup>	10m <sup>2</sup>	1.5 metres	1 small tree / 10m <sup>2</sup> deep soil
300 to 1500m <sup>2</sup>	7 per cent site area	3 metres	1 medium tree / 30m <sup>2</sup> deep soil
>1500m <sup>2</sup>	7 per cent site area	6 metres	1 large or medium tree / 60m <sup>2</sup> deep soil
Tree size and site area definitions:			
Small tree:	<6 metres mature height and <4 metres canopy spread		
Medium tree:	6 to 12 metres mature height and 4 to 8 metres canopy spread		
Large tree:	12 metres mature height and >8 metres canopy spread		
Site area:	The total area for development site, not average area per dwelling		

## Communal Open Space

- 18 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.
- 19 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

- 20 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 window sill heights of not less than 1.5 metres or permanent screens for balconies, terraces and decks having a height of 1.5 metres above finished floor level.

## Noise

- 21 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.
- 22 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.

## Site Facilities and Storage

- 23 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 storage areas.
- 24 Residential development should incorporate appropriate, well designed storage under the main roof of a dwelling or garage for household goods such as bicycles or larger items.

- 25 The arrangement of building services and utilities should be coordinated and achieve the following:
- (a) located away from entry point(s) and screened from public view
  - (b) integrated with the design of the building
  - (c) grouped together to reduce footprint, where practicable.
- 26 An appropriately sized, functional and convenient bin (including organics) storage and recycling area should be provided as follows:
- (a) in the curtilage of the dwelling (excluding areas of private open space and driveways) and screened from public view
  - (b) in a garage, carport or outbuilding with appropriate ventilation
  - (c) within a purpose designed on-site communal facility for residential flat buildings or group dwellings that is screened from public view.
- 27 The path used to transfer waste and recycling from a storage and recycling area to the kerb should:
- (a) ensure that waste transfer is simple and safe at all times
  - (b) be a minimum path width of 0.9 metres
  - (c) be free of steps and have a grade of no more than 1-in-10.

### **Affordable Housing**

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

### **Dependent Accommodation**

- 29 Dependent accommodation (i.e. 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 450 square metres
  - (b) the accommodation has a small floor area relative to the associated main dwelling(s)
  - (c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants
  - (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.

### **Swimming Pools and Outdoor Spas**

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

## **Short-Term Workers Accommodation**

### **OBJECTIVES**

- 1 A range of appropriately located accommodation types supplied for 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
  - (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 or 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 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, or **especially from** to 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 roof lines 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 or the harvesting of wind resources for the generation of renewable energy.
- 7 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.
- 8 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 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 manage visual impacts, minimise impacts on the natural environment 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) minimises the extent of cut and/or fill
  - (d) minimises the need for, and the height of, retaining walls
  - (e) does not cause or contribute to instability of any embankment or cutting
  - (f) avoids the silting of watercourses
  - (g) 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 landslip.
- 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 un-sewered 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 cutting 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
  - (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.

## **Supported Accommodation, Housing for Aged Persons and People with Disabilities**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities 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.
- 2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
  - (a) internal communal areas and private spaces
  - (b) usable recreation areas for residents and visitors, including visiting children
  - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
  - (d) storage areas for items such as boats, trailers ,caravans and specialised equipment
  - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities 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.

- 4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:
  - (a) be conveniently located on site within easy walking distance of resident units
  - (b) be adequate for residents, service providers and visitors
  - (c) include covered and secure parking for residents' vehicles
  - (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
  - (e) allow ease of vehicle manoeuvrability
  - (f) be designed to allow the full opening of all vehicle doors
  - (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
  - (h) be appropriately lit to enable safe and easy movement to and from vehicles.
- 5 Supported accommodation should include:
  - (a) ground-level access or lifted access to all units
  - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
  - (c) adequate living space allowing for the use of wheelchairs with an attendant
  - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6 Car parking associated with supported accommodation should:
  - (a) have adequate identifiable provisions for staff
  - (b) include private parking spaces for independent living units
  - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

## Telecommunications Facilities

### OBJECTIVES

- 1 Telecommunications facilities provided to deliver communication services to 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 in a co-ordinated manner to deliver communication services efficiently
  - (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) incorporating the facility within an existing structure that may serve another purpose
  - (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 an 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 minimise 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 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.
- 4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.
- 5 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.
- 6 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

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

- 7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 8 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**

- 9 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.
- 10 Tourism developments in rural areas should be sited and designed to minimise impacts 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.
- 11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
  - (a) agricultural, horticultural, viticultural or winery development
  - (b) heritage places and areas
  - (c) public open space and reserves
  - (d) walking and cycling trails
  - (e) interpretive infrastructure and signs.
- 12 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.
- 13 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 2 per site
  - (c) be located on the same site as the tourist development
  - (d) not be internally illuminated.
- 14 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 primary purpose of the zone and/or policy area.

- 15 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.
- 16 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.
- 17 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**

- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 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.
- 23 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 24 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 *Location Maps* and *Overlay Maps - 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 sited and designed to blend with the landscape and be in sympathy with the terrain.
- 5 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 the public transport network and encourage walking and cycling.
- 6 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.
- 7 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.
- 8 Development should provide safe and convenient access for all anticipated modes of transport.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.
- 11 Driveway crossovers should be **arranged** and the number minimised to optimise:
  - (a) the provision of on-street visitor parking (where on-street parking is appropriate)
  - (b) **pedestrian movement and safety**
  - (c) **kerbside access for waste collection**
  - (d) **retention of existing street trees, stobie poles and street furniture.**
- 12 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.
- 13 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 14 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

### **Cycling and Walking**

- 15 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.
- 16 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*.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.

- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Development 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 set out in [Table Onka/4 - Off Street Bicycle Parking Requirements](#).
- 20 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.
- 21 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

## **Access**

- 22 Development should have direct access from an all-weather public road.
- 23 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.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 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 lane access)
  - (b) shared between developments.
- 26 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.

- 27 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 or from the road.
- 28 Structures such as canopies and balconies that encroach onto the footpath of an arterial 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.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
  - (b) minimise excavation and/or fill
  - (c) minimise the potential for erosion from surface runoff
  - (d) avoid the removal of existing vegetation
  - (e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

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

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

### **Vehicle Parking**

- 32 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Onka/3 - Off Street Vehicle Parking Requirements](#) unless all the following conditions are met:
- (a) an agreement is reached between the Council and the applicant for a reduced 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.
- 33 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.
- 34 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 onto 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.
- 35 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.
- 36 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.
- 37 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 38 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping in accordance with [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 39 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 40 On-site visitor parking spaces should be sited and designed to:
- (a) not dominate internal site layout nor be located at the front of a group dwelling or residential flat building development
  - (b) be clearly defined as visitor spaces and not assigned to a particular dwelling
  - (c) be accessible to visitors at all times.

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

- 41 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.
- 42 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.
- 43 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**

- 44 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 45 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.
- 46 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.
- 47 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**

- 48 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.
- 49 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 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 reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater 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.
- 9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

## **Waste Treatment Systems**

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 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.
- 12 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.
- 13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 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.
- 15 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.



- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots 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.
- 17 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.

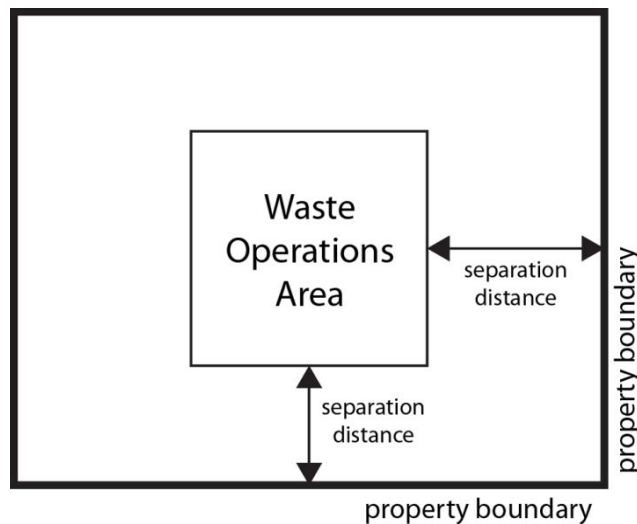
# Waste Management Facilities

## 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 landfill 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 Processing facilities and operational areas should be screened from public view.
- 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 sites.
- 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 at least:
  - (a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft
  - (b) 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
  - (c) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
  - (d) 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 milligrams per litre total dissolved salts
    - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts
    - (iii) 2 metres of groundwater with a water quality of greater than 12 000 milligrams per litre 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



## Character Preservation District Overlay

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

The following policies apply to the 'Character Preservation District' shown on the relevant *Overlay Maps - Heritage and Character Preservation District*.

### INTERPRETATION

Where the Objectives and or Principles of Development Control that apply in relation to the Character Preservation District shown on this Overlay are in conflict with the relevant General Section Objectives and/or Principles of Development Control in the Development Plan, the Overlay will prevail.

### OBJECTIVES

- 1 A district where:
  - (a) scenic and rural landscapes are highly valued, retained and protected
  - (b) development near entrances to towns and settlements does not diminish the rural setting, character and heritage values associated with those towns and settlements
  - (c) the long term use of land for primary production and associated value adding enterprises is assured and promoted
  - (d) activities positively contribute to tourism
  - (e) the heritage attributes of the district are preserved
  - (f) buildings and structures complement the landscape.
- 2 Residential development is located inside townships, settlements and rural living areas.
- 3 No expansion of rural living and settlement zones outside township areas.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 Development in the district should:
  - (a) when located near townships, contribute towards and maintain the identity of those townships
  - (b) retain the predominant rural landscape character and function
  - (c) foster primary production and associated value adding enterprises and tourism activities.

## **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 the Affordable Housing Overlay are in conflict with the relevant General Section 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 the Noise and Air Emissions 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 the Strategic Transport Routes 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



## Bulky Goods 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 buildings used for bulky goods outlets and service trade premises.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER STATEMENT

The zone will accommodate a mix of bulky goods outlets, retail showrooms and service trade premises. Development will occur in a co-ordinated, integrated and holistic manner. Development will be on amalgamated sites or with significant integrated features in order to achieve an efficient layout, minimise access points and the length of driveways and to maximise pedestrian accessibility. There is capacity for a diverse range of tenancies to be established within the zone including major tenants that attract significant expenditure and generate new local employment.

Development should occur in accordance with [Concept Plan Map Onka/26 – Bulky Goods](#). It is anticipated that the zone will accommodate some larger format bulky goods outlets, with potentially smaller tenancies to the east of McMillan Road or adjacent Railway Road unless site topography constraints can be addressed through earthworks and appropriate design measures to create suitable large floor plate sites.

Future development requires sites to be amalgamated or developed in a logical staged manner that delivers a legible, integrated and efficient layout with co-ordinated vehicle access points, safe circulation space and good pedestrian connectivity. Due to former industrial uses within the zone, sensitive development (such as childcare facilities) is expected to occur on a precautionary basis where a site contamination audit verifies that a site or sites are suitable and safe for the intended use.

Access to the zone will generally be via Seaford Road and MacMillan Road with the potential main access points being shown in [Concept Plan Map Onka/26 – Bulky Goods](#) and will include traffic control devices, such as a roundabout at the intersection of Seaford Road and McMillan Road. Delivery vehicle and secondary customer vehicle access points to serve the zone will be located to ensure that they maximise the safety and efficiency of the adjacent roads. Any vehicle egress via Main South Road (a proclaimed controlled-access road) will need referral to and the approval of the relevant road authority.

To ensure the safe movement and accommodation of all vehicles in the zone, development that is a traffic generating activity will need to demonstrate how vehicle movements will manage impacts on Main South Road, Seaford Road and the adjoining road network particularly the Main South / Seaford Road intersection.

It is envisaged that overtime Seaford Road will need to be augmented and upgraded to accommodate increases in traffic volumes. In addition, as development occurs there will be a need for intersection treatment works to the Main South Road / Seaford Road intersection to ensure there is no impact on the flow of traffic and the road network conditions in the zone and the wider area.

Pedestrian pathways will be well lit and designed to be visually prominent. Safe pedestrian crossing points will be established on Seaford Road and McMillan Road. Car parks should allow a direct visual connection to the front of tenancies and facilitate safe and convenient pedestrian movement with maximum opportunity for passive surveillance. Generously dimensioned designated pedestrian routes will be developed between car parks and buildings. They will be clearly defined by landscaping, pavement treatment, lighting and street furniture.

It is essential that buildings are well designed and developed to complement each other. Development should deliver a positive visual impact incorporating articulation, high quality materials, texture and colour. Buildings facing onto public roads, off street car parking areas or thoroughfares will avoid large expanses of solid unarticulated walling or blank facades by incorporating design elements to increase the void to solid ratio of external surfaces and will incorporate landscaping to soften their appearance.

Development will incorporate design and layout that minimises adverse operational noise, traffic, light-spill or other amenity impacts. This may include the construction of high screen fencing or other mitigation measures to reduce impact on adjoining properties.

Servicing areas and loading bays will be positioned to the rear or side of tenancies and should be allocated separate vehicle access. These areas will be screened from general public view.

Particular attention is required to ensure the zone incorporates a uniform, consistent and integrated approach to outdoor lighting, advertising displays and advertisements.

Landscaping (including the use of taller vegetation) will be used extensively along site boundaries and within car parks and public areas to provide shade, enhance amenity and mitigate building bulk and scale. Landscaping should be designed to incorporate Water Sensitive Urban Design and be linked to on-site stormwater detention and reuse.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - service trade premises that comprise only indoor displays or are primarily for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Bulky goods outlets and service trade premises should have a gross leasable area of 500 square metres or more for each individual tenancy.
- 4 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should not have a gross leaseable area of 150 square metres or more.
- 5 Development of buildings or premises primarily for the sale by retail of foodstuffs and/or personal effects that are not located within a bulky goods outlet or service trade premises should achieve both of the following:
  - (a) not have a gross leaseable area of 150 square metres or more for each single tenancy
  - (b) not exceed an aggregate total leasable area of 600 square metres within the zone.
- 6 Development should not exceed 10 metres in height above natural ground level.
- 7 Bulky goods development should not occur on a site of less than 1.5 hectares unless it is integrated with or provides for integration with an adjoining bulky goods development in order to create a site of greater than 1.5 hectares. Integration with an adjoining bulky goods development, or the provision for integration with an adjoining bulky goods development should include:
  - (a) access and movement
  - (b) car parking

- (c) building appearance
  - (d) signage
  - (e) landscaping.
- 8 Warehouses and stores should only be developed if they are ancillary to and in association with a bulky goods outlet or service trade premises.
- 9 A childcare facility should not be developed unless it is ancillary to and in association with a bulky goods outlet or service trade premises.

### **Form and Character**

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Vehicle loading areas should be provided to avoid the necessity for customers to carry large items to vehicles.
- 12 Development should contribute to the creation of an attractive bulky goods development through extensive tree planting, landscaping and retention of existing trees and other significant vegetation.
- 13 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1.5 metres or 3 metres where the site abuts a road or a reserve.
- 14 Development adjacent the **Home Business Policy Area 17** within the **Urban Employment Zone** should incorporate all of the following:
- (a) a minimum 6 metre setback for buildings from the zone boundary
  - (b) visual and acoustic buffer features
  - (c) landscaped areas having a minimum width of 2 metres
  - (d) at least 2 metre high fencing except where shown differently on Seaford Road [Concept Plan Map Onka/26 - Bulky Goods](#)
  - (e) screened or obscured building openings.
- 15 A minimum of one tree per 8 car parking bays should be provided within the off street vehicle parking areas.
- 16 Development should demonstrate and ensure that the management of all vehicular movement and location of site access promotes safe and convenient traffic flows both within and onto adjacent roads.
- 17 Advertisements and/or advertising hoardings should:
- (a) only be provided at the rate of one free standing advertisement per the major road frontages of Seaford Road and Main South Road
  - (b) be located in close proximity to the major entry points or major intersections.
- 18 Advertisements attached to buildings should:
- (a) not cover more than 15 per cent of a single wall face
  - (b) in the case where the building contains more than one tenancy, not consist of more than one wall mounted advertisement per tenancy.

## Land Division

- 19 Land division should not create additional allotments but facilitate the amalgamation of sites so that better integration with adjoining sites in terms of shared access points, driveways, parking areas and pedestrian connections can be achieved across the zone.

## 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 in the form of bunting or flags	
Amusement machine centre	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dwelling	
Educational establishment	
Fuel depot	
General industry	
Horse keeping	
Horticulture	Except wholesale plant nursery.
Hospital	
Hotel	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Residential flat building	
Road transport terminal	



Form of development	Exceptions
Shop or group of shops	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) the shop is a bulky goods outlet with a gross leasable area of 500 square metres or more</li> <li>(b) the shop is a restaurant (including café) and: <ul style="list-style-type: none"> <li>(i) measures 150 square metres or less in gross leasable area</li> <li>(ii) is part of a bulky goods tenancy which measures 2000 square metres or more in gross leasable area</li> <li>(iii) the aggregate total gross leasable area of such premises within the zone does not exceed 600 square metres</li> </ul> </li> <li>(c) the shop is primarily used for the sale of foodstuffs, and/or is a restaurants and/or café and: <ul style="list-style-type: none"> <li>(i) measures 150 square metres or less in gross leasable area</li> <li>(ii) the aggregate total gross leasable area of such premises within the zone does not exceed 600 square metres.</li> </ul> </li> </ul>
Special industry	
Stock slaughter works	
Tourist accommodation	
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>Any development which consists of any of the following, other than where the site of the development is adjacent to the <b>Home Business Policy Area 17</b> within the <b>Urban Employment Zone</b>:</p> <ul style="list-style-type: none"> <li>(a) bulky goods outlet</li> <li>(b) restaurant (including café) which is located within a bulky goods outlet</li> <li>(c) service trade premises</li> <li>(d) shop primarily for the sale of foodstuffs.</li> </ul>	<p>Any development which consists of any of the following, where the site of the development is adjacent to the <b>Home Business Policy Area 17</b> within the <b>Urban Employment Zone</b>:</p> <ul style="list-style-type: none"> <li>(a) bulky goods outlet</li> <li>(b) restaurant (including café) which is located within a bulky goods outlet</li> <li>(c) service trade premises</li> <li>(d) shop primarily for the sale of foodstuffs.</li> </ul>

## Caravan and Tourist Park Zone

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

### OBJECTIVES

- 1 A zone primarily for short-term tourist accommodation and associated facilities.
- 2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, serviced apartments and transportable dwellings surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- 4 The protection of the Aldinga Scrub Conservation Park from the adverse impacts of development.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

The open and natural character of the Pedler Creek area and fragile ecology of the Aldinga Scrub Conservation Park will be protected and enhanced.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - amenity block, including shower, toilet and laundry facilities
  - cabin
  - camping ground
  - caravan park
  - caravan permanently fixed to land
  - recreation area including tennis court, basketball court, playground
  - swimming pool/spa
  - tourist park and other forms of tourist accommodation.

- 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 caravan and tourist 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 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 No development should occur that is detrimental to the conservation objectives of the Aldinga Scrub Conservation Park.
- 9 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**

- 10 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.
- 11 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

### **Street and Boundary Setbacks**

- 12 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**

- 13 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 that they can be removed in the event of a hazard.

### **Land Division**

- 14 No additional allotment(s) 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*.

## Christies Beach Policy Area 1

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

### OBJECTIVES

- 1 A policy area that accommodates the development of the Caravan and Tourist Park as a minor activity node associated with the associated Metropolitan Open Space System and the Coast Park.
- 2 Development that encourages interaction between the surf life saving club and sailing club facilities and the adjacent open spaces along the foreshore.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is characterised as a minor activity node associated with the Metropolitan Open Space System and the Coast Park concept. Focal public open space follows the alignment of the original Esplanade, with main traffic flows now diverted around the eastern side of the zone via Sydney Crescent. The surf life saving club and sailing club facilities stand as landmark buildings that reinforce, oversee and offer security to public use of the adjacent open spaces along the foreshore. The development of those spaces to encourage visitation, casual social gatherings and an appreciation of the local coastal environment, further build a strong sense of place. The tourist park that occupies the balance of the zone is physically separated from the foreshore open spaces by a high embankment. At grade, it connects with Sydney Crescent on its eastern boundary, where its main entrance is established. An interface is created with surrounding residential development which needs to be managed sensitively to maintain an acceptable quality of residential amenity.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development within the tourist park should comprise of single storey construction offering short stay tourist accommodation.
- 2 Development within the foreshore environment should be limited to the surf life saving club, sailing club and public open spaces.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be designed and sited to ensure through traffic is directed along Sydney Crescent and the amount of traffic entering the Esplanade between the northern and southern entrances of Sydney Crescent is minimised.
- 5 The curtilage to the surf life saving club and sailing club facilities should be integrated into the existing landscape areas and the recreational uses on the surrounding public open space.
- 6 The southern, eastern and northern surrounds of the tourist park should be landscaped to minimise the visual impact of its development on surrounding residential properties.

## Maslin Beach Policy Area 2

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

### OBJECTIVES

- 1 A policy area that accommodates the development of a private and secure tourist accommodation site within a rural farmland setting.
- 2 Development that visually isolates the internal operations of the site from surrounding farmland.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is characterised by a private and secure tourist accommodation site surrounded by open space and cropped farmlands. The proximity of the policy area to the southern beaches and coast park track is a major advantage and development should aim to promote strong character associations with these features.

It is envisaged that the policy area will provide camping and caravan opportunities and associated facilities with the internal operations of the site visually isolated from the surrounding farmland. The policy area will comprise internally focused single storey development nestled amongst highly vegetated areas.

It is envisaged that the policy area will provide dense perimeter landscaping with vegetation indigenous to the coastal area. Signage will be comprised of weathered timber and galvanised steel to reflect coastal materials and textures.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Perimeter landscaping should be retained and enhanced to provide an effective visual screen and be of a type and scale to buffer the impact of the surrounding primary production uses.

## Moana 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 that accommodates the development of the tourist park located between Nashwauk Reserve and Pedler Creek.
- 2 Development that results in the integration of the tourist park and the public open spaces that surround it.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The desired character of the policy area is for a major activity node associated with the Metropolitan Open Space System and the Coast Park concept, incorporating a tourist park located between Nashwauk Reserve and Pedler Creek. Future development of the policy area will maintain elements that continue to associate the park with its public open space origin. The area will provide landscaping elements and treatments that integrate or associate the site with the public open spaces that surround it. It will be important for the Pedler Creek landscape to be both protected and restored through extensive augmentation of indigenous planting. Development adjacent Pedler Creek should make provision for a public reserve, 10 metres wide measured from the top-of-bank.

The area will be characterised by a large, open allotment with an internal road network accommodating short term and some long term accommodation. It is anticipated that the park will develop primarily with short term stay cabins with supporting community facilities. Long term stay, cabin or transportable component will not exceed half of the site. The balance of the park will include facilities to service short term and seasonal visitors.

Development in the policy area will be designed to accommodate 1-in-100 year average return interval flood inundation according to current ground and surface levels, taking into account predicted upstream development in the catchment and storm tide effects associated with predicted sea level rise in a 50 year forward setting.

A car parking fund has been established for the **Moana Policy Area 3** of the **Caravan and Tourist Park Zone**, the adjacent **Moana Foreshore Policy Area 55** of the **Tourism Development Zone**, and the portion of the **Coastal Conservation Zone** immediately adjacent at Moana.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Dwellings (other than manager's residences) or long stay accommodation should not be developed 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 Tourist accommodation units should not exceed the following maximum building heights:

- (a) 2 storeys where located along the northern interface and orientated outwards toward Nashwauk Reserve
  - (b) 1 storey in all other locations.
- 4 Cabins and other permanently located accommodation should comprise lightweight construction.
- 5 Minor development such as carports and outbuildings adjacent Pedler Creek should make provision for a public reserve, 10 metres wide measured from the top-of-bank, while major development such as permanent new buildings for human occupation should make allowance for public open space expanding to the full extent of land subject to 1-in-100 year average return interval flood event.

## 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 tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
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 Parks Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.



Form of Development	Exceptions
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
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
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to land	
Recreation area	
Swimming pool	
Tourist park	

## Coastal Conservation Zone

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

### OBJECTIVES

- 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.
- 2 A zone that accommodates community facilities, which require a coastal site, located within an appropriate location.
- 3 Recreational, tourist and institutional development within appropriate locations.
- 4 To contribute to the Metropolitan Open Space System (MOSS).
- 5 Maintenance of the open space links, including the various local and regional open space networks and corridors, to ensure passive recreational linkages.
- 6 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.
- 7 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone extends virtually uninterrupted along the length of the City of Onkaparinga's western boundary with the Gulf St Vincent, for a distance of some 35 kilometres. The coastline is unique and varied, and includes open sandy beaches, reefs, dunes and cliff formations. It is a recreational resource of major significance, although it also has an important archaeological and cultural history and is seen as a commercial resource for a range of activities, including tourism developments. Whilst its beauty and presence is often taken for granted, the natural coastal environment is extremely fragile in many respects and is particularly susceptible to inappropriate development or the impacts of development further inland. Care must be taken in the design and siting of any development within or adjacent to the zone. The provision of all facilities will be restricted to prevent the oversupply and inappropriate siting of development.

A car parking fund has been established for the portion of the **Coastal Conservation Zone** at Moana immediately adjacent the **Moana Foreshore Policy Area 55** of the **Tourism Development Zone** and the **Moana Policy Area 3** of the **Caravan and Tourist Park Zone**.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - coastal protection works
  - community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
  - conservation work
  - interpretive signage and facility
  - jetty and boat ramp
  - recreation area
  - small scale tourism/visitor facility (excluding accommodation)
  - toilet blocks and barbeque facilities
  - public car parking.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should only be undertaken where it is for the benefit and use of the public and not for private interests.
- 4 Development should assist the objectives of the Metropolitan Open Space System, including the creation of a coastal park.
- 5 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 6 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.
- 7 Aquaculture inlet and outlet pipes should not be developed unless one or more of the following applies:
  - (a) the adjoining land is located in an aquaculture zone
  - (b) the environmental impacts will be minimal.

### **Form and Character**

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 10 Development should:
  - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
  - (b) minimise vehicle access points to the area that is the subject of the development
  - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
  - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 11 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 12 Development should:
  - (a) be self-sufficient in terms of infrastructure and services, such as water, sewerage, electricity and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development
  - (b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary
  - (c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas
  - (d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.

## Land Division

13 Land division should only occur where:

- (a) no additional allotments are created wholly or partly within the zone
- (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### 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	Except in association with conservation works for tourist information purposes.
Amusement machine centre	
Bus depot	
Bus station	
Caravan park	
Cemetery	
Commercial forestry	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either or both of the: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Entertainment venue	
Farming	
Fuel depot	
Hall	
Horse keeping	

Form of Development	Exceptions
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture.
Land division	Except where all of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Private hotel	
Public service depot	
Radio studio or television studio	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Supported accommodation	
Telecommunications facility exceeding a height of 30 metres	
Warehouse	

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

**Public Notification**

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

## 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 A zone accommodating moderately low traffic generating uses which do not affect the function or role of designated centres and which are compatible with the amenity of the locality and adjoining land uses.
- 4 A zone where environmental quality is improved through the effective use of architectural design elements, building materials, landscaping techniques, and high standards of design.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is located in several areas across Council, primarily adjacent to Main South Road but also on Panalatinga Road, Dyson Road and Seaford Road. It is envisaged that the zone will allow for a range of commercial and shopping type development, although it is not intended to provide the full range of facilities normally associated with a higher order centre-type zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - small scale light industry
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - service trade premises
  - shop with a gross leasable area less than 200 square metres
  - 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 Commercial or industrial development which requires the use of large articulated vehicles should not occur in the zone.
- 5 Offices and consulting rooms should not be located adjacent to the following incompatible land uses:
  - motor vehicle related business
  - petrol filling station

- service trade premises
- light industry.

## Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Offices and consulting rooms should have a maximum gross leasable area of no more than 900 square metres.
- 8 A shop or group of shops should have a maximum gross leasable area of no more than 200 square metres except where they are in the form of a bulky goods outlet.
- 9 Development should not exceed 8 metres in height, and where undercroft parking is proposed, the ground floor level should not exceed 1.2 metres above natural ground level.
- 10 Buildings should be set-back, from abutting residential land, a distance of not less than the height of the building's external wall as measured from natural ground level.
- 11 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#), to reduce the visual impact of larger buildings and to otherwise improve the visual amenity of the site and the zone.
- 12 Development should be set-back a sufficient distance to allow for landscaping areas:
  - (a) 3 metres in width to all street frontages
  - (b) 2 metres in width along side and rear property boundaries, where the site abuts residential land.
- 13 Off-street car parking spaces should be provided at a rate not less than the rate specified in [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 14 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

## Land Division

- 15 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.

## 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
Advertising in the form of flags and/or bunting	
Amusement machine centre	
Bus depot	
Caravan park	



Form of development	Exceptions
Cemetery	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Library	
Motel	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Primary school	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where it achieves (a) or (b): (a) it has a maximum gross lease able area of 200 square metres or less (b) it is a bulky goods outlet.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Supported accommodation	
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*.

## 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.
- 3 Development that is designed, sited and landscaped in a manner that will minimise the impact of the development on the high visual amenity of the locality.
- 4 Development which does not compromise the integrity of the Happy Valley Reservoir as a water storage and supply facility.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - cemetery
  - community centre
  - consulting room
  - educational establishment
  - electricity sub-station
  - emergency services facility
  - hall
  - health facility
  - hospital
  - library
  - minor public service depot
  - office associated with community service
  - place of worship
  - pre-school
  - primary school
  - 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.

#### Form and Character

- 4 Development should be designed, sited and landscaped in a manner that will achieve high visual amenity and minimise the impact of the development on the locality.

- 5 A landscaped buffer of at least 10 metres in width should be established between Chandlers Hill Road and Education Road and any buildings on private land.
- 6 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 7 Off-street car parking spaces should be provided at a rate not less than the rate specified in [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 8 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).
- 9 Development should not compromise the integrity of the Happy Valley Reservoir as a water storage and supply facility.

## Recreation 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 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, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 4 Maintenance of a landscaped character, either in its natural state or by purposeful design to suit the intended use.
- 5 Buildings restricted to those required in association with the community and recreational use of land.
- 6 A landscape and community uses policy area comprising the Coast to Vines Rail Trail (Goodwood to Willunga railway corridor).
- 7 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is comprised of three principal areas, in the suburbs of Woodcroft, Morphett Vale and the Willunga Township. Land is predominantly in council ownership, with land uses such as schools, golf courses and reserves already established in some parts. The policy area is intended to serve a dual role as a source of landscape amenity (either bushland or purposefully designed) and/or an area for community uses and recreation.

At Willunga, it is intended that the diverse range of recreational activities are maintained within the policy area.

The policy area currently comprises a variety of community recreation facilities, including golf course, the Willunga Primary and High School campuses, portion of the Willunga to McLaren Vale Linear Park, and the Willunga Bowling Club. The policy area will continue to be characterised by extensive landscaping, protection of historic places, irrigation from the Willunga wetlands and ongoing improvement to the golf course and other recreational facilities as the need arises.

#### Precinct 1 Coast to Vines Rail Trail

The Coast to Vines Rail Trail is a significant regional facility providing an important shared use, off road link forming part of a metropolitan trail network. Rail trail integrity is dependent on maintaining the alignment of the original corridor to offer an easy gradient for cycling and walking. Landscaping of the embankment and land strips surrounding the path itself add to the amenity of the trail and ensure the area is recognised as a positive feature for adjacent development.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - car parking
  - clubroom associated with a sports facility
  - entertainment, cultural and exhibition facilities
  - educational establishment
  - golf course
  - indoor and outdoor recreation facility
  - lighting for night use of facilities
  - office associated with community or recreation facility
  - playground
  - shops or groups of shops ancillary to recreation development
  - showground
  - sports ground and associated facility
  - special event
  - spectator and administrative facilities ancillary to recreation development
  - swimming pool.
- 2 A shop or group of shops should only be developed where:
  - (a) it is ancillary to recreation and sport development
  - (b) the total gross leasable area is less than 250 square metres.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings and structures should be low-profile in appearance and, designed and sited so as not to dominate the character of the policy area.
- 5 Development should be designed to maintain and enhance existing landscaping to ensure that buildings are sited within extensively landscaped grounds.
- 6 Recreation facilities should be integrated with but secondary to landscaped buffer treatments.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 1 Coast to Vines Rail Trail

- 7 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 8 The following forms of development are envisaged in the precinct:
  - walking trail
  - cycling trail.
- 9 Road crossings of the Coast to Vines Rail Trail should meet the requirements of the relevant agencies for public transport access.

## 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
Advertising in the form of flags and/or bunting	
Amusement machine centre	
Billiard saloon	
Bus depot	
Bus station	
Caravan park	
Consulting room where located within <b>Recreation Policy Area 5</b>	
Crematorium where located within <b>Recreation Policy Area 5</b>	
Dwelling	
Emergency services facility where located within <b>Recreation Policy Area 5</b>	
Fuel depot	
Hospital where located within <b>Recreation Policy Area 5</b>	
Horticulture	
Hotel	
Industry	
Intensive animal keeping	
Land division where located within <b>Recreation Policy Area 5</b>	Except where no additional allotments are created partly or wholly within the policy area.
Meeting hall where located within <b>Recreation Policy Area 5</b>	
Motel where located within <b>Recreation Policy Area 5</b>	
Major public service depot	
Motor repair station	
Nursing home where located in the <b>Recreation Policy Area 5</b>	

Form of development	Exceptions
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship where located within <b>Recreation Policy Area 5</b>	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where located within <b>Recreation Policy Area 5</b> and all of the following are satisfied: <ul style="list-style-type: none"> <li>(a) the maximum gross leasable area is 250 square metres or less</li> <li>(b) the shops or groups of shops are ancillary to recreation development.</li> </ul>
Stadium where located within <b>Recreation Policy Area 5</b>	
Stock sales yard	
Stock slaughter works	
Store	
Supported accommodation where located within <b>Recreation Policy Area 5</b>	
Telecommunications facility above 40 metres in height	
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*.

## Conservation Zone

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

### OBJECTIVES

- 1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.
- 2 A zone in which land and features of major conservation significance including areas of natural vegetation, wildlife habitat, sites containing features of significance to the earth sciences, and sites of Aboriginal occupation are conserved in their natural state for reference and educational purposes.
- 3 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.
- 4 Conservation and the rehabilitation of areas of natural vegetation and fauna habitats.
- 5 Protection and enhancement of the native vegetation to facilitate the movement of native fauna to and from adjoining local and regional open space networks.
- 6 Protection of areas of scientific, geological, archaeological or cultural significance.
- 7 Provision of cycling and walking paths within an integrated system of open spaces linking adjoining areas.
- 8 Development which does not compromise the integrity of the Happy Valley Reservoir as a water storage and supply facility.
- 9 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The parts of the zone located in Morphett Vale and Moana are predominantly in public ownership and therefore development within these areas will be minimal.

The parts of the zone which are located within the Metropolitan Open Space System, in the vicinity of the Happy Valley Reservoir, serve as an adjunct to the operation and management of the reservoir and the associated **Open Space Zone**.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
  - scientific monitoring structures or facility
  - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts.
  - structures for conservation management purpose.



- 2 Activities in this zone should be compatible with the conservation of areas of natural vegetation, wildlife habitat, sites containing features of significance to the earth sciences, and sites of Aboriginal occupation.
- 3 Buildings and structures should only be undertaken for essential purposes such as shelter or water supply. Such buildings or structures should be of a high standard of design with particular emphasis on external appearance, choice of materials and colours, and siting of the buildings, to ensure that they blend with the surroundings having regard to the particular conservation significance of the zone.
- 4 Development should not compromise the value of the area as a corridor for the movement of native fauna.
- 5 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
  - (a) minimising the extent of earthworks
  - (b) minimising the extent of vehicle access servicing that development
  - (c) minimising the extent of locally indigenous vegetation removal
  - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
  - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
  - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 8 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 9 The provision of public facilities such as seating and bicycle/pedestrian paths should:
  - (a) be located in unobtrusive locations
  - (b) not require the further removal of native vegetation
  - (c) not require substantial excavation or filling of land
  - (d) be located and constructed in a manner which does not compromise the conservation value of the area or its function as a fauna corridor.
- 10 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
  - (a) restricted to those needed for direction, identification and interpretation
  - (b) discrete in design, colour and of a size of no more than 2 square metres.

### **Land Division**

- 11 Boundary realignments should not occur unless to assist in the management of native vegetation.
- 12 No additional allotments should be created in the zone.

## Aldinga Sellicks Conservation 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 in which the Aldinga Scrub Conservation Park and the Washpool, inclusive of areas of natural vegetation, wild life habitat, and sites containing features of significance to the earth sciences, are retained in their natural state for conservation, education purposes and limited passive recreation.
- 2 To preserve the extent and nature of natural and Aboriginal Heritage of the Aldinga Scrub Conservation Park, the Washpool and surrounding area and to ensure that development is in keeping with that cultural significance.
- 3 The development of public land in appropriate locations for limited passive recreation, education and conservation purposes with an emphasis on retaining and rehabilitating the natural landscape and establishing wide landscape buffers around the perimeter of suitable areas.
- 4 The extension of open space passive recreation reserves through land purchases, contributions of open space, and exchanges of land.

### DESIRED CHARACTER

The policy area is an area comprising the Aldinga Scrub north of Norman Road and an area known as The Washpool at the southern end of the zone, adjacent to the Sellicks Beach. These conservation areas are located in a coastal and near coastal environment separated from the coast by a strip of residential development along the coastal dunes.

Aldinga Scrub is an impressive natural backdrop to the coastal settlement of Aldinga Beach. It contains sand dunes, mallee scrub and remnant redgum forest and closed heaths and rare species including lacy coral lichen, nardoo, hairy sedge and several species of orchids and provides a fauna habitat. It is also an area with Aboriginal Heritage value.

Development will be restricted to that which facilitates the conservation and preservation of natural vegetation and features, wild life habitat, areas of scientific interest and Aboriginal Heritage. Activities will be limited to low-key passive recreation that does not adversely impact on the conservation values of the area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The Washpool and Aldinga Scrub Conservation Park should be enhanced and conserved in its natural state including the reinstatement of a permanent water body at The Washpool.

#### Form and Character

- 2 Development should be designed and sited to preserve and enhance the character and amenity of land within the un-vegetated surrounds of the Aldinga Scrub Conservation Park and the natural drainage area known as The Washpool and Blue Lagoon.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### 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	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farm building	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of development	Exceptions
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 used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	Except where it is less than 30 metres in height.
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*.

## 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 The provision of interfaces along transport corridors and adjacent rural uses to manage potential sources of impact and accommodate stormwater and wastewater management practices.
- 5 The protection of the Aldinga Scrub Conservation Park from the adverse impacts of development.
- 6 Retention of land at Reynella for agricultural purposes, until such time as required for use as a transportation corridor.
- 7 The provision of essential infrastructure and community services in Aldinga, Aldinga Beach and Sellicks Beach that:
  - (a) is located and designed to enable integration with existing and/or future residential development
  - (b) is accessible to existing and proposed residential areas
  - (c) is in accordance with the centres hierarchy as described in the General Section provisions
  - (d) facilitates the economic connection to infrastructure and services as required
  - (e) does not detrimentally impact on the environmental water requirements of the Aldinga Scrub Conservation Park.
- 8 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone primarily comprises land for future urban expansion. While the zoning is to be regarded as a holding measure with its ultimate use not yet determined, development within the zone will generally comprise low-scale agricultural uses that do not prejudice the orderly conversion of the land for residential purposes.

It is envisaged that development will only occur following the rezoning of the land and the completion of detailed structure planning to ensure an orderly extension of existing urban areas and to prevent the creation of isolated communities that are remote from infrastructure and services.

## Aldinga, Aldinga Beach and Sellicks Beach

The progressive rezoning of land within the suburbs of Aldinga, Aldinga Beach and Sellicks Beach will occur in accordance with [Concept Plan Map Onka/6 - Development Sequencing \(Aldinga/Sellicks Beach\)](#) in order to maintain an adequate land supply within the region while ensuring undue pressure is not placed on infrastructure and social services. Prior to the rezoning of land identified as 'sequence 1 or 2' as shown on [Concept Plan Map Onka/6 - Development Sequencing \(Aldinga/Sellicks Beach\)](#), greater than 65 per cent of the land area within the preceding sequence will generally be divided into residential allotments and development approval granted for a dwelling on these allotments. The timing of the rezoning of land may vary depending on the rate of development and the provision of community services and infrastructure, such as health, education and police services and sewer, power and water infrastructure.

All development within this area and all rezoning proposals will need to take account of the potential impacts of development on the natural assets of the region and the distinct character of the **Township Zone, Port Willunga/Aldinga Policy Area 62**. In particular, future development will ensure the long term protection of the Aldinga Scrub Conservation Park and other important environmental assets.

Development for the purposes of providing essential infrastructure and community services is envisaged within this part of the zone, providing it can be demonstrated that the development is accessible to the community it serves, enables the orderly and economic connection to residential areas as required, is of a scale that does not compromise the centres hierarchy and does not adversely impact on the Aldinga Scrub Conservation Park.

## Moana

Within the suburb of Moana, it is expected that development of land for urban purposes will not occur until satisfactory resolution of buffer requirements, inundation issues and management of Aboriginal heritage.

## Reynella

The land at Reynella is envisaged to be utilised as a future transportation corridor for the Southern Expressway

## Seaford Rise

Within the suburb of Seaford Rise, it is essential that development of land for urban purposes does not occur until it can be demonstrated that the land is no longer required as a buffer to mining and waste operations.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - broad-acre cropping
  - 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.
- 4 Dwellings should not be located within Reynella.
- 5 Urban development should not be undertaken until detailed structure planning has been prepared and implemented for the zone.
- 6 Development should not be undertaken in the vicinity of known mineral deposits where any of the following applies:

- (a) the full extent and significance of such deposits has not been determined
- (b) the development would be incompatible with mining operation
- (c) the development would add to the cost of extracting the resource.

### **Form and Character**

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development at Aldinga should be undertaken in accordance with [Concept Plan Map Onka/8 - Aldinga](#).
- 9 Development adjacent the **Port Willunga/Aldinga Policy Area 62** of the **Township Zone**, should protect the historic and landscape character of the adjoining Aldinga township by incorporating sensitive design elements including the use of separation distances, building setbacks and landscaping.
- 10 At Aldinga, development adjacent Main South Road should provide an effective interface to define rural and future urban uses and reduce the visual impact of residential development when viewed from Main South Road.
- 11 Development within 60 metres of a rural zone should seek to minimise potential conflict between future urban uses and rural uses by satisfying one of the following:
  - (a) establishing interfaces with transitional land uses or landscaped buffer to provide sufficient separation for sensitive uses
  - (b) creating allotments of a suitable size and shape so as to accommodate both the intended use as well as a landscaped buffer
  - (c) designing and orientating development to provide sufficient protection for sensitive uses.
- 12 The provision of interfaces adjacent a rural zone should be designed taking into account the:
  - (a) nature, source and frequency of potentially adverse impacts
  - (b) prevailing winds in the locality
  - (c) topography of the area
  - (d) existing vegetation
  - (e) potential future uses in the adjacent rural zone.

### **Land Division**

- 13 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.
- 14 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	
Abattoir	
Amusement machine centre	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone unless one additional allotment is created for the purposes of an educational establishment or primary school, on land identified as 'affected area' in <a href="#">Concept Plan Map Onka/9 - Affected Area (Aldinga/Sellicks Beach)</a> .
Motel	
Motor repair station	
Nursing home	
Office	



Form of development	Exceptions
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility which exceeds 40 metres in height	
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*.

## 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, 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 accommodating medium to high-density residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The desired character of the zone will establish attractive, safe and vibrant places that provide a focus for community activity. The key to moving centres towards the desired character will be the quality of the public realm and the siting of development such that streets are the main organising element of design.

Direct pedestrian links to surrounding residential areas and nearby schools, parks and public transport stops will enhance the viability of district centres for business owners and their convenience for local residents. Buildings will be designed to frame public spaces and to form a distinct street frontage that directly abuts public footpaths and areas of open space. Verandas over footpaths and colonnades will be a feature of centre development design and used to create a consistent character throughout individual centres.

The right mix of uses will extend activity after hours, making district centres more interesting, safe and active. It is envisaged that housing in the upper stories of mixed use buildings will provide centrally located housing and help create a sense of urban scale and intensity that also improves community safety through passive surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone unless otherwise stated in a policy area or precinct:
  - affordable housing
  - bank
  - child care centre
  - civic centre
  - consulting room
  - discount department store
  - dwelling in conjunction with non-residential development
  - educational establishment
  - emergency services facility
  - entertainment facility
  - health facility
  - hospital
  - hotel

- indoor games centre
  - library
  - motor repair station
  - office
  - place of worship
  - playing field
  - pre-school
  - primary school
  - public transport terminal
  - residential flat building in conjunction with non-residential development
  - restaurant
  - shop
  - supermarket
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of medium to high-density residential (including affordable housing) and non-residential uses should be developed only if it does not prejudice the operation of existing or future non-residential 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 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 6 Development on the periphery of predominantly pedestrian routes and spaces such as major footpaths, squares, plazas and parks should contribute to the physical definition, enclosure, character and amenity of these spaces by:
- (a) establishing relatively continuous edge for neighbouring buildings
  - (b) providing shelter for pedestrians
  - (c) ensuring that developments open onto these spaces.
- 7 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.
- 8 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 0.5 metres
- 9 Dwellings should be located only behind or above non-residential uses on the same allotment, except where otherwise stated in a policy area or precinct.
- 10 Development should provide for a reasonable level of residential amenity whilst also supporting the unhindered operation of retail and commercial activity by incorporating design elements that minimise the impact of potential interface issues such as noise, light spill and odour.
- 11 Medium density residential development that achieves net densities of between 40 and 67 dwellings per hectare should be typically in the form of two to four storey buildings.
- 12 High density residential development that achieves net densities of more than 67 dwellings per hectare should typically be in the form of over four storey buildings.
- 13 Buildings over three-storeys should be designed to clearly express a base, middle and roof (or cap) and contribute to the creation of an interesting and attractive environment.

- 14 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 15 Vehicle parking should be provided in accordance with the rates set out in [Table Onka/3 - Off Street Vehicle Parking Requirements](#) or [Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).
- 16 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

### **Affordable Housing**

- 17 Residential development should include a minimum 15 per cent of dwellings for affordable housing.
- 18 Affordable housing should be distributed throughout the zone to avoid over concentration of similar types of housing in a particular area.

### **Land Division**

- 19 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.

## Aberfoyle Park Policy Area 7

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

Opportunity for expansion within the centre will be preserved in order to establish a wider range of goods and services commensurate with the projected future need of the district population. This is expected to be directed primarily toward the supply of non-food related retailing, including a limited range of comparison goods and home-maker items, broader representation of community service agencies and business/professional uses.

In order to improve access and to control the expansion of commercially dominant uses to the exclusion of other desirable lower-order uses, a concept plan and precincts apply to the policy area.

Park Avenue will continue to function as a distributor road between Taylors Road (west), Sandpiper Crescent and Hub Drive to ensure the safe and efficient movement of vehicles into the adjoining road network. The formation of precincts has been structured on the basis of established existing uses, but will serve to ensure that further concentration, infill and expansion within The Hub will aggregate complementary land uses, thereby promoting on-site integration and improved access, circulation and convenience.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:

- bulky goods retailing
- car park
- community centre
- consulting room
- convention centre
- educational establishment
- entertainment venue
- library
- licensed premises in association with hotel or restaurant
- office
- place of worship
- pre-school
- recreation area
- recreation centre
- restaurant
- supported accommodation.

- 2 Development in the policy area should be in accordance with the intended uses assigned for each precinct.

#### Form and Character

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

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 2 Business

- 4 Office, administrative, professional, consultative, business and entertainment activities are appropriate in the precinct.
- 5 The continuation and consolidation of existing tavern and indoor recreation activities is appropriate without prejudice.
- 6 Hardware, garden and home-maker retailing should be located in **Precinct 3 Car Park** rather than being expanded within this precinct.

### Precinct 3 Car Park

- 7 The following forms of development are envisaged in the precinct:
  - commuter car park integrated with a restaurant building(s)
  - limited office, office, professional or business activities.
- 8 Development should provide the opportunity for the shared use of car parking and integration of car parking areas with the commuter car park.
- 9 Car parks should be lit by low-level bollard style lighting to minimise overspill on adjacent areas.
- 10 The existing stand of mature Eucalypts inside the southern boundary should be retained within a landscape buffer.
- 11 The landscape buffer should extend along the entire length of the southern and western precinct boundaries and should be a minimum width of 2.5 metres.
- 12 A solid fence, of minimum height 1.8 metres and constructed from either pre-painted steel, or a combination of either timber, masonry or stone, should be erected on the eastern (Hub Drive), southern boundaries and, if required for noise abatement, along the western boundary of the precinct.
- 13 Outdoor play structures provided in association with restaurant building(s) should be located in the centre of the site. Where more than one playground is proposed, consideration should be given to combining both playgrounds into one.
- 14 Outdoor play structures should be enclosed by means of a wall(s). The walls should be constructed from non-permeable materials to control the escape of noise and extend for a height equal to the height of the play structure.
- 15 To control use, access to playground equipment should be from inside the associated restaurant building(s). Operating times for the playground should be limited to 8.00 pm to prevent intrusive noise levels at night.
- 16 Waste collection services should be provided in a manner such that potential noise effects on local residential areas are minimised.
- 17 Operating hours should be limited to 6.00 am to midnight from Monday to Saturday and 8.00 am to Midnight on Sunday.
- 18 The precinct should be identified by not more than three free standing signs. Each sign should be a maximum of 5.5 metres in height.

19 Advertising signage on buildings should:

- (a) only be located on those sides of a building which are visible from Sandpiper Crescent and from the northern approach to the intersection of Hub Drive and Sandpiper Crescent
- (b) be integrated with the design of the building(s); and not extend above the top of the walls of the building(s).

#### **Precinct 4 Education**

20 Educational and community uses involving the continuation and consolidation of secondary school education, child care and children's support activities, pre-school facilities, adult education, vocational and community programs are envisaged in the precinct.

#### **Precinct 5 Recreation**

21 Recreation and community use, including the erection of clubrooms, meeting rooms and multi-use facilities are envisaged in the precinct.

#### **Precinct 6 Retail**

22 Retailing should be the primary focus for the precinct, predominantly catering for convenience and specialty items to meet daily and weekly shopping needs.

23 A discount department store is envisaged within this precinct.

24 The continuation of existing educational and child care activities within this precinct is appropriate while user demand remains high and site rationalisation or relocation is not viable.

#### **Precinct 7 Western**

25 Development should allow for the continuation and/or consolidation of the existing denominational school and place of worship.

26 The precinct may be re-developed for various commercial, community and institutional uses, should current user requirements become redundant or are rationalised.

## Aldinga Beach Policy Area 8

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

### OBJECTIVES

- 1 A mixed use policy area accommodating a range of retail and other employment generating land uses and complementary medium to high density residential development.
- 2 Well designed and functional policy area with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 A policy area supported by a town square (which will function as the central and principal community focus within the district), a main street and a retail centre linked to a safe and convenient network of landscaped streets and cycle/pedestrian paths.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Aldinga District Centre will continue to develop as an activity centre containing retail, commercial, community facilities and entertainment, supported by medium and high density housing. Low-density housing will not occur within the centre.

Large retail development will be designed and located to form a contiguous northern expansion of the existing shopping complex and be linked to the main street and town square as shown on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#). It is anticipated that retail development will be staged and grow proportionally with the surrounding residential population. It is anticipated that a department store and associated speciality shops will be established within the northern portion of the centre before progressing with the development of any additional large retail premises. Development will extend the use of the centre beyond normal working hours to enhance vibrancy and public safety.

Buildings will be well-designed and of a contemporary coastal architectural style and proportioned to create a sense of human scale and enclosure of the street. Buildings will address the street with active and transparent frontages with clearly defined pedestrian access points. On corner sites, buildings will be positioned and designed to reinforce the site's prominence and sense of entry to the centre.

Neighbourhood identity will be enhanced by the backdrop of the Mount Lofty Ranges, which provides a pleasant contrast to the suburbs on the plains and gives Aldinga Beach its special character. Where possible, development will harmonise with the vista and views of the ranges will be maintained as provided from various points in and around the centre.

Development will deliver an enhanced interface to the public realm through the provision of innovative landscaping and public art to improve the overall amenity of the centre to establish a sense of place and promote a cohesive public realm. Tree planting and landscaping throughout car parking areas will provide shade and shelter.

Development will incorporate the sustainable design, management and use of stormwater to maintain and improve water quality within the catchment. Built form will minimise energy use to help reduce greenhouse gas emissions.

Vehicle access points and pedestrian and cycle links will be provided as shown on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#). 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. The bus parking bays on Pridham Boulevard will continue as a convenient and accessible location for public transport services for the community.



## Core Area

The Core Area will be centrally located as identified on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#). The Core Area will accommodate the majority of retail development and community facilities. Development will be characterised by a fine grain, mix of land uses arranged both vertically and horizontally with buildings up to four storeys in height envisaged. Land uses located at street level will include a mix of retail and commercial uses. Residential development above ground floor non-residential uses will be located where adjoining major streets and pedestrian links.

Buildings will be visually interesting, contain frequent pedestrian entries and include clear windows facing the street that attract people and add vitality. Footpaths will be sheltered with verandas and awnings to enhance the pedestrian experience and to create intimate but active spaces. Safe, landscaped pedestrian walkways between buildings will encourage permeability to neighbouring streets and enhance the sense of place and identity.

## Main Street and Town Square

The Core Area contains a designated main street (Central Way) and town square as a community focal point and provides for leisure activities including restaurants, dining and entertainment to encourage after hour activities and vibrancy. The main street (Central Way) and town square will develop into an area with high levels of interaction that is safe and comfortable and where places are provided for people to stop, view, socialise and rest. Wide footpaths will be provided along Central Way to encourage the development of a range of formal and informal uses. It is envisaged that development will be at its greatest intensity closest to the town square.

## Transition Area

The Transition Area is identified on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#). The Transition Area will accommodate less intense land uses, such as community facilities, human services, medical rooms, consulting rooms, educational facilities, recreation and religious activities that will assist in mitigating impacts between the Core Area and adjoining **Residential Zone**. Small-scale shops with a lower intensity are appropriate where they are integrated with envisaged land uses for the Transition Area.

Residential development is envisaged particularly along major links in and around the centre, primarily in the form of dwellings above ground floor non-residential development, row dwellings and residential flat buildings. Aged and student accommodation, serviced apartments and diverse, adaptable housing forms that cater for a range of household types, ages and life cycle stages are also envisaged.

It will be important to minimise noise and other amenity impacts (light spill and traffic) on existing residential land uses within and adjoining the centre through careful design and siting of development and associated mechanical plant and equipment.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- bulky goods outlet in the **Core Area** identified on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#)
- cafe
- community centre
- conference facility
- consulting room
- dwelling in conjunction with non-residential land use
- educational establishment
- entertainment venue
- hotel
- indoor recreation centre

- library
- office
- parking facility
- place of worship
- recreation area
- residential flat building in the **Transition Area** identified on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#)
- restaurant
- row dwelling in the **Transition Area** identified on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#)
- serviced accommodation
- service trade premises
- shops in the **Core Area** identified on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#)
- supported accommodation
- tourist accommodation.

## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#).
- 4 Low density residential development is inappropriate and should not be located within the policy area.
- 5 Development on corner sites, as shown on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#), should be in the form of a landmark building that achieves all of the following:
  - (a) addresses all street frontages
  - (b) it is built to the property boundary on all street frontages and includes feature entrances and windows
  - (c) it incorporates corner elements that project forward of the building such as verandas, awnings, balconies and other articulation
  - (d) a roof articulation, pitch and building height that emphasise the importance of the street corner.
- 6 Development should front the street and be designed and sited to address the street, promote street-level activity and contribute to crime prevention.

## Building Envelopes

### Building Height

- 7 Building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height
Core Area	3.5 metres	16.5 metres or less and not exceed 4 storeys
Transition Areas	No minimum	12.5 metres or less and not exceed 3 storeys

### Setbacks from the Road Frontage

- 8 Buildings should be sited to achieve a zero setback from the road boundary and a greater setback should only occur where a portion of the site has been used to provide a footpath between the road boundary and the proposed building as shown on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#).

- 9 Development with frontage onto a road should be sited to achieve a minimal setback to make adequate provision for a wide footpath to allow for active street frontages and to accommodate street furniture, landscaping and shade structures.
- 10 Development fronting the pedestrian path between the town square and Rowley Road should be setback from the property boundary 6 metres on the northern side and 3 metres on the southern side as shown on [Concept Plan Map Onka/10 - District Centre \(Aldinga Beach\)](#).

## **Design and Appearance**

- 11 The finished floor level of the ground floor of buildings should be level with the footpath.
- 12 Pedestrian shelter and shade should be provided over footpaths through the use of structures, such as awnings, canopies and verandas.
- 13 Development should be designed to achieve active street frontages for passing pedestrians to maximise surveillance and create:
  - (a) a vibrant public realm by providing at least 5 metres or 60 per cent of the primary street frontage (whichever is greater) of the ground floor level of buildings as an entry/foyer or display window
  - (b) incorporating outdoor seating areas and pedestrian shelter over footpaths
  - (c) providing well designed and legible entrances points and lobbies
  - (d) avoiding vast expanses of blank walls presenting flat surfaces without detailing, openings or activity
  - (e) ensuring the building is designed to enable surveillance from public land to the inside of the building at all times of the day and night.
- 14 Development involving large format retail land uses should only occur where the larger retail use is centrally located within the development and includes smaller uses, which are located on the perimeter of the development and face to promote street activation, community interaction, after hours use and safer pedestrian movement.
- 15 Large retail and commercial uses such as department stores, super markets, bulky goods outlets and service trade premises should:
  - (a) be designed and located to provide a scale of transition with surrounding streets and more sensitive uses
  - (b) not cause unreasonable overshadowing of adjoining residential uses or public spaces
  - (c) ensure that loading bays, outdoor storage areas and access points for service, delivery and waste collection vehicles are located away from public spaces, streets and living areas
  - (d) provide active, transparent and articulated building edges with clearly defined customer entry points and avoid large expanses of blank walls fronting public areas
  - (e) incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.
- 16 Off street vehicle parking should incorporate a minimum of one tree per 8 parking spaces to provide shade and minimise heat island effect.
- 17 Side streets and rear laneways should be designed to provide space between buildings that reduce building mass.

## Beach Road Policy Area 9

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

### OBJECTIVES

- 1 A key recreation, entertainment and leisure focused area serving the local community and visitors.
- 2 A policy area that has a distinctive and attractive shopping strip character at ground level with a predominance of shop windows and entrances, sited close to street frontages.
- 3 The provision of facilities to enhance the function and amenity of the policy area for pedestrians.
- 4 The provision of public car parking areas developed to assist in meeting the demand associated with new development.
- 5 Development within the policy area which:
  - (a) incorporates a high standard of urban design
  - (b) promotes the location of shop frontages, windows and entrances on and close to the street frontage
  - (c) incorporates design elements that relate to a human scale.
- 6 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that the policy area will develop as an exciting, vibrant destination place centred around high quality public space and private development. The policy area will develop with the functionality and spirit to create a key node within the Metropolitan Coast Park whilst reinforcing and enhancing the beach and foreshore's special role for the local community.

The policy area will mature to have dual roles; on the one hand acting as a local village providing everyday services to the local population whilst also providing a key destination for visitors seeking a coastal experience. Development will work together to ensure the right balance between the roles of 'local village' and 'visitor destination' are in place to manage growth and change, while enhancing local identity and character.

Redevelopment along Beach Road will deliver a built form with minimal setbacks from the road boundary and consolidated car parking behind buildings. The urban design approach will ensure that there is a continuous line of activated frontages linking sites along Beach Road and framing the street to the benefit of pedestrian amenity and creating that all important 'sense of place'. The economic and amenity synergies between active ground floor uses and residential uses positioned above will underpin the success of the policy area.

Beach Road has a unique relationship with Noarlunga Regional Centre and will therefore not provide many of the uses generally found in other district centres such as a discount department stores, further education and library facilities. These uses have been identified as more suited to the nearby regional centre and are discouraged in favour of activities that will enhance the character and vibrancy of the linear style centre. Desirable uses will include restaurants and cafes, gift shops, recreation and entertainment, speciality and gourmet stores, boutique and leisure shops, local community services and small offices.

A car parking fund has been established for the **Beach Road Policy Area 9** of the **District Centre Zone**.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - cafe
  - community centre
  - consulting room
  - dwelling in conjunction with non-residential development
  - office
  - residential flat building in conjunction with non-residential development
  - restaurant
  - shop.
- 2 Buildings fronting Beach Road should provide for mixed uses that are vertically arranged to accommodate multiple uses. Layering should be on a floor by floor basis with more active uses (eg. retail/commercial) established at ground level with residential, office or other uses above.
- 3 Commercial development, bulky goods outlets, service trade premises, supermarkets, motor vehicle showrooms, large-scale outdoor showrooms, motor vehicle related businesses and distribution and service activities should generally not be developed within the policy area.
- 4 Administrative and professional offices should primarily be located in upper storeys of buildings or where accessible from side streets.

### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Buildings should be designed to:
  - (a) establish links with the public realm
  - (b) be sited with little or no setbacks from public streets and spaces
  - (c) provide verandas and covered public walkways, outdoor seating and landscaping where possible.
- 7 Buildings on corner allotments should be designed to define the corner location and to create a focal point and landmark for the policy area by incorporating features such as corner entrances, decorative windows, built elements and tones that highlight and reinforce the corner siting.
- 8 Buildings should be designed with entrances that:
  - (a) clearly define the primary entrance distinguishing it from secondary entrances
  - (b) are clearly visible from the street frontage and readily identifiable from public areas.
- 9 Buildings should be designed and land uses arranged, to accommodate mixed use development that invigorates street activity and contributes to a pedestrian friendly environment by:
  - (a) locating active uses such as shops and cafes at the front of the building
  - (b) maximising active use of the public realm, such as outdoor dining
  - (c) providing an appearance of several smaller buildings at ground level to generate an area which is welcoming and pedestrian-friendly
  - (d) designing windows at street level which are of a size that relates to human scale

- (e) incorporating shop front windows, display cases and other elements along side streets to provide visual interest to façades.
- 10 The maximum gross leasable floor area for buildings should be in the order of 400 square metres unless the buildings are designed in such a way as to ensure each tenancy:
- (a) is generally no greater than 400 square metres in gross leasable floor area
  - (b) presents as a single entity to the street.
- 11 Buildings incorporating a residential component should be designed to minimise offsite noise impacts associated with both day and night activities including goods delivery, garbage collection and restaurants.
- 12 Buildings should provide occupants and visitors with clear, safe and convenient access to areas by:
- (a) separating access to public and private areas, allowing each area to function independently
  - (b) providing for casual surveillance of access ways, entries and driveways
  - (c) avoiding the creation of obscure or dark alcoves
  - (d) providing clear lines of sight to stairwells, hallways, car parks and routes throughout the policy area.
- 13 Vehicular and pedestrian access and movement, and the provision and design of car parking should be in accordance with [Concept Plan Map Onka/11 - District Centre \(Beach Road East\)](#) and [Concept Plan Map Onka/12 - District Centre \(Beach Road West\)](#).
- 14 Vehicle parking should be provided in accordance with the rates set out in [Table Onka/3 - Off Street Vehicle Parking Requirements](#) or [Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).
- 15 Required on-site car parking should be located behind, below or within buildings and screened from the street.

### **Land Division**

- 16 Land division should ensure the creation of allotments of appropriate location, size and shape to accommodate functional mixed use development.

## Seaford Policy Area 10

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

### OBJECTIVES

- 1 A mixed use policy area accommodating a mix of employment generating land uses and complementary medium to high density residential development in close proximity to the high frequency public transport corridor.
- 2 Well designed and functional mixed use area with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 A mixed use area which comprises a town square (which will function as the central and principal community focus within the district) main street, retail centre, fixed transit stop and high quality open space linked to a safe and convenient network of streets and cycle/pedestrian paths.
- 4 Development that contributes to the desired character of the policy area.
- 5 **Precinct 12 Main Street** is an entertainment, shopping, commercial and community facility main street supported by medium and high density residential development.
- 6 **Precinct 12 Main Street** is a development that is largely consistent in height and width, and frames the street at ground and first floor level.
- 7 **Precinct 12 Main Street** is a visually interesting streetscape with buildings having a high level of fenestration and detailed, and balconies orientated towards the street.
- 8 **Precinct 12 Main Street** has an intimate public realm with active streets created by buildings designed with frequently repeated frontage form, footpath trading, clear glass and narrow tenancy footprints.
- 9 **Precinct 12 Main Street** has development that contributes to the desired character of the precinct area.

### DESIRED CHARACTER

The district centre at Seaford is intended to function as the focus for community and business activity for people living and working in Seaford and surrounds. As a full service District Centre servicing a growing population it is anticipated that the centre will reach a total gross leasable retail floor area (excluding bulky goods) in the order of 42 000 square metres by 2031.

Medium and high density residential development is appropriate in the policy area. Diverse housing forms that cater for a range of household types, ages and life cycle stages, which are adaptable to accommodate non-residential uses either in conjunction with residential or standalone, are also encouraged to take advantage of proximity to nearby transport services and facilities. Housing design will contribute to increasing the sense of safety and security by encouraging overlooking of streets and public spaces. Residential development will predominantly have an inner urban character, with a minimum setback to the primary street, built to side boundaries with vehicle access from a rear laneway or side street.

Development that achieves a convenient, vibrant place that provides high levels of business activity, wide range of retail offerings, integration of education, recreation and community facilities with retail and business services, high levels of pedestrian and public transport access within a network of streets and open spaces that offer a high level of amenity and safety. Wide footpaths, short term bicycle parking facilities and innovative use of landscaping will help define the street encouraging the development of active land uses at street level along key thoroughfares. Where opportunities exist, consideration should be given to the development of human-scale streets promoting voluntary behavioural change of all street users, enhancing streets as public spaces for social interaction.

The centre will comprise attractive, interesting architecture which defines entries to the centre, landscaped streets and public and private open spaces, cycle/walkways and car parks. It is designed to foster an area with a sense of identity and uniqueness, reflecting the centre's close proximity to the beach and coastal environment, the area's distinctive geology and geomorphology, the culture of the Kaurna people, the area's history and heritage, and the character of the area's inhabitants.

In order to minimise the impact of large expanses of at grade car parking, shared parking and consolidating of existing parking where possible is encouraged and the convenience, availability and function of on street parking in the centre will be recognised. The majority of parking will not typically be visible from the principal street or major public spaces.

The policy area will consist of a Core Area and Transition Areas as identified on [Concept Plan Map Onka/13 - District Centre Zone \(Seaford\)](#).

The form, scale and mix of development will be at its greatest intensity in the Core Area. Land uses located at street level will include a mix of residential, shop, office, tourist accommodation and community services. 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 public transit, surrounding the Main Street and Town square. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are desirable.

The Core Area adjoining Commercial Road contains the original retail development in the centre with additional area for expansion to provide for a large and diverse range of retail facilities including a discount department store and bulky good outlets. It also contains a designated Main Street and Town Square that is intended for the development of a mixed retail, business and community precinct with a high level of pedestrian amenity and linkage to all other parts of the policy area, and after-hours activities such as restaurants and cafes.

The Seaford Train Station and the associated car parking facility (also contained within the Core Area) will serve the policy area and the at grade car parking area has the potential to be reconfigured with multi-deck car parking associated with mixed use development in the future. Future development on the Seaford Train Station interchange will either step down or will provide adequate separation or a combination of both, to minimise bulk and scale impacts on immediately adjacent residential housing.

Grand Boulevard has an established character with wide tree lined road corridor with landscaped central median and is a main point of arrival for both residents and visitors to the centre. Buildings not physically linked with the existing shopping centre on the western side of Grand Boulevard should be developed in a manner that is sensitive to the existing residential development promoting high quality built form and building address to the Grand Boulevard frontage, minimum setbacks, locating car parking areas behind buildings, with vehicular access from the rear, minimising new driveway entrances and screening service areas. The Transition Areas will act as a buffer between the Core Area and nearby lower density residential zones. The density and intensity of development will be less than that of the Core Area but will be greater than neighbouring residential zones.

Within the Transition Areas major community facilities including human services, educational facilities, recreation and religious activities, in addition to housing, are intended particularly adjoining areas of open space and pedestrian links traversing the area.

### **Precinct 12 Main Street**

The precinct area will encourage the development of a destination that attracts people to its combination and variety of land uses across extended trading hours. Ground floors will predominantly be used for non-residential and uses that locally attract people to the location such as shops, restaurants and cafes, offices, community facilities and consulting rooms on primary street frontages and buildings addressing the town square (which will be a central gathering point for formal and informal community events and interaction).

Buildings will provide visual interest to the pedestrian; contain frequent and clearly defined pedestrian entries and clear windows to the street.

Buildings will establish a width, rhythm and pattern of facades that support a variety of tenancies with narrow footprints, while building height will increase.



Buildings will typically be built with a zero setback to Main Street and Town Square; with opportunity for the occasional section of the building set back to create weather protected outdoor dining areas, visually interesting building entrances and intimate but active spaces. Along Main Street and Town Square the footpath will be sheltered with verandas, shelters and the like to enhance the pedestrian experience and to support footpath trading to bring activity outside the shopfronts onto the street. Safe, landscaped pedestrian walkways between buildings will encourage permeability to neighbouring streets and enhance the sense of place and identity in the precinct area.

Vehicle access will be grouped, where possible, and from the rear or side of buildings, with the development of lanes for this purpose encouraged.

On the footpath and at the front of the façade of developments, landscaping will be small scale or vertical, such as the use of creepers and green walls and in planter boxes on the footpath. Street trees, high quality paving, lighting and street furniture will be provided between parking spaces on the street and the building façade to improve the pedestrian environment. On-street parking will be encouraged to provide convenience parking for the non-residential uses.

Residential is encouraged either fronting side or rear lanes or as shop top housing above non-residential land uses fronting the street. The design and siting of sensitive development should be carefully managed through the *Interface between Land Uses* module to ensure that interface between other uses is not conflicting.

Bulky goods showrooms and large format service trade premises are not envisaged on Main Street and Town Square unless smaller scale and fully integrated in a mixed use building.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- aged persons accommodation
- bulky goods outlet within the Core Area
- cafe
- car park
- community centre
- conference facility
- consulting room
- dwelling in a row configuration
- educational establishment
- entertainment venue within the Core Area
- group dwelling
- hotel within the Core Area
- indoor recreation centre
- library
- office
- place of worship
- recreation area
- residential flat building
- restaurant
- row dwelling
- serviced accommodation
- service trade premises within the Core Area
- shop
- shop top dwelling
- tourist accommodation.

## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Core Areas, Transition Areas and other identified features should be developed in accordance with [Concept Plan Map Onka/13 - District Centre Zone \(Seaford\)](#).
- 4 Development should reinforce and encourage the safe and convenient use of the pedestrian links shown on [Concept Plan Map Onka/13 - District Centre Zone \(Seaford\)](#).
- 5 Development should primarily take the form of:
  - (a) in Core Areas – mixture of retail establishments including, bulky goods, offices, consulting rooms, dwellings, community and human service facilities, small scale service trade premises, bulky goods and other commercial activities that require a high level of exposure to passing traffic on Griffiths Drive, The Parade and Commercial Road
  - (b) in Transition Areas – dwellings, recreation, community, education facilities, open space with supporting shops and offices.
- 6 Transition Areas should be developed to provide a transition between an intense core of development and neighbouring lower intensity development.
- 7 A variety of architectural styles, building materials and colours is appropriate within the policy area and development should be designed to be complementary in respect of their massing, form, siting, design and landscaping and contribute to the achievement of attractive and visually cohesive streetscapes.
- 8 Subject to the requirements of other policies, developments on corner sites should generally abut or be sited close to street frontages and be designed to reinforce the prominence of these sites and sense of entry to the district centre and its key public streets and spaces. Well-designed and proportioned buildings which address both corner frontages with appropriate building forms, architectural elements and landscaping are required.
- 9 Building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height
Core Area	No minimum height limit	4 storeys and up to 16.5 metres where located adjacent to the Train Station/Interchange OR 6 storeys and up to 24.5 metres elsewhere
Transition Area	No minimum height limit	3 storeys and up to 12.5 metres
<b>Precinct 12 Main Street</b>	2 storeys or 6 metres	6 storeys and up to 24.5 metres

- 10 Front fences should be open or where solid no more than 1.2 metres in height to maintain sight lines between buildings and the street and to improve safety through passive surveillance.
- 11 Buildings should predominantly provide vehicles access via a side street or rear lane access way where possible.
- 12 Side streets and rear lane access ways should be designed to provide space between buildings that reduce building mass, provide opportunity for medium or high residential sites and creates a more interesting and safe public realm.

- 13 Vehicular access and parking for dwellings should be provided at the rear of the dwellings, where practicable, and particularly for development adjoining Grand Boulevard, town square and public open spaces.
- 14 Development of bulky goods showrooms, small scale service trade premises and other commercial activities that require a high level of exposure to passing traffic should:
  - (a) generally be located in the proximity of Commercial Road and Griffiths Drive
  - (b) be located to provide a scale of transition with surrounding streets and more sensitive uses
  - (c) not cause unreasonable overshadowing of adjoining residential uses or public spaces
  - (d) ensure that loading bays, outdoor storage areas and access points for service, delivery and waste collection vehicles are located away from public spaces, streets and living areas
  - (e) provide active, transparent and articulated building edges with clearly defined customer entry points and avoid large expanses of blank walls fronting public areas
  - (f) incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances
  - (g) avoid large expanses of at-grade car parking.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 12 Main Street

#### Land Use

- 15 The following forms of development are envisaged in the precinct:
  - dwelling in conjunction with non-residential development
  - residential flat building in conjunction with non-residential development
  - shop
  - shop top dwelling
  - tourist accommodation.
- 16 Development on the ground floors of buildings should be non-residential when fronting the primary street frontage of Main Street and directly abutting the town square.
- 17 The provision of suitably designed structures such as gazebos and shelters, rotundas or pavilions, pergolas, terraces and colonnades is appropriate in the Town Square as shown on [Concept Plan Map Onka/13 - District Centre Zone \(Seaford\)](#).
- 18 Where large format retail is proposed, it should be developed in association with a variety of integrated, outward facing uses to provide reasonable activation of Main Street.

#### Form and Character

- 19 Development should be consistent with the desired character for the precinct.
- 20 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.

- 21 Development along Main Street and Town Square should be designed to achieve active street frontages for passing pedestrians to maximise surveillance and create vibrant public realm by:
  - (a) providing at least 5 metres or 60 per cent of the primary street frontage (whichever is greater) of the ground floor level of buildings as an entry/ foyer or display window to a shop (including a café or restaurant) or other community or commercial use.
  - (b) incorporating outdoor seating areas and pedestrian shelter over footpaths
  - (c) providing well designed and legible entrances, lobbies and shop entrance points at ground level
  - (d) ensuring that vast expanses of blank walls presenting flat surfaces without detailing, openings or activity are avoided
  - (e) using transparent glass, open mesh or transparent security shutters to enable surveillance from public land to the inside of the building at all times of the day and night.
- 22 Advertisements attached to buildings should be visibly permeable where possible and not cover more than 30 per cent of a single wall and, or window face fronting Main Street.
- 23 The finished floor level of the ground floor of buildings should be level with the footpath.
- 24 Individual tenancies of buildings fronting Main Street can provide a secondary entrance at the rear to allow for ease of access from and visibility to the existing at grade car parks with the primary entrance fronting main street or the town square.
- 25 Designated pedestrian/cycle paths should connect Main Street and Town Square to car parking and the Core Area.
- 26 The southern boundary of **Precinct 12 Main Street** should have no fencing that impacts on permeability and amenity within the locality.
- 27 Building tenancies fronting Main Street and Town Square should be designed for adaptability by providing a minimum ground floor to first floor height of 3.5 metres with a minimum 3 metres ceiling height.
- 28 Ground floor land uses should contribute to the creation of a lively and active pedestrian environment along Main Street and Town Square frontages for extended hours and include shops, offices, consulting rooms, community facilities and the like, with residential accommodation above.
- 29 Development should be designed to ensure:
  - (a) Car parking should be located at the rear of buildings
  - (b) shared parking areas are established where possible
  - (c) servicing areas are located internal to buildings or adjacent service lanes and appropriately screened from public view.

## Sherriffs Road 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

This district centre, which includes, but is not limited to, the Southgate Plaza shopping centre, is intended to function as a full-scale district centre facility catering to a population in the order of 40 000 persons.

It is envisaged that the redevelopment of the existing centre by the redesign and better utilisation of site characteristics, especially topography will make the area attractive for complementary residential uses.

The shopping precinct site has the potential for developing a diverse range of shopping and recreational facilities whilst ensuring improved integration between centre facilities and adjacent residential areas.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - café
  - community centre
  - consulting room
  - office
  - restaurant
  - shop.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should have limited, if any, access directly onto Main South Road, a limited number of points to Sherriffs Road and in preference obtain access from Stanley Court, Hilliers Road and other side streets. Access locations on the Centre's Concept Plan are a guide as shown on the [Concept Plan Map Onka/15 - District Centre \(Sherriffs Road\)](#).

## 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 not located inside any of the following area(s):
  - **Precinct 3 Car Park**
  - **Precinct 4 Education**
  - **Precinct 5 Recreation**
  - **Precinct 7 Western**
  - **Precinct 9 Community Service**
  - **Precinct 10 Mixed Use**
  - **Seaford Policy Area 10**, other than **Main Street Precinct 12**.
- (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 Onka/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Onka/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
Dwelling	Except where either (a) or (b) or (c) applies: (a) it is a row dwelling located in the <b>Aldinga Policy Beach Area 8</b> (b) located in the <b>Seaford Policy Area 10</b> (c) it is in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	
Major public service depot	
Residential flat building	Except where either (a) or (b) or (c) applies: (a) located in the <b>Aldinga Beach Policy Area 8</b> (b) located in the <b>Seaford Policy Area 10</b> (c) it is in conjunction with a non-residential development.
Road transport terminal	
Stock sales yard	
Stock slaughter works	
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 types of uses where located within <b>Precinct 3 Car Park</b> of the <b>Aberfoyle Park Policy Area 7</b> .



## 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 siting 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 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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 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 should not be developed within the Mount Lofty Ranges Watershed.
- 7 Landfill operations should not be developed outside the Mount Lofty Ranges Watershed, unless 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 and underground water resource and from any potentially incompatible land uses and activities.
- 8 Outside the Mount Lofty Ranges Watershed, small-scale transfer stations may be appropriate in unobtrusive locations.
- 9 Horticultural activities should:
- (a) be located a minimum distance of 50 metres from the edge of stands of significant native vegetation, including native grasses
  - (b) be located no closer than 50 metres of a lake, watercourse or wetland.
- 10 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 run-off) on the sensitive receptor.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 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 sustain 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 run-off 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.
- 13 Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.
- 14 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 screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
  - (d) be located well below the ridge line
  - (e) be located within valleys or behind spurs
  - (f) be set well back from public roads, particularly when the allotment is on the high side of the road
  - (g) be sited on excavated, rather than a filled site in order to reduce the vertical profile of the building
  - (h) not be sited on landfill which would interfere with the flow of flood waters
  - (i) not have a septic tank drainage field located in such a way as to pollute watercourses
  - (j) be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.
- 15 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 profile of buildings should be low and the roof lines should complement the natural form of the land
  - (c) 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
  - (d) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings
  - (e) the mass of buildings should be minimized by having separate vehicle storage areas.
- 16 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.

- 17 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.
- 18 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.
- 19 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.
- 20 The external materials of buildings should:
  - (a) have surfaces which are of a low light-reflective nature
  - (b) be of dark natural colours such as brown and green so as to be unobtrusive, blend with a natural rural landscape and minimise any visual intrusion.
- 21 Buildings should be grouped together.
- 22 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.
- 23 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.
- 24 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.
- 25 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.
- 26 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.
- 27 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.
- 28 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.
- 29 Any essential clearance of native vegetation should be accompanied by conservation initiatives, such as replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.

## 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 compliance with the conditions contained in [Table Onka/1 - Conditions for Complying Development](#):**

- farming.

## 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
Abattoir	
Advertisement	
Advertising hoarding	
Amusement machine centre	
Auction room	
Builders yard	
Bus depot	
Bus station	
Caravan park	
Community centre	
Consulting room	
Crematorium	
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>
Dog track	
Drive-in theatre	
Educational establishment	

Form of development	Exceptions
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 two 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 one 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 infrastructure	
Hall	
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	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
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:</li> </ul>

Form of development	Exceptions
	(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 five 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 two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
Land division	
Motel	
Motor race track	
Motor repair station	
Office	
Office and dwelling	
Petrol filling station	
Place of worship	
Post office	
Pre-school	
Prescribed mining operations	
Primary school	
Major public service depot	
Radio or TV studio	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Shop and dwelling	
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility exceeding 30 metres in height	
Warehouse	



Form of development	Exceptions
Wastewater treatment plant	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wind farm	Except where the turbine generates power to be used wholly for activities on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.
Wind monitoring mast	
Wrecking yard	

### Public Notification

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

## Local Centre Zone

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

### OBJECTIVES

- 1 A centre primarily accommodating small-scale convenience shopping, office, medical and community facilities to serve 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 A centre accommodating residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

It is envisaged that local centres will provide a focus for the local community and will mature to offer retail opportunities at ground level and residential development positioned above. Such centres cater for the day-to-day needs of the local population commonly offering the following uses; a 'super deli' or small supermarket, butchers, green grocers, takeaway foods, hairdresser, video shops as well as community health and welfare uses, such as consulting rooms. A high level of accessibility for non-vehicular traffic and facilities like bike storage and public seating encourage people in surrounding areas to walk and cycle to these local centres.

High street style shop frontages positioned close to roads are the desirable urban design for local centres, notwithstanding the existing form of many centres. It is preferred that on street parking be available for the convenience of passing traffic with the balance of any associated car parking spaces positioned behind or to the side of centre buildings to ensure such areas do not become the predominant character element of centre sites.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - advertisement
  - community facility
  - consulting room
  - office
  - office and dwelling
  - shop
  - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential 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 Dwellings should be located only behind or above non-residential uses on the same allotment, **except where otherwise stated in a policy area or precinct.**
- 6 Residential development and development comprising a variety of residential and non-residential uses should only be undertaken where such development does not prejudice the operation of existing or future retail activity within the zone.
- 7 The maximum gross leasable area of any single shop should be in the order of 250 square metres except where it is a supermarket and achieves (a) or (b):
  - (a) it has a gross leasable area generally no more than 1000 square metres or 50 per cent of the total retail floor space, whichever is the lesser area
  - (b) it is located in Hepenstal Road Policy Area 68.
- 8 Supermarkets should be strategically located to support pedestrian flow past smaller specialty shops and should be designed to open onto the main street.
- 9 Development should provide active ground floor frontages, with shops directly addressing and abutting surrounding roads wherever possible.
- 10 Development should be designed to complement neighbouring buildings and form a continuous streetscape within the zone.
- 11 The external wall heights of buildings should not exceed 10.5 metres above natural ground level.
- 12 On street parking should be used to provide the majority of customer spaces required. Off street parking should be pooled behind buildings and be either totally or partially screened from the street.
- 13 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 14 Vehicle parking should be provided in accordance with the rates set out in [Table Onka/3 – Off Street Vehicle Parking Requirements](#) or [Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).
- 15 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

## Land Division

- 16 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.

## Hepenstal Road Policy Area 68

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

### OBJECTIVES

- 1 A functional and diverse policy area accommodating a hotel complex and a mix of commercial, community, medium density residential, office, and small-scale retail land uses.
- 2 Development within a mixed use environment that is compatible with surrounding development and which does not unreasonably compromise the amenity of the policy area or any adjoining Residential Zone.
- 3 Mixed use development integrated with a high quality public realm that promotes walking, cycling, public transport patronage and positive social interaction.
- 4 Smaller dwellings, including innovative housing designs, located close to local services and public transport stops.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will evolve into a vibrant local centre providing a community focus to complement the existing hotel and provide a range of small-scale land uses to serve the day-to-day needs of the local population including offices, community facilities and a supermarket in the order of 2000 square metres in gross leasable floor area is anticipated. The existing hotel will continue and maintain its function as a local attraction and will be a key consideration in the context of future development together with a mix of uses that will frame a formal plaza and village square and extend activity after hours, making the centre more interesting, active and safe.

Development will support a main street as the focus of shopping and community activities with active street frontages, together with articulated building facades providing a high amenity streetscape and pedestrian friendly environment with verandas and/or awnings over footpaths and pedestrian walkways with opportunities for alfresco dining facilities together with street trees for shade.

Buildings will be positioned on or close to front boundaries with orientation of building entrances to the major street frontage. Development will achieve high quality urban design where buildings will contribute to the provision of a coherent public realm.

Development, including land division will take into consideration impacts such as traffic and noise associated with licensed premises to ensure the hotel's continued operation. The boundaries of the policy area will be visually defined through the siting of new development, associated landscaping and road treatments to provide separation to adjoining residential areas where appropriate. Where development abuts residential development, the design and siting of such development will protect or enhance residential amenity through consideration of the intensity, floor size, scale and height of development providing an appropriate transition to adjoining residential uses. Residential amenity will be further enhanced by the careful location of vehicle access points and appropriate buffer treatments such as landscaping, acoustic walls or other noise-shielding techniques.

Water Sensitive Urban Design will include the harvesting, treatment, storage and reuse of stormwater and will be integrated into the village square to improve its aesthetic and functional value.

Pedestrian and cyclist paths will provide a safer, more efficient and more attractive environment with direct links to the Coast to Vines Rail Trail, to surrounding residential areas and nearby schools, parks and public transport stops to enhance the activity and viability of the centre for business owners and its convenience for local residents.

The road network will connect the major features of the area including centres, schools, open space areas, recreation hubs and residential 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.

Car parking will be in the form of shared parking and located to the rear or side of retail and commercial frontages. Car parking areas will utilise a minimum number of access points, provide pedestrian paths to functionally link the surrounding land uses and incorporate landscaping to soften the view from residential areas, shade vehicles and enhance amenity.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - alterations and additions to existing hotel
  - consulting room
  - dwellings
  - office
  - office and dwelling
  - shop or group of shops
  - shop and dwelling
  - tourist accommodation
- 2 Retail development in the policy area should be small-scale and not hinder the development or function of nearby higher order centres.
- 3 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 The bulk and scale of development should be compatible with adjoining land uses.
- 6 Development should provide active ground floor frontages with all non-residential development directly addressing the road or areas of open space.
- 7 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.

### **Land Division**

- 8 Land division in the policy area is appropriate provided new allotments are of a size and configuration to ensure the objectives of the policy area can be achieved.

## River Road Policy Area 20

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

### OBJECTIVES

- 1 A policy area which accommodates a range of development opportunities that provides a focus for the local community.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

A vibrant local centre providing a focus for the local community with retail opportunities at ground level and residential development positioned above to take advantage of views over the Onkaparinga River National Park. The centre offers a high level of accessibility for non-vehicular traffic and is able to meet most of the daily needs of the local population as well as providing a destination and rest stop for users of the Coast to Vines Rail Trail.

The links to the Rail Trail and the surrounding pedestrian network promote ease of movement for pedestrians and cyclists with some angle parking offered on River Road for the convenience of passing traffic. The majority of associated car parking is positioned behind the centre's buildings to ensure it does not become the predominant character element of the site. Pedestrian experiences are enhanced by the provision of covered veranda areas and seating positioned to take advantage of vistas across the Onkaparinga River National Park.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should provide active ground floor frontages, with all shops directly addressing and abutting River Road, the adjoining side road or the Coast to Vines Rail Trail.
- 3 Dwellings should only be located above non-residential uses.
- 4 Upper story residential development should be designed to maximise views and should include balconies overlooking River Road, the rail trail or the side streets.
- 5 Parking should be angled along River Road with the balance pooled behind the buildings of the facility.

## 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 Onka/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Onka/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>
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	
Motor repair station	
Petrol filling station	
Public service depot	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
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*.



## 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 Creation of a buffer area between mining activities and adjoining development.
- 4 Rehabilitation of the sites following the extraction of mineral deposits in a manner which will accommodate an appropriate range of future uses and activities.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is found within Lonsdale/Reynella, Old Noarlunga and Maslin Beach. As mineral deposits are non-renewable resources which are available in finite quantities, the significance of these natural resources, especially within close vicinity to metropolitan Adelaide, requires the protection of reserves from intrusion by other forms of development.

Extractive mining activities may detract from the visual amenity of the surrounding environment. It is desirable that measures are undertaken to minimise the visual impact of these mining operations, and ensure an acceptable level of amenity within the locality. Such measures will include the provision of adequate separation distances to incompatible activities and the establishment and maintenance of landscaping on the boundaries of the zone.

Mining activities often create both noise and dust generated by site operations and the transportation of raw materials. It is desirable that levels of noise and dust are kept to a minimum through dense landscaping of the surrounding area and re-vegetation of terminal faces; the operation of active faces in a direction away from residential areas; and the utilisation of internal transport routes by heavy vehicles.

Appropriate measures will be undertaken to ensure that the water quality (surface and underground) within the surrounding area is not detrimentally affected. It is desirable that stormwater and waste water be re-utilised for on-site activities such as truck wash-down, control of dust and landscape irrigation. A silt retention structure which removes sediments from waste water before it leaves the zone will be maintained to ensure minimal impact downstream.

The nature of extractive mining operations creates conditions conducive to the erosion of land. All measures to prevent soil erosion, including the battering of banks and re-vegetation, will be undertaken at the earliest possible opportunity.

Mining operations will be conducted in accordance with the approved management plans providing a framework for extractive activity, site rehabilitation and for the protection of the amenity of residents of nearby settlements, by restriction of extraction within close proximity to adjoining living areas.

### Maslin Beach

At Maslin Beach, tourism opportunities associated with the Maslin coloured sands will be recognised and encouraged where compatible with ongoing operations. It is expected that all operations and rehabilitation will demonstrate economic, ecological and socially sustainable practices.

## Old Noarlunga

The land at Quarry Road, Old Noarlunga will accommodate adventure recreation activities or similar as an interim use prior to the land being used for extractive industries.

## 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 work
  - mineral extraction
  - mineral processing.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development, other than development indicated as envisaged in the zone, should not be undertaken if:
  - (a) significant mineral deposits are present
  - (b) mineral extraction on adjacent land is prejudiced
  - (c) the use is not in association with the mining operations
  - (d) the establishment of an appropriate after-use is impeded.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Areas designated or set aside for stock piles should be of low profile when viewed from public roadways or residential areas.
- 6 Top soil should be stockpiled for later use in the rehabilitation of worked-out areas.
- 7 No new working area should be opened up until rehabilitation of the previously worked pits is in progress, and landscaped buffer mounds have been established on the boundaries of the working areas upon commencement of extraction.
- 8 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.
- 9 Buildings and processing plant within the pits should not be located prominently, when viewed from public roads or residential areas.
- 10 Dust and noise emission should be kept to a minimum, so as not to adversely affect the amenity of adjoining residential or rural living areas.
- 11 Where extractive industry activities directly abut adjoining development, a buffer area which may contain agriculture, passive recreation or similar low-intensity activities should be established. The width of the buffer should have regard to the activities conducted on the site and the nature of the adjacent land use.

- 12 At Quarry Road, Old Noarlunga, recreation activities are an appropriate interim use preceding mineral extraction and should accommodate the following:
- (a) adventure recreation or other recreation activities that are difficult to accommodate in other recreation areas
  - (b) light weight construction and minimal infrastructure demand so that the development can be economically decommissioned in the future if necessary
  - (c) minimal visual amenity impact on the landscape when viewed from a full range of public vantage points overlooking the site of the development
  - (d) minimal environmental impact in terms of water run-off, soil erosion, weed infestation, noise emission, fire risk and any other likely effects
  - (e) satisfactory customer and emergency access, taking into account the limitations of Quarry Road, including its junction with Victor Harbor Road
  - (f) general improvement of the landscape qualities of the location including the re-establishment of native vegetation through buffer plantings and the sympathetic design of buildings, advertisements and other construction.

### **Land Division**

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

## Reynella Policy Area 21

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

The policy area is located at the northern extremities of the council area in the areas of Lonsdale and Reynella.

The policy area contains a significant and essential natural resource in the form of a limestone rock quarry providing construction material. The quarry is located between the Field River to the north and residential development to the south of Brodie Road, Reynella, the **General Industry Policy Area 12** to the west and the **Lonsdale A and B Stages Policy Area 14** to the east.

It is imperative that development provides balanced outcome that maintain the viability of the quarry whilst avoiding unduly adverse environmental impacts on the Field River and the amenity of nearby residential development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development undertaken in the policy area should primarily comprise functions ancillary to mining and quarrying, other than the extractions and processing of mining and quarrying materials.
- 2 Any land division within the zone should assist in ensuring that development of the 'Lonsdale Staging Area A' as shown on [Concept Plan Map Onka/17 - Worthing Mine](#) is substantially completed before development occurs in 'Lonsdale Staging Area B' as shown on [Concept Plan Map Onka/17 - Worthing Mine](#), and that suitable access is provided from Moore Road through the policy area to 'Lonsdale Staging Area B'.

## 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	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with mining operations</li> <li>(b) located on the same allotment as the associated mine.</li> </ul>
Educational establishment	
General industry	Except where directly associated with mineral extraction.
Horticulture	
Hospital	
Hotel	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act, 1993</i> .	Except where all of the following apply: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) the proposed landfill operation is located a minimum of 3 kilometres from the boundary of any airport used by commercial aircraft</li> <li>(d) the proposed landfill operation is located a minimum distance of 500 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100 year return interval flood event</li> <li>(e) the interface between any engineered landfill liner and the natural soil is:</li> </ul>

Form of development	Exceptions
	<ul style="list-style-type: none"> <li>(i) 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, or</li> <li>(ii) 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, or</li> <li>(iii) greater than 2 metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.</li> </ul>
Indoor recreation centre	
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the zone.
Light industry	Except where directly associated with mineral extraction.
Motel	
Motor repair station	
Nursing home	
Office	Except where: <ul style="list-style-type: none"> <li>(a) ancillary to an in association with the operation of the associated mine</li> <li>(b) located on the same allotment</li> <li>(c) has a floor area of less than 150 square metres.</li> </ul>
Place of worship	
Pre-school	
Residential flat building	
Service trade premises	
Shop	
Special industry	Except where directly associated with mineral extraction.
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*.

## Mixed Use Zone

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

### OBJECTIVES

- 1 A functional and diverse zone accommodating a mix of commercial, community, light industrial, medium density residential, office, and small-scale shop land uses.
- 2 A range of dwelling types accommodated in the McLaren Vale area compatible with small-scale craft workshops, offices and consulting rooms.
- 3 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is found in two areas within the Council, one in the suburb of Darlington adjacent to Main South Road and the other at McLaren Vale.

#### Darlington

Affordable housing will be encouraged where impacts from adjacent commercial and traffic sources can be appropriately mitigated.

Development fronting Main South Road will incorporate formal landscaping to soften the appearance of development. In addition, extensive, low maintenance landscaping, including trees and large shrubs will be provided to follow the creek line behind properties fronting Main South Road.

The area has exposure to the high traffic volumes of Main South Road. Future development within the area will need to be carefully conceived to ensure traffic flows along this road are maintained to an acceptable standard.

There are areas within the zone where site contamination is known to exist and may exist due to previous activities. Further investigations to determine the extent of site contamination and necessary remediation measures may therefore be required to ensure that land is suitable and safe for its proposed use.

#### McLaren Vale

The zone represents an area between the Main Road, primary school and the abandoned railway line containing a small range of commercial developments, most with direct frontage to Main Road. A streetscape in which development is located close to the road frontage, and buildings are designed and related to establish a low scale village form is envisaged. Main Road will be enhanced by the installation of shade trees, landscape paving and lighting.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet (excluding McLaren Vale)
  - community facility

- consulting room
  - group dwelling
  - hotel (excluding McLaren Vale)
  - institutional facility
  - light industry (excluding McLaren Vale)
  - motor repair station
  - multiple dwelling
  - office
  - recycling collection depot
  - residential flat building
  - row dwelling
  - service industry (excluding McLaren Vale))
  - service trade premises
  - shop in association with a small-scale craft workshop (at McLaren Vale)
  - shop or group of shops where the gross leasable area is 250 square metres or less (except bulky goods outlets at Darlington)
  - small-scale craft workshops (excluding Darlington)
  - warehouse (excluding McLaren Vale).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Land in the abandoned railway corridor in the McLaren Vale area should retain an open character, and should be kept free of buildings, fences and other structures which would impede pedestrian movement along the corridor.
- 4 Shop development in McLaren Vale should be in association with small-scale craft workshops.

### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 The bulk and scale of development should be compatible with adjoining land uses.
- 7 In the McLaren Vale area, residential development should:
- (a) be oriented towards the abandoned railway corridor or the main frontage of adjacent residential development
  - (b) include a private courtyard area which has a minimum area of not less than 30 square metres per bedroom, and is enclosed with fencing of not less than 1.8 metres in height
  - (c) provide landscaping which includes trees and shrubs that will at maturity, provide effective screening to adjoining non-residential development
  - (d) not exceed a height of 1 storey, and should have a minimum site area per dwelling (inclusive of common areas) of 450 square metres or greater.
- 8 Development in the Darlington area should be undertaken in accordance with the following parameters and requirements:
- (a) no additional vehicle access points should be created onto Main South Road
  - (b) minimise its impact on the existing traffic network
  - (c) improve the level of integration and visual amenity within the zone
  - (d) preserve the amenity of adjacent residential development
  - (e) non-residential buildings are setback at least 6 metres from any boundary of the zone.



- 9 Off-street car parking spaces should be provided at a rate not less than the rate specified in [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 10 Car parking areas should be provided at the rear or side of premises.
- 11 In addition to the General Section 'Advertisements' principles of development control, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).
- 12 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.
- 13 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).

## Land Division

- 14 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.
- 15 Land within the abandoned railway corridor at McLaren Vale should not be divided.

## 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 of a third party nature	
Amusement machine centre	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Land division creating additional allotments in the abandoned railway corridor at McLaren Vale	

Form of development	Exceptions
Prescribed mining operations	
Shop or group of shops in the McLaren Vale area	Except where either of the following apply: (a) it is a restaurant (b) it is a shop in association with a small-scale craft workshop on the same site where the gross leasable area is 250 square metres or less.
Shop or group of shops in the Darlington area	Except where any of the following apply: (a) it is a restaurant or fast food outlet (b) it is a shop where the gross leasable area is 250 square metres or less (c) it is a bottle-shop that is ancillary to a hotel (d) it is a bulky goods outlet.
Special Industry	
Stock sales yard	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

## 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 shopping, community, business, and recreational facilities for 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.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - **affordable housing**
  - bank
  - child care facility
  - consulting room
  - dwelling in conjunction with non-residential land use
  - library
  - health centre
  - office
  - petrol filling station
  - place of worship
  - playing field
  - pre-school
  - primary school
  - recreation area
  - restaurant
  - shop
  - supermarket.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential 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 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 6 **Supermarkets acting as the anchor store in a neighbourhood centre should be strategically located to support pedestrian flow past smaller specialty shops and should open onto the main street.**

- 7 The Pennys Hill Road, Hackham centre, should be developed with no direct access to Main South Road.
- 8 At Flagstaff Pines, development should be designed to provide effective links to and access by public transport, and a strong and direct pedestrian/cycle and visual link through the centre edged with buildings to form a mall or street active frontage away from Flagstaff Road.
- 9 At Flagstaff Pines, development should contribute to the character of a Main Street as the focus of a pedestrian-oriented shopping and community activity in the centre, whilst also ensuring that buildings adjacent to Flagstaff Road present an alternative façade and make a positive contribution to the streetscape.
- 10 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 11 Vehicle parking should be provided in accordance with the rates set out in [Table Onka/3 - Off Street Vehicle Parking Requirements](#) or [Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).
- 12 In addition to the General Section 'Advertisements' principles of development control, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

### **Affordable Housing**

- 13 Residential development should include a minimum 15 per cent of dwellings for affordable housing.
- 14 Affordable housing should be distributed throughout the zone to avoid over concentration of similar types of housing in a particular area.

### **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.

## McLaren Vale Policy Area 22

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

### OBJECTIVES

- 1 A compact business and shopping centre, accommodating a range of shopping, office, community and commercial facilities servicing the local community, surrounding rural district and visitors.
- 2 Development of a centre character and image consistent with the role of McLaren Vale as a small country town within a rural setting.
- 3 Centre expansion limited to under-utilised land between the abandoned railway line and the rear of buildings on the northern side of Main Road.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is an area corresponding with the original village of Gloucester, established from the 1840's at the intersection of Victor Harbor Road, Tatchilla Road and Kangarilla Roads.

It now functions as the centre of a small country town in a rural setting, incorporating a range of business, shopping, community and commercial activities. It is characterised by a country township character smaller shops and offices in individual buildings predominating, rather than larger suburban style shopping centres.

It is a high priority that further development is of a scale, form and appearance that maintains and reinforces the country township character of the policy area through the retention of the predominantly small scale, single storey built form, particularly as it presents to Main Road and residential development in the adjoining **Residential Zone**. Larger scale buildings and developments more characteristic of larger communities in metropolitan Adelaide are to be avoided. Development will accommodate business activities in the form of a range of shopping, community and commercial establishments consistent with the function of a neighbourhood centre for the town's residents and outlying rural area.

A car parking fund has been established for the **McLaren Vale Policy Area 22** of the **Neighbourhood Centre Zone**, together with the adjacent **Bellevue Centre Policy Area 51** of the **Tourism Development Zone** and the **Mixed Use Zone** at McLaren Vale.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facility
  - small shop
  - office.
- 2 Large-scale commercial developments should not be undertaken.

#### Form and Character

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

- 4 Development should be located in accordance with the following:
  - (a) shopping development should predominate on the northern side of Main Road
  - (b) administrative and community development should predominate on the southern side of Main Road
  - (c) development should take place on under-utilised land at the rear of buildings on the northern side of Main Road, with primary vehicle access to this area being obtained from a possible future roadway which follows the alignment of the abandoned railway line.
- 5 Buildings adjacent to Main Road should be designed to respect and reinforce the domestic scale of existing development. Wherever possible, roofs should be pitched and should incorporate gables facing toward the street.
- 6 Buildings on the northern side of the road should, if built to the road boundary, include verandas and balconies over the footpath.
- 7 Buildings should be no more than one-storey in height.
- 8 Buildings fronting onto Main Road should either be sited on that road reserve boundary, or setback no further than six metres to enable landscaping or use for pedestrian purposes.
- 9 External building materials, colours and finishes should respect the materials, colours and finishes of adjacent development, particularly those traditionally used on older buildings.
- 10 Development which is adjacent to or in the vicinity of a heritage place should be designed and sited in a way that does not detract from the setting and significance of the heritage place.
- 11 Car parking areas should be screened from public view, adequately landscaped, and should not be established in the set-back area between Main Road and the building.
- 12 Free-standing signs, animated signs or signs mounted above roof lines should not be erected.

## O'Halloran Hill Policy Area 23

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

The policy area is located on the eastern side of Main South Road, an arterial road, at O'Halloran Hill on the boundary of the City of Marion.

The policy area is a well-developed neighbourhood centre accommodating a range of small scale businesses that including shopping, food outlets, consulting rooms, personal service and business establishments. It provides goods and services to the meet the day to needs of the local community and due to high levels of exposure also provides services to a wider area.

The area extends along Main South Road in a linear configuration. With few exceptions, it is only one allotment deep with the eastern boundary abutting the rear of residential allotments and development within the adjoining **Residential Zone**. Predominantly, off-street car parking is located to the front and sides of buildings with these areas generally deficient in landscaping and shade to relieve the otherwise hard edged development with the streetscape.

This combination of buildings of varying standards of design and appearance, unco-ordinated signage, expansive paved areas unrelieved with landscaping forward of the built form produces a generally low standard of visual amenity, particularly when viewed from Main South Road.

The area slopes gently downwards from its northern end to the south, however the land along the eastern boundary slopes downwards from the policy area towards residential development, creating the potential for development to overlook, overshadow and visually and acoustically impact on adjacent dwellings.

Access to all premises is provided by means of a two-way service road that is aligned parallel to Main South Road with clearly defined connections to the main carriageways of that road, thereby minimising interference with the safe and free flow of traffic on the main road.

The built form is generally low scale with the majority of buildings being single storey in height with only limited, low level landscaping with the building facades car parks and hard paved areas dominating the streetscape.

It is vital that scale, design and layout of new development is consistent with the constraints imposed by the linear and shallow form of the zone and avoids forms of development on or near the boundaries of the **Residential Zone** that would adversely impact on the residential amenity and environmental qualities in the **Residential Zone**. To improve the appearance and amenity of the policy area, particularly as viewed from Main South Road, development will incorporate landscaping that provides an appropriate balance between visual enhancement and exposure of businesses and their signage.

It is important that new development improves the standard of the built form, particularly as viewed from Main South Road and that car parking areas incorporate attractive forms of landscaping and high standards of signage that will balance the need for outdoor advertising by businesses with the need to enhance the aesthetic qualities of the locality.

### Precinct 18 Shopping/Office/Community

The precinct occupies the centre of the policy area and is the largest of the precincts within the area.

It is intended to be the main focus for shopping, offices and community facilities to service the community in accordance with the role of neighbourhood centres in the centres hierarchy.

### **Precinct 19 Limited Retail**

The precinct is located between the Shopping/Office/Community and the Commercial/Service Precincts.

It is intended to complement the retail function of the Shopping/Office/Community Precinct through the accommodation of single occupancy retail tenancies that will service both trades and the community more generally and generate low to medium traffic volumes.

New development within the precinct will be for businesses occupying minimum floor spaces in the order of 150 square metres comprising indoor and outdoor areas displaying and retailing a range of goods in manner that does not adversely impact on the character and amenity to the locality, having particular regard to impacts on residential amenity in the adjoining **Residential Zone**.

### **Precinct 20 Business/Office**

The precinct is located between the Shopping/Office/Community and the General Commercial Precincts.

It is intended to accommodate a limited range of professional and other activities requiring offices and consulting rooms aggregated in a single area to provide a focus on those kinds of activities.

New development will be of a form and scale that readily accommodates offices, consulting rooms and laboratories. Large floor areas that generate high levels of activities will adversely impact on the amenity of the locality and are not envisaged.

### **Precinct 21 General Commercial**

The precinct is located at the southern end of the policy area.

It is intended to accommodate small scale commercial activities including service industries, a minor public service depot, petrol filling station, light industry and service trade premises that do not adversely impact on traffic safety and movements or on the amenity of the locality.

Development will be designed and constructed to present an aesthetically pleasing appearance to Main South Road and avoid detrimental impacts on adjacent residential premises.

### **Precinct 22 Commercial/Service Activities**

The precinct is located at the northern end of the policy area.

It is intended to accommodate forms of low traffic generating commercial land uses that have minimal requirement for exposure to passing trade. Service trade premises, services industries, light industries and small warehouses are appropriate in the precinct.

Development will avoid the creation of large commercial vehicles and direct impacts on adjacent residential premises.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following forms of development are envisaged in the policy area:

- community facility
- consulting room
- office
- bulky goods outlet
- service industry
- service trade premises
- shop.



## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Wherever practicable, site amalgamation should take place in order to improve the level of integration associated with the design and layout of buildings, car parking areas, vehicle access points and landscape treatments within the zone.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 18 Shopping/Office/Community

- 4 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 5 Suitable uses are limited to shops, community facilities, offices and other similar services to meet the daily and weekly needs of residents in the locality. Core uses should include a supermarket and various convenience shops providing a wide range of consumable items. Offices, consulting rooms and community facilities should be maintained at a level not exceeding neighbourhood demand.

### Precinct 19 Limited Retail

- 6 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 7 Suitable uses include bulky goods outlets, garden centres, hardware shops, trade supply outlets and other similar specialised or comparison goods. The on-site manufacture or servicing of retail items is acceptable providing no adverse amenity impact results within the locality.
- 8 The design and layout of premises should suit single tenancies generally occupying floor areas of 150 square metres or more.

### Precinct 20 Business/Office

- 9 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 10 Development within the precinct should be limited to premises for the provision of professional or commercial services in the form of offices, consulting rooms, laboratories, storage facilities and the like with any related counter sales of goods or items being a minor ancillary function. Appropriate uses include legal, medical and financial services; analytical, testing or processing laboratories; the supply, hire or restoration of specialised equipment or materials; design offices and small-scale vocational, educational or tuition facilities/services.
- 11 Expansive or high turn-over retail or wholesale activities are not appropriate, and the processing, storage or handling of any equipment, goods or materials should not adversely impact on the amenity of the locality.

### Precinct 21 General Commercial

- 12 The following forms of development are envisaged in the precinct:
  - minor public service depot
  - petrol filling station (not a fuel depot)
  - light industry
  - service industry
  - service trade premises.

- 13 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 14 Development within the precinct should be consistent with commercial activity involved in the servicing, processing, wholesale and storage of goods and materials.
- 15 Uses detrimental to sound traffic management or local amenity are not appropriate. Retail activity discordant with the character or nature of the uses envisaged for the precinct should be avoided. Similarly, consulting rooms and professional offices are also inappropriate.

### **Precinct 22 Commercial/Service Activities**

- 16 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 17 Development within this precinct should be limited to low traffic-generating commercial activity which characteristically displays little dependence on passing trade. Service trade premises, service industries, light industries and small warehouses are all appropriate within these parameters. The frequent movement of large vehicles should be avoided in all circumstances.

## Seaford Heights Policy Area 24

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

### 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 medium to high density residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that development in the policy area will contribute to the maintenance, enhancement or creation of mixed use 'main street' and precinct environments which are the focus of pedestrian orientated shopping and community activity over extended hours.

Buildings will desirably form continuous frontages along primary street frontages and around public spaces within or adjacent the centre. Any private pedestrian malls or plazas will link seamlessly with public footpaths, roads and open space. Buildings along primary street frontages or adjoining public spaces will be arranged to directly abut public footpaths, be of a human scale and incorporate appropriately designed verandas to create cohesive streetscapes.

Ground floor uses will contribute to the creation of lively and active pedestrian environments and include shops, community facilities and the like. Retail and commercial activities such as cafes and food shops are encouraged to extend onto footpaths and include seating and tables and pedestrian shelter.

Higher density residential developments will also be carefully located in the centre, adding to the potential vibrancy of the centre while ensuring minimal adverse impacts. This form of mixed-use development will be an integral feature of the centre and will assist in activation and occupation of areas outside of commercial/retail business hours. Residential flat buildings or row dwellings not in conjunction with non-residential development will be restricted to locating on the periphery of the policy area.

Development within the centre will result in a high amenity and creation of an active, accessible, vibrant and convivial public realm. A high level of accessibility for non-vehicular traffic and facilities will encourage people in surrounding areas to walk and cycle to the centre. While the centre is to be located on the southern side of Robinson Road, it will also service existing residents to the north of Robinson Road, in Old Noarlunga. Safe and convenient access will be required to be provided to the centre from this part of Old Noarlunga.

Off street car parking will be encouraged to locate on rooftops or at the rear of buildings recognising that non vehicular traffic is encouraged as the preferred transport choice for customers.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - affordable housing
  - bank
  - café
  - child care facility
  - community centre
  - consulting room
  - dwelling in conjunction with non-residential land uses on the same allotment
  - library
  - health centre
  - office
  - place of worship
  - pre-school
  - recreation area
  - residential flat building
  - restaurant
  - row dwelling
  - shop
  - supermarket.

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development in the policy area should:
  - (a) result in an urban form that is compact, human-scale, pedestrian and cycling oriented, visually interesting and serviced by a permeable street network
  - (b) encourage active ground floor frontages to shops and other service facilities that are oriented to public spaces and invite walking, waiting, watching and gathering
  - (c) enable safe and convenient access to and from the centre by public transport, walking, cycling and private motor car
  - (d) enable higher density residential development in appropriate locations that enable easy access to activities while minimising the potential for adverse impacts.
- 4 Development should provide active ground floor frontages that open onto and address public pedestrian environments such as footpaths and plazas not car parks or private internal malls.
- 5 Buildings should be designed to front streets and be sited to the street frontage line.
- 6 Buildings should form a compact and connected form along the street and address the street with large display windows and doors at ground level and balconies and windows on upper floors.
- 7 Ground floor uses should consist primarily of premises that create a lively and active pedestrian environment such as shops, restaurants, cafes, bars, community facilities, offices and consulting rooms.
- 8 Ground floor premises should be configured to ensure frontages are no wider than:
  - (a) 10 metres for premises less than 1000 square metres
  - (b) 15 metres for premises over 1000 square metres,

- 9 Where bulky goods outlets are appropriate, smaller linear shops should be sited in front to soften their appearance.
- 10 Buildings should incorporate appropriately designed verandas over footpaths to help create a continuous all weather coverage for pedestrians and contribute to a cohesive streetscape.
- 11 Off street car parking should be shared between different uses and pooled unobtrusively behind or on top of buildings.
- 12 On street angled and/or parallel parking should be encouraged along frontages.
- 13 Parking should not be provided on-site between building frontages and the street.
- 14 Dwellings, other than residential flat buildings or row dwellings located at the periphery of the zone, should be located behind or above non-residential uses on the same allotment.
- 15 Car parking for residential development should provide car parking spaces in accordance with the following:
  - (a) 0.75 car parking spaces for each dwelling where the dwelling has 1 bedroom or a maximum floor area less than 75 square metres;
  - (b) 1 car parking space for each dwelling where the dwelling has 2 bedrooms or a maximum floor area of between 75 to 130 square metres;
  - (c) 1.25 car parking spaces for each dwelling where the dwelling has 3 or more bedrooms or a maximum floor area of more than 130 square metres.

### **Affordable Housing**

- 16 Residential development should include a minimum 15 per cent of dwellings for affordable housing.

### **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.
- 18 Land division should be designed to ensure:
  - (a) streets allow for appropriate on street parking
  - (b) an appropriate range of incidental public places are provided and located to be overlooked by future development
  - (c) unnecessarily wide streets or car parking areas creating low height to width ratios between building facades are avoided
  - (d) road verges along street frontages are between 4 and 5 metres wide
  - (e) the street network is highly interconnected, using short street block lengths of not more than 100 metres
  - (f) junctions are spaced to reduce overloading at single intersections and to contribute to shorter vehicle trip lengths
  - (g) allowance for footpaths on both sides of streets.

## 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 Onka/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Onka/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
Advertisement and/or Advertising hoarding of a third party nature	
Dwelling	Except where either of the following apply: (a) it is in conjunction with a non-residential development (b) it is a row dwelling located in the <b>Seaford Heights Policy Area 24</b> .
Electricity generating station where located within <b>McLaren Vale Policy Area 22</b> .	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Industry	Except for light and service industries where located within <b>Precinct 21 General Commercial</b> of the <b>O'Halloran Hill Policy Area 23</b> .
Major public service depot	
Motor repair station	
Residential flat building	Except where either of the following apply: (a) it is in conjunction with a non-residential development (b) it is located in the <b>Seaford Heights Policy Area 24</b> .
Road transport terminal	
Showground where located within <b>McLaren Vale Policy Area 22</b> .	
Special industry	
Store	
Telecommunications facility exceeding 30 metres in height where located within <b>McLaren Vale Policy Area 22</b> .	
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*.

## 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 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, **especially where topographically related to flood prone land within the zone.**
- 3 Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.
- 4 A linear park that:
  - (a) provides an open space corridor across Greater Adelaide/Regional South Australia
  - (b) promotes the use, awareness and preservation of the riverine environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.
- 5 A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas.
- 6 **Protection of areas of scientific, geological, archaeological, cultural or heritage significance.**
- 7 **Development that contributes to the re-establishing of a natural ecological balance by application of environmentally sustainable development practises, including re-vegetation of waterways and establishment of flora and fauna corridors.**
- 8 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone recognises and manages extensive areas of open space, in both natural and landscaped settings. These spaces make a valuable contribution to the maintenance of ecosystems, which are important to both Council and the wider community. In the natural order, they play a significant role in areas such as biodiversity, water filtration, aquifer recharge and wildlife protection. For humans, these areas provide aesthetic landscapes (often as a visual break between large urban areas), they assist in urban stormwater control and other development processes and provide a link to our natural heritage and are a source of recreation. While the focus is on their natural state, carefully managed departures from this will occasionally be necessary for the benefit of the community.



The zone also includes the site of the Happy Valley Reservoir which is comprised of land in government ownership.

It will provide for the establishment and maintenance of a linear open space and biological corridor based on the existing watercourse channel, associated floodplains and vegetation.

Water quality of the river and the recreational opportunities will be retained and enhanced.

Landscaping should ensure that any remnant native vegetation is incorporated into the landscape design and that locally indigenous vegetation is utilised wherever possible.

Pedestrian, cycle and recreation facilities, such as drinking fountains and barbecues, will be incorporated into the Linear Park; however, facilities for sports competitions or events are inappropriate.

Land management agreements will be entered into with any private landowners, for the purposes of achieving the aims of the zone and the MOSS concept generally. Such agreements and/or divestment of land to public ownership will especially be for the provision of linear recreational links, landscape retention, pest plant and vermin control, and responsible land management practices.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - conservation work
  - farming
  - outbuilding associated with open space maintenance
  - playground
  - recreation area
  - sporting club facility
  - structure associated with a public facility such as car parking, picnic/barbeque area, shelter and toilet
  - toilet block and barbeque facility.
- 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 remnant native 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, recreation and tourist facilities

(c) conservation purposes.

- 5 Development should allow for unstructured passive and active recreation providing the activity does not detrimentally affect the conservation and preservation of the natural environment.
- 6 Landfill operations should not be developed within the zone.

### **Form and Character**

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development should not result in damage to sites of geological, scientific, cultural or heritage significance
- 9 Development, including facilities, roads, tracks and trails, should not be undertaken if the establishment, operation or management of such development is likely to result in the introduction of or an increase in the number of pest plants or vermin.
- 10 Development should not interfere with the establishment and operation of any saline wetland or stormwater retention basin that comprises a part of a water quality management strategy.
- 11 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the zone.
- 12 Buildings should be:
  - (a) restricted in size and number
  - (b) sited unobtrusively so as not to detract from the open, natural character of the zone
  - (c) constructed of materials which blend with the natural, heritage or character of the landscape.
- 13 Development should ensure co-ordinated design with an emphasis on the creation of pedestrian areas.
- 14 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 15 Landscaping should be used to screen and soften the appearance of buildings and car parking areas.
- 16 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.
- 17 Planting of indigenous vegetation within the zone should avoid creating an obstruction to water flow, particularly during periodic flood events.
- 18 Vehicular access or crossings should not occur through the Linear Park.
- 19 Development should ensure that public access to the Linear Park is retained and enhanced for cyclists and pedestrians.
- 20 Development, landscaping, and paths for pedestrians and cyclists should:
  - (a) take into account the changing flow regime and width of waterways; and
  - (b) be constructed of permeable material where practical to reduce stormwater runoff.
- 21 Tourist and recreation facilities should remain a minor use ancillary to the primary use of the land and be buffered from any adjoining sensitive uses.
- 22 Buildings and structures should not be located in a conservation area unless for reserve or park management purposes.

- 23 Farming activities should be restricted in nature, scale, intensity and location to avoid damage to native vegetation, soil and water and adverse impacts on adjacent residential areas.
- 24 Rural activities may include the limited processing of primary product into value-added product and ancillary retailing providing no adverse environmental or amenity impact occurs.
- 25 Materials used in fencing should be sympathetic to the natural character of the landscape and provide as little visual intrusion as possible.
- 26 Shared car parking areas should be provided to minimise parking being dispersed throughout the area.
- 27 Advertising signage should not detract from the open and natural character and amenity of the zone and should:
  - (a) be as small as practicable and be used sparingly;
  - (b) provide primarily directional or educational information; and
  - (c) complement any existing public authority signage where appropriate.
- 28 Electricity and telecommunication services should be undergrounded.

### **Happy Valley Reservoir**

- 29 Development should not compromise the integrity of the Happy Valley Reservoir as a water storage and supply facility.
- 30 Public access to the Happy Valley Reservoir should be restricted where there is potential to compromise the integrity of the reservoir's management.

### **Land Division**

- 31 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.

## Field River Valley Policy Area 25

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

### OBJECTIVES

- 1 Provision of a visual and security buffer to industrial and extractive industrial activities.
- 2 Management of public access in areas at times in which public safety is put at risk by mining or quarrying activities.
- 3 Encouragement of public access, but only within those areas which are in public ownership and which do not represent an unnecessary safety risk.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area accommodates the Field River and its near environs.

It is envisaged that the area will function as visual buffer between residential areas to the north and extractive industry in the adjacent zone. In addition it forms a security buffer around extractive industry activities. Public access will be limited to areas which do not present an unacceptable risk to public safety from mining or quarrying activities on adjacent land.

The area will primarily, be used for passive recreational purposes with development being limited to walking and riding trails. Re-vegetation to enhance the natural environment and its ability to visually screen the impacts of activities in the nearby mine/quarry is desirable.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - landscaping
  - passive recreation area
  - re-vegetation
  - walking and cycling trails.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be in accordance with the [Concept Plan Map Onka/17 - Worthing Mine](#)
- 4 Development undertaken in that part of the zone depicted as 'Industry Screening' on the [Concept Plan Map Onka/17 - Worthing Mine](#) should be, primarily, associated with the landscape screening and securing of the adjacent mine/quarry and industrial land uses.
- 5 Development undertaken in that part of the zone depicted as 'Passive Recreation' on the [Concept Plan Map Onka/17 - Worthing Mine](#) should be primarily for passive recreational purposes and for landscaping, re-vegetation and screening of the adjacent mine/quarry and industrial land uses and be available for general public access.

- 6 Any embankments or batters created as a result of the establishment of recreational playing fields and facilities should be stabilised, landscaped and maintained.
- 7 Fencing of abandoned quarry and mining operations and cliff faces which are in close proximity to active recreation and residential areas should occur where a significant risk to safety is apparent. Fencing should comprise roll top steel mesh or similar materials, painted matt black, and should be between 1.2 metres and 1.5 metres in height.

## Onkaparinga River Policy Area 26

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

### OBJECTIVES

- 1 The preservation and conservation of the Onkaparinga River and estuary and the maintenance and enhancement of a linear open space as part of the Metropolitan Open Space System.
- 2 Maintain and improve water quality of the Onkaparinga River, surrounding drainage channels and catchment areas.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The area comprises the majority of the estuary of the Onkaparinga River and is located between Main South Road to the east and Commercial Road to the west where it abuts the **Coastal Conservation Zone**.

The ecosystems within the estuary are extensive, comprising a range of natural vegetation including high conservation value remnant species. It is also an area which provides wildlife habitat. Maintenance and replanting of natural vegetation, improvement of water quality, reduction of weed plants that threaten natural systems and habitats will be a priority within the area. Development and activities will be required to be consistent with these objectives.

Development and use of the area will preserve and enhance the estuarine environment, natural character and amenity of the Onkaparinga River.

Provision will be made for a range of active and passive recreational activities. Active recreational activities will be restricted to areas designated for that purpose. Areas designated for conservation purposes will be limited to walking, swimming and fishing (in places designated for public access), thereby avoiding highly sensitive areas. Access to the river and its facilities will be maintained and enhanced with further cycle and pedestrian paths being provided.

Activities will be conducive to the elimination and management of weed plants.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - recreation area
  - re-vegetation.
- 2 Development should preserve and enhance the estuarine environment, character and amenity of the Onkaparinga River.
- 3 Active recreation should be confined to the recreation area shown on [Concept Plan Map Onka/3 – MOSS Study Area \(Onkaparinga River\)](#).
- 4 Passive recreational activity such as walking, swimming and fishing may occur in the conservation area shown on [Concept Plan Map Onka/3 – MOSS Study Area \(Onkaparinga River\)](#) provided the activity is confined to areas designated for public access and areas that are highly sensitive are avoided.

### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Access to the river and its facilities should be maintained and further developed by a series of cycle and pedestrian paths linked to the adjoining areas.

## Pedler Creek Policy Area 27

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

### OBJECTIVES

- 1 Development of an integrated and accessible open space system providing a visual and scenic contrast to the McLaren Vale settlement.
- 2 Maintenance of an open, natural character along Pedler Creek.
- 3 Recreation areas and facilities developed in and around McLaren Vale Recreation Grounds and the Visitor Centre.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The area comprises a corridor of land along the alignment of Pedler Creek in the area between Victor Harbor Road and Kangarilla Road at McLaren Vale. Within this area an open space system is maintained as a visual and scenic contrast to the McLaren Vale township through the maintenance of an open and natural character along the creek. The area will function as a natural corridor providing habitat for native flora and fauna through the retention and replanting of native vegetation to reinstate the natural environment along the watercourse and flood plain of Pedler Creek.

The area, although not elevated, is intended to function as a pleasant rural backdrop to McLaren Vale and to contribute to natural rural outlook along the northern approach to the town.

Development will maintain the rural character and scenic rural backdrop to the McLaren Vale township.

Indigenous vegetation along the Pedler Creek watercourse and flood plain will be maintained and re-established.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - landscaping
  - recreation area
  - re-vegetation.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development west of Field Street should retain the open space rural character of the policy area.
- 4 Development should incorporate substantial amounts of landscaping using native local species.
- 5 The natural watercourse and flood plain of Pedler Creek should be maintained.
- 6 Agriculture and viticulture should predominate within that part of the policy area which extends east, north and west of McLaren Vale township.



## Port Willunga Creek Policy Area 28

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

### OBJECTIVES

- 1 The use of land for a linear open space between Main South Road and the coast in a manner which promotes re-vegetation of indigenous species and sustains wildlife, manages urban stormwater and flood events effectively and provides opportunities for appropriate passive and active recreation.
- 2 Maintenance and establishment of a high landscape value for publicly and privately owned land between Main South Road and the coast in order to:
  - (a) provide a visual and scenic contrast to the built urban environment
  - (b) retain views across the creek
  - (c) separate different parts of the urban area.
- 3 Protect and enhance the landscape character of the policy area as viewed from Port Road, in order to provide an attractive approach to Port Willunga; and retain the vista across the creek bed to the north inclusive of low intensive farming or recreational activities of minimal impact upon the landscape.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area comprises a linear area of open space on low lying land along the alignment of the Port Willunga Creek between Main South Road to the east and the coast to the west.

It is an area of land from which much of its vegetation has been removed, with the exception of a strip of indigenous vegetation along its north-eastern edge, creating an open area located between residential township development along its north-eastern and south-western sides. The gently sloping landform and lack of vegetation provides views across the creek. It is an area which is suited to both passive and active recreation and for the re-establishment and maintenance of indigenous vegetation as a habitat for wildlife.

The area will continue to provide an attractive approach to Port Willunga as viewed from Port Road, a visual and scenic contrast to the built environment, and an attractive separation feature between different parts of the urban area.

Any development of land in the policy area will protect and enhance the landscape character of the area as viewed from public places and re-establish natural vegetation in a manner which continues to provide spaces for both active and passive recreation, legibility of movement paths and facilities and public safety together with visual permeability. This will be achieved through balancing the placement of vegetation and retention of less vegetated open areas to maintain views over the land. It will also maintain and further establish high landscape values and qualities, manage and cater for urban stormwater flows and avoid restriction of flows within the watercourse and flood plain during periodic flood events.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - recreation area
  - re-vegetation.

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Any development of land in the policy area within the 1-in-100 year average return interval flood plain should provide a wide riparian corridor and the provision of intermediary habitat islands.
- 4 The establishment of a riparian corridor should be in conjunction with the preparation of property management plans by private owners with adequate pest and plant measures to minimise weed and vermin pressures.

## Seascape Policy Area 29

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

### OBJECTIVES

- 1 Preservation of the scenic coastline.
- 2 The minimisation of the impact of development on the coastal environment and rural character of the area.
- 3 Protection of the open rural character and the scenic coastal qualities of the Maslin Beach area from typical urban development densities.
- 4 Development that contributes to the re-establishment of a natural ecological balance by the application of environmentally sustainable development practices.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area occupies non-urban land abutting the eastern side of the **Coastal Conservation Zone** within the areas of Maslins Beach and Port Willunga.

The terrain varies between the northern, central and southern parts of the policy area. To the north, in Maslins Beach the land rises upwards from the coast creating expansive coastal views towards, and from the sea. The landform is gently undulating and only sparsely vegetated in this area, where a small portion on the northern periphery has been divided into rural living allotments. Between these allotments and the north-eastern fringes of the Maslins Beach urban area, the land has been quarried leaving a substantial depression in the landform which has been partially reinstated and revegetated. While the natural land form in this portion of the policy area has been compromised, it is not visible when viewed from the coast or surrounding land. South of the urban area of Maslins Beach the landform rises upwards on both sides of Maslins Creek with small areas of remnant native vegetation. The balance of the policy area extends as far south as Port Willunga where the terrain is generally flat, featureless and devoid of native vegetation.

The policy area is established to preserve a panoramic setting in terms of coastal views, open vistas to the southern Mount Lofty Ranges, and the area's function as an open space buffer between the urban areas of Port Willunga, Maslin Beach township and Seaford. Rural land uses and undeveloped natural areas will predominate in the zone, with dwellings and other buildings being subordinate to the natural features and located away from visually prominent locations.

It is important that the coastal landscape character of the area is preserved and only development compatible with that character is established. The cliff top areas will be kept free of development in order to preserve the scenic value of the coast, and to minimise erosion. It is envisaged that coastal pedestrian trails with coastal lookouts in appropriate locations are established.

The environment will be enhanced by sound water management practices including the protection of water quality, erosion control, protection of remnant native vegetation and revegetation with native species along waterways to the coast, along cliff tops and around structures.

A limited area of residential development is envisaged at the northern end of the policy area in order to provide the opportunity to create an appropriate urban form and townscape edge to the Moana area. The area is identified as 'Living' in [Concept Plan Map Onka/18 - Living Area](#) with the remainder of the land being established as open space.

All development will be set well back from the coastline, be low in density and scale and responsive to the landscape character values and the landform. It will be designed to minimise skyline or other visual intrusion particularly as viewed from the coast and the road network. Any development within the former quarry will not be visible when viewed from the coast and surrounding areas.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - landscaping
  - recreation area
  - re-vegetation
  - single storey dwelling in appropriate locations.
- 2 Development such as industrial and commercial uses, piggeries, feed lots, poultry batteries and hatcheries, motor cycle and car circuits, dog boarding kennels, quarries and garbage tips which may detract from the existing character of the area should not be undertaken.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should retain the existing open character.
- 5 The cliff top areas should be kept free of development in order to preserve the scenic value of the coast, and to minimise erosion.
- 6 In order to minimise the visual impact of development, existing natural vegetation should be retained and landowners should landscape their properties with species of trees and shrubs either native to the area or which harmonise with its existing character.
- 7 New plantings should be grouped in preference to being formally located in long avenues.
- 8 Vehicular access tracks and driveways should be as short as possible.
- 9 New roads, driveways and access tracks should follow the contours of the land to reduce their visual impact and constructed of dark materials to blend with the landscape.
- 10 Common driveways and shared access should be provided where possible.
- 11 Services and infrastructure should be located unobtrusively.
- 12 Water storage tanks should be painted in natural colours and screened from view.
- 13 Sewage disposal systems should be located to the satisfaction of the relevant authority.
- 14 Buildings and associated structures should be located a minimum of 200 metres from the **Coastal Conservation Zone** and positioned sympathetically to the topographical features of the land, except where sited on the area identified as 'Living' in [Concept Plan Map Onka/18 - Living Area](#), if it is demonstrated to the satisfaction of the planning authority that buildings can be more unobtrusively sited at a distance less than 200 metres from the **Coastal Conservation Zone**. Such an opportunity may be available because of the topography of this allotment.
- 15 Buildings should be compact, located unobtrusively and be no more than single storey in height with low pitch roof designs.

- 16 Excavation of sites should be kept to a minimum. Suitable top soil won from the part of the site used for building should be used to cover scarred areas and to encourage growth of ground covers.
- 17 Fencing should be low-level post and wire and not solid materials such as galvanised iron or palings.
- 18 Urban development on land identified as 'Living' on [Concept Plan Map Onka/18 – Living Area](#) should include the following:
  - (a) vegetated buffers
  - (b) orientation of housing to the south and south western views
  - (c) on-site stormwater detention ponding
  - (d) erosion control
  - (e) retention of prime landscape values.
- 19 Urban development on land identified as 'Living' on [Concept Plan Map Onka/18 – Living Area](#) should be sited having regard to extractive industry in the adjacent zone. This may include allotments allowing dwellings to be sited overlooking the coast and Maslin Beach provided there is adequate separation of an open space buffer to the **Mineral Extraction Zone** to the east and to retain Maslin Beach's unique setting and identity.

#### **Land Division**

- 20 Land division should create allotments with an area of at least 4 hectares.

## 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	
Auction room	
Bulky goods outlet	
Bus depot	
Bus station	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where it is located in the <b>Seascape Policy Area 29</b> and it does not result in more than one dwelling on an allotment or it replaces an existing dwelling.
Educational establishment	
Entertainment venue	
Fuel depot	
General industry	
Hall	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre where located within <b>Seascape Policy Area 29</b> .	
Industry	Except where it is associated with the provision of infrastructure.
Intensive animal keeping	

Form of development	Exceptions
Land division where located outside of <b>Seascape Policy Area 29</b> .	Except where either of the following apply, (a) or (b): (a) allotments no additional allotments are created partly or wholly within the zone (b) it is for the provision of service easements or open space (to be vested as Reserve).
Land division where located within <b>Seascape Policy Area 29</b>	Except where any of the following apply, (a) or (b) or (c): (a) it is for the provision of open space (to be vested as Reserve) or service easements (b) it will create an allotment of greater than 4 hectares in area, with the exception of land division for the provision of open space (to be vested as a reserve) in which case only the allotment/s for reserve purposes may be less than 4 hectares (c) it relates to the land identified as 'Living' in <a href="#">Concept Plan Map Onka/18 – Living Area</a> .
Land-fill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i> .	
Light industry	Except where located outside the <b>Seascape Policy Area 29</b> and both (a) and (b) apply: (a) light industry is limited to the value-adding processing of primary product harvested from the site of the development (b) the gross leasable area does not exceed 200 square metres.
Motel	
Motor racing or testing venue	
Motor repair station	
Nursing home	
Office	Except where in association with recreation facilities.
Office and dwelling	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Private hotel	
Public service depot	
Racecourse where located within <b>Seascape Policy Area 29</b> .	
Residential flat building	
Restaurant	
Road transport terminal	

Form of development	Exceptions
Service industry	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 100 square metres.
Showground where located within the <b>Seascape Policy Area 29</b> .	
Special industry	
Stadium where located within the <b>Seascape Policy Area 29</b> .	
Stock sales yard	
Stock slaughter works	
Store	Except where it is associated with the provision of infrastructure.
Telecommunications facility exceeding 40 metres in height	Except where located within the <b>Seascape Policy Area 29</b> and it does not exceed 30 metres in height.
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wind farm where located within one of the following policy areas: (a) <b>Field River Policy Area 25</b> (b) <b>Onkaparinga River Policy Area 26</b> (c) <b>Pedler Creek Policy Area 27</b> (d) <b>Port Willunga Creek Policy Area 28</b> (e) <b>Seascape Policy Area 29</b> .	Except where the turbine generates power to be used wholly for activities on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.
Wind monitoring mast where located within one of the following policy areas: (a) <b>Field River Policy Area 25</b> (b) <b>Onkaparinga River Policy Area 26</b> (c) <b>Pedler Creek Policy Area 27</b> (d) <b>Port Willunga Creek Policy Area 28</b> (e) <b>Seascape Policy Area 29</b> .	
Wrecking yard	

## Public Notification

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



## Primary Production 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 where natural resources are not jeopardised.
- 2 Economically productive, efficient and environmentally sustainable primary production.
- 3 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 4 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 5 The extension of the economic base of the region in an environmentally sensitive and sustainable manner.
- 6 The enhancement of the rural character, key scenic routes, scenic surrounds to townships, amenity and prominent landscape for the enjoyment of residents and visitors.
- 7 The development of a sustainable tourism industry with accommodation, attractions and facilities which relate to and interpret the natural and cultural resources of the region, and increase the opportunities for visitors to stay overnight.
- 8 Encouragement of the establishment of appropriately scaled 'value added' commercial activities to utilise local rural production, including the establishment of niche market products, within suitable areas and resulting in minimal landscape intrusion and environmental impact.
- 9 The maintenance and enhancement of the natural resources of the zone.
- 10 Establishment of flora and fauna corridors to preserve rural character and improve biodiversity.
- 11 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is found generally in the eastern half of Council's land area and is characterised by a combination of landscape, soils and climate which imparts, throughout the region, a highly distinctive and rural 'sense of place'. This is of value to visitors attracted by the hills, wineries and associated vineyards, orchards, scenery and nearby beaches.

Demand for the division of rural land in the area is likely, if unimpeded, to accelerate because of relatively convenient travel times for residents working in the city and suburbs of Adelaide. Further conversion of existing productive land for purposes which do not complement efficient rural production is not envisaged in the zone.

Much of the area is suitable for a range of agricultural production, notably vines, grazing, cropping, almonds, strawberries and other similar foods including niche market products. Accommodation of associated 'value added' industries in appropriate locations is envisaged, along with appropriately scaled tourism infrastructure.

Wineries and small scale, low impact agricultural and home based industries are encouraged where they expand the economic base of the zone. Industries will be based upon the processing of agricultural produce primarily from the region. Home based industries will be based on rural, arts, crafts, tourist, cultural or heritage activities appropriate to the region.

Development will complement the zone's character and enhance tourist or heritage activities and be compatible with local areas. Larger scale industries and related activities are more suited to designated industrial or commercial zones within townships or other urban areas.

It is a zone which requires its primary production to be undertaken using environmentally sustainable practices, while maintaining the existing rural character in the long term. It is important that native vegetation, water resources and of riverine corridors through both private and public stewardship are protected to enhance biodiversity.

### **Willunga Basin**

The zone comprises a significant portion of land known as the Willunga Basin, which represents a grouping of catchments. The Willunga Basin is generally comprised of land within Willunga, Aldinga, McLaren Vale, McLaren Flat, and Blewitt Springs. The Willunga Basin is recognised as an important environmental and economic asset.

It will be important to seek the continued protection of the Willunga Basin area, and recognise the landscape as one encompassing a range of rural production activities on land which is to be regarded as a precious and finite resource. The protection of the Willunga Basin is vital for the continuation of the rural and tourism economy in the region. Environmental assets such as the Aldinga Scrub, the Washpool and the Aldinga Reef Aquatic Reserve are also worthy of conservation.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - intensive animal keeping
  - small scale industry in association with farming
  - tourist accommodation (including the diversification of existing farming activities and conversion of farm buildings)
  - winery.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development involving the expansion of existing uses which are not in accord with objectives for the zone should not be undertaken.
- 4 Development within the zone should be compatible with its use as a water catchment and storage area, and with its values as an area of agricultural production and scenic quality.
- 5 Development should ensure that genuine agricultural activities are not prejudiced.
- 6 Development which would remove productive land from agriculture or diminish its overall productivity for primary production should not be undertaken unless the land is required for essential public purposes.
- 7 Primary production should be carried out having regard to water conservation, the preservation of bushland remnants and landscape beauty.

- 8 Activities which produce strong organic, chemical, or other intractable wastes should not be established in the zone (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 9 A shop 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.
- 10 Buildings should not impair the character of rural areas by reason of their scale or siting.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 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.
- 13 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 14 Development should not detrimentally affect the amenity of its locality or cause nuisance to the community:
  - (i) by stormwater, or the drainage of run-off from the land
  - (ii) where the slope and soil structure of the land is unsuitable for septic tank effluent disposal, where required
  - (iii) by the loss of privacy.
- 15 Development should not be undertaken if the construction, operation and/or management of such development is likely to result in:
  - (a) the pollution of surface or ground water
  - (b) degradation of watercourses or wetlands
  - (c) unnecessary loss or damage to native vegetation
  - (d) the denudation of pastures
  - (e) erosion
  - (f) the introduction of or an increase in the number of pest plants or vermin
  - (g) increased risk of flooding or impairment of stream water quality through the disposal of stormwater
  - (h) sealing of large areas of ground likely to result in increased stormwater run-off.
- 16 The excavation and/or filling of land should:
  - (a) be kept to a minimum and be limited to 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 region.
- 17 Driveways and access tracks should follow the contours of the land so as to reduce their visual impact and erosion from water run-off and be surfaced with dark materials.
- 18 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 set back 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.
- 19 Buildings, including structures, should be located in unobtrusive locations and, in particular, should be located:
- (a) on an excavated rather than a filled site in order to reduce the vertical profile of the building
  - (b) in such a way as to maximise the retention of existing native vegetation and the protection and retention of watercourses.
- 20 Buildings, including structures, should be designed in such a way and be of such a scale as to be unobtrusive and not detract from the desired rural character of the zone:
- (a) 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
  - (b) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings
  - (c) the mass of buildings should be minimised by having separate vehicle storage areas.
- 21 The external materials of buildings should:
- (a) have surfaces which are of a low light reflective nature
  - (b) be of dark natural colours such as brown and green so as to be unobtrusive, blend with a natural rural landscape and minimise any visual intrusion.
- 22 Buildings, including dwellings and bed and breakfast accommodation should have:
- (a) a safe efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health; and
  - (b) a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse.
- 23 At Hackham and Old Noarlunga, dwellings should not be sited nearer than 50 metres from the boundary of the **Urban Employment Zone**.
- 24 The development of olive groves should not give rise to the spread of feral olive growth and in any event should not be established within a one kilometre radius of the Aldinga Scrub Conservation Park.

## Residential Development

- 25 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.
- 26 Residential development should have due regard to rural land production practices including dust generation, noise, chemical spray drift, hours of operation and traffic movement.
- 27 The erection of a shed, garage or outbuilding should only be undertaken where either of the following apply:
- (a) it is an ancillary use to an existing dwelling or business
  - (b) it is erected for a period not exceeding 12 months to enable the erection of a dwelling on the same allotment to proceed and both of the following apply:
    - (i) is used for storage of building materials or tools only
    - (ii) is removed at the expiration of that period if construction of the dwelling has not been substantially completed.
- 28 No caravan or motor-powered van should be located on any vacant allotment and used for human habitation unless (a) or (b) or (c) can be satisfied:
- (a) it is an ancillary use to an existing dwelling or business
  - (b) the land forms part of an existing caravan park
  - (c) the construction of a dwelling has been approved on the same allotment and the caravan or motor-powered van is sited for a period not exceeding six months to enable the erection of the dwelling to proceed. The caravan or motor-powered van is to be removed at the expiration of that period if construction of the dwelling has not been substantially completed.
- 29 No caravan or motor-powered van should be located on any vacant allotment and used for human habitation unless it is connected to an approved effluent disposal system.
- 30 Dwellings and Bed and Breakfast accommodation should satisfy all of the following:
- (a) not be 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
  - (b) be connected to an approved sewerage or common effluent disposal scheme or have an on-site waste water treatment and disposal method which complies with the relevant State Government standards
  - (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 State Government topographic map
  - (d) not have a waste water disposal areas 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.

- (e) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event
- (f) be sited at least 25 metres from any watercourse identified on a current series 1:50 000 State Government topographic map.

### **Conservation**

- 31 Development should be undertaken with the minimum effect on natural features, land adjoining water, scenic routes or scientifically attractive areas.
- 32 Roadside vegetation should be preserved and replanted where practical.
- 33 Development involving the alteration of natural drainage systems should not be undertaken unless there will be no adverse effects to existing vegetation within adjoining land or roads, and no increase in the risk of flooding of existing development or erosion downstream.
- 34 Development should not detract from the natural and rural landscape character of the region.
- 35 Linkages between significant regional recreational and conservation features should be established or enhanced.
- 36 Native vegetation should not be cleared if either of the following apply:
  - (a) it is associated with sites of scientific, archaeological, historic or cultural significance, or has significance in its own right
  - (b) it has existing or possible future value in the provision of shade or as a windbreak.
- 37 When clearance of vegetation is proposed, consideration should be given to effects of retention on farm management.

### **Appearance of Land and Buildings**

- 38 Visually prominent structures associated with agricultural activities and intensive animal keeping should not be developed on exposed land and on scenic routes.
- 39 Alterations or additions to buildings should satisfy both of the following:
  - (a) be designed and constructed to harmonise with the character of the existing building
  - (b) be located on the side of the dwelling which minimises the obtrusiveness of the completed building.
- 40 Excavation and earthworks should take place in a manner that is not extensively visible from surrounding localities.
- 41 The appearance of land, buildings and objects should not impair the amenity of the locality in which they are situated.
- 42 The rural character, comprising natural features and man-made activities, should be preserved by careful siting, design and landscaping of new building development and/or intensive land uses.
- 43 Buildings or structures should be sited unobtrusively and be of a character and design which will harmonise with the landscape.

### **Tourism Development**

- 44 Tourism developments should be small in scale and designed and sited to be compatible with the local environment.

- 45 Tourism developments in rural areas should ensure that agricultural activities are maintained as the predominant land use in the region, and are situated on land with lower agricultural potential.
- 46 Staging of tourism developments should be achieved in a co-ordinated manner ensuring consistency in appearance, building themes, materials, and links between buildings, vehicle parking and ancillary uses on the site.
- 47 Tourism developments in rural areas should provide visitor experiences and be developed in association with (a) or (b):
  - (a) linear parks
  - (b) recreation and sporting venues.
- 48 Tourism developments should satisfy all of the following:
  - (a) use external materials of construction that are in keeping with traditional building styles, (i.e. stone, masonry or weatherboard walls, timber framed windows, pitched corrugated steel roofs in either naturally weathered galvanised iron or similar, verandas where appropriate and outbuildings, fences and other structures) to complement the major buildings
  - (b) provide vehicle parking and access ways which are surfaced with materials appropriate to maintaining the character of the locality
  - (c) be designed and sited to prevent overshadowing and overlooking
  - (d) provide safe and convenient vehicle access that is compatible with the surrounding uses.
- 49 Tourism developments in rural areas should satisfy all of the following:
  - (a) ensure the retention of native vegetation is maximised by only locating in areas which consist of a modified landscape
  - (b) not require changes to natural features
  - (c) be designed and sited to ensure the bed and banks of watercourses are protected from inappropriate development and management practices.
- 50 Tourism developments should protect the water resources of the region by satisfying all of the following:
  - (a) being located away from water sensitive areas
  - (b) having safe and efficient effluent disposal systems
  - (c) incorporating an adequate area for waste disposal on the allotment of the proposed development
  - (d) disposing of waste water and effluent onto land and at a rate within the capacity of the allotment to retain and treat effluent
  - (e) not disposing of waste water and effluent into watercourses
  - (f) avoiding the use of holding tanks for waste water and effluent.
- 51 Tourism developments should only occur if a water source of acceptable quality, quantity and reliability is secured.
- 52 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.

- 53 Tourist accommodation, when proposed to be located in an existing building should ensure that development is in keeping with the existing form and scale of the building.
- 54 Tourist accommodation ancillary uses such as recreation, leisure, conference/meeting rooms and dining facilities should be limited to the requirements of guests being catered for.
- 55 Interpretive signs 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.

### **Animal Keeping and Aquaculture**

- 56 Intensive animal keeping should not be located within 2000 metres of a proclaimed township boundary or within 400 metres of a dwelling not on the same property as the intensive animal keeping.
- 57 All buildings, pens, runs, holding yards and other ancillary structures should be sited as unobtrusively as possible, particularly when viewed from primary or secondary arterial roads and preferably be screened by other buildings or vegetation on the site.
- 58 Development for aquaculture should satisfy all of the following:
  - (a) where water storage dams are required, be located unobtrusively and established to minimise disturbance to the natural land form
  - (b) provide a safe efficient effluent disposal system so as not to pollute any land, watercourse or water resource or be a risk to public health
  - (c) be set well back from public roads
  - (d) incorporate extensive landscaping.

### **Buffers**

- 59 Residential development should be located or incorporate measures such that the effects of chemical spray drift and dust are minimised.
- 60 Development should reduce conflict between residential zones, townships and rural uses by complying with (a) and (c) or (b) and (c):
  - (a) where aerial spraying is required, providing a separation distance of 300 metres to a residential or urban zone
  - (b) the provision of a vegetated buffer of a minimum width of 40 metres which satisfies all of the following:
    - (i) which contains random plantings of fast growing and hardy native or indigenous varieties of tree and shrub species of differing growth habits, at spacings of 4 to 5 metres
    - (ii) with species selected with foliage from the base to the crown with long, thin and rough foliage to facilitate the more efficient capture of spray droplets
    - (iii) which provides a semi-permeable barrier with a porosity of 0.5, to allow air to pass through the buffer
    - (iv) which attains a mature height of 1.5 times the spray height
    - (v) which is provided with a suitable watering system and access tracks either side for fire protection and access
  - (c) not storing refuse or organic waste within 150 metres of residential or urban zones.



- 61 Landscaped buffers located adjacent a residential or urban zone should be designed taking into account 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.
- 62 No development (including land division) should occur within 500 metres of the landfill waste depot at Pedlar Creek prior to a site audit report undertaken by a site contamination auditor accredited by the Environment Protection Authority.

### **Small Scale Agricultural Industries (not including wineries)**

- 63 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, 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
  - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 64 Agricultural industries (small-scale) should:
- (a) 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; and may include an ancillary area for sale and/or promotion of produce (including display areas)
  - (b) have a total combined area for any 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
  - (c) process primary produce from within the Mount Lofty Ranges Region
  - (d) only occur on an allotment where a habitable dwelling exists.

### **Small scale light industry**

- 65 Small scale light industries should be home based and should:
- (a) include at least one of the following activities:
    - (i) arts
    - (ii) crafts

- (iii) tourist
- (iv) heritage related activities, and
  - may include an ancillary area for sale or promotion of goods manufactured in the industry (including display areas)
- (b) have a total combined area for any 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
- (c) not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

### **Mineral Water Extraction and Processing Plants**

66 Mineral water extraction and processing plants should:

- (a) 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; and
  - may include ancillary activities of administration and sale and/or promotion of mineral water product
- (b) have a total combined area for any one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres 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

### **Wineries and Ancillary Activities**

67 Wineries 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; and may include ancillary activities of administration, sale and/or promotion of wine product and dining
- (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 primarily sourced from within the Mount Lofty Ranges Region
- (d) only include dining facilities as an ancillary use to the winery

- (e) where of 500 tonnes or greater crush capacity per annum, be located not closer than 300 metres to a dwelling or tourist accommodation that is not in the ownership of the winery applicant.

### **Agricultural Industries (small-scale), Wineries, Mineral Water Extraction and Processing Plants and Home Based Industries**

- 68 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries should:
- (a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors
  - (b) locate any effluent system or effluent drainage field within the allotment of the development;
  - (c) incorporate effluent management systems which ensure protection of surface and ground water and reduce the need for on-site storage systems and should accord with the following:
    - (i) the disposal area consists of soil and vegetation that has the capacity to store and use the effluent without polluting surface or ground water resources
    - (ii) effluent is irrigated using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe
    - (iii) on-site storage and disposal of effluent and any malodours not impacting on the local environment, surface or ground water, and nearby soil and crop conditions
    - (iv) storm water run-off from areas at wineries which are contaminated with grape or grape products be drained to winery effluent management systems during vintage periods
    - (v) storm water from roofs and clean hard paved surfaces at a winery diverted away from winery effluent management systems and disposed of in an environmentally sound manner or used for productive purposes
    - (vi) storm water management incorporate techniques which avoid erosion and maintain water quality, through development of on-site detention, retention basins or other appropriate means
  - (d) process primary produce that is grown within the Mount Lofty Ranges Region and sell goods manufactured and produced by the industry
  - (e) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region
- 69 Agricultural industries, wineries 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.

### **Land Division**

- 70 For land not within a policy area, land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 16 hectares in area; unless it is located in Hackham and those parts of Old Noarlunga north of the Onkaparinga River, where land division, including boundary realignments should not create allotments less than 4 hectares in area.

## Environment Protection Policy Area 30

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

### OBJECTIVES

- 1 Preservation of the natural and rural character and scenic features of the policy area in order to:
  - (a) conserve and regenerate important native vegetation and native fauna habitats
  - (b) limit visual intrusion of various forms of development within the policy area, particularly when viewed from roads or vantage points.
- 2 Low-intensity rural activities on large land holdings.
- 3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is found in the north-eastern corner of the City of Onkaparinga, in the Coromandel East/Ironbank West region. It contains a number of mid-sized rural allotments in both public and private ownership, with a strong natural landscape character being predominant. It is envisaged that native vegetation within the policy area will be conserved and enhanced wherever possible.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling and a building associated with farming activities
  - low intensity farming and grazing
  - recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
  - supplementation of existing farming activities through small scale tourist accommodation:
    - within an existing building, or
    - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development which secures the ongoing conservation and regeneration of native vegetation should be encouraged.
- 4 The excavation and/or filling of land should:
  - (a) be no greater than 1.5 metres from natural ground level

- (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
  - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.
- 5 Buildings should only be erected within 20 metres of the nearest boundary of a road where one of the following can be satisfied:
- (a) additional remnant native vegetation exhibiting high amenity or conservation value can be retained
  - (b) the building is effectively screened by existing buildings or roadside vegetation
  - (c) the building set-back is consistent with the pattern of existing nearby development and the visual amenity of the locality is preserved.

### **Land Division**

- 6 Land division should not be undertaken except where it will facilitate the retention of native vegetation on a single allotment and provided no additional allotments are created.

## Landscape Protection Policy Area 31

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

### OBJECTIVES

- 1 Preservation of the natural and rural character and scenic features of the policy area in order to:
  - (a) conserve and regenerate important native vegetation and native fauna habitats
  - (b) limit visual intrusion of various forms of development within the policy area, particularly when viewed from roads or vantage points
  - (c) maintain the life-style and amenity of residents within the locality.
- 2 Low-intensity rural activities on large land holdings.
- 3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.
- 4 An area in which the semi-rural landscape character is preserved and enhanced.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling and a building associated with farming activities
  - low intensity farming and grazing
  - recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
  - supplementation of existing farming activities through small scale tourist accommodation:
    - within an existing building, or
    - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.

#### Form and Character

- 2 Development should not be undertaken unless:
  - (a) 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 dwelling including outbuildings and structures normally associated with such dwellings, on a single allotment
  - (b) together with landscaping, it preserves and enhances the natural and semi-rural character and amenity of the policy area or assists in the re-establishment of such character and amenity.
- 3 Development should not be undertaken if the operation and management of such development is likely to result in dust or noise nuisance.
- 4 Development which secures the ongoing conservation and regeneration of native vegetation should be encouraged.
- 5 The excavation and/or filling of land should:
  - (a) be no greater than 1.5 metres from natural ground level

- (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
  - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.
- 6 Dwellings and other buildings should be located:
- (a) in areas already cleared of native vegetation and
  - (b) within areas of degraded native vegetation where well preserved native vegetation occupies the balance of the land on which the buildings are to be located.
- 7 Buildings should only be erected within 20 metres of the nearest boundary of a road in circumstances where one of the following can be achieved:
- (a) additional remnant native vegetation exhibiting high amenity or conservation value can be retained
  - (b) the building is effectively screened by existing buildings or roadside vegetation
  - (c) the building set-back is consistent with the pattern of existing nearby development and the visual amenity of the locality is preserved.
- 8 The external materials of buildings should avoid the use of natural galvanised or zincalume surfaces in visually exposed locations.
- 9 Development incorporating a combined office and dwelling should have a predominantly residential character.
- 10 Intensive animal keeping should not be undertaken in the policy area.

### **Land Division**

- 11 Land division should not be undertaken except where it will facilitate the retention of native vegetation on a single allotment and provided no additional allotments are created.

## Mount Lofty Ranges Policy Area 32

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

### OBJECTIVES

- 1 Economically productive, efficient and sustainable primary production.
- 2 Continuation of dairying, viticulture, orcharding, horse-keeping and general grazing as the dominant land use activities in the area, subject to management of these activities so that pollution of water resources and other environmental impacts are minimised.
- 3 Protection of the general viability and agricultural productivity of the area by restricting further land division.
- 4 Protection of the scenic qualities of rural landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - tourist accommodation.

#### Form and Character

- 2 Development, especially involving primary production, habitation, tourism and related activities, should be limited to that which is economically and ecologically sustainable.
- 3 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.

#### Land Division

- 4 Land division should only occur if no additional allotments are created, and:
  - (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.



## Open Space Policy Area 33

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

### OBJECTIVES

- 1 Preservation of the natural and rural character and scenic features of the policy area.
- 2 Low-intensity rural and rural living activities on large land holdings.
- 3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.
- 4 Public and privately owned land of an open character, including the provision of a buffer with a minimum distance of 200 metres from the **Conservation Zone** as indicated on [Concept Plan Map Onka/8 - Aldinga](#) in order to:
  - (a) provide a visual and scenic contrast to the adjacent built urban environment
  - (b) retain open views from Main South Road and Justs Road to the coast
  - (c) define distinctive 'edge' to the coastal settlements of Aldinga and Sellicks Beach
  - (d) protect and enhance the biodiversity of the Aldinga Scrub Conservation Park and The Washpool wetlands drainage area.
- 5 Accommodation of a range of recreation and leisure facilities of low environmental impact.
- 6 Provision for the integration of stormwater management, aquifer recharge and water quality management in association with any compatible land use to protect and preserve the fragile ecology of the Aldinga Scrub Conservation Park.
- 7 Protection of sites and areas of Aboriginal archaeological significance.
- 8 Development should contribute to the re-establishment of natural ecological balance by application of environmentally sustainable development practices, including re-vegetation of waterways and establishment of flora and fauna corridors.
- 9 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Development that protects and enhances biodiversity and the open landscape is encouraged. It is expected that all development ensures the sustainability of the Aldinga Scrub Conservation Park and The Washpool wetlands area.

The policy area includes a buffer to protect the aesthetic amenity and functional aspects of the coastal wetlands and last remaining significant area of coastal native vegetation contained within the adjoining **Conservation Zone**, as indicated on [Concept Plan Map Onka/8 - Aldinga](#).

This buffer is of varying width to take into account flooding, stormwater, native revegetation potential, landscape value considerations and the need to provide a visual break between the more developed areas of the coastline between South Road and the beach. All activities, including access to and away from natural areas to avoid degradation, will ensure good water quality and sound management of the coastal and hinterland environment. Tourism activities focusing on these attributes are encouraged.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling and a building associated with farming activities
  - low intensity farming and grazing
  - recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
  - supplementation of existing farming activities through small scale tourist accommodation:
    - within an existing building, or
    - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 The excavation and/or filling of land should:
  - (a) be no greater than 1.5 metres from natural ground level
  - (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
  - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.
- 4 No development should occur within 200 metres of the **Conservation Zone** that is likely to detrimentally impact on the conservation values of land within that zone.
- 5 Any tourist establishment should be compatible with the area's natural coastal features and be of a type, scale and operation exhibiting a low environmental impact in terms of:
  - (a) volumes of traffic generated
  - (b) building size, bulk and degree of visual exposure
  - (c) potential for effluent generation and safe disposal
  - (d) proximity to and potential effect on land of conservation value.
- 6 Developments including land division within 30 metres of an existing or proposed drainage path shown on the [Concept Plan Map Onka/8 - Aldinga](#) should not impede the establishment of an open space corridor of this width.
- 7 When land fronting or containing the proposed major pedestrian/bike trail, shown on the [Concept Plan Map Onka/8 - Aldinga](#), is developed or land is divided, provision should be made for a reservation of ten metres in width on the alignment of the proposed linear park.
- 8 Electricity and telecommunication services should be undergrounded.
- 9 No development should occur which impacts adversely upon the significance of a recorded Aboriginal archaeological site.
- 10 Buildings should be sited at least 30 metres of an existing or proposed drainage path shown on the [Concept Plan Map Onka/8 - Aldinga](#).

- 11 Development should not result in pollution from domestic effluent, animal keeping or urban stormwater upon the watercourses, the Aldinga Scrub, The Washpool wetlands system and the marine environment. The provision of vegetated and landscaped floodways and flood protection measures are appropriate.
- 12 The incorporation of stormwater infrastructure, water re-use and improvement of visual amenity in the provision of recreational activities, should occur.
- 13 No horse keeping should occur south of Cox Road. The keeping of more than two horses in the remaining area on an allotment of not less than five hectares should only occur when it can be demonstrated that such an activity will not have an adverse impact on the subject land and the amenity of the locality.
- 14 Horse keeping should only take place where a dwelling is permanently occupied on the site and where it can be demonstrated that such an activity will not have an adverse impact on the subject land and the amenity of the locality and there is a clear understanding of appropriate animal and land management requirements. These include:
  - (a) landscaping in the form of tall trees and shrubs which will provide shade from direct sunlight should occur around stables and day yards and in particular to the north
  - (b) day yards should be covered with low erosive materials such as coarse sand or shell grit
  - (c) horses should be provided with a properly designed and constructed stable of a minimum distance of 8 metres by five metres per horse
  - (d) a minimum distance of 200 metres from the Aldinga Scrub Conservation Park boundary.
- 15 Development involving horse keeping including associated water storage facilities and disposal sites, should be designed and managed in such a way as to ensure that:
  - (a) the number of animals kept is in accordance with the capacity of the waste disposal system
  - (b) any waste ponding system prevents overflow or seepage
  - (c) any solid waste storage facilities prevent seepage or surface run-off
  - (d) the system for the disposal of dead animals is safe and efficient
  - (e) the rate of any waste water irrigation is such that no ponding or surface run-off of waste water occurs.

### **Land Division**

- 16 Land division should not be undertaken except where it will facilitate the retention of native vegetation on a single allotment and provided no additional allotments are created.

## 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 Onka/1 - Conditions for Complying Development](#):

Form of Development	Exceptions
Farming	Except where located within one of the following policy areas: (a) <b>Environment Protection Policy Area 30</b> (b) <b>Landscape Protection Policy Area 31</b> (c) <b>Mount Lofty Ranges Policy Area 32</b> (d) <b>Open Space Policy Area 33.</b>
Horticulture	Except where located within one of the following policy areas: (a) <b>Environment Protection Policy Area 30</b> (b) <b>Landscape Protection Policy Area 31</b> (c) <b>Mount Lofty Ranges Policy Area 32</b> (d) <b>Open Space Policy Area 33.</b>

### 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): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Auction room	
Bulky goods outlet	
Bus depot where located within the <b>Open Space Policy Area 33</b>	
Bus station where located within the <b>Open Space Policy Area 33</b>	
Caravan park	
Community centre	Except where it is located within the <b>Mount Lofty Ranges Policy Area 32</b>
Consulting room	

Form of Development	Exceptions
Crematorium where located within one of the following policy areas: (a) <b>Mount Lofty Ranges Policy Area 32</b> (b) <b>Open Space Policy Area 33</b>	
Dwelling	Except for a detached dwelling that achieves all of the following: (a) it is to be erected on an existing allotment and where a habitable dwelling does not already exist on the allotment (b) no valid planning authorisation to erect a dwelling on that allotment exists (c) no other application for planning authorisation is being made or has been made and is not yet determined for a dwelling on that allotment (d) it complies with all of the following (A) to (F): (A) 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 (B) it is to be connected to an approved waste treatment system which may include sewerage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods (C) it does 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 (D) it does 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 (E) it does not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event (F) it is sited at least 25 metres from any watercourse.
Educational establishment	
Entertainment venue	
Fuel depot	
General industry	
Hall	
Hospital	
Horse keeping	Except where it achieves either of the following: (a) it is located outside the <b>Environment Protection Policy Area 30</b> (b) it is located within the <b>Mount Lofty Ranges Policy Area 32</b> and achieves all of the following: (i) associated buildings and structures, including stables, shelters and exercise yards are not located in areas subject to inundation by a 1-in-100 average return interval flood event (ii) located on land with a slope not exceeding 12 degrees

Form of Development	Exceptions
Hotel	<ul style="list-style-type: none"> <li>(iii) located on land where the average annual rainfall does not exceed 1000 millimetres</li> <li>(iv) associated buildings, structures and intensive exercise areas are located a minimum of 25 metres from any watercourse.</li> </ul>
Indoor recreation centre	
Industry	<p>Except where it is located outside of both the <b>Environment Protection Policy Area 30</b> and the <b>Open Space Policy Area 33</b>, and it includes one of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located outside the <b>Mount Lofty Ranges Policy Area 32</b> and it achieves one of the following:           <ul style="list-style-type: none"> <li>(i) it is directly associated with the processing of primary production or natural resource extraction, and it includes at least one of the following activities:               <ul style="list-style-type: none"> <li>(A) washing</li> <li>(B) grading</li> <li>(C) processing (including bottling)</li> <li>(D) packing</li> <li>(E) storage</li> </ul> </li> <li>(ii) it is not directly associated with the processing of primary production or natural resource extraction and it achieves both (A) and (B):               <ul style="list-style-type: none"> <li>(A) it is not located in a building that existed before 1 January 2001</li> <li>(B) it does not occupy a floor area greater than 150 square metres</li> </ul> </li> </ul> </li> <li>(b) it is located within the <b>Mount Lofty Ranges Policy Area 32</b> and it includes all of the following:           <ul style="list-style-type: none"> <li>(i) it is directly associated with the processing of primary production or natural resource extraction, and it includes at least one of the following activities takes place:               <ul style="list-style-type: none"> <li>(A) washing</li> <li>(B) grading</li> <li>(C) processing (including bottling)</li> <li>(D) packing</li> <li>(E) storage</li> </ul> </li> <li>(ii) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres with a maximum building area of no greater than 150 square metres, and a maximum area of no greater than 50 square metres for the sale and display of goods manufactured in the industry</li> <li>(iii) the industry, including ancillary uses, is located within the boundary of a single allotment</li> <li>(iv) it is not located within any of the following:               <ul style="list-style-type: none"> <li>(A) a 900 millimetres or greater rainfall/year area</li> <li>(B) 200 metres of a major stream (third order or higher)</li> <li>(C) 800 metres of the high water level of a public water supply reservoir</li> </ul> </li> <li>(v) it complies with all of the following (A) to (G):</li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(A) 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>(B) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority</li> <li>(C) the effluent system and any effluent drainage field are located within the allotment of the development</li> <li>(D) it is not located on land with a slope greater than 20 per cent (1-in-5)</li> <li>(E) it is not located on land that is classified as being poorly drained or very poorly drained</li> <li>(F) it is located at least 50 metres from a bore, well or watercourse</li> <li>(G) the development 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 return interval flood event</li> </ul>
	<p>(c) it is located within the <b>Mount Lofty Ranges Policy Area 32</b> and it includes all of the following:</p> <ul style="list-style-type: none"> <li>(i) it is a mineral water extraction and processing plant, and where at least one of the following activities takes place:           <ul style="list-style-type: none"> <li>(A) extraction</li> <li>(B) bottling</li> <li>(C) packaging</li> <li>(D) storage</li> <li>(E) distribution</li> </ul> </li> <li>(ii) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 350 square metres with a maximum building area of no greater than 250 square metres, and a maximum area of no greater than 50 square metres for the sale and display of goods manufactured in the industry</li> <li>(iii) the industry, including ancillary uses, is located within the boundary of a single allotment</li> <li>(iv) it is located at least 200 metres from a major stream (third order or higher)</li> <li>(v) it complies with all of the following (A) to (G):           <ul style="list-style-type: none"> <li>(A) 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>(B) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority.</li> <li>(C) the effluent system and any effluent drainage field are located within the allotment of the development</li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(D) it is not located on land with a slope greater than 20 per cent (1-in-5)</li> <li>(E) it is not located on land that is classified as being poorly drained or very poorly drained</li> <li>(F) it is located at least 50 metres from a bore, well or watercourse</li> <li>(G) the development 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 return interval flood event</li> </ul>
(d)	<p>it is located within the <b>Mount Lofty Ranges Policy Area 32</b> and involves a home based industry that achieves all of the following:</p> <ul style="list-style-type: none"> <li>(i) it involves one of the following activities:           <ul style="list-style-type: none"> <li>(A) arts</li> <li>(B) crafts</li> <li>(C) tourism</li> <li>(D) 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>(ii) the total combined area for any one or any combination of these activities does not exceed 80 square metres and no more than 30 square metres for sale and display of goods manufactured in the industry</li> <li>(iii) the industry is not located further than 50 metres from a habitable dwelling on the allotment</li> <li>(iv) the industry, including any ancillary uses is located within the boundary of a single allotment</li> <li>(v) there is no more than one industry located on an allotment</li> <li>(vi) the industry is located at least 200 metres from a major stream (3rd order or higher)</li> <li>(vii) it complies with all of the following (A) to (G):           <ul style="list-style-type: none"> <li>(A) 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>(B) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority.</li> <li>(C) the effluent system and any effluent drainage field are located within the allotment of the development</li> <li>(D) it is not located on land with a slope greater than 20 per cent (1-in-5)</li> <li>(E) it is not located on land that is classified as being poorly drained or very poorly drained</li> <li>(F) it is located at least 50 metres from a bore, well or watercourse</li> <li>(G) the development does not have a 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 return interval flood event.</li> </ul> </li> </ul>



Form of Development	Exceptions
<p>Intensive animal keeping where located within one of the following policy areas:</p> <ul style="list-style-type: none"> <li>(a) <b>Environment Protection Policy Area 30</b></li> <li>(b) <b>Landscape Protection Policy Area 31</b></li> <li>(c) <b>Mount Lofty Ranges Policy Area 32</b></li> <li>(d) <b>Open Space Policy Area 33.</b></li> </ul>	
Land division	<p>Except where it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) it is not located in a policy area and it achieves one of the following: <ul style="list-style-type: none"> <li>(i) all allotments resulting from the division are at least 16 hectares</li> <li>(ii) no additional allotments are created and the number of resulting allotments of less than 16 hectares is not more than the number that existed prior to rationalisation</li> <li>(iii) it is located within the suburb of Hackham, and that portion of Old Noarlunga north of the Onkaparinga River</li> <li>(iv) it is located at Seaview Road McLaren Vale and the purpose of the land division is for: <ul style="list-style-type: none"> <li>(A) tourist accommodation for more than 55 guests</li> <li>(B) a community division within the meaning of the <i>Community Titles Act 1996</i>, and is accompanied by a scheme description that commits the development to ongoing tourist accommodation use to the exclusion of all other types of residential use other than a manager's residence.</li> </ul> </li> </ul> </li> <li>(b) it is located in the <b>Mount Lofty Ranges Policy Area 32</b> and it achieves all of the following: <ul style="list-style-type: none"> <li>(i) no additional allotments are created, either partly or wholly within the policy area</li> <li>(ii) the development of the proposed allotments does not result in a greater risk to pollution of surface or underground waters than would the development of existing allotments</li> <li>(iii) each resulting allotment provides a suitable site for a detached dwelling which complies with all of the following: <ul style="list-style-type: none"> <li>(A) 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>(B) it 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>(C) 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>(D) 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</li> </ul> </li> </ul> </li> </ul>

Form of Development	Exceptions
	<p>seasonal or permanent watertable less than 1.2 metres</p> <p>(E) 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</p> <p>(F) it is sited at least 25 metres from any watercourse</p> <p>(c) it is located within <b>Open Space Policy Area 33</b> and achieves one of the following:</p> <p>(i) all allotments resulting from the division are at least 4 hectares with a minimum frontage of 100 metres to a public road</p> <p>(ii) no additional allotments are created partly or wholly in the policy area and the purpose of the land division is to:</p> <p>(A) provide for a minor readjustment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of those existing structures; or</p> <p>(B) provide for a minor readjustment of allotment boundaries in order to improve the management of the land for the purpose of servicing, access and/or the conservation of its natural features, or</p> <p>(C) the provision of open space (to be vested as Reserve) or service easements</p> <p>(d) it is located within the <b>Environment Protection Policy Area 30</b> and achieves one of the following:</p> <p>(i) no additional allotments are created partly or wholly within the policy area</p> <p>(ii) the leasing of land is for a term not exceeding five years.</p>
<p>Land-fill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i>.</p>	
<p>Motel where located within one of the following policy areas:</p> <p>(a) <b>Environment Protection Policy Area 30</b></p> <p>(b) <b>Mount Lofty Ranges Policy Area 32.</b></p>	
<p>Motor racing or testing venue</p>	
<p>Motor repair station</p>	
<p>Nursing home</p>	
<p>Office</p>	<p>Except where it is ancillary to and in association with one of the following land uses:</p> <p>(a) primary production</p> <p>(b) tourism development.</p>
<p>Office and dwelling</p>	
<p>Petrol filling station</p>	

Form of Development	Exceptions
Place of worship	
Pre-school	
<p>Prescribed mining operations where located within one of the following policy areas:</p> <ul style="list-style-type: none"> <li>(a) <b>Environment Protection Policy Area 30</b></li> <li>(b) <b>Mount Lofty Ranges Policy Area 32.</b></li> </ul>	
Primary school	
<p>Private hotel where located within one of the following policy areas:</p> <ul style="list-style-type: none"> <li>(a) <b>Mount Lofty Ranges Policy Area 32</b></li> <li>(b) <b>Open Space Policy Area 33.</b></li> </ul>	
Radio or TV studio	
Racecourse where located within the <b>Open Space Policy Area 33.</b>	
Residential flat building	
<p>Road transport terminal where located within one of the following policy areas:</p> <ul style="list-style-type: none"> <li>(a) <b>Open Space Policy Area 33</b></li> <li>(b) <b>Mount Lofty Ranges Policy Area 32</b></li> <li>(c) <b>Environment Protection Policy Area 30.</b></li> </ul>	
Service industry where located within the <b>Open Space Policy Area 33.</b>	
Service trade premises	
Shop and dwelling	
Shop or group of shops	<p>Except where it achieves (a), (b) and (c):</p> <ul style="list-style-type: none"> <li>(a) it is located outside of the following policy areas: <ul style="list-style-type: none"> <li>(i) <b>Environment Protection Policy Area 30</b></li> <li>(ii) <b>Mount Lofty Ranges Policy Area 32</b></li> <li>(iii) <b>Open Space Policy Area 33</b></li> </ul> </li> <li>(b) it is ancillary to and in association with primary production or tourism development</li> <li>(c) the gross leasable area is 200 square metres or less.</li> </ul>
Showground where located within the <b>Open Space Policy Area 33.</b>	
Stadium	
<p>Stock saleyard where located within one of the following policy areas:</p> <ul style="list-style-type: none"> <li>(a) <b>Mount Lofty Ranges Policy Area 32</b></li> <li>(b) <b>Open Space Policy Area 33.</b></li> </ul>	

Form of Development	Exceptions
Stock slaughter works where located within one of the following policy areas: (a) <b>Mount Lofty Ranges Policy Area 32</b> (b) <b>Open Space Policy Area 33.</b>	
Store where located within one of the following policy areas: (a) <b>Mount Lofty Ranges Policy Area 32</b> (b) <b>Open Space Policy Area 33.</b>	
Telecommunications facility where it is located within the <b>Mount Lofty Ranges Policy Area 32</b>	
Tourist accommodation and ancillary uses	Except where it achieves one of the criteria (a) to (e), and all of the criteria (f) to (i), although excludes caravan or camping grounds: (a) within part of or is 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 (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 (c) wholly within or within part of or is 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 (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 (e) <b>tourist accommodation complex and associated development including a hotel, conference centre, restaurant and recreation areas at Allotment 14 Seaview Road, McLaren Vale in Deposited Plan 15740 in Certificate of Title 5442/793, or otherwise associated with allotments adjacent Seaview Road approved under the <i>Community Titles Act 1996</i> for a tourism developments of more than 55 guests</b> (f) when accommodating eleven guests or more any effluent generated is not disposed onto land: (i) in a high rainfall zone (>900 mm/year) (ii) within 200 metres of a major watercourse (3rd or higher order) (g) 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 (h) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff) (i) complies with all of the following (A) to (F): (A) 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

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(B) it is to be connected to an approved waste treatment system which may include sewerage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(C) it does 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</li> <li>(D) it does 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) it does not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(F) it is sited at least 25 metres from any watercourse.</li> </ul>
<p>Warehouse where located within one of the following policy areas:</p> <ul style="list-style-type: none"> <li>(a) <b>Mount Lofty Ranges Policy Area 32</b></li> <li>(b) <b>Open Space Policy Area 33.</b></li> </ul>	
<p>Waste reception, storage, treatment or disposal where it is located within the <b>Mount Lofty Ranges Policy Area 32</b></p>	
<p>Wind farm</p>	<p>Except where the turbine generates power to be used wholly for activities on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.</p>
<p>Wind monitoring mast</p>	
<p>Winery where located within the <b>Mount Lofty Region Policy Area 32</b></p>	<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 within 200 metres of a major stream (3rd order or higher)</li> <li>(e) complies with all of the following (A) to (G): <ul style="list-style-type: none"> <li>(A) 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>(B) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority.</li> </ul> </li> </ul>

Form of Development	Exceptions
Wrecking yard	(C) the effluent system and any effluent drainage field are located within the allotment of the development (D) it is not located on land with a slope greater than 20 per cent (1-in-5) (E) it is not located on land that is classified as being poorly drained or very poorly drained (F) it is not located within 50 metres of any bore, well or watercourse (G) the development 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 return interval flood event.

### 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>Industry in association with farming where it is located in the <b>Mount Lofty Ranges Policy Area 32</b></p> <p>Light industry where it is located within the <b>Mount Lofty Ranges Policy Area 32</b></p> <p>Mineral water extraction and/or processing plant where located within the <b>Mount Lofty Ranges Policy Area 32</b></p> <p>Winery where it is located within the <b>Mount Lofty Ranges Policy Area 32</b> where either (a) or (b) apply:</p> <ul style="list-style-type: none"> <li>(a) processes 500 tonnes of grapes or less per year</li> <li>(b) processes 500 tonnes of grapes or more per year and is located further than 300 metres of the following zones or policy areas:             <ul style="list-style-type: none"> <li>(i) residential</li> <li>(ii) tourism development</li> <li>(iii) township</li> <li>(iv) rural living</li> <li>(v) mixed use.</li> </ul> </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 providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.
- 2 A centre providing a focus for public transport interchanges and networks.
- 3 Development of a visually and functionally cohesive and integrated regional centre.
- 4 A major transit-oriented mixed-use centre accommodating medium to high density residential development in conjunction with non-residential development.
- 5 A centre accommodating high density residential development in conjunction with non-residential development.
- 6 Residential development which includes a minimum of 15 per cent affordable housing.
- 7 Development that promotes street activity and interest to passing pedestrians and contributes to the liveliness, vitality and security of the public realm.
- 8 Development that advantages walking, cycling and public transport as well as reducing the need to travel.
- 9 Development located, sited and designed to manage impacts to occupants from noise, vibration, odour and other airborne pollutants.
- 10 A centre providing a major regional sporting hub complemented by a variety of connected indoor and outdoor sporting and recreational facilities integrated with other centre activities.
- 11 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The centre will transition into a highly street-based accessible, vibrant, transit-oriented regional centre for southern Adelaide, providing the greatest range of retail, business, services and other employment generating activities outside the Adelaide CBD, and efficiently using land readily accessible to frequent public transport to support increased use of transit. Higher-density residential development will be compatibly mixed with non-residential activities.

Major land uses, including the Colonnades shopping centre, the Noarlunga train station and bus interchange, health centre and hospital, secondary and tertiary education facilities, recreation facilities, and municipal and government offices/services, will continue to be important elements in the transition to a transit-oriented regional centre. The current separate and sparse distribution of land uses, dominance by large scale inwardly facing buildings with limited pedestrian linkages, and vast areas of at-grade car parking will evolve into quality streets and building designs and a diverse mix of land uses that are readily accessible to transit.

Noarlunga railway station will be a central focus within a modified grid-like movement network based on streets and supported by mixed use activities. The street network will be legible and achieve a high level of accessibility by both private and public transport. The highest densities and diversity of uses will generally occur within a core development area within 400 metres or a 5-minute walk of Noarlunga railway station to

take full advantage of proximity to transit and other central facilities. There will be an overall transition in scale and intensity from a high-density, medium-rise and centrally high-rise core (**Central City Policy Area 34**) to predominantly medium-density, low-rise residential areas more distant from the central railway station (**Inner Residential Policy Area 35**). There may also be higher buildings overlooking significant areas of open space or roads.

A major retail mixed use area will continue to provide the primary focus for retail services for the region, focusing on the Colonnades shopping centre and generally located east of the rail line. It is anticipated that ongoing development of this area be intensive and will incorporate ground floor retailing with opportunities for vertical integration of additional retail mixed with complementary commercial, recreation, education, hotel, residential and service uses on upper levels. Large format retail and supermarkets will continue to be a focus in this area, with smaller-scale supermarkets and convenience stores located elsewhere in the centre. The permeability of Colonnades shopping centre itself will be enhanced through stronger north-south access and improved linkages to the train station.

A focus on medical mixed use activities is envisaged surrounding the health centre and hospital and east of the TAFE, including supporting health-related commercial, retail and other services such as laboratories, pharmacies and counselling. There is also capacity for research and innovation mixed use activities to locate west of the station, supported by recreation, small retail and residential uses.

Beach Road will maintain its function as a strategic arterial road and provide for the safe and efficient movement of through traffic. Also serving as a major gateway to the regional centre, an arterial boulevard is envisaged involving high amenity street scaping and improved pedestrian and bicycle connectivity across the road. Land use will comprise of commercial and mixed use developments which are highly visible to Beach Road, but provide primary activity and access for pedestrians and vehicles from the rear. No parking or additional direct property access for vehicles will be provided on Beach Road.

Wherever dwellings are likely to be part of a mix of uses within an allotment, street or locality, attainment of a reasonable level of visual and aural privacy and amenity for residents will be based on standards appropriate for a mixed-use centre, rather than a purely residential area.

The centre will exhibit techniques and strategies to conserve resources and improve resilience to future energy and climatic conditions. These techniques may include green roofs and walls, renewable energy features, innovative waste practices and use of water sensitive urban design at the neighbourhood, street, site and building level to create distinguishing streetscape and architectural features and a model for the wider city.

### **Public Realm**

An attractive, sheltered, safe and secure pedestrian environment is envisaged, progressively enhanced by large-growing trees on major streets, canopies to buildings over footpaths and high quality street paving, lighting and furniture. This will be complemented, where setbacks provide, by landscaped open space surrounding buildings to ensure that pedestrian trips are enjoyable, interesting and safe.

High quality public spaces such as town parks, plazas or promenades will be organising features of the urban structure. They will be safe, attractive and sociable spaces for pedestrians to sit and gather and move around within. A variety of large and small, structured and unstructured open spaces is envisaged, including smaller intimate spaces and spaces for communal food production in suitable areas where permeability and public safety is maintained, particularly within the core. Pedestrian-scale signage, landscaping, art, furniture, lighting and shelter, and end of journey cycling facilities will be provided as an integral element of buildings and public spaces.

There will be high levels of passive surveillance of the public realm from nearby buildings. Solid material will be balanced with visually permeable areas. Plant and service equipment will be enclosed and out of view from the street and neighbouring sites. As the quality of the pedestrian experience of the public domain is paramount, the location of on-site car parking is not to impinge on the desired precinct character, and an overall activated and overlooked street network.



### **Movement Network**

A compact and dense street and pedestrian access network is envisaged with streets in a modified grid pattern where possible, with intersections generally no more than 120 metres apart, encouraging connectivity and providing linkages. The ratio between street widths and adjacent building heights will foster pedestrian comfort, enclosure and attractiveness, while accommodating parking, verges, footpaths, bikeways and medians, and efficient movement of buses and commercial, service and emergency vehicles. Priority will be given to ensuring ample space for pedestrians and vibrant street level activity. Lane widths and intersection radii will be as narrow and tight as feasible.

Greater pedestrian connectivity within and across the Beach Road, Dyson Road and Goldsmith Drive corridors will be balanced with provision of safe and convenient through traffic. In-centre traffic will be distributed and managed to reduce dependence on established higher-volume routes and minimising extensive surface parking areas will reduce the physical and visual dominance of cars in the urban environment and increase permeability. More frequently spaced connections between the centre and surrounding areas will help overcome physical and psychological separation.

Pedestrian and/or shared pedestrian, bicycle and vehicular paths will be well landscaped and visually prominent. The location and placement of trees, street furniture and other street infrastructure will also ensure access and movement is retained for all abilities, particularly to public transport.

### **Sport and Recreation**

A major sporting hub is envisaged to provide regional level facilities with ancillary retail, office and professional consulting uses and complementary sport and recreation development, on land south of Goldsmith Drive, taking advantage of shared use opportunities presented by being located adjacent to South Adelaide Football Club and Cardijn College. Primacy should be given to regional sporting facilities locating in this area.

In addition, a variety of quality open spaces will be provided in different parts of the Centre to create a network which complements the hub and provides opportunities for sport and active and passive recreation, including the shared use of school facilities, to promote healthy lifestyles and enhance amenity. The network will be well connected by the proposed walking and cycling system, including a greenway within or adjacent to the rail corridor, to enhance transport linkages.

Siting and design of sport and recreation facilities, open spaces and adjacent buildings will be carefully considered to enable capacity for after-hours use, passive surveillance and reasonable amenity expectations to be realised.

### **Built Form and Character**

An urban character is envisaged comprising higher density multi-level buildings, shallow or no front setbacks, and a strong emphasis on pedestrian amenity and passive surveillance. All development will contribute to the transition to a cohesive built form and style and be of high architectural standard, incorporating simple but interesting forms. Fencing will not be a dominant feature in the streetscape but low fencing will help to define private and public areas where buildings are set back. Storage and delivery areas will be discreetly positioned and screened. A variety of sun shading devices, adjustable privacy screens and balcony edges will also improve the overall design and composition of buildings.

### **Outdoor Advertising**

Outdoor advertisements will be in keeping with the desired pedestrian-scale of built-form fronting streets, not extend above the height of the ground storey unless integrated with the architectural features of the building, be sited and designed to minimise impacts on residential amenity and will use innovative designs to add to a vibrant street life. Outdoor advertisements associated with existing higher order retail will be of a form and scale that is functional without dominating new or envisaged land uses in the zone.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - attached or group dwellings where located in **Central City Policy Area 34** providing it is able to convert to a non-residential at the ground level)
  - bank
  - bulky goods outlet where located in **Central City Policy Area 34**
  - child care centre
  - civic centre where located in **Central City Policy Area 34**
  - consulting room
  - department store where located east of the rail line in **Central City Policy Area 34**
  - detached dwelling where located in **Inner Residential Policy Area 35**
  - educational establishment
  - emergency services facility
  - entertainment facility
  - health facility
  - hospital where located in **Central City Policy Area 34**
  - hotel where located in **Central City Policy Area 34**
  - indoor recreation centre
  - library where located in **Central City Policy Area 34**
  - licensed premise where located in **Central City Policy Area 34**
  - motel
  - office
  - place of worship
  - playing field where located in **Inner Residential Policy Area 35**
  - public transport terminal where located in **Central City Policy Area 34**
  - recreation area
  - regional sporting hub facilities
  - residential flat building where located in **Central City Policy Area 34** providing it is able to convert to a non-residential use at ground level
  - restaurant
  - shop
  - supermarket
  - supported accommodation
  - swimming pool.
- 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 Development should occur in accordance with [Concept Plan Map Onka/25 – Noarlunga Regional Centre](#).
- 5 Dwellings should only be located at upper levels of buildings and in conjunction with an envisaged non-residential use located at ground level where located within the **Central City Policy Area 34**.
- 6 Development should provide clearly delineated, well designed entry points for buildings at the front of a site and in view of the street.
- 7 Development should be designed to transition to creating active street frontages and interest to passing pedestrians and contribute to the liveliness, vitality, amenity, human-scale character, physical enclosure and security of the public realm and locality by:
  - (a) establishing generally continuous edges of built-form of compatible height and architectural design

- (b) activating parts of buildings opening onto and addressing these spaces and providing outdoor seating or display areas on street verges
  - (c) providing weather protection along footpaths through awnings, upper level building overhangs, colonnades and verandas where buildings abut outdoor footpaths and ensuring that these structures do not interfere with street trees, lighting and other public infrastructure
  - (d) designing entries and associated elements (eg. signs, street numbers, post boxes) to emphasise their visual presence from various approaches to the building
  - (e) clearly delineating the distinction between public and private space
  - (f) eliminating potential for concealment
  - (g) ensuring that car parking structures, building plant and service areas are screened from primary streets and thoroughfares by suitable development and/or landscaping
  - (h) incorporating landscaping and design elements in surface off-street parking and other significant interruptions to built form frontages
  - (i) avoidance or minimisation of:
    - (i) blank walls presenting flat surfaces without detailing, openings or activity
    - (ii) window surfaces hiding internal activity in non-residential development unless there are paramount privacy concerns.
- 8 Development, including additions to existing buildings, should ensure roof forms are interesting, integrate service elements, such as service plants, lift overruns, vent stacks, ventilation equipment and gutters into the roof design to minimise visual intrusion, and maximise the opportunity for roofs to deliver one or more of the following functions:
- (a) communal and/or private recreation opportunities that do not result in unreasonable overlooking or loss of privacy
  - (b) roof top gardens
  - (c) efficient installation of renewable energy technology, including solar panels, solar hot water systems and other technologies.
- 9 Corner buildings should define and reinforce the townscape importance of their sites by establishing an appropriate scale and architectural form on the corner, and addressing and activating both street frontages with a combination of doors, windows and balconies.
- 10 Development should be adaptable in form to enable convenient conversion of internal spaces to alternative uses without the need for significant changes to the building. This may be achieved in mixed-use buildings by providing a minimum ground floor to first floor height of 3.5 metres with a minimum 3 metres ceiling height so that the ground floor is capable of use as shops or other activities that promote street-level pedestrian activity.
- 11 Development in the **Central City Policy Area 34** and major educational or sporting hubs in the **Inner Residential Policy Area 35** should be located and designed with a view to promoting after-hours use and shared use of facilities.
- 12 Balconies should be provided to promote passive surveillance of laneways, walkways, streets and other public places.
- 13 Fencing especially where forward of building facades should be of a low open style to allow passive surveillance between public and private areas and provide an active streetscape. Except where required to protect or meet safety requirements for public infrastructure, chainmesh or wire security fencing is discouraged and less obtrusive forms of security should be considered where practical.

## Privacy and Amenity

- 14 Development should protect residential amenity and support the unhindered operation of retail and commercial activity by incorporating design elements that minimise the impact of potential interface issues such as noise, vibration, light spill, air quality and odours. This may be achieved by:
- (a) locating and orienting buildings and living environments away from noise, vibration and light sources which may cause unreasonable nuisance, including major roads and rail
  - (b) arranging activities and open spaces within and around a building to separate noisier functions from quieter functions and minimise unwanted noise transfer
  - (c) incorporating best-practice detailed design measures such as door seals, double glazing, acoustic shielding or use of building materials with higher acoustic properties (including walls, windows, doors and roofs) to resolve conflicts between outlook or views and acoustic amenity.
- 15 Development should provide a reasonable level of visual privacy for residents by incorporating design solutions that minimise incidental overlooking opportunities from and to areas of private open space, living rooms and upper level balconies. Emphasis should be placed on maintaining privacy between and from living areas and private open space.
- 16 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.
- 17 Outdoor areas (such as beer gardens) associated with entertainment premises and licensed venues should minimise the impact of noise on adjacent noise sensitive development through siting and/or design.
- 18 Development that contains a mix of permanent residential and short-stay tourist accommodation should protect the privacy, security, and amenity of existing and future permanent residents by providing adequate separation and noise attenuation measures.
- 19 Residential development should include a minimum private open space area as shown in the following table:

Configuration	Open space requirement
Studio (without separate bedroom)	8 square metres
One-bedroom	8 square metres
Two-bedroom	11 square metres
Three-bedroom or greater	15 square metres

- 20 A lesser amount of private open space may be accepted where the equivalent amount of open space is provided in the form of communal open space or a significant area of public open space is adjacent to the building that is accessible to all occupants of the development who do not have the required minimum.

## Vehicle Parking

- 21 Development should maximise the potential for sharing of car parking between different users and ensure that off-street parking is located, designed, managed and not over-provided so as to maximise efficient use of spaces, minimise the total area of land provided for parking and promote use of sustainable transport, including car sharing schemes where feasible. On-site parking provision should be in accordance with the following parameters:
- (a) for residential development in the form of residential flat buildings and residential development in multi-storey buildings, vehicle parking should be provided in accordance with the following rates:

Dwelling configuration	Minimum number of required vehicle spaces - where any part of the site is within 400 metres of a pedestrian entry to the railway station	Minimum number of required vehicle spaces - elsewhere	Minimum number of required vehicle spaces - plus visitor parking
Studio (without separate bedroom)	0.25	0.5	0.25
One bedroom	0.75	1	0.25
Two bedroom	1	1.5	0.25
Three or more bedrooms	1.25	2	0.25

- (b) serviced apartments and tourist accommodation should provide off street vehicle parking in accordance with the minimum rates specified in [Table Onka/3 – Off-Street Vehicle Parking Requirements](#).
- (c) serviced apartments and tourist accommodation should provide off street vehicle parking in accordance with the minimum rates specified in [Table Onka/3 – Off-Street Vehicle Parking Requirements](#)
- (d) for row, semi-detached and detached dwellings in **Inner Residential Policy Area 35**, vehicle parking should be provided in accordance with the minimum rates specified in [Table Onka/3 – Off-Street Vehicle Parking Requirements](#)
- (e) for non-residential development (excluding serviced apartments and tourist accommodation), vehicle parking should be provided in accordance with the rates set out in [Table Onka/3 – Off-Street Vehicle Parking Requirements](#) except where the following apply:
- (i) [Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas](#)
- (ii) if the development is located in **Central City Policy Area 34**, the following rates:

Location of Development within the zone	Spaces per 100 square metres of gross leasable floor area - Minimum	Spaces per 100 square metres of gross leasable floor area - Maximum
Where any part of the site is within 400 metres of a pedestrian entry to the railway station	3	5
Elsewhere	4	6

- 22 A reduced amount of car parking may be appropriate where any of the following conditions apply:
- (a) availability of convenient shared on-street car parking in the vicinity of the development;
- (b) an opportunity to exploit shared car parking areas between uses based upon compatible hours of peak operation;
- (c) suitable arrangements for any parking shortfall to be met elsewhere or by other means.
- 23 On-street car parking should not be located on arterial roads, or along roads where parking would have a detrimental impact upon the movement of any mode of transport through the area.

## Affordable Housing

- 24 Affordable housing should be distributed throughout the zone to avoid over concentration of similar types of housing in a particular area.

## Land Division

- 25 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.
- 26 Land division should accommodate open space and movement networks based on a highly permeable grid-like street pattern to provide for safe and convenient access and strong connections to public transport and other facilities.
- 27 Land division should ensure that public open spaces are located within a 200 metre walk of all dwellings.
- 28 Streets, other than laneways, should be designed to provide on-street parking and wider footpaths and other high-amenity pedestrian spaces in conjunction with buildings located on the street boundary.
- 29 Allotments along arterial or main roads should front those roads, and be provided with access from the rear of the building.
- 30 Land division should balance appropriate orientation of allotments, public spaces, street widths and alignments to maximise solar access and energy efficiency and take advantage of views from the centre to the coast, Onkaparinga River and ranges.
- 31 Movement networks for vehicular, pedestrian and bicycle traffic within and through the zone, underpinned by the subdivision layout or redevelopment should:
- (a) maximise permeability throughout and access with surrounding areas based on a grid-like street pattern, including mid-block laneways
  - (b) provide efficient routes to the railway station
  - (c) accommodate footpaths on both sides of all streets (except laneways and shared streets)
  - (d) provide for lane widths and intersection radii that are as narrow and tight as feasible while allowing safe pedestrian movement along and across streets and access for emergency services vehicles, including aerial fire appliances to multi-storey buildings
  - (e) be designed for ease of pedestrian movement by avoiding barriers and other impediments.
- 32 Laneways should not form part of the broader street network and:
- (a) have a minimum reserve width of 6.2 metres within the **Inner Residential Policy Area 35**
  - (b) be limited to a maximum length of 90 metres within the **Inner Residential Policy Area 35**
  - (c) be designed to accommodate garbage trucks and emergency service vehicles
  - (d) be overlooked by buildings above the street level.
- 33 Within the **Central City Policy Area 34**, laneway width should be designed to accommodate commercial deliveries and provide amenity where there are overhanging balconies.

## Central City Policy Area 34

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

### OBJECTIVES

- 1 A policy area representing the primary focus for employment, business and commercial services for the southern Adelaide 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 Transition to a high-density, vibrant, street based, mixed use city centre accommodating affordable living.
- 3 A policy area in which the highest priority is given to walking, cycling and public transport supported by active frontages, appropriate vertical and horizontal integration of uses and good urban design.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will function as a compact, intensely urban, mixed-use, highly accessible, street-based and pedestrian-oriented core of the regional centre with the highest density and diversity of use concentrated near the railway station and more intense mixed use retailing mainly east of the rail line.

A highly connected public realm will be established inspiring a sense of place and community ownership. A range of medium to high density residential densities will be delivered to increase the residential population of the centre in both mixed use buildings and in freestanding residential apartment complexes.

Plazas, enclosed squares, small reserves and play areas are preferred forms of public open space in this policy area. Traffic calming techniques such as narrow road lanes, landscaped verges, median strips and on-street angle parking will be used throughout the policy area. There will be a strong emphasis on street parking to serve customer needs. Some street blocks will be scaled to accommodate strategically located pooled internal parking surrounded by liner buildings.

Adaptable multi-storey buildings will abut and address streets and other public places. Building design will enable a wide range of uses to be accommodated over time according to demand.

A long-term transformation of the policy area to a transit-oriented community will be a staged and adaptive response to opportunities and constraints, including existing urban fabric and infrastructure.

Residual features of earlier car-oriented centre development such as isolated buildings deeply set back from roads and large open areas of car parking which conflict with the desired character are to be remedied. Existing retail facilities will also need to adapt over time to integrate with new plazas, the main street and the rail station. If full replacement is not feasible, redevelopment over time may also involve progressive but significant improvements to create a mixed-use, more human-scale character with enhanced permeability, active street frontages and articulated building edge treatment.

Large format commercial developments including bulky goods and service trade premises should be designed to moderate their scale, provide a transition to other development and be located on the periphery of the policy area with arterial or main road frontage. Where larger scale retail, commercial and multi-level car parking structures are proposed, these will seek to maximise active edges and avoid blank walls. Where activation of edges is not possible, as a minimum, walls shall be articulated through the use of texture, colour and other means. Development will incorporate design features consistent with the desired character of streets, including pedestrian shelter and verandas against building facades, variation in the texture of building materials and articulation that creates light and shade on facades.

## Station Area

Development of a central plaza associated with the station and surrounding buildings is envisaged to stimulate investment in significant new residential and employment-generating activities. The plaza will be a high quality, vibrant pedestrian and gathering space, providing a strong sense of identity and serving as a primary gateway of the centre. The plaza will connect by direct, at-grade pedestrian routes (primarily streets) to all parts of the centre. This includes major uses such as Colonnades shopping centre to the east and existing recreation/entertainment uses to the west, as well as bus services in surrounding streets. A mix of grassed/landscaped and hard paved areas is envisaged, integrated with spaces for performance and outdoor markets. Public art and lighting will also be features.

Development of a central plaza associated with the station will be flanked by a mix of high rise high intensity business, government and residential uses, encouraging use of public transport and creating a prominent civic landmark. A range of retail, food and entertainment uses built into ground floor mixed use buildings will surround the plaza, with outdoor dining and seating creating active edges to promote a safe and vibrant pedestrian/cyclist circulation area. The operation hours of retail and commercial activities, coupled with overlooking from buildings above street level will also ensure the plaza is a safe and active area without detrimentally affecting the amenity enjoyed by residents.

A bus interchange will integrate safely with the plaza and its surrounding streets, the station and pedestrian/cyclist environment, ensuring secure and convenient access to transit. There is capacity for a new road link over the rail line to the south of the station plaza, providing an important vehicle and pedestrian link between Seaman Road and the major retail mixed use area east of the rail line.

## Main Street

A vibrant main street will run generally parallel to Beach Road and along the northern edge of the major retail mixed use area, directly connecting the plaza over the station to major activities east of the rail line, including educational and mixed use medical facilities and Colonnades shopping centre. It will accommodate specialist retail and service uses that deliver compact and cohesive built form to create a human scale that supports community life and enhanced activity. Residential development is integral to the main street, delivered either through mixed uses in the ground floor of residential buildings or through medium to high density apartment buildings without non-residential land use where they have strong points of access and quality address to the street.

As one of the primary public realm corridors in the centre, the main street will be designed for the pedestrian and cyclists, as well as for the car and on-street public transport, and will exhibit a vibrant and colourful street life with outdoor restaurants and cafes. As it is not envisaged to be the main vehicle circulation street in the centre, bus stops on the main street itself will be discouraged or limited to maximise opportunities for on-street car parking.

## Land South of Jackson Place

A variety of land uses will be possible in this location, including bulky goods development. Primacy will be given to Jackson Place as a key pedestrian route, and buildings shall activate this street. Goldsmith Drive will not be activated by buildings, however in order to retain and strengthen its tree-lined boulevard character, buildings that back on to this road shall be articulated and incorporate high quality material finishes and landscaping to reinforce the boulevard character.

Development shall ensure that large areas of at-grade car parking incorporate high quality landscaping and dedicated pedestrian connections between key building entrances and Jackson Place.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Petrol filling stations should be located at the periphery of the policy area and not located within 400 metres of the train station.



- 2 Motor repair stations should not be located within the policy area unless where located south of Beach Road and east of Goldsmith Drive or west of David Witton Drive and not within 400 metres of the pedestrian entry to the train station unless integrated into an existing building and not impacting on the amenity of pedestrian corridors.
- 3 Larger format service trade premises or bulky goods outlets should occur where:
  - (a) buildings are located adjacent to existing buildings dedicated to large format service trade premises or bulky goods outlet uses on the site of an existing service trade premise or bulky goods outlet, or greater than 400 metres of the railway station
  - (b) loading bays, outdoor storage areas and access points for service, delivery and waste collection vehicles are located away from public spaces, streets and living areas
  - (c) they provide active, transparent and articulated building edges with clearly defined and frequent customer entry points, and where this cannot be achieved large expanses of blank walls shall be treated through variation in texture, colour, lighting, landscaping and other means
  - (d) they incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances
  - (e) large expanses of at-grade car parking should incorporate landscaped pedestrian corridors connecting building entrances to the adjacent street network
  - (f) the frontage immediately south of Jackson Place should present activated edges to this street, or if this is not possible car parking and landscaped areas should be provided of sufficient depth back from the street frontage to allow.
- 4 Residential development should achieve a minimum net density of 67 dwellings per hectare or contribute to a similarly high urban intensity (living and employment) in mixed use buildings.
- 5 The greatest concentration of employment uses should be nearest the station including uses that promote efficient use of transit facilities.

### **Form and Character**

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Development should strongly promote street-level activity and apply crime prevention through environmental design principles.
- 8 Development should not result in and should progressively improve or remove areas of poor environmental quality, low-intensity use, low buildings or substantial gaps in the built-form along street frontages or other public areas through the development of high-quality multi-storey buildings.
- 9 Residential and mixed-use development should form generally continuous frontages along streets and pedestrian routes and should achieve the following:
  - (a) a minimum building height of no less than three storeys located within 200 metres of the railway station
  - (b) a minimum building height of two storeys located more than 200 metres from the railway station
  - (c) subtle variation in building height where practicable to avoid uniformity and achieve visual interest.
- 10 Buildings located within 400 metres of the train station should have a front setback not exceeding two metres (irrespective of the setback of other buildings in the locality), except where located along a boulevard, the main street, or other major pedestrian routes and around a plaza where a zero set back is typically required.

- 11 Development along boulevards, the main street, other major pedestrian routes and around plazas should:
  - (a) directly abut footpaths
  - (b) be the focus of pedestrian-oriented shopping, recreation and community life
  - (c) incorporate appropriately designed balconies, colonnades and/or verandas over public outdoor footpaths that contribute to a cohesive streetscape
  - (d) incorporate ground level uses that contribute to the creation of a vibrant and active pedestrian environment.
- 12 Off street car parking should be located and designed to ensure minimal interruption of pedestrian flows, active street frontages and streetscapes.

## Inner Residential Policy Area 35

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

### OBJECTIVES

- 1 A predominantly residential area accommodating affordable living with nodes of mixed uses, educational uses and regional sports facilities.
- 2 Low or medium-rise, medium-density dwellings designed to integrate with areas of open space, the **Central City Policy Area 34** and surrounding areas.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will deliver a high quality master planned residential development with an integrated system of housing and open spaces.

The **Inner Residential Policy Area 35** will function as a predominantly residential area that complements and supports the **Central City Policy Area 34**. It will also continue to accommodate educational uses and structured sport and recreation facilities, including at a regional scale, that incorporate substantial outdoor areas and complementary service activities. This will be achieved through an overall increase in the land use efficiency and intensity, including shared use of open space and other facilities with medium-density housing nearby addressing the open space.

Streets, parks and public spaces will be seamlessly integrated into a permeable neighbourhood providing direct pedestrian and cycling links to the railway station and other centre facilities.

Dwellings should be a mix of medium-density dwellings, including row dwellings, detached dwellings built to side boundaries and residential flat buildings. Higher buildings are encouraged in strategic locations to take advantage of views adjacent open space, or to frame major roads. Buildings will be designed to overlook and frame streets, parks and public spaces and maximise pedestrian legibility, safety, pleasure and comfort.

Ground-floor shops and other small business premises within mixed-use developments may be developed adjacent to the **Central City Policy Area 34**.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development should achieve a minimum net dwelling density of 47 dwellings per hectare.
- 2 Ground-floor shops and other small business premises within mixed-use developments may be developed adjacent to the **Central City Policy Area 34** as a transition area between the **Central City Policy Area 34** and the **Inner Residential Policy Area 35**.

#### Form and Character

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

- 4 Residential development generally may be up to four storeys providing that it satisfies both (a) and (b):
  - (a) along the edge of the **Regional Centre Zone**, it should be compatible in scale with the desired character of the adjoining zone;
  - (b) may be more than four storeys on sites along Beach Road where the siting and design of buildings minimises the impact of potential interface issues such as noise, light spill, traffic and car parking.
- 5 Residential buildings should be setback no more than three metres from road frontages.
- 6 Garages and carports should not dominate the streetscape or views of dwellings from the street and should avoid requiring direct access from the primary street where possible.
- 7 Access to parking and garaging areas from public streets should be via a minimum number of common driveways or from a rear access lane.
- 8 A regional sporting hub on land bounded by Goldsmith Drive, Lovelock Drive and Honeypot Road should integrate with existing sports and school facilities and provide opportunity for ancillary and complementary sport and recreation development on the land whilst managing potential interface issues.

### **Land Division**

- 9 Land division should result in a range of allotments consistent with achievement of minimum net dwelling density of 47 dwellings per hectare throughout the policy area and provision of affordable housing.
- 10 To minimise the impact of driveway crossovers on pedestrian amenity, land division should ensure medium density residential development is accessed via a rear laneway or a minimum number of shared-use driveways less than 40 percent of the total frontage.

## 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):
  - **Central City Policy Area 34.**
- (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 Onka/3 – Off Street Vehicle Parking Requirements* or the desired minimum rate in *Table Onka/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
Detached dwelling where located in the Central City Policy Area 34	
Fuel depot	
General industry	
Major public service depot	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Used car yard	
Warehouse	
Wrecking yard	

### Public Notification

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

## 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 dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone covers large areas of the City of Onkaparinga and contains a diverse range of residential environments, topographic characteristics, housing types and locations. This variation ranges from low to very low density, leafy green, steeply undulating hills environment to be found in places including Aberfoyle Park, Chandlers Hill, Coromandel Valley, Flagstaff Hill, O'Halloran Hill and parts of Woodcroft, to less steeply undulating areas that are less heavily vegetated in Happy Valley, Lonsdale and the central areas of Christie Downs, Morphett Vale, Hackham, Huntfield Heights Seaford, Moana and Seaford Rise. South of Christies Beach the coastal and near coastal strip contains gently undulating areas and plains reaching to Maslins Beach. The zone also includes coastal flats and sensitive dune areas at Port Noarlunga and between Aldinga Beach and Sellicks Beach, and areas that possess their own distinct character, such as the coastal township character of Port Noarlunga and the country township character of McLaren Vale and Willunga.

The zone will accommodate an ever more diverse range of housing to meet the needs of the community and will be adaptable to change over time in response to cyclical changes in demographics and household as well as the condition of the housing stock. Older neighbourhoods will undergo progressive change through turnover in population and ageing of existing residents which will generate a need for more housing diversity and adaptability as well as changes in density and in addition to the provision of different services and facilities to complement these changes. Residential development will incorporate affordable housing to serve the wide range of housing needs within the community.

It is envisaged that the character, density and pattern of development across the zone will vary according to local conditions with lower densities and dwelling design that responds to the terrain, eco systems, vegetation and topography. There will be an emphasis on higher residential densities in locations in close proximity to shopping centres, public transport and public open space on land with moderate gradients and where impacts on native vegetation and the natural environment will be minimised.

Development will create attractive public streetscapes and open space with clear definition between public and private spaces and incorporate design features such as public lighting, passive surveillance opportunities and visually permeable public areas that create and maintain high levels of personal and community safety.

It is envisaged that further greenfields development will be undertaken in a manner which will provide for communities with walkable neighbourhoods that maximise land efficiency and provide a range of dwelling types and densities, creating attractive, liveable, versatile and interesting residential areas where the private and public realms interact positively from both social and urban design perspectives. These areas will be characterised by the need for greater housing affordability, a need for social, economic and environmental sustainability, and the ability to provide public transport as efficiently as possible.

Overall, individual dwellings in the zone will contribute to the desired character by incorporating elements of good design which include the establishment of visual and physical connections between the public realm of the streets, and private homes, with windows and entrances orientated to provide opportunities for eyes on the street and enhancing the perception of public safety felt throughout the zone. Individual building design will be expected to respond to the natural qualities of sites and take advantage of orientation opportunities to maximise privacy and internal/external relationships for the benefit of occupants. On steeper sites it is envisaged that dwelling designs will respond to topographic conditions by incorporating split-levels and be designed to minimise alteration of the prevailing landform and vegetation whilst managing the potential impact of visual bulk to public streets and to neighbouring properties.

It is envisaged that medium density forms of residential development will be undertaken within designated policy areas and precincts to take advantage of established infrastructure and community facilities. Redevelopment of large sites or sites created through aggregation of small allotments for medium density development will be done in a manner that reduces the impacts of increased densities on adjoining development by the retention of unbuilt space around the edges of the development and the scaling down of building height and bulk around those edges. Factors such as terrain, existing vegetation, accessibility to services, infrastructure, public transport, proximity to centres and enhancement of the positive elements of existing character will be taken into account when determining the suitability of urban infill proposals.

Development in the Aldinga Dunes area and around the dunes at Port Noarlunga will conserve and protect the particular low density, coastal dunes and highly vegetated scrubland character of these unique parts of the zone.

It is essential that all development within the zone establishes and maintains it as an attractive place in which to live and where the residential use of land is the primary function. Non-residential uses will be minor in scale and nature to serve the needs of the local community, or ancillary or incidental to the residential use of the land. Such non-residential uses will only be undertaken in a manner which does not adversely impact upon the amenity of the locality in which it is situated or on residential lifestyle enjoyed by the occupiers of other land within the zone.

Development undertaken at the interface of the zone and rural areas should be laid out and established in a manner which clearly limits the potential for conflict between urban and rural activities.

Development in the country townships of McLaren Vale and Willunga will be undertaken in a form and pattern of land division that is consistent with the early character established in those areas. Development of a kind, density and character that is typical of suburban areas within the metropolitan area will be avoided.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
    - shop, office or consulting room
  - 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 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 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 Dwellings should be designed within the following parameters unless otherwise stated in a policy area:

Parameter	Value
Minimum setback from primary road frontage for local roads and streets	3 metres where located within one of the following precinct or policy areas: (a) <b>Precinct 36 Targeted Infill</b> of the <b>Medium Density Policy Area 40</b> (b) <b>Seaford Heights Policy Area 43</b> (c) <b>Seaford Meadows Policy Area 44</b> (d) <b>Old Reynella Policy Area 69.</b> 5 metres in <b>all other circumstances.</b>
Minimum setback from secondary road frontage for local roads and streets	0.6 metres where located within one of the following precinct or policy areas: (a) <b>Precinct 36 Targeted Infill</b> of the <b>Medium Density Policy Area 40</b> (b) <b>Seaford Heights Policy Area 43</b> (c) <b>Seaford Meadows Policy Area 44.</b> 2 metres where located <b>within Lonsdale Policy Area 71.</b> 1.5 metres in <b>all other circumstances.</b>
Minimum setback from rear boundary (ground floor)	0 metres where located within one of the following precinct or policy areas: (a) <b>Precinct 36 Targeted Infill</b> of the <b>Medium Density Policy Area 40</b> (b) <b>Seaford Heights Policy Area 43</b> (c) <b>Seaford Meadows Policy Area 44</b> providing that both of the following are satisfied, the wall will not: (i) exceed 8 metres in length (ii) result in attributable walls or structures exceeding 50 per cent of the length of the boundary. 6 metres on sites with an average gradient greater than 1-in-8 where located in <b>Lonsdale Policy Area 71.</b> 3 metres for no more than 50 per cent of the width of the rear boundary for sites with an average gradient less than 1-in-8 where located in <b>Lonsdale Policy Area 71.</b> 3 metres in <b>all other circumstances.</b>

Parameter	Value
Minimum setback from rear boundary including balconies (second storey)	7.5 metres where located within <b>Noarlunga Downs Policy Area 41</b> unless the rear boundary abuts an access laneway where the set back is 5 metres. 3 metres where located within one of the following precinct or policy areas: (a) <b>Precinct 36 Targeted Infill</b> of the <b>Medium Density Policy Area 40</b> (b) <b>Seaford Heights Policy Area 43</b> (c) <b>Seaford Meadows Policy Area 44.</b> 0 metres if the rear boundary abuts a rear access laneway where located within <b>Seaford Heights Policy Area 43.</b> 8 metres where located in <b>Lonsdale Policy Area 71.</b> 5 metres in <b>all other circumstances.</b>
Minimum setback from rear boundary including balconies (third storey)	<b>5 metres</b> plus an additional setback equal to the increase in wall and/ or screen height above 6 metres.
Minimum setback from side boundary where wall height less than 3 metres above natural ground level	(a) 0 metres providing that both of the following apply, the wall will not: (i) exceed 8 metres in length (ii) result in attributable walls or structures exceeding 50 per cent of the length of the boundary (b) 0.9 metre in all other circumstances.
Minimum setback from side boundary where wall height (including balconies/ screens) is between 3 and 6 metres above natural ground level	(a) 2.9 metres if adjacent southern boundary (b) 1.9 metres in all other circumstances.
Minimum setback from side boundary where wall height (including balconies/ screens) is greater than 6 metres above natural ground level	(a) if adjacent the southern boundary, 2.9 metres plus an additional setback equal to the increase in height above 6 metres (b) if not adjacent the southern boundary, 1.9 metres plus an additional setback equal to the increase in height above 6 metres.
Maximum site coverage	70 per cent where located within <b>Medium Density Policy Area 40.</b> 60 per cent where located within <b>Lonsdale Policy Area 71.</b> No maximum parameter in all other circumstances.
Maximum wall and building height above natural ground level	3 storeys or 10.5 metre maximum building height within: (a) <b>Precinct 36 Targeted Infill</b> of the <b>Medium Density Policy Area 40</b> (b) on land adjoining The Esplanade within <b>Medium Density Policy Area 40</b> (c) on land that abuts the rear boundary of land adjoining The Esplanade and has direct frontage to a street parallel to The Esplanade within <b>Medium Density Policy Area 40</b> (d) on land abutting public open space within <b>Medium Density Policy Area 40</b> (e) on master planned sites envisaged within <b>Medium Density Policy Area 40</b> 2 storeys or 9 metre maximum building height within <b>Lonsdale Policy Area 71.</b> 2 storeys or 6 metre wall height (whichever is lesser) in <b>all other circumstances.</b>

- 8 The side set back parameters may be reduced to 0 metres (excluding any external boundaries adjacent existing development) where a comprehensive development scheme is proposed over a master planned development area and building envelopes, indicate that the requirements for private open space, access to sunlight and other requirements associated with residential amenity can be achieved for new dwellings within the site.
- 9 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 10 Driveways should provide access to single or double garages or carports via a driveway crossover (the area between the property boundary and the kerb) not exceeding 4 metres in width.
- 11 Vehicle access to residential flat buildings and group dwellings from roads should be in accordance with either (a) or (b):
- (a) from a rear access lane
  - (b) via a minimum number of common driveways.
- 12 Common driveways and driveways in a battle-axe configuration (or similar) where access is onto a local road should achieve both (a) and (b):
- (a) a minimum width of 3 metres and a maximum width of 4 metres plus:
    - (i) a minimum 1 metre landscaping strip along the entire length of the driveway to the street boundary and fencing to soften the appearance of the driveway and allow for mature vegetation
    - (ii) passing bays to allow for simultaneous two way vehicle movements on sites with three or more dwellings, with the bay located away from the front property boundary to maximise landscaping and minimise the extent of hard surfacing visible from the street
  - (b) be positioned to maximise on street parking opportunities between driveways.
- 13 Common driveways and driveways in a battle-axe configuration (or similar) servicing more than three dwellings on allotments should be 6 metres or greater in width for the first 6 metres of the allotment where fronting arterial, distributor and collector roads.
- 14 Adequate access should be provided to the rear of any site for servicing purposes.
- 15 Domestic outbuildings, including garages and carports, should avoid the use of bright and highly reflective external materials and finishes.
- 16 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table unless otherwise stated in the policy area:

Dwelling type	Site area (excluding a battleaxe configuration) (square metres)	Minimum frontage (metres)
Detached	325 minimum	9
Semi-detached	325 minimum	9
Group dwelling	270 average	18
Residential flat building	270 average	18
Row dwelling	230 minimum	7

- 17 On steeper land an increased site area and frontage should be provided to:
- (a) minimise the extent of cut and fill
  - (b) allow for the provision of accessible and useable private open space
  - (c) allow for safe and convenient site access
  - (d) enable the retention of existing vegetation
  - (e) reduce the apparent bulk and scale of buildings
  - (f) provide an attractive outlook from living or habitable rooms (i.e. avoiding views of extensive retaining walling).
- 18 Unless otherwise stated in a policy area, dwellings should not be developed on sites with a battleaxe configuration unless served by a driveway with a minimum width of 3 metres and a maximum width of 4 metres onto a local road plus a 1 metre landscaping strip along the entire length of the driveway to the street boundary and satisfying (a) or (b):
- (a) the site fronts an area of public open space or a road not used for vehicle access (with access provided to the rear)
  - (b) the site provides a minimum of 400 square metres (excluding the driveway handle).
- 19 Where allotments are adjacent to public open space all of the following apply:
- (a) dwellings should be designed and oriented to ensure placement of doors, windows and balconies face onto public open space in order to create visual interest and maximise opportunity for passive surveillance
  - (b) landscaping, fences and walls should be visually permeable to the public area
  - (c) carports and garages should be located to avoid obscuring views to the public area
  - (d) direct pedestrian connections onto public open space should be provided.
- 20 Residential buildings on corner allotments or with dual frontages to roads or reserve areas should be designed to address all street frontages through the use of wrap around verandas and balconies, windows, materials and detailing that complement the front elevation.
- 21 Development should provide for conveniently located pedestrian/cycle creek crossings to connect residential areas south and north of Hackham Creek and designed to connect into a broader pedestrian/cycle network.
- 22 Development within Aldinga, Aldinga Beach and Port Willunga should be undertaken in accordance with [Concept Plan Map Onka/8 - Aldinga](#).
- 23 Buffers located adjacent to the Aldinga Scrub Conservation Park as shown on [Concept Plan Map Onka/8 - Aldinga](#) should be designed to achieve the following:
- (a) the convenient movement of vehicles, cyclists and pedestrians around the outer edge of the buffer
  - (b) clear paths of access to the Aldinga Scrub Conservation Park, but only in a manner which best attracts low-impact bushwalking
  - (c) the re-establishment or preservation of a solid belt of vegetation that consists of the same native vegetation communities found in the Aldinga Scrub
  - (d) groundwater recharge that best suits the ecology of the Aldinga Scrub.

- 24 Small-scale consulting rooms and child care centres should be developed along collector roads to minimise the impact of associated traffic upon surrounding residential development.

### **Affordable Housing**

- 25 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 26 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

### **Land Division**

- 27 Land division should create allotments with an area of 325 square metres or greater and a frontage of 9 metres or greater unless otherwise stated in a policy area.
- 28 Unless otherwise stated in a policy area, site areas should be increased:
- (a) by a minimum of the following to respond to site topography:
    - (i) 10 per cent where the site gradient (at any point) is greater than 1-in-10 but less than 1-in-5
    - (ii) 20 per cent where the site gradient (at any point) is greater than 1-in-5.
  - (b) where vegetation or heritage preservation is envisaged.
- 29 The land division of broad acre sites should be designed to achieve a minimum net density of 22 dwellings per hectare (density calculations will not consider the potential for mews dwellings above garages).
- 30 Land division should not result in the creation of sites with a battleaxe configuration unless served by a driveway with a minimum width of 3 metres and a maximum width of 4 metres plus a 1 metre landscaping strip along the entire length of the driveway to the street boundary and satisfying (a) or (b):
- (a) the site fronts an area of public open space or a road not used for vehicle access (with access provided to the rear)
  - (b) the site provides a minimum of 400 square metres (excluding the driveway handle).
- 31 Slow points, traffic calming devices and warning signs should be constructed on roads where pedestrian and cycle paths cross roadways, including where roads intersect with the Coast to Vines Rail Trail.
- 32 Land division east of the Southern Expressway should include a connector road between Yeltana and Brodie Roads of sufficient width and alignment to accommodate bus movements.

## Aldinga Beach Policy Area 36

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

### OBJECTIVES

- 1 A residential policy area comprising a range of single and double storey dwellings, with medium-density development positioned close to public open spaces.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that the policy area will be developed with a mix of residential styles with primarily single and double storey dwellings and medium-density development positioned close to public open spaces.

As the suburb develops medium density development will make a contribution to housing diversity, providing housing choice enabling residents to remain in the area as their housing needs change over time. Garaging associated with medium density development should be accessed via common driveways and rear laneways, ensuring that garaging is not dominant in the street.

Broad acre land division will be developed with roads aligned in a grid pattern of short blocks running east-west and north-south. This will preserve views along roads in a westerly direction toward the coast and in an easterly direction toward the hills, while also providing for a predominantly north-south allotment orientation that encourages effective solar access to housing.

The potential for expansive ocean views from allotments fronting the esplanade has resulted in visually dominant housing forms. It is expected that dwellings fronting the esplanade are designed to be visually unobtrusive when viewed from the beach.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bed and breakfast on sites within 400 metres of the beach
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - group dwelling
  - pergola in association with a dwelling
  - row dwelling
  - semi-detached dwelling
  - small scale tourist accommodation on sites within 400 metres of the beach
  - supported accommodation.
- 2 Small-scale consulting rooms and child care centres should be developed along collector roads to minimise the impact of associated traffic upon surrounding residential development.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Building design should incorporate verandas at the front of dwellings to create a semi-private interface with the public realm.

## **Aldinga Dunes Policy Area 37**

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

### **OBJECTIVES**

- 1 A discreet, residential coastal settlement designed to prevent detrimental impacts upon the high conservation value of the adjoining Aldinga Scrub Conservation Park and Washpool Lagoon areas.
- 2 Development that contributes to the desired character of the policy area.

### **DESIRED CHARACTER**

The policy area will be characterised by being a low-key, residential coastal settlement designed to prevent detrimental impacts upon the high conservation value of the adjoining Aldinga Scrub and Washpool areas.

It is envisaged that the policy area will comprise detached single and two storey dwellings facing the street with further sub division of land strongly discouraged. Some replacement of older dwellings with new detached dwellings is expected to take place, with new dwellings having a complementary height, mass and scale to the prevailing scale of dwellings in the locality.

Buildings will incorporate attractive façade elements that use a variety of materials and detailing creating visual interest in the streets. Verandas at the front of dwellings are a welcome design element that is used to create a semi-private interface with the public streets. Colours and materials will complement the natural vegetated sand dune environment and include a palette of sandstone, sage and ochre.

The appearance of garages will be subservient to the associated dwelling with driveways widths narrowing to single width through the crossover area and softened with the planting of indigenous species in front gardens.

The coastal character of the policy area will be maintained through the retention of existing native vegetation on private properties. Where ever possible vegetation will be used to provide shade and soften the overall appearance of buildings. As development occurs, this native vegetation should be supplemented with new plantings of complementary, locally indigenous species that are tolerant of coastal weather conditions and easily maintained. Such plantings will minimise the spread of weed species and will assist in attracting native birds and other wildlife to the area.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - dwelling addition.
- 2 Development should not detrimentally impact upon the conservation of the Aldinga Scrub Conservation Park and the preservation of the natural features of the coastal foredune.

#### **Form and Character**

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

- 4 Development should not detrimentally impact upon the conservation of the Aldinga Scrub Conservation Park and the preservation of the natural features of the coastal foredune.
- 5 New buildings should be located to maximise the retention of existing native vegetation on the site.
- 6 Buildings should be set back a minimum of 1.5 metres from side boundaries and allow for glimpses through to distant landscapes.
- 7 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.
- 8 Dwellings should include shading elements such as verandas, eaves and screens that assist with energy efficiency.
- 9 Driveways should follow the contours of the land to:
  - (a) minimise their visual impact
  - (b) provide for safe and convenient access
  - (c) minimise the need for cut and fill.

#### **Land Division**

- 10 Land division should create allotments with an area of greater than 1200 square metres and a frontage greater than 15 metres.
- 11 Land division should not occur on allotments with a slope greater than 1-in-8.



## Co-ordinated Development Policy Area 38

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

The area is located on Homestead Drive, Happy Valley, to the west of its junction with Cassia Court.

It is a residential area of residential land comprising a mix of allotment sizes, the larger of which have potential for further land division and an increase in the overall density of dwellings in the area. The area lacks a road connection between Cassia Court from the east and Jordan Court to the west. Such a linkage is highly desirable in order to fully develop the Area to its maximum potential with adequate connections to the established road network.

Development, including land division will only be undertaken in a manner which makes adequate provision for the completion of a road connection between Cassia and Jordan Courts.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - pergola in association with a dwelling
  - semi-detached dwelling.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should not compromise the economic provision of services, infrastructure and road intercommunication for residential development within the policy area.
- 4 Vehicular access to dwellings should be from Homestead Drive where possible with dwellings facing the street.
- 5 Residential allotments that do not have frontage to Homestead Drive should gain access from a continuous public road system forming an extension to Cassia Court and connecting with Homestead Drive through Jordan Court.

#### Land Division

- 6 Residential allotments should be regular in shape and comprise a minimum depth of 25 metres.
- 7 Land division of any single site or land parcel should be undertaken within the context of a co-ordinated development scheme for the whole of the land within the policy area.

## Co-ordinated Development Policy Area 67

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

### OBJECTIVES

- 1 A residential area that comprises a range of dwellings at densities that respond to the local topography.
- 2 Development that achieves co-ordination in allotment configuration and infrastructure provision.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The function of the policy area is to co-ordinate infrastructure and development over fragmented land. In order to realise the full development potential of the land and to minimise infrastructure costs, it is essential that development of any site not be considered in isolation but rather as a stage of a whole development scheme within individual Infrastructure Precincts. Co-ordination of development will overcome a number of access and servicing constraints ultimately resulting in a substantial increase in residential yield in accordance with [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#). This will enable the broader increase in density of the policy area so long as strategic considerations are considered and met.

It is envisaged the policy area will undergo a progressive change over time in its character, density and land use from rural living to urban, comprising a mix of one and two storey dwellings but maintaining compatibility with residential development in the broader locality. Allotment sizes will be dictated by adjacent development, the slope of the land, areas of open space, stormwater catchments, vegetation or retention of an existing dwelling. To increase housing choice, dwellings provided at higher densities will be appropriate where forming part of an integrated master planned Infrastructure Precinct. Such development will be designed to respond to the site topography, be sited on flatter sites or located to frame areas of open space.

Where development results in larger allotments, it is essential that such development does not prejudice the future development opportunities of that allotment or the development potential of adjoining land. Irregular shaped allotments and battle-axe allotments or similar will not be created.

Development will be designed to minimise alteration to the natural landform with larger allotments situated on land with moderate to high slope to minimise visual and environmental impacts. Greater setbacks are envisaged on sites with a gradient greater than 1 in 8 in order to satisfactorily deal with earthworks and driveway gradients. The natural features of the land will be used to minimise the visual dominance of development. Retaining walls, particularly where retaining fill and when viewable from the street will be stepped in height to reduce their visual impact and provide opportunities for landscaping to further enhance amenity within the area.

Stormwater management will be implemented in a co-ordinated scheme and location for each Infrastructure Precinct in accordance with [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#). Provision of stormwater management will occur in an innovative manner and provide best practice solutions.

Open space will be characterised by the provision of a network of quality, multi-functional linear parks and links between the new development and adjoining water courses, public recreation areas and surrounding road networks. Accommodation of stormwater management systems will be a major consideration in the use, form and distribution of open space.

Mature trees and extensive landscaping will contribute to the policy area's desired character. It is essential that development respects and enhances the natural attributes of the policy area through the retention of mature trees and trees of habitat value, which will be incorporated into road reserves, open space areas, or within an allotment where demonstrated that a dwelling can be sited without the removal of or damage to the tree.

It will be essential that development adjacent to the **Hills Face Zone** or **Urban Employment Zone** include appropriate setbacks and landscaped buffers designed to minimise potential impacts.

Attention will be paid to the design and layout of the interface between residential areas and existing **Urban Employment Zone** land to minimise potential impacts from industrial related activities and to allow their continuation. This will be achieved through the use of larger allotments with increased dwelling setbacks, open space, and/or road networks (or a combination of) at the interface of the **Residential Zone** and **Urban Employment Zone**.

Development will minimise any adverse visual impacts on the **Hills Face Zone** through attention to the design and siting of buildings and consideration of issues such as bulk, scale, form, external detailing, visual obtrusiveness and external material selection. Areas adjacent the **Hills Face Zone** are expected to accommodate larger sites and lower density housing forms that can assist in achieving bushfire risk separation requirements and reducing the overall visual impact of built form and structures (including retaining walls) on the landscape, maintain natural landform and encourage the retention of significant vegetation.

As development occurs throughout the policy area, the existing road network will be upgraded to accommodate increases in traffic volumes and provide safe, efficient and convenient traffic movements through the locality.

Development, including land division will provide a continuous extension of the public road system in accordance with [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#) with new roads integrating with the existing road network, minimising the use of cul de sacs and avoiding access via private roads.

The road network will provide an interconnection of paths for use by pedestrians, cyclists, and public transport. The network of pedestrian and cycling paths will link to the Coast to Vines Rail Trail to promote ease of movement for pedestrians and cyclists in and through the policy area.

## Infrastructure

This location has been designated a Co-ordinated Development Policy Area containing six Infrastructure Precincts to assist in the delivery of orderly development which is complicated by the issue of fragmented land ownership and terrain.

Within the policy area, the extension of roads and services is required to serve the land and/or contribute to the wider network. To achieve co-ordination between development, connections will be established with adjacent land to facilitate links for the road network and service networks in a comprehensive and efficient manner in conjunction with council, service providers and adjoining property owners.

Development, including land division will be undertaken in a co-ordinated and integrated manner for each Infrastructure Precinct as identified on [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#) and will include the following key elements:

- (a) an Infrastructure Precinct wide integrated stormwater management system with the capacity to accommodate and manage anticipated stormwater volumes generated by the development
- (b) open space in a single and co-ordinated location
- (c) new roads and road upgrades.

Particular attention will be given to co-ordination of a stormwater management system for each Infrastructure Precinct to achieve an efficient and easily maintained integrated series of drainage channels and/or detention basins.

Development within the policy area requires the co-ordinated delivery of infrastructure and will only proceed where co-ordination has been adequately demonstrated to ensure the overall alignment with [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#). In some cases this may be through allotments being amalgamated, legal agreements or include provision for transitory infrastructure works pending development of adjacent land.

### **Infrastructure Precinct A Gates Road**

Infrastructure Precinct A is located at the south-western end of the policy area, on the corner of Gates Road and Hepenstal Road and abuts an existing **Residential Zone**, the **Primary Production Zone** and Infrastructure Precinct B. It is intended to accommodate a mix of dwelling densities with higher densities occurring on the north-eastern corner of Gates Road and Hepenstal Road to frame the corner and take advantage of this flatter section of land, which also provides views to the coast. Dwellings, which are higher densities, will provide rear loading vehicle access.

New development will link via a new road network to Infrastructure Precinct B and the adjoining residential land to the west, across Gates Road to facilitate co-ordinated and efficient development. Only one additional road intersection with Gates Road will be created to minimise interference with the safe and free flow of traffic on Gates Road.

### **Infrastructure Precinct B Hepenstal Road**

Infrastructure Precinct B is located at the southern end of the policy area and is intended to accommodate predominantly detached dwellings.

New development will utilise Highview Court for access to Hepenstal Road and provide new link roads to Infrastructure Precincts A and C.

### **Infrastructure Precinct C Sturt Lane**

Infrastructure Precinct C is located in the middle of the policy area and is intended to accommodate detached dwellings on larger residential allotments compared to that of other Infrastructure Precincts due to its steeper topography and to provide for an area for the provision of interface treatments with the **Hills Face Zone** and **Urban Employment Zone**.

Any future road or development in this precinct will need to take into consideration potential landslip risk due to gradients of 20 per cent occurring.

It is envisaged that a road connection between Sturt Lane from the east and Highview Court in Infrastructure Precinct B to the west will be provided. Such a linkage is highly desirable in order to fully develop the area to its maximum potential with adequate connections to the established road network.

### **Infrastructure Precinct D Cottage Lane**

Infrastructure Precinct D is located in the middle of the policy area and is intended to accommodate a mix of dwelling densities with higher densities occurring to front Cottage Lane or areas of open space.

Larger allotments will be situated in areas where steeper topography occurs and to provide for an area for the provision of interface treatments with the **Hills Face Zone**. Any future road or development in this precinct will need to take into consideration potential landslip risk due to gradients of 20 per cent occurring.

A road connection from Sturt Lane will be established to provide access into the centre area of the Infrastructure Precinct to open up the whole area for development.

New development will ensure regulated and significant trees and trees of habitat value located in this Infrastructure Precinct are incorporated into road reserves, open space areas, or within large allotments.

### **Infrastructure Precinct E States Road**

Infrastructure Precinct E is located at the northern end of the policy area and is intended to accommodate a mix of dwelling densities.

It is envisaged that a road connection will be provided to link all new allotments to States Road. Any future road or development in this precinct will need to take into consideration potential landslip risk due to gradients of 20 per cent occurring.

New development will ensure regulated and significant trees and trees of habitat value located in this Infrastructure Precinct are incorporated into road reserves, open space areas, or within large allotments.

## Infrastructure Precinct F Penneys Rise

Infrastructure Precinct F is located at the northern end of the policy area on the corner of States Road and Penneys Rise and abuts an existing residential area and Infrastructure Precinct E. It is intended to accommodate a mix of dwelling densities with higher densities occurring near the corner of States Road and Penneys Rise to frame the corner to take advantage of this flatter section of land and provide views to the coast. Dwellings, which are higher densities, will provide rear loading vehicle access.

A new road connection to Penneys Rise will provide a link for all new allotments. Any future road or development in this precinct will need to take into consideration potential landslip risk due to gradients of 20 per cent occurring.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - row dwellings
  - semi-detached dwellings
  - supported accommodation.

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#).
- 4 Development should not compromise the economic provision of services, infrastructure and road connection for residential development within the policy area.
- 5 Vehicular access to any dwelling should be directly from a formed public road.
- 6 Driveways should follow the contours of the land to:
  - (a) minimise their visual impact
  - (b) provide for safe and convenient access
  - (c) minimise the need for cut and fill.
- 7 Dwellings, where located adjacent to the **Hills Face Zone** or **Urban Employment Zone** boundaries should be set back a minimum of 20 metres and include a densely vegetated buffer of a minimum 3 metres wide and capable of providing an effective visual screen.
- 8 Development of more than one storey in height adjacent the **Hills Face Zone** should be designed and sited to relate to the slope of the land, so that:
  - (a) the bulk and scale of the building is minimised by setting back the upper storey a greater distance from side and rear boundaries than the lower storey
  - (b) the amount of cutting and filling of the natural ground profile is minimised by incorporating stepping in the design
  - (c) views from adjoining dwellings and public open spaces are maintained.

## Land Division

- 9 Land division within an Infrastructure Precinct should form part of a broader integrated development scheme for the precinct and policy area.
- 10 Land division creating larger allotments should be designed in a manner that does not prejudice future residential development opportunities.
- 11 Land division abutting a different zone should provide allotments of suitable dimensions to accommodate a dwelling and achieve the prescribed buffer separation distance.
- 12 Road and allotment layouts should promote energy efficient housing through appropriate orientation and allotment shape.
- 13 Land division should minimise the use of cul-de-sacs and promote public road connectivity through the locality.

## Infrastructure Co-ordination

- 14 Development, including land division, within the policy area should only occur once the infrastructure items identified for the Infrastructure Precinct (or a specified part of an Infrastructure Precinct) shown on [Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure](#) are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following:

Infrastructure Precinct	Precinct infrastructure requirement
A	(a) a new link road connecting to <b>Infrastructure Precinct B Hepenstal Road</b> (b) the reconstruction of Gates Road and Hepenstal Road to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system
B	(a) a new link road connecting to <b>Infrastructure Precinct A Gates Road</b> (b) a new link road connecting Highview Court to Sturt Lane (c) the reconstruction of Hepenstal Road and Highview Court to a standard suitable for the anticipated traffic volumes (d) the provision of an integrated stormwater management system
C	(a) a new link road connecting Sturt lane to Highview Court (b) the reconstruction of Sturt Lane to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system
D	(a) a new access road connecting to Sturt Lane (b) the reconstruction of Sturt Lane and States Road to a standard suitable for the anticipated traffic volumes (c) the installation of a sealed pedestrian link on Cottage Lane between States Road and Sturt Lane (d) the provision of an integrated stormwater management system
E	(a) provision of a new road link for all allotments to States Road (b) the reconstruction of States Road to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system
F	(a) provision of a new road link for all allotments to Penneys Rise (b) the reconstruction of States Road and Penneys Rise to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system

## Hart Road Policy Area 52

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

### OBJECTIVES

- 1 A residential policy area designed to integrate with areas of ecological, natural or scenic importance and areas of public open space.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is located at Aldinga Beach with a boundary that forms the interface area between urban and rural lands. The policy area adjoins the Hart Road Wetlands, the McLaren Vale Character Preservation District and is in close proximity to the Aldinga Scrub Conservation Park, which are all areas of ecological, natural or scenic importance.

Interface areas as shown in [Concept Plan Map Onka/31 - Hart Road](#) will provide a buffer to minimise the visual intrusion of urban development to the areas of ecological, natural or scenic importance. The interface areas will also serve to buffer primary production activities, manage access, bushfire risk and potential invasion by pest plants. The interface areas will provide informal open space and provide a natural character setting for stormwater management with landscaping of locally indigenous species comprising groundcovers, low shrubs and occasional larger trees.

A holistic stormwater management solution will protect the ecology of receiving environments, promote opportunities for water harvesting and make efficient use of existing infrastructure assets. To accommodate the surrounding receiving environment, some site level modifications may be required to direct water flows.

Formal areas of public open space will be provided in centrally positioned locations in the policy area to ensure smaller housing forms are transitioned away from areas of ecological importance.

Development fronting the interface areas as shown on [Concept Plan Map Onka/31 - Hart Road](#) should be low density, single storey dwellings designed to respond to the environmental and topographical features of the adjoining natural and rural landscape. To deliver housing diversity, smaller housing forms may only occur where clustered around formal open space, and comprise no more than 15 per cent of all dwellings in the policy area.

Vehicle access points and connections to the existing road network will be provided through those identified by [Concept Plan Map Onka/31 - Hart Road](#). No vehicle access to Hart Road will occur. Well-designed pedestrian and cycling links through the site will be provided to connect with the existing trails and paths to residential areas and the Wetlands to the west, for the benefit of future residents and the wider community.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development should be undertaken in accordance with [Concept Plan Map Onka/31 - Hart Road](#).

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should not have vehicle access to Hart Road.

- 4 Development should be sensitive to the natural environment and provide an appropriate transition to natural areas of the adjoining Hart Road Wetlands, the McLaren Vale Character Preservation District and Aldinga Scrub Conservation Park. This will be achieved by:
- (a) a landscaped interface area located in the south-western corner adjacent the Wetlands and Aldinga Scrub
  - (b) a minimum 5 metre wide landscaped interface area parallel to Hart Road to help screen urban development when viewed from the McLaren Vale Character Preservation District
  - (c) the placement of landscaped public assessed stormwater detention reserves to link to walking and cycling trails and act as local open space nodes
  - (d) locating local roads adjacent open space to increase the spatial distance while providing community access and surveillance
  - (e) designing residential development to maximise the surveillance of open space through building design/orientation and transparent fencing.

### **Land Division**

- 5 Land division creating smaller allotments should not comprise more than 15 per cent of all allotments in the policy area and only be located where fronting formal public open space of at least 0.2 hectares in area which do not form part of an interface area.
- 6 Land division should ensure public access is maintained to the Hart Road Wetlands as shown on [Concept Plan Map Onka/31 - Hart Road](#).



## Lonsdale Policy Area 71

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

### OBJECTIVES

- 1 A policy area primarily comprising low scale, low density housing.
- 2 Development which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area encompasses land at Lonsdale that formerly provided a landscape buffer between the operations of the (now closed) Port Stanvac Oil Refinery in the Onkaparinga Council area to existing residential areas in Hallett Cove.

This Policy Area will develop as an attractive residential community that includes a mix of housing types and densities, contiguous with the established residential area to the north at Hallett Cove. Development will comprise a mix of predominantly low density, single and two storey formats exhibiting a variety of architectural styles with large, open front gardens and access to public open spaces and the coast. Higher density dwellings are encouraged adjacent areas of public open space, considering the gradient of the land.

Development will be designed to integrate with the topography of the area and protect natural features, including the coast, with limited cut and fill and associated retaining walls. Footing design will consider any impacts from the batter slope which extends down to the existing coastal pathway in the coastal reserve to the west of the policy area.

The built form, siting, architectural and landscape design of individual sites will make a positive contribution to the streetscape and character of the locality. Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation. Buildings on sloping land will be considerate of the protection of privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

Public open space will be designed and developed to support the needs of future residents, highlight natural features and link to the adjacent coastal reserve.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the policy area where practical. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways linking to the adjacent coastal reserve.

Potential noise and other impacts from activities within the wider Lonsdale area will be mitigated through development of a suitable acoustic barrier along the full extent of the boundary with the adjacent Industrial Zone to a minimum height of 4 metres above natural ground level. The barrier will be constructed of solid material comprising earth mounding, masonry or sheet steel fencing, or a combination of these materials. Landscaping and plantings will be provided to improve amenity of this feature and contribute to noise mitigation. Upper storey windows of residences, except those facing north, will also incorporate measures to attenuate potential noise from adjacent industrial and employment activities. Upper storey windows within 75 metres of the boundary with the Industrial Zone, except those facing north, will also incorporate measures to attenuate potential noise from adjacent industrial and employment activities.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - detached dwelling
  - dwelling addition
  - group dwelling
  - row dwelling
  - semi-detached dwelling
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - office
    - open space
    - primary and secondary school
    - recreation area
    - shop
    - supported accommodation
    - residential flat building.

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.
- 6 Development that would be prominently visible 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.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
  - (a) incorporating stepping in the design in accordance with the slope of the land
  - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.

- 9 Residential development in a battle-axe configuration should not be developed unless all of the following can be satisfied:
- (a) a “handle” of at least 4.6 metres width is provided that gives access to the rear of the site, comprising a driveway of 3.0 metres minimum width and landscaping strips of 0.8 metres minimum width along both sides of the driveway
  - (b) all dwellings are sited to ensure that they are at least partially visible from the street frontage
  - (c) fencing along the battle-axe driveway between the primary road frontage and the main face of the dwelling closest to the street is avoided or minimised in height and constructed of a suitable material to maintain an open landscaped character
  - (d) dwellings are set back an appropriate distance from the battle-axe driveway.
- 10 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Average Site Gradient	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached Semi-detached	Less than 1-in-8	300	9	12	20
	More than 1-in-8	400	12	12	20
Row	Less than 1-in-8	200	7	12	20
	More than 1-in-8	350	10	12	20
Group Residential flat building	Less than 1-in-8	300	15	20	45
	More than 1-in-8	400	20	20	45

- 11 Dwellings should be designed to have a maximum site coverage of 60 per cent of the allotment area.

## McLaren Vale Policy Area 39

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

### OBJECTIVES

- 1 A residential policy area comprising a range of low density dwellings which ensures the preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Enhanced pedestrian amenity and the appearance of the main street through street tree planting and paving.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The desired character for the policy area includes the retention and improvement of the existing character of residential development, ranging from original structures built in the nineteenth century located in the original settlements of Gloucester and Bellevue, to modern dwellings under construction in new estates on the southern side of the town.

The northern entrance to the town will continue to be characterised by its old stone buildings with new development designed to complement the scale and character of these older buildings, and existing commercial development appropriately managed in order to maintain the amenity of surrounding residential properties.

It is envisaged that development will be primarily one and two storey dwellings with buildings at township entrances reflecting a high standard of design in order to establish an appropriate sense of township arrival.

It will be important for new development not to become a dominant feature at the expense of the overall low key rural character. All buildings will be sited, designed, coloured and complemented by planting to ensure that they are visually unobtrusive.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - pergola in association with a dwelling
  - semi-detached dwelling
  - supported accommodation.

#### Form and Character

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

- 3 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 when viewed from the street and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 4 A dwelling should provide a frontage to a public road consistent with the predominant width pattern in the street.
- 5 Development should respect the dominant façade pattern of the streetscape to retain and enhance the neighbourhood character by using similar proportioned roof forms, windows, doors and verandas.
- 6 Development should respect the prevailing character of the policy area by:
  - (a) not exceeding the height of significant character buildings in the policy area
  - (b) minimising the visibility of higher sections of new buildings
  - (c) setting higher sections back at least the depth of one room from the frontage.
- 7 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that:
  - (a) the building and front yard retain the original external appearance to the public road; and
  - (b) the associated car parking is sited unobtrusively when viewed from the road.
- 8 Development should provide for a network of cycling and walking paths that ensure direct and safe movement from residential areas to major focal points in the township.

## Medium Density Policy Area 40

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

### OBJECTIVES

- 1 A residential policy area comprising a range of medium-density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, higher order centres and public transport nodes.
- 2 Development that achieves good residential design principles and minimises the potential impact of garaging of vehicles on the character of the area.
- 3 Development that achieves sustainable development outcomes and supports the viability of community services and infrastructure.
- 4 Development that integrates high quality landscaping to improve residential amenity and streetscapes.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The **Medium Density Policy Area 40** encompasses almost a third of the **Residential Zone** and is focussed on land within walking catchments of higher order centres (district and regional) that are well serviced by frequent public transport, transit corridors and train stations. Each part of the policy area has a unique context with differences in topography, quality of built form, dwelling density, streetscape character, views and vegetation. In particular, the policy area comprises diverse land such as coastal environments in the south from Aldinga northwards to Christies Beach and Port Noarlunga; through to established residential land near South Road in Morphett Vale and around centres at Woodcroft and Aberfoyle Park.

The policy area will slowly transition into a contemporary form of suburban living that delivers diverse, well designed and sustainable forms of housing for a changing community. Area renewal will secure important social and economic benefits in many of the Council's older established areas by increasing demand for local business, employment and services and increase the use of public transport. The renewal of existing housing across the policy area will continue to occur over time with earlier change in some locales due to age and quality of existing housing stock and market desirability.

New development will include a mix of housing types such as residential flat buildings, group dwellings, semi-detached, row dwellings and other forms of medium density development plus the retention of much of the existing housing stock. This will contribute to a gradual increase in dwelling density that allows for improved community access to areas of the council that benefit from existing public infrastructure investment such as along the Seaford Railway line. It is essential that new residential development provides a range of housing sizes including smaller one to two bedroom dwellings in the **Precinct 36 Targeted Infill** to cater for a diverse and changing population.

Development will generally be one to two storeys in height. Three storeys is accommodated in parts of the policy area such as within the **Precinct 36 Targeted Infill** and directly adjoining The Esplanade and allotments directly to the rear (with direct frontage to a parallel street to The Esplanade), public open space and on master planned sites where overlooking and overshadowing are appropriately mitigated and buildings transition in height to address the scale and character of adjoining development. Development on larger sites should typically transition to a maximum of two storeys at the interface with adjacent land.

On steeper sites, allotments will be larger than the suggested sizes to ensure that new development minimises retaining walls, provides generous space for landscaping, difficult access arrangements and is an appropriate scale when viewed from a street or adjoining allotment.

It is envisaged that the highest densities and greatest level of housing diversity and housing choice will occur within the **Precinct 36 Targeted Infill**. Dwelling density and scale of built form will transition downwards at the interface with established residential development outside of the Precinct.

Streetscapes should be visually interesting and contribute strongly to the evolving character of the policy area. It is important that new housing forms are integrated through appropriate placement of buildings and transition in scale at site boundaries, with sufficient space for landscaping that complements and softens the built form. New development should consider its neighbourhood context and respond to existing valued elements including built form, vegetation, topography, services and local activities. Examples include the abundance of mature trees and vegetation in Aberfoyle Park and the 'village feel' in Port Noarlunga. Facades and entry doors should face the street and front gardens should be landscaped rather than fully paved.

Development within the policy area will be of a very high standard characterised by a mix of well designed, energy efficient and contemporary medium density or other forms of housing with strong attention to design elements that relate to the human scale and complement and enhance existing built form character.

It is important to protect the residential amenity of adjoining dwellings as renewal occurs, which will be achieved by minimising overshadowing, setting upper storeys back from common boundaries, overlooking controls and careful placement of noise sensitive living areas or bedrooms both within and between sites.

Building footprints should be an appropriate distance from the rear of the site and buildings should avoid elongated forms that extend deep within an allotment without notable articulation, variation in setbacks or visual separation at the upper storey.

Buildings and supporting landscaping should be designed to achieve an attractive and open interface between the private and public realm, enhancing passive surveillance and fostering a pleasant walking environment with development that avoids high front fencing.

The street pattern within the policy area is well defined and unlikely to substantially alter as infill development occurs. New development should incorporate legible pedestrian connections onto the street and avoid a succession of driveways that affects provision of on street parking and pedestrian amenity. Driveways and parking areas should be lined and punctuated with substantial landscaping and tree planting. Street tree planting, footpath paving and lighting will also be improved over time to enhance walkability.

Waste management will be functional and convenient and integrated in the design of new development. It will minimise adverse on-street impact and need for excessive numbers of bins and competition for limited kerbside space. The use of bulk bins and communal waste and storage areas is encouraged for multi-dwelling developments, particularly within the **Precinct 36 Targeted Infill**.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - affordable housing
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - group dwelling
  - pergola in association with a dwelling
  - residential flat building (buildings between one and three storeys)
  - retirement village
  - row dwelling
  - semi-detached dwelling
  - supported accommodation.

## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Unless as otherwise specified in the **Precinct 36 Targeted Infill**, a dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Additional circumstance	Site area excluding a battleaxe configuration (square metres)	Minimum frontage (metres)
Detached	-	270 minimum	9
Semi-detached	-	270 minimum	9
Group dwelling	1 storey	250 average	18
Group dwelling	2 to 3* storeys	200 average	18
Residential flat building	1 storey	250 average	18
Residential flat building	2 to 3* storeys	200 average	18
Row dwelling	-	180 minimum	6

\*3 storey dwellings only envisaged in Precinct 36 Targeted Infill and within the Medium Density Policy Area 40 on:

- land adjoining The Esplanade
- on land that abuts the rear boundary of land adjoining The Esplanade and has direct frontage to a street parallel to The Esplanade
- land adjoining public open space
- coordinated development sites that satisfy requirements in **Medium Density Policy Area 40** Height and Scale.

## Building Setbacks

- 4 Upper-storey building components should be limited in length or provided with increased setbacks at regular intervals to limit visual impact and provide visual relief to adjoining property.
- 5 Upper level balconies should extend no more than 1 metre closer to the road boundary than the associated dwelling.
- 6 Open verandas should extend no more than 1.5 metres closer to the road boundary than the associated dwelling.
- 7 Side set back parameters may be reduced internally within a development site to 0 metres where a comprehensive development scheme is proposed over a master planned development area and the building envelopes for adjoining sites, or dwelling plans, indicate that the requirements for private open space, access to sunlight and other requirements associated with residential amenity can be achieved. Setbacks from external site boundaries should comply with prescribed minimum side setback values.

## Height and Scale

- 8 Dwellings should be a maximum of two storeys in height, other than the following where three storeys is envisaged:
- land adjoining The Esplanade
  - on land that abuts the rear boundary of land adjoining The Esplanade and has direct frontage to a street parallel to The Esplanade
  - land adjoining public open space



- (d) coordinated development sites that satisfies all of the following:
  - (i) a master plan has been prepared for the site delivering innovative housing within an integrated site layout providing high quality landscaping, open spaces and pedestrian areas
  - (ii) there is a consolidation of allotments where necessary to minimise interface with adjoining property and facilitate integrated development
  - (iii) noise, overlooking and overshadowing impacts are appropriately mitigated
  - (iv) there is a transition in building height to reduce adverse impact on adjoining development through building siting and the appropriate use of upper-level setbacks and/or roof design (providing up to two storeys at the interface with adjoining land).
- 9 Development should respond to the existing and desired character of the surrounding area and manage scale and contrast through:
  - (a) placement of new buildings
  - (b) well-designed building facades
  - (c) utilisation of high quality building finishes
  - (d) setting in of upper storey building components
  - (e) breaking up large buildings (including roofs) into smaller forms
  - (f) landscaping and tree planting.

### **Design and Appearance**

- 10 Development on corner allotments should:
  - (a) be designed to address all street frontages by incorporating elements such as verandas, balconies, windows and other articulation in the design of the building
  - (b) incorporate high quality materials and finishes along all building facades
  - (c) incorporate landscaping along both street frontages to soften the appearance of buildings and contribute to an attractive streetscape
  - (d) along street boundaries avoid large expanses of walls or fencing with no articulation.
- 11 Upper-storey building components should utilise a combination of design features and materials to add visual interest and to achieve attractive outlook and amenity for adjoining residential property.

### **Landscaping and Private Open Space**

- 12 Paving and other hard surfaces (including driveways) should not constitute more than 40 per cent of the area between the front property boundary and the main building line (excluding verandas and balconies) to provide opportunities for landscaping, reduce heat loading and improve streetscapes.
- 13 Where private open space associated with group dwellings and residential flat buildings is located forward of the main building line any screening or fencing should be setback from the front boundary to allow landscaping to soften appearance when viewed from the street or public open space.
- 14 Group dwellings and residential flat buildings that incorporate communal open space should:
  - (a) ensure the communal space is visually distinct from private open space in a development

- (b) contain landscaping and facilities that are functional, attractive and encourage recreational use
- (c) avoid a garage dominated view from the communal open space
- (d) include façade elements fronting the communal open space as appropriate for street frontages such as prominent entries, windows and architectural detail.

## Land Division

- 15 Land division should create allotments with an area of 270 square metres or greater and a frontage of 9 metres or greater.
- 16 Allotments should be amalgamated to facilitate the co-ordinated and efficient development of medium density infill.
- 17 Land division should create allotments which have sufficient width to accommodate an individual single width driveway that is less than 50 per cent of the total frontage (excluding battleaxe allotments).
- 18 Land division should be designed to accommodate street tree planting, landscaping and pedestrian paths on both sides of the street, and the passive surveillance of rear laneways (where applicable).

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 36 Targeted Infill

#### Form and Character

- 19 For sites less than 1500 square metres, a dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Additional circumstance	Site area excluding a battleaxe configuration (square metres)	Minimum frontage (metres)
Detached	-	250 minimum	8
Semi-detached	-	250 minimum	8
Group dwelling	1 storey	220 average	18
Group dwellings	2 to 3 storeys	175 average	18
Residential flat building	1 storey	220 average	18
Residential flat building	2 to 3 storeys	175 average	18
Row dwelling	-	150 minimum	6

- 20 For sites 1500 square metres or greater, minimum allotment sizes should be between 45 and 67 net dwellings per hectare and achieve a high quality design outcome, providing dwellings of varying sizes capable of achieving appropriate levels of private open space, service areas, on-site vehicle parking, landscaping, visual massing and set back parameters.

### **Height and Scale**

21 Dwellings should be a maximum of three storeys in height.

### **Land Division**

22 Land division should create allotments with an area of 250 square metres or greater and a frontage 8 metres or greater.

## Noarlunga Downs Policy Area 41

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

### OBJECTIVES

- 1 A residential policy area comprising a range of low and medium density dwellings designed to integrate with the Coast to Vines Rail Trail and surrounding areas of public open space.
- 2 Development that incorporates a range of dwelling types and styles.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will be developed as a high quality living environment with a range of allotment sizes taking advantage of the proximity to the Onkaparinga River National Park, the creek setting open space to its north and the Coast to Vines Rail Trail. The street layout and built form will be designed to provide attractive framed streetscapes and a high level of accessibility for non-vehicular traffic. Public streets, open spaces and residential buildings will combine to create comfortable and attractive conditions that prioritise the needs of pedestrians and cyclists.

Building facades will include detail to provide aesthetic interest and will be positioned and constructed to face public streets and open spaces offering overlooking opportunities that contribute to the safety, use and quality of these spaces. Street trees planted within landscape strips will frame the streets visually binding the diverse residential forms found in the policy area. Paving and driveway surfaces will be designed to allow water penetration to the root zone of these trees.

Physical links with adjacent neighbourhoods will be established with an extensive and well-connected pedestrian and cycle network taking advantage of the proximity of the shared-use Coast to Vines Rail Trail. Clear links to destination places in the vicinity of the policy area including, public transport points, open space recreation areas and the **Local Centre Zone** on River Road will positively contribute to the lifestyle offered to residents of the area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - group dwelling
  - pergola in association with a dwelling
  - residential flat building (buildings between one and two storeys)
  - row dwelling
  - semi-detached dwelling
  - supported accommodation.

#### Form and Character

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

- 3 Development in the policy area should comprise a combination of primarily low with some medium density forms of residential development in appropriate locations of up to two storeys.
- 4 Dwellings immediately adjacent to River Road should:
  - (a) be sited to face River Road
  - (b) not be provided with direct vehicle access from River Road
  - (c) provide car parking to each dwelling from a rear lane or shared use driveway
  - (d) be designed to ensure that any major outdoor area is designed to limit the noise level associated with road traffic.

### **Medium Density Development**

- 5 Medium density dwellings should be setback a minimum of 4 metres from their primary frontage.
- 6 Front verandas should extend no more than 2 metres closer to the road boundary than the associated dwelling.
- 7 Upper level balconies should extend no more than 1 metre closer to the road boundary than the associated dwelling.
- 8 Front verandas of medium density residential development may be included in private open space calculations where both of the following apply:
  - (a) the front doorway step and the floor level of the veranda are a minimum of 0.5 metres above the footpath grade level
  - (b) the veranda is at least 2 metres deep and 4 metres across.
- 9 Medium density dwellings sited on side boundaries should be designed to minimise impacts on the amenity of adjoining land.
- 10 Walls located on a side boundary should be a maximum:
  - (a) height of 3 metres when measured from the top of the footings
  - (b) length of 8 metres.
- 11 Where the required car parking for a medium density dwelling is provided at the rear of the property and accessed via a shared-use driveway or rear laneway a minimum allotment width of 6.2 metres is required.

### **Land Division**

- 12 Land division should provide for a range of low and medium density allotments in appropriate locations.
- 13 Land division should not result in sites gaining direct vehicular access from River Road.
- 14 Land division should provide for a publicly accessible pedestrian walkway network and access to the shared-use Coast to Vines Rail Trail and other areas of public open space.

## Old Reynella Policy Area 69

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

### OBJECTIVES

- 1 A residential policy area comprising a range of dwelling types and styles that demonstrates contemporary practices in urban design, building technologies, social opportunity and sustainability.
- 2 Development designed to integrate with public open space and surrounding areas.
- 3 Development that encourages interaction with services and facilities in the adjacent **Suburban Activity Node Zone**.
- 4 Development that provides transition along policy area boundaries with adjacent residential uses and the adjacent **Urban Employment Zone**.
- 5 Development that integrates high quality landscaping to improve residential amenity and streetscapes.
- 6 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will deliver a master planned residential development with a diverse range of residential development to meet the needs of a changing community. Development will be of a high standard and deliver a positive visual impact incorporating innovative and sustainable design features, quality landscaping and materials, articulation, texture and colour.

Lower density and lower scale development will be located at the southern and western boundaries of the policy area to provide a complementary interface and act as a transition to adjacent low density residential development where indicated as 'Lower Density Residential Interface' as shown on [Concept Plan Map Onka/30 Old Reynella](#).

Smaller allotments with dwellings provided at increased densities will be located and sited to take advantage of high amenity areas of the site including high quality public space and access to services and facilities in surrounding areas.

Development will achieve an efficient layout, minimise vehicle access points and provide a high amenity green streetscape for pedestrian walkability. The circulation and movement network will be designed to promote a low speed vehicle movement with pedestrian networks designed to provide permeability through the site with direct links to open space, cycling networks and public transport.

Development and landscaping should be designed to achieve a high quality public realm with an attractive and open interface between private and public spaces that enhances passive surveillance and fosters a pleasant walking environment.

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.

The design and layout of the interface area between residential areas and the existing **Urban Employment Zone** is intended to minimise potential impacts from employment related activities and to allow their continuation. This will be achieved through the use of landscape buffers, open space and/or road networks (or a combination of) at the interface of the policy area and **Urban Employment Zone**.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - aged care accommodation
  - affordable housing
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - pergola in association with a dwelling
  - retirement village
  - row dwelling
  - semi-detached dwelling
  - small scale non-residential uses that serve the local community:
    - child care facility
    - health and welfare service
    - educational establishment
    - recreation area
    - shop, office or consulting room
  - supported accommodation.
- 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 policy area.
- 4 For sites abutting existing low density residential development to the west and the south of the policy area boundary and indicated as 'Lower Density Residential Interface' as shown on [Concept Plan Map Onka/30 Old Reynella](#), a dwelling should have a minimum site area of 400 square metres or greater and a frontage of 12 metres or greater and dwellings should be designed within the following parameters:
  - (a) 3 metre front boundary setback
  - (b) 8 metre rear boundary setback
  - (c) 6 metre maximum building height (one storey)
  - (d) 9 metre maximum building height (two storey).

### Height and Scale

- 5 Development should respond to the character of the surrounding area and manage scale and contrast through:
  - (a) placement of new buildings
  - (b) well-designed building facades
  - (c) utilisation of quality building finishes
  - (d) setting in of upper storey building components
  - (e) breaking up large buildings (including roofs) into smaller forms
  - (f) landscaping and tree planting.

## Design and Appearance

- 6 Development should be of a high standard and deliver a positive visual impact incorporating innovative and sustainable design features, significant landscaping, articulation, high quality materials, texture and colour.
- 7 Development on corner allotments should:
  - (a) be designed to address all street frontages by incorporating elements such as verandas, balconies, windows and other articulation in the design of the building
  - (b) incorporate landscaping along both street frontages to soften the appearance of buildings and contribute to an attractive streetscape
  - (d) along street boundaries avoid large expanses of walls or fencing with no articulation.
- 8 Front fences will be minimised and large blank walls avoided to ensure visual permeability and to encourage passive surveillance, active streetscapes and a visually interesting public realm.
- 9 Development should provide internal roads that:
  - (a) provide access through the site from Panalatinga to Reynell Road
  - (b) limit the intrusion of commercial traffic through the policy area such that the amenity of the residential area is protected.
- 10 Landscaping, tree planting, lighting and open space should form an integral part of site design and be used to reinforce internal movement networks, enhance visual amenity, provide shade and reinforce transition at the policy area boundary.
- 11 Stormwater management measures including potential construction of detention basins throughout the subject land will ensure that stormwater flows to downstream areas do not result in inundation. Water Sensitive Urban Design (WSUD) techniques will be used to improve the quality of stormwater leaving the site.

## Landscaping and Private Open Space

- 12 Paving and other hard surfaces (including driveways) should not constitute more than 40 per cent of the area between the front property boundary and the main building line (excluding verandas and balconies) to provide opportunities for landscaping, reduce heat loading and improve streetscapes.
- 13 Where private open space associated with group dwellings and residential flat buildings is located forward of the main building line any screening or fencing should be setback from the front boundary to allow landscaping to soften appearance when viewed from the street or public open space.
- 14 Group dwellings and residential flat buildings that incorporate communal open space should:
  - (a) ensure the communal space is visually distinct from private open space in a development
  - (b) contain landscaping and facilities that are functional, attractive and encourage recreational use
  - (c) avoid a garage dominated view from the communal open space
  - (d) include façade elements fronting the communal open space as appropriate for street frontages such as prominent entries, windows and architectural detail.
- 15 Development adjacent the **Urban Employment Zone** within the **Old Reynella Policy Area 69** should incorporate a minimum 20 metre landscape buffer.



## **Land Division**

- 16 Land division should create allotments with an area of 325 square metres or greater and a frontage of 9 metres or greater.
- 17 Land division creating allotments directly adjacent dwellings in the **Residential Zone** to the south and west of the policy area in the 'Lower Density Residential Interface' area as shown on [Concept Plan Map Onka/30 Old Reynella](#) should create allotments with an area of 400 square metres or greater and a frontage of 12 metres or greater.
- 18 Land division should create allotments which have sufficient width to accommodate an individual single width driveway that is less than 50 per cent of the total frontage (excluding battleaxe allotments).
- 19 To minimise the impact of driveway crossovers on pedestrian amenity, land division should ensure medium density residential development is accessed via a rear laneway or a minimum number of shared-use driveways less than 40 percent of the total frontage.
- 20 Land division should be designed to accommodate street tree planting, landscaping, pedestrian paths and the passive surveillance of rear laneways (where applicable).

## Onkaparinga Hills/Woodcroft Policy Area 42

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

### OBJECTIVES

- 1 A residential policy area primarily accommodating dwellings at low densities and of low-rise form, with a limited number of ancillary uses.
- 2 Development that supports a high standard of residential amenity and a pleasant living environment.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is characterised by vegetated creek lines and substantial dwellings on larger than usual residential allotments with established gardens. Development comprises mostly single storey dwellings on detached allotments in a grid like configuration and cul-de-sac pattern within.

The lower yield of allotments per hectare is chiefly the result of topography, necessary allotment patterns, the condition and value of buildings as well as community expectations. It is envisaged that the established character and pattern of development should generally be maintained.

It will be important for development to retain and augment the treed streetscape, including mature and significant trees on private land and indigenous vegetation along creek lines.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 The height of buildings should be single-storey however buildings of up to two-storeys in height above natural ground surface level may be appropriate where they meet the following criteria:
  - (a) the development incorporates stepping in the design in accordance with the slope of the land
  - (b) the building is set-back a greater distance from side and rear boundaries than single-storey development in the locality
  - (c) the building will not exceed 6 metres in height at any point above natural ground level
  - (d) the building will not appear dominant, bulky or inappropriate to the context of the locality.

#### Land Division

- 4 Land division should create allotments with an area of greater than 900 square metres.

## Seaford Heights Policy Area 43

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

### OBJECTIVES

- 1 A residential policy area comprising a range of dwelling types including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in locations close to retail centres, public transport and public open spaces.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will be characterised by the need to accommodate a diverse range of housing to meet the needs of the community. It is envisaged that this greenfield land will be developed to provide its future community with walkable neighbourhoods that maximise land efficiency. This area will be characterised by greater housing diversity, a safer public environment, greater social, economic and environmental sustainability, and the ability to provide public transport more efficiently.

Individual dwellings in the policy area will contribute to the desired character by incorporating design elements that establish connections between the public realm of the streets, and private homes, with windows and entrances orientated to provide opportunities for 'eyes on the street' and enhancing the perception of public safety throughout the policy area. Individual building design will be expected to exploit the natural qualities of sites and to use orientation opportunities to maximise privacy and internal/external relationships for the benefit of occupants. Cut and fill should be minimised to reduce the potential impact of visual bulk to public streets and to neighbouring properties.

Medium density residential development will occur in the policy area and predominantly within 400 metres of the **Neighbourhood Centre Zone** or adjoining public open space. This will allow for increased numbers of residents to benefit from public infrastructure investment and to take advantage of good access to retail facilities and other community services. In turn this higher density form of development will provide a diverse, desired, feasible and sustainable form of housing that secures social and economic benefits.

A noticeable difference between the medium density residential area and other residential areas will be the character established by the application of urban design principles that support a pedestrian scale rather than an automobile scale. Design features that contribute to a pedestrian-oriented character for the policy area will allow for strong connections between the main entrances of dwellings and public footpaths.

People will be attracted to walk along local streets where the fronting development provides visual interest and includes design elements that relate to a human scale. The success of a building's design will be determined by the ability to make a positive contribution to the public realm and its ability to provide visual interest for passing pedestrians.

Development within the policy area will promote and facilitate the safe and convenient use of bicycles and walking as a legitimate and sustainable manner in which to make the trip to the shops or the daily journey to and from work. Access networks within the policy area will integrate in an efficient manner with existing and proposed cycle networks and walking trails provided or proposed within adjoining areas.

Street trees and planting strips will help buffer pedestrians from vehicle traffic and create a unifying theme that binds more diverse dwelling styles. Driveways crossing council landscaping strips will not compromise council's capacity to enhance streetscapes, and will be arranged to minimise the potential for vehicle-pedestrian conflicts.

Dwelling designs will respond to context and will balance the desire for the more efficient use of land with the attainment of a reasonable level of privacy and amenity for occupants and nearby residents.

Standards of privacy appropriate for medium density development areas will place some onus on adjacent residential development to take supplementary action to secure their required level of privacy rather than requiring new development to provide total protection of a neighbour's privacy. A greater emphasis will be placed on maintaining privacy between and in living areas and private open space compared with other rooms and areas of dwellings.

Development will provide for walkable neighbourhoods that will reduce car dependence for access to employment, retail and community facilities and assist in establishing a sense of community, a strong local identity and sense of place. Development will integrate design of open space and urban water management.

An interconnected network of streets will be developed to facilitate safe, efficient and pleasant walking, cycling and driving that will promote active street-land use interfaces, with building frontages to streets to improve personal safety through increased surveillance and activity and other Crime Prevention Through Environmental Design (CPTED) principles. Development will also be designed to support public transport systems (available or proposed), and provide safe, direct access to these systems.

The policy area will be developed in a manner that will result in a cost-effective and resource-efficient development that promotes affordable housing and optimum land efficiency wherever possible. A variety of lot sizes and housing types will cater for the diverse housing needs of the community at a density that will support the provision of local and neighbourhood services.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - affordable housing
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - dwelling addition
  - group dwelling
  - multiple dwelling
  - residential flat building (buildings between one and three storeys)
  - row dwelling
  - semi-detached dwelling
  - small scale non-residential uses that serve the community, for example:
    - child care facilities
    - health and welfare services
    - open space
    - primary and secondary schools
    - recreation areas
    - shops, offices or consulting rooms
  - supported accommodation.
- 2 The development of a school should adjoin district open space to facilitate the sharing of large areas of open space.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development within Seaford Heights should be undertaken in accordance with [Concept Plan Map Onka/19 – Seaford Heights](#).

- 5 A vegetated area consistent with GRO Plan LX1114 (Lot A) should be provided to screen urban development and interrupt site lines from Victor Harbor Road.
- 6 A dwelling located 400 metres or more from the **Neighbourhood Centre Zone** should have a minimum site area per dwelling and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area - excluding a battleaxe allotment (square metres)	Minimum frontage (metres)
Detached	240 minimum	9
Semi-detached	200 minimum	7.5
Group dwelling	175 average (not including the driveway)	16
Residential flat building	175 average (not including the driveway)	16
Row dwelling	150 minimum	5

- 7 A dwelling located less than 400 metres or more from the **Neighbourhood Centre Zone** should have a minimum site area per dwelling and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area - excluding a battleaxe allotment (square metres)	Minimum frontage (metres)
Detached	150 minimum	6
Semi-detached	140 minimum	6 5 where vehicle access is from a rear laneway
Group dwelling	No minimum	No minimum
Residential flat building	No minimum	No minimum
Row dwelling	No minimum	No minimum

- 8 Residential flat buildings, row dwellings and group dwellings located within 400 metres of the **Neighbourhood Centre Zone** should have a minimum site area that is capable of achieving the required levels of private open space, service areas, car parking and any applicable setback parameters.
- 9 To avoid creating an overbearing scale, residential buildings exceeding two storeys in height should be located on sites adjoining either:
- (a) an area of public open space (other than adjoining the Victor Harbor Road buffer area identified in [Concept Plan Map Onka/19 - Seaford Heights](#))
- (b) fronting road reserves which are greater than 10 metres wide.
- 10 Dwellings should only be developed on sites with a battleaxe configuration where the dwelling is provided with alternate frontage to an area of public open space or a road from which vehicle access is not provided.
- 11 Open upper level balconies of medium density residential development should extend no more than 1 metre closer to the primary road boundary.

- 12 Open verandas of medium density residential development should extend no more than 2 metres closer to the primary road boundary than the associated dwelling.
- 13 Front verandas of medium density residential development may be included in private open space calculations where both of following apply:
  - (a) the floor level of the veranda is a minimum of 0.5 metres above the footpath grade level;
  - (b) the veranda is at least two metres deep and four metres across.
- 14 Medium density residential development should maximise convenient access to areas of useable outdoor space by incorporating design elements such as:
  - (a) shared courtyards for group dwellings and residential flat buildings
  - (b) driveways and other vehicle areas that can accommodate other uses
  - (c) designing unbuilt areas to serve interchangeably as private courtyards or parking space
  - (d) rooftop gardens and terraces.
- 15 Group dwellings should incorporate a shared community space in the form of a courtyard that is designed and sited to achieve all of the following:
  - (a) ensure all of the dwellings are sited and arranged around the courtyard or a public road
  - (b) ensure the shared space is distinct from the public space of the street and footpath
  - (c) include private outdoor space (typically in the form of a small garden, patio or veranda) at the interface between individual dwelling units and the shared courtyard
  - (d) avoid having garaging terminate the view of the shared courtyard
  - (e) include façade elements fronting the shared courtyard as appropriate for street frontages i.e. prominent entries, windows and architectural detail
  - (f) ensure end units fronting the street are designed to provide a strong street orientation
  - (g) contribute towards greater connectivity in an area by providing a pedestrian connection to the next street where possible
- 16 Ground floor dwellings of residential flat buildings should be designed and sited to provide a safe and active streetscape and enhance the visual attractiveness of the locality, and should include one or more of the following:
  - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street
  - (b) individual entries for ground floor accommodation.
- 17 Common driveways from roads up to and including distributor level classification should be 3.5 metres wide and positioned to allow for on street parking opportunities between driveways.
- 18 Medium density dwelling walls should be setback from common driveways in accordance with one of the following minimum distances:
  - (a) 1.5 metres where the wall contains a habitable room window
  - (b) 1 metre where the wall contains a habitable room window with a sill height of at least 1.5 metres above the driveway

- (c) 0 metres where there are no windows in the wall.

### **Affordable Housing**

- 19 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 20 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

### **Land Division**

- 21 Land division achieving a net density of 40 dwellings per hectare is considered appropriate where the land satisfies (a) or (b) and (c):
  - (a) it is adjacent public open space
  - (b) it is within 400 metres of the **Neighbourhood Centre Zone**
  - (c) has a slope less than 1-in-15.
- 22 Land division should be designed to achieve all of the following:
  - (a) create a combination of low and medium density dwelling sites, and avoiding the creation of very low density sites that achieves less than 11 dwellings per hectare gross
  - (b) avoid the creation of lots backing onto arterial roads
  - (c) accommodate street tree planting and landscaping on both sides of the street
  - (d) provide pedestrian paths on both sides of roads
  - (e) include lot layout techniques that enable development (rather than back fencing) to face Robinson Road
  - (f) incorporate a landscaped buffer along Main South Road
  - (g) provide a north/south collector road that is appropriately positioned to allow for reasonable access to bus services from all areas of the policy area
  - (h) provide the potential for passive surveillance of rear laneways
- 23 Land division should create allotments which have sufficient width to accommodate an individual single width driveway that is less than 50 per cent of the total frontage (excluding battleaxe allotments).
- 24 Land division should result in a street network that is highly interconnected through the use of one or more of the following measures:
  - (a) using street block lengths of not more than 220 metres and predominantly 150 to 180 metres
  - (b) designing to maximise the choice of movement directions and possible routes
  - (c) providing relatively direct local vehicle trips in and between neighbourhoods, local activity centres and other destination places such as schools and recreation places
  - (d) maximising street connections to existing areas
  - (e) ensuring junctions are spaced to reduce overloading on single intersections and to contribute to shorter vehicle trip lengths.

## Seaford Meadows Policy Area 44

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

### OBJECTIVES

- 1 A predominately residential area comprising a range of low and medium-density dwellings types, including supported accommodation with associated retail, transport, recreational, educational or community development in master-planned locations.
- 2 Development that demonstrates contemporary practices in urban design, building technologies, social opportunity and sustainability.
- 3 A minimum of 15 per cent of residential allotments for each major development stage designated for the purpose of affordable housing.
- 4 A network of public open spaces which links with other open space both within Seaford Meadows and surrounding areas, in particular local wetlands, the Onkaparinga River open space system, and the coast.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is a development site which was traditionally used for farmland and was characterised by very open and un-vegetated slopes down towards the Onkaparinga River. The land topography slopes down towards the Onkaparinga River to the northeast towards Seaford Road allowing for development to take advantage of the views to the Onkaparinga River.

The policy area is nearby well established regional and district-level centres, community facilities and major transport links. Seaford Meadows should develop in a way that makes use of these considerable assets, while at the same time contributing new open space facilities with links to adjacent neighbourhoods. It is envisaged that the policy area contribute to the broader visions of its principal region, the Seaford Development Area, but the suburb of Seaford Meadows should develop a strong, contemporary identity of its own. The pattern of development will complement the layout to the south of Seaford Road whilst also allowing for visual and open space links to the Onkaparinga River Recreation Park, along the railway land and local trails.

The policy area will be developed with leading edge residential housing which showcases advances in urban design, building technologies and the efficient delivery of services to allow the delivery of new housing to meet the needs of a changing population. It is envisaged that housing will be provided at higher densities than has traditionally been provided, including the provision of quality affordable housing. Increased densities will generally be located adjacent to areas of high public amenity including public open space areas and within the south eastern part of the site that is closest to the railway station. Dwelling design and layout will facilitate passive surveillance of adjacent reserves and corridors and the railway station area.

Development is expected to comprise a mix of one and two storey dwellings designed to maximise views toward the Onkaparinga River and provide for passive surveillance to the street and network of local trails and open space areas. Dwelling densities and building heights may be increased to three stories where they are located adjacent to the railway station and open space areas. It is envisaged that development utilise a palette of contemporary colours and materials that relate to the local environment including eucalypt green, sage green, sky blue and greys, ochre and earth tones.

It will be important for dwellings to face the street and include front gardens that are predominantly planted rather than paved. The inclusion of front verandas and low front fencing will also be encouraged to promote street interaction and activity, to provide for a safe environment through passive surveillance and to emphasise thermal efficiency.



It is envisaged that the streetscapes will be interesting and provide a high level of residential amenity and social interaction. Cycling and walking to local activity areas and recreation nodes within and beyond the suburb should be regarded as commonplace and integral to lifestyle, rather than special fitness activities. Streets and open spaces will provide for active and passive recreation as well as indigenous vegetation and wildlife habitat, linked to the Onkaparinga River Recreation Park. Open space areas could also be used for stormwater management.

The establishment of indigenous vegetation with local provenances in streetscapes, reserves and linked open space areas is emphasised. Exotic trees may be provided in limited small focal locations. It will be important for street furniture and signage to relate to the local environment and comprise of materials including timber and galvanised steel, designed as an expression of a contemporary environmentally sustainable area.

Dwellings and other sensitive uses need to be sited and designed to provide interfaces and mitigate potential impacts from nearby non-residential activities, major traffic routes, the rail line and vegetated areas. These interfaces should allow for noise attenuation treatments and/or transitional land uses to reduce any impacts. Freestanding acoustic barriers will not be located where they would compromise connectivity with nearby residential areas.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - supported accommodation.
  
- 2 The following forms of development are envisaged in the future Transit Orientated Development site adjacent to the future railway station:
  - affordable housing
  - dwelling
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
    - small scale shop, office or consulting room
  - supported accommodation.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
  
- 4 A combination of lower and medium density residential development, with lower density components achieving a net density between 17 to 34 dwellings per hectare (for example: 300-600 square metres) and medium density components achieving a net density between 35 to 70 dwellings per hectare (for example: 145-285 square metres).
  
- 5 Upper level balconies and eaves should extend no more than 1 metre closer to the road boundary than the associated dwelling.

- 6 Three storey dwellings are only appropriate where part of the subject land accords with one of the following, it is located:
- (a) with direct frontage to a public road which is adjacent public reserve or conservation area greater than 2500 square metres
  - (b) immediately adjacent to a shared use path linking public open space areas
  - (c) within a **Neighbourhood Centre Zone**
  - (d) within 400 metres from a railway station
  - (e) adjacent a service road fronting Commercial Road.

- 7 Residential flat buildings or group dwellings above two storeys should include minimum private open space of at least the area shown in the following table:

Flat or group dwelling type	Minimum area of private open space	Provisions
Studio (without separate bedroom)	No minimum requirement	-
One-bedroom	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.
Two-bedroom	11 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.
Three-bedroom or greater	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.

- 8 Development should provide an effective stormwater drainage system which is durable and can be economically maintained.
- 9 Movement systems should allow for and ultimately provide convenient linkages to the proposed extension of the Noarlunga Centre rail line and its stations.
- 10 Development to be cognisant of impacts on the Onkaparinga River open space system, providing a satisfactory transition between urban and natural environments to the benefit of residents and the open space system through such measures as:
- (a) the design and placement of reserves so that they link with trails and act as local recreation nodes for formal access to the open space
  - (b) the provision of local roads at intervals adjacent the open space to increase spatial distance while providing community access and surveillance
  - (c) intermittent pockets of residential development, designed to maximise the surveillance of the open space through building design and orientation, and see-through fencing
  - (d) dedicated open space land adjacent the propose lifestyle retirement village, within the **Seaford Meadows Policy Area 44**.

### **Affordable Housing**

- 11 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 12 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

### **Land Division**

- 13 Proposals for roads or laneways of 7 metres road reserve width or less should be accompanied with sufficient details to demonstrate the functionality of all of the following:
  - (a) vehicle movements to and from on-site car parking areas
  - (b) adequate on-street parking provision
  - (c) the location of public infrastructure such as stormwater, energy and telecommunications facilities
  - (d) the provision of waste collection services
  - (e) the provision of landscaping and street tree planting.
- 14 Direct access to dwellings should be from local service roads rather than from Commercial Road and Seaford Road.
- 15 Service roads adjacent to main thoroughfares should be landscaped to provide an attractive edge to the suburb of Seaford Meadows.
- 16 Pedestrian paths at least 1.2 metres wide should be provided on each of the following:
  - (a) both sides of collector or higher order roads
  - (b) one side of local roads servicing more than 20 dwellings
  - (c) all linear park linkages
  - (d) linkages between key activity nodes.

## Sellicks Beach Policy Area 45

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

### OBJECTIVES

- 1 A residential coastal settlement that caters for a small permanent and seasonal holiday population.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that the policy area will continue to be developed as a settlement with coastal-rural residential character. Low intensity development, characterised by very large allotment sizes, deep set backs and large separation distances between dwellings, is indicative of development constraints associated with the limited capacity of physical and social infrastructure available to the area. The physical limits of the settlement will be defined by substantial landscaping designed to minimise the impacts of adjacent agricultural activity upon residential areas.

The policy area does not have access to mains sewer. Accordingly, development will not be undertaken if it is likely, in itself or in association with other development, to create potential demand for such services. Therefore residential development will be restricted to a single dwelling on an allotment.

It is envisaged that building design will incorporate significant articulation and variation in materials to create visual relief and architectural interest in the way buildings address the street.

The retention of public open space in the form of linear networks positioned along natural drainage lines will assist with stormwater management and provide off-road pedestrian and bicycle links that add to the system connecting throughout the settlement and through to the coast. New buildings and additions will be positioned to define the edges of, and face onto, public parks and accessible open spaces in order to provide passive surveillance and encourage the safe use of these spaces by the public.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bed and breakfast
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - small scale tourist accommodation
  - supported accommodation.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Building design should incorporate verandas at the front of dwellings to create a semi-private interface with the public realm.

- 4 New development should incorporate building materials that are complementary to, and indicative of, the coastal-rural character of Sellicks Beach, including:
  - (a) colour coated timber panelling
  - (b) hipped and exposed corrugated iron roofs
  - (c) timber for joinery and trims.
- 5 The external materials of buildings should be of muted earth-coloured tones so as to be unobtrusive and blend in with the natural coastal-rural character.

#### **Land Division**

- 6 Land division should only occur where no additional allotments are created partly or wholly within the policy area.

## Willunga Policy Area 46

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

### OBJECTIVES

- 1 A residential policy area comprising a range of low density dwellings which ensures the preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Enhanced pedestrian amenity and the appearance of the main street through street tree planting and paving.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The overall character of the township will be low-key and provide good residential amenity rather than being overly themed as 'heritage'. It is envisaged that new development will continue to respect the town's village atmosphere, and evident tradition of craftsmanship in detailing, and use local materials such as stone, slate and brick in facades facing the street. Modern development respecting the particular qualities of the area will be utilising the signature elements for Willunga, by using compatible modern materials such as rendered concrete block walls, red brick, corrugated Colorbond roofing and simple building forms.

It is important for new development to be visually sympathetic to the rural setting and avoid design clashes with heritage aspects including land division pattern, buildings and structures.

Street tree planting and other abundant landscaping promotes the township's green image and includes its signature landscaping species such as almond trees, traditional cottage garden plants, and local native foothill species. Mature trees are seen to be incorporated into the design of buildings influencing the placement and design of access driveways such that desired streetscapes are maintained.

It is important for development to respect and compliment the unique rural landscape of vineyards, orchards and cultivated land with a gently undulating topography and a creek valley.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - pergola in association with a dwelling
  - semi-detached dwelling
  - supported accommodation.

#### Form and Character

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

- 3 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 when viewed from the street and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 4 A dwelling should provide a frontage to a public road consistent with the predominant width pattern in the street.
- 5 Development should respect the dominant façade pattern of the streetscape to retain and enhance the neighbourhood character by using similar proportioned roof forms, windows, doors and verandas.
- 6 Development should respect the prevailing character of the policy area by:
  - (a) not exceeding the height of significant character buildings in the policy area
  - (b) minimising the visibility of higher sections of new buildings
  - (c) setting higher sections back at least the depth of one room from the frontage.
- 7 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that:
  - (a) the building and front yard retain the original external appearance to the public road
  - (b) the associated car parking is sited unobtrusively when viewed from the road.
- 8 Development should provide for a network of cycling and walking paths that ensure direct and safe movement from residential areas to major focal points in the township.

## 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	
Consulting room	Except where it achieves both (a) and (b): (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Dwelling which: (a) is in <b>Coordinated Development Policy Area 67</b> ; and (b) would result in more than one dwelling on an allotment	Except where either (a) or (b) are satisfied: (a) all owners of the allotment upon which the dwelling(s) is to be developed have entered into a legally binding infrastructure contribution agreement with the council for the <b>Coordinated Development Policy Area 67</b> and: (i) the agreement(s) are operative; and (ii) no owner is in breach of the agreement(s) (b) the land upon which the dwelling(s) is to be developed was previously the subject of one or more legally binding infrastructure contribution agreement(s) executed in 2014 or later between the council for the <b>Coordinated Development Policy Area 67</b> and all owners of that land and such agreement(s) have been terminated because: (i) all contributions payable under the agreement have been paid; or (ii) the sunset date of the agreement has been reached.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	



Form of Development	Exceptions
Land division which results in one or more allotments wholly or partly in <b>Coordinated Development Policy Area 67</b>	<p>Except where either (a) or (b) are satisfied:</p> <ul style="list-style-type: none"> <li>(a) all owners of the land proposed to be divided have entered into a legally binding infrastructure contribution agreement with the council for the <b>Coordinated Development Policy Area 67</b> and: <ul style="list-style-type: none"> <li>(i) the agreement(s) are operative; and</li> <li>(ii) no owner is in breach of the agreement(s)</li> </ul> </li> <li>(b) all land proposed to be divided was previously the subject of one or more legally binding infrastructure contribution agreement(s) executed in 2014 or later between the council for the <b>Coordinated Development Policy Area 67</b> and all owners of that land and such agreement(s) have been terminated because: <ul style="list-style-type: none"> <li>(i) all contributions payable under the agreement have been paid; or</li> <li>(ii) the sunset date of the agreement has been reached.</li> </ul> </li> </ul>
Motor repair station	
Office	<p>Except where it achieves both (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) the total floor area is less than 100 square metres</li> <li>(b) the site does not front an arterial road.</li> </ul>
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	<p>Except where it achieves both (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) the gross leasable area is less than 80 square metres</li> <li>(b) the site does not front an arterial road.</li> </ul>
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
<p>Where located within the <b>Medium Density Policy Area 40</b>:</p> <ul style="list-style-type: none"> <li>(a) detached dwelling(s)</li> <li>(b) row dwelling(s) of two storeys or less</li> <li>(c) semi-detached dwelling(s) of two-storeys or less</li> <li>(d) single storey building(s) comprising dwelling(s)</li> </ul> <p>Within the <b>Precinct 36 Targeted Infill</b>:</p> <ul style="list-style-type: none"> <li>(e) two-storey building(s) comprising dwelling(s)</li> </ul> <p>or a combination of (a), (b), (c), (d), (e).</p> <p>Where located within the <b>Seaford Heights Policy Area 43</b>:</p> <ul style="list-style-type: none"> <li>(a) a building of two storeys comprising dwellings located within 400 metres of the <b>Seaford Heights Policy Area 24</b> (of the <b>Neighbourhood Centre Zone</b>)</li> <li>(b) land division including earthworks</li> <li>(c) retaining walls less than 2 metres in height.</li> </ul>	<p>Where located within the <b>Medium Density Policy Area 40</b>:</p> <ul style="list-style-type: none"> <li>(a) three-storey row dwelling(s)</li> <li>(b) three-storey semi-detached dwelling(s)</li> <li>(c) two-storey building(s) comprising dwelling(s) except where identified as a Category 1 form of development</li> </ul> <p>Within the <b>Precinct 36 Targeted Infill</b>:</p> <ul style="list-style-type: none"> <li>(d) three-storey building(s) comprising dwelling(s) except where identified as a Category 1 form of development</li> </ul> <p>or a combination of (a), (b), (c) or (d).</p> <p>Land division where located within the <b>Co-ordinated Development Policy Area 67</b>.</p> <p>Where located within the <b>Seaford Heights Policy Area 43</b>, a three storey dwelling located within 400 metres of the <b>Seaford Heights Policy Area 24</b> (of the <b>Neighbourhood Centre Zone</b>) that is adjoining either (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) an area of public open space</li> <li>(b) a road reserve which is greater than 10 metres wide.</li> </ul>

## 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 detached dwellings at low densities, including a minimum of 15 per cent affordable housing.
- 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

The desired character of the zone comes from the natural landscape, which screens and hides buildings and retaining walls minimising their visual impact on the street. The mature trees and lush landscapes are a highly valued component of the zone's desired character, and it is envisaged that these features will be sensibly managed to ensure adequate fire protection measures can be maintained whilst providing for the preservation of the landscape setting.

It is anticipated that new buildings will have a similar size and visual impact to existing freestanding houses that are set in an abundant landscape. Spaces between and to the front of buildings are critical to character, as these allow for vegetation retention and potential reinstatement, providing screening and a natural appearance for the area. The relationship of landscaping contained within large road reserves and that of private gardens will continue to be important for the character of the area and will influence decisions with regard to driveway crossover points and the nature of front fencing.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - semi-detached dwelling
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
    - shop where the gross leasable area is less than 80 square metres
    - small shop, office or consulting room
  - 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 at densities higher than, but compatible with adjoining residential development and the protection of remnant native vegetation.
- 4 Development of residential flat buildings, group dwellings and semi-detached dwellings and land division for such purposes should only occur where the gradient of each 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 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.
- 7 Development should be sited and designed to preserve mature landscaping (including remnant native vegetation) in manner consistent with bushfire risk reduction measures.
- 8 All remnant native vegetation comprising *Eucalyptus* species with a girth size exceeding one metre at a height one metre above natural ground level should be preserved wherever urban development occurs.
- 9 Development should be sufficiently buffered from land adjoining the **Hills Face Zone**, open space or other areas of conservation significance, including the Sturt River and areas of significant roadside vegetation.
- 10 The size, shape, orientation, layout, and location of the boundaries of allotments should:
  - (a) provide for the conservation of trees and other special site features consistent with a functional layout of future buildings, access, services, open space and in a manner consistent with bushfire risk reduction measures
  - (b) not be likely to result in tree-damaging activity occurring to a significant tree.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 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.
- 13 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 14 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.

- 15 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from rear allotment boundary	8 metres
Minimum setback from side allotment boundary where the dwelling wall height does not exceed 3 metres from natural ground level	2 metres
Minimum setback from side allotment boundary where the dwelling wall height exceeds 3 metres but is less than 6 metres from natural ground level	3 metres
Minimum setback from side allotment boundary where the dwelling wall height is greater than 6 metres from natural ground level	3 metres plus 1 metre for every metre of wall height above 6 metres from natural ground level.
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	2 storeys or 9 metres
Minimum number of on site car parking spaces, other than for affordable housing (one of which should be covered)	1 space for a 1 bedroom dwelling. 2 spaces for 2 or more bedrooms 1 space per 2 bedrooms for residential flat buildings, multiple and group dwellings

- 16 The total of all buildings on a site should not cover more than 50 per cent of the area of that site.
- 17 Wherever possible, existing vegetation should be used to screen the building and excavation or filling from view.
- 18 Development that would be prominently visible from the Adelaide plains should:
- achieve a profile that blends with the topography of the land
  - avoid the use of bright and highly reflective external materials and finishes
  - incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works in a manner consistent with bushfire risk reduction measures.
- 19 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:
- incorporating stepping in the design in accordance with the slope of the land
  - where appropriate, setting back the upper storey of a dwelling a greater distance from front and side boundaries than the lower storey.

- 20 Sheds, garages carports and outbuildings, whether freestanding or not, should be designed within the following parameters:

Parameter	Value
Minimum setback from side and rear boundaries	2 metres
Minimum setback from a public road or public open space area	6.5 metres or 0.5 metres behind the main face of the dwelling whichever is greater.

- 21 Vehicle access should minimise any disruption to the continuity of existing streetscapes and should be obtained from minor streets and side and rear lanes.
- 22 To minimise the impact of car parking facilities on the streetscape, car parking should be located behind buildings, or toward the rear of the site wherever possible.
- 23 A dwelling should have minimum site area (and in the case of residential flat buildings, an average land area per dwelling) and a frontage to a public road not less than that shown in the following table.

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	550 minimum	12
Semi-detached	350 minimum	10
Group dwelling	350 minimum	20
Residential flat building	350 average	18

- 24 Fences should be located to minimize their visual impact and be constructed of materials which are of a low light-reflective nature and in dark earthy tones to blend in with the surrounding landscape.
- 25 Retaining walls should not detract from the amenity of adjacent properties, and in particular should not result in overshadowing, cutting off light or views.

### **Affordable Housing**

- 26 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 27 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

### **Land Division**

- 28 Land division should create allotments with an area of at least 550 square metres and a frontage of 12 metres.
- 29 Larger allotment areas and widths should be provided where the following applies:
- (a) existing vegetation restricts building envelopes
  - (b) allotments are adjoining watercourses including the Sturt River
  - (c) allotments are adjacent to the **Hills Face Zone**.

## Coromandel Valley Policy Area 47

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

### OBJECTIVES

- 1 A residential policy area primarily comprising detached dwellings at low densities and of low rise form with limited opportunities for semi-detached and group dwellings in specified locations and where in keeping with the character of Coromandel Valley.
- 2 Development designed to preserve views and vistas across the valley, with particular regard to the nearby Hills Face Zone, Mt Lofty Ranges Scenic Route and Sturt River.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area comprises the City of Onkaparinga's portion of the Coromandel Valley suburb. Since rural settlement in 1837, the character of the area has evolved with historic buildings and bridges, particularly along Main Road and Sturt River, and a variety of dwellings from the 1900s, in a very low density, highly vegetated setting. The abundance of vegetation, together with relatively steep topography, narrow winding roads, historic development pattern, community expectations and proximity to watercourses, rural areas and the Hills Face Zone all combine to influence the desired character of Coromandel Valley.

The function of the policy area is to preserve and enhance a high amenity very low-density living area in which single storey detached dwellings on large individual allotments predominate, bushfire risk is minimised, and heritage places, an abundance of vegetation and vistas of vegetated valley faces are preserved. An additional function of the policy area is to preserve its history as a rural settlement.

The north-south linear pattern of Coromandel Valley, situated between the **Hills Face Zone** and Sturt River, with Main Road serving as the major access in and out of the suburb, is the desired pattern of development within the policy area. So too is the general alignment of roads along the steep valley topography. Retention of the current number of access points into Main Road is desirable for traffic management and visual amenity reasons. Whilst the policy area is currently characterised by a large number of cul-de-sacs and battleaxe (or similar) allotments, their proliferation is not desirable for reasons of access and bushfire risk.

Very low-density single storey detached dwellings on large allotments having wide frontages to public roads surrounded by an abundance of landscaping are a desirable element of the pattern of development. Semi-detached dwellings and group dwellings are a minor less desirable element of the pattern of development. Some non-residential uses form part of the desired pattern of development but where their impact is minimal, where generally relating to historic development or community uses or where required for the viable retention of a listed place of heritage significance. Rural land uses are characteristic of the area's history as a rural settlement and preservation of these is consequently desirable through buffers to sensitive uses and retention of historic orchards in public open spaces where possible.

Coromandel Valley currently has a wide range of allotment sizes within a small area. This is desirable for future retention. For this reason (and to encourage vegetation coverage and distances between buildings), allotment sizes will often need to be larger than the minimum requirements.

The predominant desired built form is to reflect the external scale, form and appearance of surrounding existing very low-density single storey detached dwellings on large allotments. Two-storey detached dwellings are a less desirable built form and will only be consistent with this character statement where they are not bulky in appearance and align with the topography of the land. Spaces between and to the front of buildings are a critical component of the desired built form, as these allow vegetation coverage and consequent built form relief. The substantial canopy over most of Coromandel Valley's rooftops is a dominant part of the character. Built form should facilitate continuation of this. It is desirable that the built form is secondary to the preservation of, and well integrated with, the natural environment.

Mature exotic and native trees are a fundamental component of the desired streetscape character of Coromandel Valley and are secondary only to ecological requirements. The sense of buildings on private allotments being enclosed by surrounding landscaping is a desirable element of streetscape character and is to be retained and reinforced. Many roads, including Main Road, are 'country' in style, with limited kerbing, tree canopies and wide verges. This is a desirable element of streetscape character and is to be retained and reinforced where possible.

The desired scenic character of Coromandel Valley centres around the 'country' feel of Main Road and its heritage buildings, the Sturt River and views of the **Hills Face Zone** and of the well vegetated valley faces. In particular, Main Road follows the course of the river, offers generally unobstructed views of the riverbank vegetation and serves as a north-south axis for the suburb. It is desirable that views from Main Road and other elevated areas of valley faces, of the floor of the valley and of the **Hills Face Zone** are protected and enhanced. Consequently, it is desirable that vegetation be grown to shield views of rooftops. Bulky and heavy built forms, particularly in the foreground of views of valley faces and the **Hills Face Zone** and along Main Road and the Sturt River, are not desirable.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following forms of development are envisaged in the policy area:

- detached dwelling
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling addition
- group dwelling.
- semi-detached dwelling.

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be limited to one storey in height except where to minimise impact on natural topography and the extent of earthworks required. In such cases dwellings up to two storeys in height may be appropriate with walls up to 6 metres and roofs up to 9 metres.
- 4 Development of land north-east of Ackland Hill Road, including and adjoining the land known as Magarey's Orchard, should be co-ordinated to ensure suitable access to all parts of the land.
- 5 Development of land known as 'Magarey's Orchard' should not encroach within 30 metres of the heritage places therein. The existing brick outbuilding (circa 1914) and the mature exotic trees within 30 metres of the heritage places should be retained.
- 6 Residential development or other sensitive land uses in proximity to any remaining horticultural activities within land north-east of Ackland Hill Road should be set-back a sufficient distance from the remaining horticultural activities to mitigate any off-site impacts arising from the horticultural activities. The set-back should be landscaped in a manner that will further mitigate any off-site impacts arising from the horticultural activities.
- 7 Development adjoining watercourses, including the Sturt River, should allow for the proposed linear reserve and be sited outside of the 1-in-100 year average return interval flood event.
- 8 Development on allotments less than 900 square metres and created prior to 1 March 2006 may:
  - (a) have lesser side and rear setbacks than those specified in the zone in circumstances where these are impractical or where those being proposed are consistent with those in the immediate locality



- (b) have two storeys in circumstances where such a form would not detract from the character of the locality, where the upper level is contained within the roof space and where views to the **Hills Face Zone** and Sturt River are not obscured from Main Road.
- 9 A dwelling should have a minimum site area (and in the case of group dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	900	15
Semi-detached	900	15
Group dwelling	900	20

- 10 The location of dwellings should not result in the development of sites in a battleaxe (or similar) configuration.

### Land Division

- 11 Land division should create allotments with an area of at least 900 square metres and a frontage of 15 metres.
- 12 Larger allotment areas and widths should be provided where the following applies:
- (a) existing vegetation restricts building envelopes
  - (b) allotments are adjoining watercourses including the Sturt River
  - (c) allotments are adjacent to the **Hills Face Zone**.
- 13 Allotments for dwellings having an area less than 900 square metres may be appropriate where it meets all of the following:
- (a) the allotment is within 400 metres walking distance of the **Neighbourhood Centre Zone**
  - (b) the allotment is located within 250 metres of a public transport route
  - (c) no such allotment abuts the **Hills Face Zone** or a State or Local Heritage Place
  - (d) the maximum average natural ground line gradient of the allotment is no steeper than 1-in-10
  - (e) the allotment has a minimum area of 450 square metres and a minimum width of 10 metres
  - (f) the allotment contributes to the achievement of a mix of allotment sizes within the surrounding environment; and where vegetation removal can be minimised, including on adjoining land for bushfire prevention measures
  - (g) extensive landscaping comprising the planting of locally indigenous vegetation that will reach a variety of heights and that will substantially screen the development from view forms part of the development
  - (h) a workable building envelope is demonstrated at the time of the land division application
- 14 Where allotments are proposed for residential purposes, no more than half of the allotments should have an area less than 900 square metres. The exception to this is where the allotments are for the purposes of independent living retirement homes.
- 15 Land division should not result in the development of sites in a battleaxe (or similar) configuration.

## Happy Valley Interface Policy Area 48

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

### OBJECTIVES

- 1 A residential policy area primarily comprising detached dwellings at low densities and of low rise form.
- 2 Residential development sensitive to the topography of the area, which has minimal visual and environmental impacts with particular regard to the nearby **Hills Face Zone**.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The area is located at Carsten Court, Happy Valley on the edge of the zone and abutting the boundary of the **Hills Face Zone**.

The area contains a small number of large residential allotments on sloping terrain. It functions as a transition between urban residential development to the west and the open rural character of the land in the **Hills Face Zone** to the east.

The very low density character and transitional function of the area shall be retained through the maintenance of large allotment sizes and limitations on the number of dwellings that can be established in the area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition.
- 2 No allotment should be utilised for the establishment of more than one dwelling except in the circumstance of dependent accommodation for the use of persons belonging to the extended family.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A dwelling should have a minimum site area of 10 000 square metres (1 hectare).

#### Land Division

- 5 Land division should create allotments with an area of at least 10 000 square metres (1 hectare).

## Willunga Policy Area 49

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

A policy area on the periphery of the Willunga township in which vistas of rural land uses and water courses are evident and where views through to the **Hills Face Zone** are widely available.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Buildings should be sited and designed to preserve access to shared view opportunities and to promote access to views of the **Hills Face Zone** as widely as possible.

## 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	Except where it achieves both (a) and (b): (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Nursing home <b>where located within Coromandel Valley Policy Area 47</b>	
Office	Except where it achieves both (a) and (b): (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it achieves both (a) and (b): (a) the gross leasable area is less than 80 square metres (b) the site does not front an arterial road.

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*.

## 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 set back 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. 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 or caravan fixed to land 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 manager' residence in association with and ancillary to a residential park.
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 Parks 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	
Prescribed mining operations	



Form of Development	Exceptions
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:

Category 1	Category 2
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	

## 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 which complement the appearance and natural features of the landscape and rural activities that do not adversely impact on the amenity of the locality.
- 2 Development that is limited to low-intensity and low impact activities in order to maintain an open landscape character.
- 3 The preservation of the natural character and features of the watercourse for the benefit and enjoyment of the community.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone comprises areas located adjacent urban areas at Aberfoyle Park, Chandlers Hill, Hackham, Happy Valley, Morphett Vale, Onkaparinga Hills, Woodcroft and Willunga. The zone is characterised by the development of detached dwellings on small semi-rural allotments. Areas of the zone, outside the **Vegetation Management Policy Area 50**, have the ability to accommodate very small numbers of animals, in particular horses. In these areas, animal keeping, very small scale rural activities or other activities are secondary to the residential use of the land.

It is important that all forms of land uses be undertaken in a manner that avoids land degradation and maintains a high level of rural residential amenity in a semi-rural environment that permits the retention of an open landscape character in which native vegetation watercourses and the natural environment are conserved.

The pattern of development will continue to provide for large allotments with a single dwelling on each allotment and low intensity activities that are compatible with a pleasant semi-rural character and an attractive rural-residential lifestyle.

Development will provide a standard of residential and ancillary built form that is consistent with a semi-rural living environment which does not adversely impact on adjacent urban areas. It is essential that all development within the zone maintains it as an attractive place in which to live and where the residential use of land is the primary function and a pleasant lifestyle is a primary goal. Non-residential uses must be minor in scale and nature, and ancillary or incidental to the residential use in a manner consistent with a residential lifestyle of high amenity value. Such non-residential uses will only be undertaken by persons resident on the land, in a manner which does not adversely impact upon the amenity of the locality in which it is situated or on rural-residential lifestyle or the enjoyment of other land.

### 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 The keeping of animals should be ancillary to and in association with the residential use of the land.
  - 5 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 and the stocking rate is not greater than one horse per one hectare.
  - 6 The keeping of three or more dogs and the erection of kennels should not be undertaken unless:
    - (a) dog keeping yards, kennels and associated exercise areas are more than ten metres from any boundary of the site and 100 metres from the nearest dwelling outside the site
    - (b) dogs are kept for the private enjoyment of the land owner or for breeding, training or showing
    - (c) kennels are fully insulated with appropriate materials to all roofing and walls, and with openings orientated to minimise noise impact nuisance to residential use
    - (d) an adequate exercise area is provided
    - (e) all yards are fenced to a height of at least 1.8 metres and provided with secure gates.
  - 7 Keeping of animals on land for commercial purposes such as breeding, boarding, training or sale, should not occur unless the person or persons caring for the animals, resides on the site.

### **Form and Character**

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Within that part of the zone located between Mount Malvern Road and Mitchell Road, Chandlers Hill dwellings should be located on new allotments in accordance with [Concept Plan Map Onka/20 – Rural Living \(Chandlers Hill\)](#).
- 10 Dwellings, outbuildings, farm-buildings and other structures should be sited, designed and finished in a manner which results in low visual impact when viewed from roads or surrounding land.
- 11 Building materials should be of a low light reflective nature and be in muted colours such as browns and greens to blend with the natural landscape.
- 12 Earthworks associated with the construction of a dwelling should be minimised by adopting building design and siting techniques best suited to natural land form. Earthworks associated with outbuildings, ancillary structures, access roads and driveways should also be minimised, with scree slopes and embankments revegetated wherever possible.
- 13 Driveways and access tracks should be aligned and constructed in such a way so as to minimise their visual impact, the amount of excavation required and the clearance of native vegetation.
- 14 The clearance of remnant indigenous vegetation should be minimised when any form of development is undertaken. The proposed siting, design, or arrangement of buildings and spaces should be revised whenever it would result in a significant reduction to the extent of clearance required.
- 15 Any structures should be sited unobtrusively and be screened with vegetation so that landscape qualities, amenity of the locality and quality of views are preserved.

- 16 No activity should cause loss of amenity to adjoining land or surrounding localities resulting from any of the following:
- (a) the visual impact of buildings, structures or earthworks
  - (b) the intensity of activity associated with any such use
  - (c) the emission or dust, noise, vibration or noxious odours.
- 17 Any form of farming, horticulture or animal keeping should not result in any of the following:
- (a) the denudation of pasture or damage to remnant indigenous vegetation
  - (b) the accelerated erosion of land or watercourses
  - (c) the erection of large structures in a manner which detracts from landscape amenity.
- 18 Animal keeping, horse keeping or stables should not create any significant adverse impact on the amenity of the locality, including denudation, erosion, deterioration of soil quality, pollution of the environment, health risk, visual impairment, or from noise, dust, odour or other nuisance.
- 19 Development for animal keeping or horse keeping involving the transport and handling of livestock, should provide a suitably designed and constructed surface area for washing of transport vehicles and capable of permitting effective collection and disposal of solid and liquid wastes.
- 20 Horse stables and dog kennels should have floors of impervious material. A sand surface may also be acceptable, if maintained at all times in a sanitary condition.
- 21 All development should include provision for a sewage disposal system to the satisfaction of the relevant state government agencies.
- 22 All development should include provision for a reticulated water supply.
- 23 Electricity and telecommunication services should be undergrounded.
- 24 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum number of on site car parking spaces (One of which should be covered)	1 space for a 1 bedroom dwelling 2 spaces for 2 or more bedrooms

- 25 A dwelling should have an allotment area of at least 1 hectare and a frontage to a public road not less than 30 metres.

### **Land Division**

- 26 Land division should create allotments with an area of at least 1 hectare and provide a minimum frontage to a public road of 30 metres, except for the portion of the zone located between Mount Malvern Road and Mitchell Road, Chandlers Hill where allotments should have an area of not less than 8000 square metres; and provide a minimum frontage to a public road of five metres.
- 27 Allotments should be rectangular and comprise minimum dimensions of 50 metres by 150 metres.
- 28 For the portion of the zone located immediately north of Chandlers Hill Road, Happy Valley; land division should conform to the following:
- (a) a maximum of 12 residential allotments should be created within the entire extent of the zone

- (b) no more than two allotments should gain access from Corriedale Hills Drive abutting the northern boundary of the zone
  - (c) Alpine Road abutting the western boundary of the zone should not be extended any further than 100 metres into the zone.
- 29 For the portion of the zone located between Mount Malvern Road and Mitchell Road, Chandlers Hill; land division should conform to the following:
- (a) a maximum of 12 residential allotments should be created within the entire extent of this portion of the zone
  - (b) new allotments should be configured around the potential dwelling sites shown on [Concept Plan Map Onka/20 – Rural Living \(Chandlers Hill\)](#) and the creation of a riparian corridor over the watercourse that traverses allotment 80 from the southeast to the northwest.

## Vegetation Management Policy Area 50

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

### OBJECTIVES

- 1 A policy area primarily accommodating residential and rural living style development of a low-intensity which has regard to the preservation of natural features and remnant native vegetation.
- 2 Development planned and designed to ensure that the maximum amount of remnant native vegetation is retained.
- 3 The augmentation of the conservation value of existing Grey Box Woodland (*Eucalyptus microcarpa* overstorey) through the establishment and protection of vegetation corridors linking with other vegetation patches east of Mount Malvern Road.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is located in an area of Aberfoyle Park that features steeply sloping and well vegetated terrain with limited road access.

The area comprises rural living allotments which, due to the sloping nature of the terrain and the presence of vegetation of conservation significance, have limited development potential.

An existing open and semi-rural character and amenity prevails and it is intended to be retained. A significant part of this character is derived from a patch of Grey Box (*Eucalyptus microcarpa*) Woodland of particular rarity and conservation value. The prevalence of this plant community has been substantially diminished over time and it is the scale and relative integrity of this patch in the midst of surrounding urban development which boosts its significance. Therefore, it is intended to be retained.

Whilst the preservation of all remnant native vegetation occurring within the zone is of importance, it is especially important to ensure that the impact of development on the Grey Box Woodland is kept to an absolute minimum. This aim to conserve the Grey Box Woodland applies equally to all land regardless of whether in public and private ownership.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - conservation and preservation of native vegetation
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition.
- 2 Development within the policy area should be subordinate to the preservation of semi-rural landscape character and the preservation/conservation of remnant native vegetation.
- 3 The grazing of stock and horse keeping should only occur as a continuation of existing use and should not occur in areas of Grey Box (*Eucalyptus microcarpa*) Woodland or within the vegetation corridors.

- 4 Development should not encroach into areas of Grey Box (*Eucalyptus microcarpa*) Woodland.
- 5 Development should not encroach into the vegetation corridors.

### **Form and Character**

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 On any allotment featuring remnant vegetation, development should utilise existing cleared areas of land in order to minimise the need for further clearance.
- 8 Development proposals for a dwelling on an allotment featuring remnant native vegetation should be accompanied by details describing methods for the retention and conservation of the remnant vegetation (notwithstanding any clearance that is essential for residential use of the land), whereby the details subsequently approved by the planning authority become binding upon the subject land on or before the commencement of the development.
- 9 Where an allotment features a vegetation corridor, development proposals for a dwelling should include details describing the manner in which the corridor is to be revegetated with plant species native to the locality, whereby the details subsequently approved by the planning authority become binding upon the subject land on or before the commencement of the development.
- 10 Where vegetation clearance is unavoidable despite proper regard to all other relevant principles of development control, clearance should be limited to the minimum required to accommodate the physical siting of a dwelling accompanied by any necessary clearance for bushfire protection purposes.
- 11 The degree of native vegetation clearance required to achieve an acceptable level of bushfire safety should be minimised by deploying building design and siting techniques supporting this aim and by adopting a bushfire control regime most compatible with the protection of native vegetation.
- 12 Access roads and driveways should be aligned and constructed in a manner which minimises native vegetation clearance and avoids traversing the vegetation corridors' wherever possible.

### **Land Division**

- 13 Apart from the creation of reserves, no land division which increases the existing number of allotments wholly or partly within the policy area should occur.

## 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 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>
Advertisement and/or advertising hoarding in the form of bunting or flags	
Amusement machine centre	
Caravan park	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.
Educational establishment where located within the <b>Vegetation Management Policy Area 50</b>	
Fuel depot	
General industry	
Hall	
Horse keeping where located within the <b>Vegetation Management Policy Area 50</b>	
Hotel	
Indoor recreation centre	



Form of development	Exceptions
Intensive animal keeping	Except for the keeping of less than ten dogs or cats in less than 10 kennels where located in the suburbs of Onkaparinga Hills, Woodcroft and Hackham.
Land division	Except for a land division: <ul style="list-style-type: none"> <li>(a) within the <b>Vegetation Management Policy Area 50</b> where there is no increase in the total number of allotments located wholly or partly within this policy area apart from an additional allotment created as a reserve for open space purposes</li> <li>(b) located outside of the <b>Vegetation Management Policy Area 50</b> and either (i) or (ii) are achieved: <ul style="list-style-type: none"> <li>(i) allotments are over 8000 square metres where located between Mount Malvern Road and Mitchell Road, Chandlers Hill</li> <li>(ii) where all allotments resulting from the division are 1 hectare or greater where located elsewhere in the zone.</li> </ul> </li> </ul>
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i>	
Light industry	
Major public service depot	
Motor repair station	
Office	
Office and dwelling	
Petrol filling station	
Place of worship where located within the <b>Vegetation Management Policy Area 50</b>	
Pre-school	
Primary school	
Residential flat building	
Restaurant	
Road transport terminal	
Service industry	
Service trade premises	
Shop and dwelling	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	

Form of development	Exceptions
Store	
Supported accommodation	
Telecommunications facility exceeding 40 metres in height	
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 mixed use policy area comprising a mix of employment and living/residential opportunities 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 an activity centre or high quality open space.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone will be developed as a 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. Adaptable and diverse housing forms that cater for a range of household types, ages and life cycle stages are encouraged in the zone to take advantage of its proximity to nearby transport and facilities.

Land uses located at street level will include a mix of residential, shop, office and restaurant and cafés. Office uses may be appropriate on upper floors especially where they provide a buffer between more active ground floor and residential activity. 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 is within defined building envelopes that manage the location and scale of buildings to achieve high quality urban design. Buildings at the interface of the zone with lower intensity zones will create an appropriate transition of development scale and massing.

Building setbacks provided in the zone will be critical in providing space for landscaping to soften the hard edge of new built form.

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 adjacent 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 access ways 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).

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.

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 access ways 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
  - nursing home
  - office
  - pre-school
  - primary school
  - residential flat building
  - retirement village
  - shop or group of shops, excluding a bulky goods outlet or a retail showroom
  - supported accommodation
  - tourist accommodation.
- 2 Non-residential land uses should have a local or neighbourhood focus to their scale of activity and intended market catchment.
- 3 Development listed as non-complying is generally inappropriate.
- 4 Identified features should be developed in accordance with [Concept Plan Map Onka/30 Old Reynella](#).
- 5 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.

- 6 Except in areas where a higher intensity of development is envisaged, non-residential development should:
- (a) have a local or 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.

### **Form and Character**

- 7 Development should be consistent with the desired character for the zone.
- 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) front a street that provides rear access for vehicles
  - (c) complement the existing dwelling or mixed use building.
- 9 In areas where the highest intensity of uses are located:
- (a) the ground and first floor of buildings of up to three 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 to 67 dwellings per hectare net.
- 11 Development up to three storeys (or 12.5 metres) can be accommodated in parts of the zone fronting public open space and where it transitions in height to address the scale and character of adjacent development.
- 12 Development should be sited with appropriate setbacks to allow for the prescribed amount of private open space, landscaping with deep soil zones, car parking, service areas, and access to sunlight associated with residential amenity.
- 13 Development should be setback from the primary road frontage to make adequate provision for landscaping and a wide footpath to accommodate street furniture and shade structures.
- 14 Residential buildings should be sited to contribute positively to the function and appearance of non-residential and heritage buildings.

### **Design and Appearance**

- 15 Development of three 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).

(c) there is a transition in building height to reduce adverse impact on adjacent development.

16 Front fences should be of a low open style and large blank walls avoided to ensure visual permeability and to encourage passive surveillance, active streetscapes and a visually interesting public realm.

### 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.

## 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 Onka/1 – Conditions for Complying Development](#) and [Table Onka/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.

### 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
Fuel depot	
General industry	
Public service depot	
Road transport terminal	
Special industry	
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
<p>All forms of development within the policy area except where (a) and (b) apply:</p> <ul style="list-style-type: none"><li>(a) the site of the proposed development is located within 60 metres of a Residential Zone boundary.</li><li>(b) The form of development is:<ul style="list-style-type: none"><li>- hotel</li><li>- light industry</li><li>- motor repair station</li><li>- retail fuel outlet</li><li>- service industry.</li></ul></li></ul>	<p>All forms of development not listed as Category 1</p>

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## Old Reynella Policy Area 70

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

### OBJECTIVES

- 1 A mixed use policy area comprising a mix of employment, community, educational, and living/residential opportunities in a vibrant and dynamic precinct.
- 2 Maximise opportunities for the preservation and activation of the State and Local Heritage Places on the site through creative, adaptive and innovative re-use and re-purposing of these buildings and their surrounds.
- 3 Dwellings on the site will encompass a diversity of styles, typologies and forms that caters to a diverse range of households.
- 4 Commercial uses in the policy area may range in size and type but will provide a point of difference to the retail offering in the adjacent Old Reynella Town Centre Precinct. The policy area will become a destination as a recreation, business and meeting place given the opportunities to access and enjoy the public green space and heritage character of the site.
- 5 Development will enhance and protect significant trees and incorporate other landscaping to provide shade and enhance amenity. A significant public open space sited amongst the heritage buildings will provide community access to this part of the site.

### DESIRED CHARACTER

The range of land uses anticipated for the site is deliberately broad to enable a vibrant and dynamic precinct and in particular to maximise opportunities for the preservation of the heritage buildings through creative, adaptive and innovate re-use and re-purposing of these buildings. Where possible uses on the site will encourage people to interact with the heritage, this may be through (although not exclusively so) uses such as open space, education, cafes, shops, galleries, consulting rooms and offices.

Dwellings on the site will encompass a diversity of styles, typologies and forms to provide accommodation that caters to a diverse range of households and to take advantage of the proximity to nearby transport services and facilities.

Shops in the policy area may range in size and type but are intended to provide a point of difference to the retail offering in the Old Reynella Town Centre Precinct. It is envisaged that the policy area will be a destination for business as well as a recreation and meeting place, given the opportunities for the community to appreciate the green space and heritage character of the site.

Development will complement the heritage of the site in a contemporary manner. An active public open space sited amongst the heritage buildings will provide community access to this part of the site. Development will promote the adaptive re-use of these heritage buildings for community, cultural and commercial activities.

Retention of part of the vines fronting Reynell Rd will provide context to the heritage elements on the site and continue to provide amenity in this area for the wider community.

Development up to three storeys can be accommodated in parts of the policy area clustered around public open space and where buildings transition in height to address the scale and character of adjacent development.



Development is within defined building envelopes that manage the location and scale of buildings to achieve high quality urban design. Buildings at the interface of the zone with lower intensity zones will create an appropriate transition of development scale and massing.

The range of setbacks provided in the zone will be critical in providing space for landscaping to soften the hard edge of new built form.

To promote a compact pedestrian oriented development, building entrances will be oriented to the street and large parking areas will be shared and located behind buildings where possible.

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 policy area 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.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following forms of development, or a combination thereof, are envisaged in the policy area:

- advertisement
- affordable housing
- aged persons' accommodation
- bulky goods outlet
- café
- car park
- cellar door
- child care facility
- community facility
- consulting room
- convention centre
- detached dwelling
- dwelling
- educational establishment
- group dwelling
- hotel
- indoor recreation centre
- institutional facility
- motel
- motor repair station
- multiple dwelling
- nursing home
- office
- open space
- pre-school
- recreation area
- residential flat building
- restaurant
- retail fuel outlet
- retirement village
- row dwelling

- semi-detached dwelling
- service trade premises
- shop or group of shops
- store
- stormwater detention/retention basin
- supported accommodation
- tourist development
- warehouse

### **Form and Character**

- 2 Development up to three storeys (or 12.5 metres) can be accommodated in parts of the policy area fronting public open space and where it transitions in height to address the scale and character of adjacent development.
- 3 A higher intensity of development is appropriate where development fronts Panalatinga Road or the Urban Employment Zone.
- 4 Low density residential development is inappropriate and should not be located within the policy area.
- 5 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density of 45 to 67 dwellings per hectare net.
- 6 A variety of architectural styles, building materials and colours is appropriate within the policy area and development should be designed to be complementary in respect of their massing, form, siting, design, landscaping and cohesiveness with heritage elements in the policy area.
- 7 Development with frontage onto a public road (other than Reynell Rd or Panalatinga Rd) should be sited to achieve an appropriate setback to make adequate provision for landscaping with deep soil zones and a wide footpath to accommodate street furniture and shade structures.
- 8 Development should be sited with appropriate setbacks to allow for the prescribed amount of private open space, landscaping with deep soil zones, car parking, service areas, and access to sunlight associated with residential amenity.

### **Design and Appearance**

- 9 A high amenity public realm and pedestrian environment will be achieved by activation of outdoor spaces, landscaping, surface treatments, street furniture and building design.
- 10 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.
- 11 Development should be designed to maximise surveillance by:
  - (a) providing front facing and legible entrances points and lobbies
  - (b) avoiding vast expanses of blank walls presenting flat surfaces without detailing, openings or activity
  - (c) providing low open style front fencing
  - (d) ensuring the building is designed to enable surveillance from public land to the inside of the building at all times of the day and night.
- 12 Development should be designed to ensure:
  - (a) car parking should be located at the rear of buildings or screened from view by landscaping where reasonably possible
  - (b) shared parking areas are established where possible

- (c) servicing areas are located internal to buildings or adjacent service lanes and appropriately screened from public view.

### Land Division

- 13 Land division should create allotments of a size and configuration to ensure the objectives of the zone can be achieved.

### Movement and Access

- 14 Development should provide internal roads that provide access through the site from Panalatinga to Reynell Road that are designed to limit the intrusion of commercial traffic through the policy area such that the amenity of the adjacent residential area is protected.

## 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 Onka/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.

### 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 and/or advertising hoarding of a third party nature	
Amusement machine centre	
Fuel depot	
General industry	
Horse keeping	
Intensive animal keeping	
Prescribed mining operations	
Special industry	
Stock sales yard	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## 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
All forms of development within Old Reynella Policy Area 70 except where (a) and (b) apply:  (a) the site of the proposed development is located within 60 metres of a Residential Zone boundary.  (b) The form of development is: <ul style="list-style-type: none"><li>- hotel</li><li>- light industry</li><li>- motor repair station</li><li>- retail fuel outlet</li><li>- service industry.</li></ul>	All forms of development not listed as Category 1

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## Tourism Development Zone

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

### OBJECTIVES

- 1 Tourism development that interacts with public spaces to create a strong sense of place, attracting tourists, day visitors and local residents into a welcoming recreation and leisure environment that also offers a complementary range of services, facilities and experiences.
- 2 A zone that accommodates standalone tourist parks, resort style development and other forms of managed holiday retreat.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The desired character of the zone is established on three base scenarios, one being open access activity nodes for the enjoyment of all members of the public, the second being a more secure and protected environment for paying guests, and the third being a combination of the first two. Esplanade activity nodes along the coast are an example of an open access environment where tourism development interacts with the use of public spaces. In this situation a vibrant character is desired which helps to activate public spaces, emphasise local features and reinforce an identifiable sense of place. Standalone tourist parks represent a more secure and protected environment for paying guests, where the focus of activity is mainly internal to the site. In this situation, the external interface is less interactive and often designed to visually conceal the use from the surrounding landscape.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - tourist accommodation
  - tourist development.
- 2 Tourism development should be the primary focus of the zone, but may deliver incidental benefits to day visitors and local residents in terms of general amenity, the quality of recreation and leisure experience and improved services and facilities, especially when combined with the use and improvement of public land.
- 3 Retail development should provide for the following:
  - emergency grocery items
  - leisure and recreation accessory items
  - local art and craft
  - prepared food and dining
  - tourist souvenirs.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Except as otherwise indicated in policy area provisions, dwellings (other than managers' residences) or long stay accommodation should not be developed within the zone.

## Bellevue Centre Policy Area 51

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

### OBJECTIVES

- 1 Focus for tourism, visitor, community, cultural and local service industry activities.
- 2 Provision of landscaping to emphasise the distinctive character and to enhance the appearance of existing and proposed buildings.
- 3 Centre expansion limited to under-utilised land behind buildings fronting Main Road.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Centred on the historic McLaren Vale Hotel and Hardy's Winery complex, which formed the hub of the original village of Bellevue, the area should retain its consistency of historic and landscape character of mature trees. Compatible development utilising land behind buildings fronting Main Road compact with existing development is envisaged.

A car parking fund has been established for the **Bellevue Centre Policy Area 51** of the **Tourism Development Zone**, together with the adjacent **McLaren Vale Policy Area 59** of the **Neighbourhood Centre Zone** and the **Mixed Use Zone** at McLaren Vale.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - service industry
  - small shop to provide tourist oriented facilities
  - restaurant
  - hotel
  - motel.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Retail development, other than small-scale tourist-oriented facilities, should not be located in the policy area.
- 4 Large-scale industrial and commercial development should not occur within the policy area.
- 5 Development within the vicinity of the Hardy's Winery complex should not detract from the tourist appeal and historic character of the complex, or the open space character of Pedler Creek.
- 6 Development should be undertaken so as to minimise the emission of noise and other disturbances to the locality.
- 7 Buildings should not exceed two storeys in height.

- 8 Buildings should be setback from the Main Road frontage, and be sited in landscaped surrounds consisting of tall trees and lawns. The area between buildings and the Main Road should not be used for car parking.
- 9 Buildings should be designed in sympathy with (but not replicate) the size and shape of the McLaren Vale Hotel, and should specifically incorporate the following into their design:
  - (a) facade details and ornaments
  - (b) pitched roofs
  - (c) a high ratio of solid to void in facade composition
  - (d) materials, colours and finishes which are compatible with those traditionally used on items of historic interest in the locality.
- 10 Car parking areas should be screened from public view and landscaped.
- 11 On-site landscaping should consist of a high proportion of grassed areas and the planting of tall trees.
- 12 Off-street parking should be provided at the following rates:
  - (a) for tourist orientated shopping, six spaces per 100 square metres of total floor area
  - (b) for a shop in the form of a restaurant, one parking space for every three seats provided or able to be provided
  - (c) for a tavern, one parking space for every two square metres of total floor area which is available to the public in a bar, plus one parking space for every 6 square metres of total floor area which is available to the public in a lounge or beer garden
  - (d) for a motel, one parking space for each guest room
  - (e) for any other kind of development, as determined by [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 13 Development which is adjacent to or in the vicinity of a heritage place should be designed and sited in a way that does not detract from the setting or significance of the heritage place.

## Maslin Beach Policy Area 53

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

The desired character of the policy area is formed on the premise of a private and secure tourist accommodation site within a rural farmland setting. Its proximity to the southern beaches is a major advantage, but the policy area lacks any strong character association with coastal relief features. The aim is to visually isolate the internal operations of the site from surrounding farmland through dense perimeter landscaping and internally focused single storey development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - tourist accommodation
  - tourist development
  - recreation area
  - community centre in the form of a clubroom
  - small shop to service onsite occupants.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Perimeter landscaping should ensure an effective visual screen, but also be a type and dimension to buffer the impact of surrounding primary production uses as far as possible.



## McLaren Vale Policy Area 54

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

The desired character of the policy area forms around an impressive central building set deep in the environs of a rural estate bordering the township. Gum studded open land is to be retained as a presentation foreground to Kangarilla Road but vineyards flanking other margins also add character support to an existing winery sited in the policy area. Even though the winery adds considerable development mass, visual focus should continue to be drawn back to the main building designed as the estate centrepiece, this being the conference/restaurant facility.

Tourist accommodation, along with winery development, should be sited and designed to blend into the landscape to the extent that is reasonably possible, especially when viewed from Kangarilla Road and the township margins.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - hotel
  - restaurant
  - convention centre
  - tourist accommodation
  - winery
  - small shop.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Building development should be clustered to maximise the expanse of open space within the policy area. Winery development should occur on the eastern side of this cluster and be provided with separate road access to tourist/hospitality uses.
- 4 Substantial perimeter landscaping should be established to screen winery industrial development from outlying vantage points.
- 5 Tourist retail outlets should remain a minor use in the policy area and offer specialised product relating to the McLaren Vale region, including art and craft, cellar door wine sales and cottage industry condiments.
- 6 Development should not exceed a height of two storeys and should adopt an architectural theme associated with rural character.

## Moana Foreshore Policy Area 55

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

The desired character of the policy area is that of a major activity node associated with the Metropolitan Open Space System and the Coast Park. Nashwauk Reserve serves as a focal open space for the area with convenient connection through to the beach. Surrounding development should overlook and physically frame this space. A casual atmosphere for browsing, eating out and family holidaying is encouraged, supported by a small concentration of commercial development at the far western end of Nashwauk Crescent on either side of Nashwauk Reserve. Development of the tourist park located between Nashwauk Reserve and Pedler Creek should maintain elements that continue to associate it with its public open space origin. Least of all, this can be achieved with landscaping elements and treatments that integrate or associate the site with the public open spaces that surround it.

A car parking fund has been established for the **Moana Foreshore Policy Area 55** of the **Tourism Development Zone**, the portion of the **Coastal Conservation Zone** immediately adjacent at Moana, and the adjacent **Moana Policy Area 3** of the **Caravan and Tourist Park Zone**.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - tourist accommodation
  - small restaurants
  - small shops.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Onka/4 - Moana](#).
- 4 Commercial development should be concentrated to the western end of Nashwauk Crescent on the sites located within a distance of 50 metres of the Esplanade, depicted below as the commercial core area.
- 5 Apartments and tourist accommodation should only be developed in the commercial core area when commercial uses occupy the ground floor and residential units or tourist accommodation is located on the upper levels.
- 6 Within the commercial core area, buildings should not exceed two storeys in height, with the exception of the site on the corner of Nashwauk Crescent and the Esplanade and the site on the southern side of Nashwauk Crescent which may feature development to a maximum of three storeys.

- 7 Commercial uses should occupy at least the ground floor of the two sites adjacent Nashwauk Reserve to assist in publicly activating the foreshore precinct and act in complementary manner to the commercial uses found in the commercial core area.
- 8 Two storey holiday apartments and residential townhouses are encouraged on the northern side of Nashwauk Crescent from the core commercial area through to Griffiths Drive.
- 9 The front wall of buildings should be setback from the road boundary a minimum of 2 metres and a maximum of 3 metres.
- 10 Attention should be paid to building articulation and the use of a variety of colours and materials to break up the horizontal mass of building frontages.
- 11 No additional permanent buildings apart from minor outbuildings should be constructed within the area subject to a 1-in-100 year average return interval flood event.
- 12 Minor development such as carports and outbuildings adjacent Pedler Creek should make provision for a public reserve, 10 metres wide measured from the top-of-bank, while major development such as dwellings should make allowance for public open space expanding to the full extent of land subject to a 1-in-100 year average return interval flood event.
- 13 The anticipated parking demand generated from tourist accommodation and residential use should be fully met on the site of the development.

## Port Noarlunga Policy Area 56

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

The desired character of the policy area draws from its prominent location which commands views of the southern coastline, and a history of community use involving a combination of open space and built facilities. As community land, the ratio of open space to built development will be determined through the community lands provisions of the *Local Government Act 1999*. In terms of the scale and bulk of built form, the aim is to achieve consistency with the type of development in the adjacent residential area.

Attractive landscaping should occur along road frontages with focal public open spaces presenting to the Esplanade.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - tourist accommodation
  - recreation area
  - community centre
  - dwelling (subject to the provisions of the *Local Government Act 1999*)

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 The scale and bulk of substantial new buildings should relate to the type of development that is suitable in the adjacent residential area, such as development of up to three storeys, with an articulated appearance to break up horizontal mass.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### 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 in the form of bunting or flags	
Advertisement and/or advertising hoarding of a third-party nature	
Amusement machine centre	
Caravan park where located within <b>Bellevue Centre Policy Area 51</b>	
Commercial forestry	
Consulting room	
Detached dwelling	Except where modifying or replacing an existing detached dwelling or where ancillary to a dominant commercial use of the site
Educational establishment	
Electricity substation where located within <b>Bellevue Centre Policy Area 51</b>	
Fuel depot	
General industry	Except for an existing winery in the <b>McLaren Vale Policy Area 54</b>
Intensive animal keeping	
Major public service depot	
Office exceeding 100 square metres	
Public service depot	
Road transport terminal	
Shop	Except where: <ul style="list-style-type: none"> <li>(a) the gross leasable floor area is 450 square metres or less where located in the <b>Bellevue Centre Policy Area 51</b></li> <li>(b) the gross leasable floor area is 250 square metres or less where located elsewhere in the zone.</li> </ul>
Showground	

Form of development	Exceptions
Special industry	
Store	Except where used for emergency services.
Telecommunications facility exceeding 30 metres in height	
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*.

## 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 to serve residents of the town and the surrounding rural 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 An attractive and intimate village environment formed mainly around Gawler Street catering to a mix of tourist and local resident needs.
- 5 A foreshore environment highlighting water-based recreation, but also encouraging the leisurely enjoyment of surroundings.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The desired character of the zone recognises the two distinct environments of the main village sheltered behind the old dune line, and the foreshore with its open westerly aspect to the sea. The visual separation created by the old dune line allows an urban design response that reflects differences in these environments and the type of activity they encourage, albeit in a highly complementary fashion.

Within the main village, a sense of enclosure is created through a canopy of street trees and welcoming intimate spaces. Small-scale business premises offering hospitality and other specialised items reinforce a theme of personal service focused on individuals or family and social groups seeking simple indulgences. The eclectic 'heritage' character of the village adds to this enjoyment and is to be preserved.

The foreshore environment should maximise the promenade appeal of public spaces near Witton Centre and the jetty and maintain some physical character association with an old port theme such as retaining the Norfolk Island Pines and using timbers in a way that typifies jetty or wharf-style construction. The architectural response for buildings in the foreshore environment may be more individually expressive in the use of colour, materials and the free flowing forms.

A car parking fund has been established for the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - café
  - consulting room
  - cultural centre
  - entertainment facility
  - fitness studio

- hotel
  - meeting room
  - office with a maximum floor area in the order of 100 square metres
  - restaurant
  - shop with a maximum floor area in the order of 250 square metres
  - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 No additional dwellings should be established in the zone except as a first floor use above commercial premises where located within the following area or sites:
- (a) the foreshore area
  - (b) on sites south of Clark Street.
- 6 Tourist accommodation should be located on sites south of Clark Street or alternatively provided as a first floor use above commercial premises in the foreshore area.
- 7 Buildings should be located to the front of properties with off-street parking provided to the rear of premises.
- 8 Vehicle parking should be provided in accordance with the rates set out in [Table Onka/3 - Off Street Vehicle Parking Requirements](#) or [Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).
- 9 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 10 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

### **Main Village**

- 11 The main village of Port Noarlunga should be interpreted as the body of properties arranged around Gawler Street, Ward Street and the segment of Saltfleet Street from Clarke Street to the first property west of the Gawler Street intersection.
- 12 Development in the main village should closely observe the scale, form and siting typical of period construction present in the locality, while remaining detectable as a contemporary inclusion to the streetscape.
- 13 Victorian architectural themes should not be used for new development in the main village to ensure that genuine properties from this period remain a feature.
- 14 Development in the main village should include front verandas and create an easy transition of spaces and pedestrian movement from footpaths onto private land.
- 15 A single storey streetscape should be maintained in the main village area, while two storey development may be established elsewhere in the zone.



## Foreshore Area

- 16 The foreshore area should be interpreted as the properties arranged around the remaining segment of Saltfleet Street travelling west, and the Esplanade.
- 17 Development in the foreshore area should have a purpose that relates to socially desirable recreation and leisure pursuits common to this location.
- 18 Development undertaken at the Witton Centre should be designed to attract patronage from a broad cross-section of the general public and to assist in the enhancement of surrounding public spaces including the public car park facility to the east of Witton Centre.

## Land Division

- 19 Land division should closely observe original subdivision patterns (producing a slightly angled frontage to the road in some cases) and ensure that the size, shape and nature of allotments assist the further development of that land in a manner consistent with desired future character.

## 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 Onka/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Onka/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
Advertisement and/or advertising hoarding in the form of bunting or flags	
Amusement machine centre	
Dairy	
Dwelling	Except a dwelling: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with a non-residential development</li> <li>(b) located on the same allotment.</li> </ul>
Educational establishment	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	

Form of development	Exceptions
Petrol filling station	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Showground	
Special industry	
Stock sales yard	
Stock slaughter works	
Store	Except where used for emergency services.
Telecommunications facility exceeding 30 metres in height	
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*.

## 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 serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - shop or group of shops where the maximum gross leasable area is in the order of 250 square metres
  - small-scale commercial development
  - small scale light and service industry development
  - 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 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 7 Off-street car parking spaces should be provided at a rate not less than the rate specified in [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 8 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

**Form and Character**

- 9 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.

**Land Division**

- 10 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone.

## Clarendon Policy Area 57

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

### OBJECTIVES

- 1 Conservation and enhancement of the town's historic character, village atmosphere and scenic rural setting.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is important to adopt a new role for the town which deliberately reinforces its finest qualities and offers the means to better manage its assets. The development of select markets in tourism, recreation, leisure and local cultural product can serve this end. Area specialisation in small-acreage farming, yielding a diversity of high quality product, can also assist in promoting Clarendon as a location of specific importance.

Tourist development will be centered on low volume, high-yield markets, promoting local product and the intrinsic qualities of the area. The scale and nature of tourist development will befit the character of the town and its surroundings. For example, bed and breakfast accommodation and cottage style accommodation is envisaged in lieu of motel accommodation.

#### Precinct 23 Landscape Environs

This precinct is characterised by a rural landscape that forms the visual setting and backdrop for the town of Clarendon. Development will enhance the amenity and landscaped for the enjoyment of residents and visitors.

Small scale, low impact agricultural and home based industries are envisaged where they expand the economic base of the region. Industries will be based upon the processing of agricultural produce primarily from the region and specialise in the production of organic, gourmet and bush food. Homes based industries will be based on rural, arts, craft, tourist, cultural or heritage activities appropriate to the region. Development will complement the region's character and enhance tourist or heritage activities and be compatible with local areas.

Where appropriate, low impact and small-scale sustainable tourism development with accommodation, attractions and facilities which relate to and interpret the natural and cultural resources of the area, and increase the opportunities for visitors to stay overnight, is envisaged.

Activities which produce strong organic, chemical, or other intractable wastes, will not be established.

#### Precinct 24 Living

This precinct comprises those parts of the town that are devoted primarily to residential use together with limited, small scale non residential uses interspersed throughout this area. Some additional non residential uses are envisaged providing that residential amenity is preserved.

New development and redevelopment of existing premises will adopt a form, height, scale and appearance that reflect the simple historic character of the precinct.

The setbacks of buildings from street frontages, site frontage widths and the spaces around buildings will be consistent with the historic buildings and predominant historic character attributes of the relevant part of the precinct which will assist in maintaining the low density highly landscaped appearance of the area.

The allotment pattern and siting of dwellings and outbuildings varies in a random manner but predominantly dwellings occupy large to very large allotments and have a spacious and highly landscaped appearance.

Land division will not be prejudicial to the retention of the historic pattern of development in its locality.

The Grants Gully Road corridor maintains a simple historic, small town character comprising a two lane road with generally uncluttered verges that is lined by both buildings and vegetation on private land. It is desirable that the road be visually narrowed to a genuine two lane width through an avenue of tree planting along the northern road verge (south side avenue planting will commence east of the hotel) and define the roads edge through features such as timber bollards. It is desirable that taller trees are planted within properties on south-side of Grants Gully Road.

### **Precinct 25 Mixed Use**

The purpose of this precinct is briefly outlined as an area comprising the central part of the town that has traditionally supported a wide variety of uses.

Residential use forms a significant component but co-exists with a range of business, commercial and community uses, mostly of quite modest scale. Residential use is an important off-set to non-residential use in terms of maintaining village character and atmosphere. In this regard heritage cottages fronting the Main Street in residential use will be specifically retained as dwellings.

Businesses catering to low-volume tourism, the hospitality trade and the daily needs of local residents will commonly feature within the area. Traditional elements such as the general store, church, community hall and hotel will be preserved and complimented rather than displaced by new development. Complimentary uses may include a tearoom, restaurant, coffee shop, art and craft studio/gallery, plant nursery, reception facilities, small-scale tourist accommodation, and tourist promotion.

Commercial and business development will be of a scale and nature that pays careful regard to the historic built-form fabric of the town. Wherever possible, business and commercial uses will be sited within existing buildings and aid heritage conservation.

Although Grants Gully Road is an arterial road, the dominance of through traffic over its main street role will be reduced through a narrowing of the road, principally through the introduction of street trees to define the edges of the carriageway. Additional features will include changes in road pavement, street lighting, street furniture, timber bollards, signage and block paved footpaths of styles and colours consistent with the historic character of the town to define its main street role and improve its setting.

Land division will be limited so that the historic pattern of development within the precinct including allotment and site frontages, the rhythm of spaces between the built form and the pattern of space around buildings are maintained.

### **Precinct 26 Recreation/Open Space**

The precinct is located at the eastern end of the town. At its northern end a tree-lined section of the Onkaparinga River runs adjacent to Grants Gully Road entrance where it forms an integral element of the rural landscape character of the entry into Clarendon. The informal stands of indigenous vegetation on both sides of Grants Gully Road will be retained and supplemented.

The precinct forms part of the Metropolitan Open Space System and comprises an area of public open space that essentially follows a bending section of the Onkaparinga River. The north-eastern, north western and south-western boundaries are bounded by a tree lined riverine environment with a rocky escarpment rising up from the river and a flood plain on the outside of the river bend. It includes a largely natural environment with the majority of the area covered by native trees and other vegetation except where it has been cleared to accommodate a sports oval, bowling club, tennis courts and a public car parking area. The area retains much of its natural character.

Development and land uses will be limited to that which is required for public recreational use of the area for both passive and active activities and will retain the natural land form and indigenous vegetation. It is important that externally, the built form is low in scale and accommodates only low key activities. The visual impact will be minimised by incorporating the use of muted natural colours such as slate grey, mid to dark greens and browns so as to be visually unobtrusive and utilise materials with textures and finishes that blend into the natural environment. The natural character of the policy area with its substantial areas of native vegetation will be retained and protected.

Signage will be limited to that which is necessary to provide directions and information and to visitors to the locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - farming
  - home based industry
  - horticulture
  - open space
  - recreation area
  - shop or group of shops where the gross leasable area is less than 250 square metres
  - small-scale commercial development
  - small scale light and service industry development
  - small-scale tourist development
  - supported accommodation.

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Off street car parks should be sealed, preferably with a spray-seal bitumen coating.
- 4 Trees should be used to visually break-up the expanse of car park and to provide shade.
- 5 Artificial lighting of external areas should be provided in the form of a discreet external lamp such as bollard type lighting and should be subdued.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 23 Landscape Environs

#### Land Use

- 6 The following forms of development are envisaged in the policy area:
  - farming (small scale)
  - home based industry
  - horticulture
  - mineral water extraction and processing plant
  - small scale facility associated with the interpretation and appreciation of natural and cultural heritage
  - small-scale tourist development in the form of bed and breakfast accommodation
  - winery.
- 7 No change of land use should occur in or adjacent areas of native vegetation which are likely to adversely impact on the native vegetation.



## Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 9 Development should be sensitive to the landscape qualities of the river environment.
- 10 Dwellings sited on existing allotments with frontage to Turner's Gully Road and/or Clarendon Road should be sited on the lower slopes of hillsides or within the valley floor.
- 11 The external materials of buildings should be of natural colours so as to be unobtrusive, blend with a natural rural landscape and minimise visual intrusion.
- 12 New buildings and alterations and/or additions to existing buildings should be designed and constructed to be compatible with the character, scale, form and materials of existing buildings.
- 13 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.
- 14 Tourism development should utilise existing buildings and particularly heritage places and/or contributory items.
- 15 Tourism development in rural areas should provide visitor experiences and be developed in association with:
  - (a) agriculture, viticulture and winery development
  - (b) heritage buildings and areas
  - (c) linear parks
  - (d) walking and cycling trails
  - (e) interpretive infrastructure
  - (f) recreation and sporting venues.
- 16 Tourism development should:
  - (a) not exceed the capacity of the infrastructure or facilities required to service them
  - (b) use external materials of construction that are in keeping with traditional building styles, incorporating by way of example, stone, masonry or weatherboard walls, timber framed windows, pitched corrugated steel roofs in either naturally weathered galvanised iron or similar, verandas where appropriate and outbuildings, fences and other structures to complement the major buildings
  - (c) provide vehicle parking and access ways which are surfaced with materials which do not detract from the visual character and amenity of the landscape
  - (d) be designed and sited to prevent overshadowing and overlooking

- (e) provide safe and convenient vehicle access that is compatible with surrounding uses.
- 17 Tourism development should occur only where it 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)
- 18 Tourist accommodation, when proposed to be located in existing building(s) should ensure that development is in keeping with the existing form and scale of the building(s).
- 19 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.
- 20 Agricultural industries, home based industries, mineral water extraction and processing plants, wineries should:
- (a) process primary produce that is grown within the region and sell goods manufactured and produced by the industry
  - (b) incorporate all weather on site parking (including for commercial vehicles) with safe and convenient access for staff and visitors.
- 21 Agricultural industries, home based industries, mineral water extraction and processing plants, wineries should not:
- (a) generate noise of greater than 40 decibels during the hours of 10pm to 7am and 47 decibels between 7am to 10pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment
  - (b) be located:
    - (i) on land with a slope greater than 20 per cent (1-in-5)
    - (ii) on land that is classified as being poorly drained or very poorly drained
    - (iii) within 50 metres of any bore, well or watercourse, or where there is observed a clearly defined bed and banks and where water flows at any time
    - (iv) within 50 metres of a major stream (3<sup>rd</sup> order or higher)
    - (v) within 800 metres of the high water mark of a public water supply reservoir
    - (vi) 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.
- 22 Interpretive signs 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 impact on the environment.

## Precinct 24 Living Policy Area

### Land Use

23 The following forms of development are envisaged in the policy area:

- domestic outbuilding/structures in association with a dwelling
- dwelling
- dwelling addition
- small scale tourist development
- supported accommodation.

24 Small scale commercial, tourist and retail development in the form of 'bed and breakfast' accommodation, cottage crafts and plant nurseries should only occur in limited number throughout the precinct and should:

- (a) be associated with residential use on the same property
- (b) assume a secondary profile to residential use in terms of streetscape prominence.

### Form and Character

25 Development should not be undertaken unless it is consistent with the desired character for the precinct.

26 A dwelling should not be sited within 15 metres of a definable creekline (measured from the creek's top-of-bank) or within a 1-in-100 year average return interval flood line.

### Land Division

27 Allotments in the form of a 'hammer-head' or 'battleaxe' configuration should not occur within the precinct.

28 Allotments should have an:

- (a) area of not less than 1000 square metres
- (b) frontage of not less than 25 metres.

29 Land division along Hollitt Road and Saint Ninians Street should make provision for the widening of the original road reserve (nominally 6 metres wide) to a nominal width of 12 metres, achieved by a 3 metre widening either side of the original road reserve.

30 Public laneways off Hollitt Road and Saint Ninians Street should be designed to the minimum width required for safe and vehicular movement working to a traffic design speed environment not exceeding 30 kilometres per hour.

## Precinct 25 Mixed Use

### Land Use

31 The following forms of development are envisaged in the policy area:

- art/craft studio/gallery
- plant nursery
- reception facility
- café/restaurant
- small scale commercial development
- shop
- small scale tourist accommodation.

### **Form and Character**

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

### **Precinct 26 Recreation/Open Space**

#### **Land Use**

- 33 The following forms of development are envisaged in the policy area:
- clubroom
  - recreation area
  - sporting club facility
  - structure associated with a public facility such as car parking, picnic/barbecue area, shelter and toilet.
- 34 Development should not restrict public access.

### **Form and Character**

- 35 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 36 Buildings should not be sited within the 1-in-100 year average return interval flood line for the Onkaparinga River.

## Kangarilla Policy Area 58

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

### OBJECTIVES

- 1 Conservation and enhancement of the town's historic character, village atmosphere and scenic rural setting.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The main purpose of the policy area is to ensure that historic character is conserved and, where possible, enhanced as development continues within the current township boundaries. The continued functioning of the town in its current role is consistent with this aim.

The township of Kangarilla will function as a minor service centre for the population of the Kangarilla district, in combination with established facilities located at nearby Yaroona.

The town will serve as a signal point to visitors for the activities, features and attractions found throughout the broader Kangarilla district.

The shop-front promotion of the Kangarilla district to the visiting public is envisaged within the town. The focus of this promotion will centre on local tourist drives, tourist accommodation (primarily small-scale facilities beyond the town), local sights, activities and experiences eg. bush-walking, farm visits, natural environment, picnic spots, recreation and leisure, local farm product and local business.

Community facilities present and available within the Recreation Ground at Yaroona will not be unnecessarily duplicated within the area of the Kangarilla township.

Development within the township boundary south of McLaren Flat Road will occur in accordance with the [Concept Plan Map Onka/21 – Broadacre Division \(Kangarilla Township\)](#). The full length of road carriageway and walkway will be flanked by a double-sided avenue of trees. Scattered gums will be planted to provide visual relief to the town edge.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - shop or group of shops where the gross leasable area is less than 250 square metres
  - small-scale commercial development
  - small-scale light and service industry development
  - small-scale tourist development, for example:
    - bed and breakfast accommodation
  - supported accommodation.

- 2 The function of the general store, school, Temperance Hall and church, the locations of which are depicted on [Concept Plan Map Onka/21 – Broadacre Division \(Kangarilla Township\)](#), should be maintained and should not be threatened or displaced by new development.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be undertaken in accordance with [Concept Plan Map Onka/21 – Broadacre Division \(Kangarilla Township\)](#) and in particular should:
- (a) enable the provision for the installation of drains and allotment connections for a common effluent drainage scheme
  - (b) enable the installation of rising mains and/or gravity mains for the reticulation of irrigation water to residential allotments.
- 5 No new dwellings should be sited:
- (a) within 15 metres of a definable creek line (as measured from the creek's top of bank)
  - (b) within a 1-in-100 year average return interval flood line.
- 6 The predominant set back for new buildings should be 8 metres from the front property boundary.
- 7 The external materials of buildings should be of natural colours so as to be unobtrusive, blend with a natural rural landscape and minimise visual intrusion.
- 8 New dwellings of a semi-permanent appearance should be avoided.

### Land Division

- 9 Within the boundary of affected land subject to the [Concept Plan Map Onka/21 – Broadacre Division \(Kangarilla Township\)](#):
- (a) the number of 'Conventional Allotments' should not exceed a total of 35 and allotments should have an average width of at least 25 metres
  - (b) the number of 'Cottage Dwellings' should not exceed a total of 12
  - (c) the total area of the reserve should measure no less than 6800 square metres.
- 10 Within that area of land which is not subject to [Concept Plan Map Onka/21 – Broadacre Division \(Kangarilla Township\)](#), an allotment should have:
- (a) an area of not less than 1000 square metres
  - (b) a frontage to a public road of at least 25 metres.

## McLaren Flat Policy Area 59

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

### OBJECTIVES

- 1 Continuation of the township's role as a low density residential settlement and as a local service and community centre.
- 2 Tourist based destination and provision of facilities focused principally around wine production.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

McLaren Flat is located towards the northern perimeter of the Willunga Basin, a region which contains unique and distinctive qualities centred on an environment of high landscape amenity and a rich heritage of viticulture, wine production and orcharding. The town's rural setting and its vineyard context adds much to the character of the town and its attractiveness. It is therefore important that future urban development respects and complements this setting. Rather than the town become just another suburb, a more intimate, rural village character is the preferred style for new development.

However, the town has a broader function to also provide for locally-based services for residents and for the needs of the wine industry and its associated tourism. Nonetheless, it is desirable to create a sharp edge between urban and rural to contain the anticipated town growth within this boundary, consistent with the service capacity of the recently installed STEDS scheme by the council. The availability of this scheme has overcome previous problems of waste disposal which, to date, has inhibited the creation of new allotments.

Towards the edges of the town, it is useful to accommodate a buffer strip as a transition area to keep residential development away from the agricultural and viticultural uses, by having new blocks adjoining the township boundary around the periphery larger in area in order to facilitate an isolation distance and to provide housing sites nearer the front road alignments.

An opportunity exists to direct future subdivision activity of the broadacre land within the town boundary to achieve layouts which cater for a range of allotment size (smaller housing blocks near the main road/the town centre/open space units and large blocks on the town's periphery), open space linkages, and the inter-connection between movement patterns (pedestrian and vehicular). The existing town centre, such as it is, will be strengthened through allowing additional commercial related development to consolidate in and around the general store although non-residential uses may be possible elsewhere in the town. Because of the existence of much broad-acre property within the town boundary, there is scope to co-ordinate new open space reservations and thereby provide for linkages with key facilities in the town, especially the recreation ground and primary school. Likewise, the proposed establishment of a wet land area on land to the west of the recreation ground will represent an open space asset for the town as well as a linkage with the existing reserve.

Whilst it is not necessary to introduce strict controls over the architecture of buildings in order to preserve a certain built environment and form, there is benefit in encouraging new development to be visually sympathetic to the rural setting and avoid design clashes with the landscape quality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - shop or group of shops where the gross leasable area is less than 200 square metres
  - small-scale commercial development
  - small scale light and service industry development
  - small-scale tourist development
  - supported accommodation.

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Onka/22 – Township Strategy \(McLaren Flat Township\)](#) and in particular:
  - (a) locate commercial development within the town centre
  - (b) locate service trade within the mixed use/home industry areas
  - (c) locate smaller allotments adjacent to the town centre and community/recreation areas with larger low density allotments adjacent the peripheries of the policy area boundary
  - (d) locate open space and walking trail linkages in accordance with the [Concept Plan Map Onka/22 – Township Strategy \(McLaren Flat Township\)](#)
  - (e) enable the provision of a stormwater management drainage system that drains to the wetland stormwater detention basin. Stormwater run off should not be discharged directly into a watercourse.
- 4 Commercial development within the town centre should allow for the shared use of car parking spaces at the rear of the buildings, shared access points, driveways, and pedestrian connections common to adjoining sites.
- 5 Development within the town centre should be sited on or adjacent to the front property boundary and include a front veranda.
- 6 Garages and carports should be designed as an extension of the associated dwelling and located under the main roof. Free-standing garages should be located at the rear of dwellings.
- 7 Non-residential buildings in the town centre, mixed-use and home based industry areas should be consistent with the low profile appearance of the associated dwelling on the site.
- 8 All new development should be connected to the township's Septic Tank Effluent Drainage System.



## **Land division**

- 9 A range of allotment sizes for residential development should be provided for, with smaller allotments, preferably with a north to south orientation, being encouraged to locate adjacent to the town centre, core or reserves, with larger low-density allotments being promoted around the peripheries of the zone boundaries.
- 10 Land division should be designed to facilitate:
  - (a) open space and walking trail linkages generally in accord with the township's concept plan
  - (b) an overall average allotment size of 1000 square metres throughout the township yet accommodating a variety of allotment sizes to reflect the mixed density pattern in certain locations as illustrated by the township's concept plan
  - (c) inter-communication with adjoining land by way of road layout connections designed to deter through traffic and encourage low traffic speeds, and that minimises conflict between pedestrians and vehicles.

## Old Noarlunga Policy Area 60

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

### OBJECTIVES

- 1 Preservation of the historic qualities and character of Old Noarlunga township and its operation as a local service centre.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the street.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that new buildings will be developed in keeping with the established streetscape and will continue to allow for views to the surrounding landscape and places of historic interest. The pattern of street tree plantings and streetscape elements on Patapinda Road, including picket fences and verandas that extend over wide footpaths are recognised as positive character elements.

New development will reflect the scale and materials of heritage buildings, places and contributory items and be of natural colours such as sandstone, cream, dark green and muted earthy colours. Building materials will include the use of stone, rendered brick and timber clad walls, corrugated galvanised iron (not zincalume) and shingle roofs. Development will be no more than two stories and be compatible in architectural design, form scale and set backs with the historic character of the townscape. Building forms will be simple in appearance and include elements such as rectangular plans, gable, hip or pitched roofs and verandas.

Well connected pedestrian and cycle networks throughout the town offer links to the destination places within the township and through to adjacent residential areas. These networks combine with the historic 'main-street' character of Patapinda Road, to provide a relaxing environment for pedestrians.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - affordable housing
  - community facilities
  - consulting room
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - shops where the gross leasable area is less than 450 square metres
  - small scale office
  - small scale non residential uses that serve the local community, for example:
    - child care facility
    - gallery
    - health and welfare service
    - open space
    - primary and secondary school
  - supported accommodation.

- 2 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.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A building should not exceed 2 storeys (7.5 metres) in height measured above natural ground level.
- 5 Building materials and colours should be visually compatible with buildings of historic significance, and include the use of:
  - (a) stone, rendered brick or block, timber cladding for walls
  - (b) timber for joinery
  - (c) stone, rendered brick or block, brush, timber picket, paling or railing fencing
  - (d) cream, dark green and muted earth colours
  - (e) silver colour for roofing
  - (f) corrugated galvanised iron, timber, concrete or cement shingles or slate roofing.
- 6 The conversion of an existing dwelling into two or more dwellings should only be undertaken where:
  - (a) the original external appearance of the building and front yard are retained
  - (b) associated on site car parking is located unobtrusively behind the main building façade.
- 7 Medium density residential development should only occur where:
  - (a) the initial development parcel has a road frontage of at least 20 metres
  - (b) the development has a front line of dwellings that face the street and present an appearance consistent with established streetscape patterns
  - (c) dwellings additional to those facing the street are sited beyond the visual line of the streetscape.
- 8 Galvanised iron clad outbuildings should be unobtrusive, located at the rear of properties and painted in colours appropriate to the character of the historic township.
- 9 Non residential development should be located within the area defined on [Concept Plan Map Onka/23 – Historic Township \(Old Noarlunga\)](#).
- 10 Non residential development should be positioned on or close to the main road boundaries.
- 11 Development should preserve and enhance streetscapes and pedestrian amenity within the zone by:
  - (a) ensuring fences and gates forward of the main building façade are low and open
  - (b) limiting the number of driveway crossovers.

### **Affordable Housing**

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.

- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 14 Medium density dwellings constituting affordable housing may be created on allotments or sites of a lesser dimension where the development will not detract from the overall character of the zone.

**Land Division**

- 15 Allotments should have:
  - (a) an area of not less than 1200 square metres
  - (b) a road frontage of at least 20 metres.

## Old Reynella Policy Area 61

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

### OBJECTIVES

- 1 Preservation of the historic character of the Old Reynella township
- 2 The township's commercial area functioning as service centre for the Old Reynella community.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Continued infill development and the adaptive use of old buildings are necessary to maintain a relevant role and adequate level of function for the township. The task is to ensure that this occurs in a manner that maintains recognition and respect for the town's historic character. New buildings will be constructed with low emissivity surfaces and be of natural colours such as sandstone, cream, dark green and muted earthy colours. Galvanised iron (not zincalume) may be used for roofing surfaces only.

The policy area contains topographic variety with land sloping gently towards the Field River. It is important to conserve the Field River as a linear open space area which will be revegetated and restored as a place with biophysical and cultural heritage value.

#### Precinct 27 Town Centre

The desired character of the precinct derives from the daily activity generated by a range of businesses and community uses in an attractive main street setting identifiable with a country township past.

The gradual development of the town has produced an interesting mix of old and new buildings of varied scale, style and form. New large scale development that would overwhelm or dominate this mixed character, especially from a streetscape point of view, will be avoided.

It is envisaged that new buildings will be one or two storey and relate to the existing colonial buildings and contain elements such as rectangular plans, gable, hip or pitched roofs and verandas, and reflect the colours and finishes evident in the materials of the existing buildings.

The main street will reinforce the village scale of the township and contain an avenue of street tree planting and paved footpaths.

#### Precinct 28 Residential

The desired character of the precinct comprises primarily residential uses with a mix of cottages and houses fronting narrow streets. Some attached and medium density housing may occur but will be discreetly designed and sited in terms of streetscape and townscape presence. Some non-residential uses will be present, but these will be low impact and generally relate to historic development to reinforce the qualities of the town as a place of historic interest.

Properties will feature front fences, garden spaces and side boundary setback distances typical of early development examples in the street.

Non-residential uses will only operate from buildings or premises where there is historic precedent for such use or the preservation of historic character is assisted, and the amenity of nearby residential properties is not seriously disadvantaged.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the policy area:

- consulting room
- dwelling
- hall
- hotel
- small scale office
- pre-school
- small scale shop.

### Form and Character

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

3 Development involving infill or the adaptive use of land and buildings should respect historic character by:

- (a) ensuring historic development maintains a strong presence within streetscapes and the overall townscape
- (b) complementing, but not imitating historic character, through sympathetic siting, scale, architecture and landscaping.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 27 Town Centre

#### Land Use

4 The following forms of development are envisaged in the policy area:

- bank
- pre-school
- hall
- consulting room
- hotel
- post office
- shop, including a supermarket, specialty shop, restaurant, café
- small scale office.

5 Each shop should provide a maximum gross leasable floor area in the order of 250 square metres.

6 A dwelling and/or residential flat building should not be developed within the precinct unless it is located above a non residential land use.

#### Form and Character

7 Development should not be undertaken unless it is consistent with the desired character for the precinct.

8 A building should be located to the front of the premises with off street vehicle parking provided to the rear of the premises.

## Vehicle Parking

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

## Land Division

- 10 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

## Precinct 28 Residential

### Land Use

- 11 The following forms of development are envisaged in the policy area:
- affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - detached dwelling
  - detached dwelling addition.

### Form and Character

- 12 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 13 Residential development should mainly comprise detached dwellings on single allotments. Row dwellings and semi-detached dwellings may also be appropriate where they maintain the traditional allotment pattern and scale.
- 14 Development should generally maintain a single storey streetscape profile, but may include attic rooms with dormer rooms facing the street and other forms of two storey development where this will not detract from the overall character of the township.

### Affordable Housing

- 15 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 16 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

## Port Willunga/Aldinga Policy Area 62

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

Landscape, trees and buildings are to combine to provide a sense of place celebrated for its artistic beauty. The importance of the setting of these settlements within an open landscape, connected by Port Road and linked by Whites Valley, now known as the Port Willunga Creek, will be recognised and protected by any future development of the area.

Development, including new buildings, additions and alterations to existing buildings will be of a scale and materials compatible with existing older materials used in those buildings of historic significance. This sense of history cannot be limited to the number of old buildings, but encompasses elements of the landscape - old walling, sheds, pine and gum trees and requires an empathic approach to signage, fencing, street furniture and landscaping. Appropriate materials include rendered masonry walls, sandstone, slate, corrugated iron or dark grey coloured roofing, and timber joinery. The extensive use of highly reflective materials, glass curtain walls or very bright external colours will be avoided.

The main street will retain its authentic historic character and provide opportunities for visitor seating within a streetscape of undergrounded services and pavement. This will be complemented by uncluttered, effective and attractive signage, with a minimum of illumination and no flashing, rotating signage display.

The policy area contains four precincts that seek to achieve the retention and enhancement of existing character in any proposed development, while encouraging the continued economic viability of the businesses traditionally provided in the policy area.

#### Precinct 29 Aldinga Village

It is envisaged that the precinct will be developed in line with its historic character. The town is to incorporate residential development and small-scale tourist facilities such as hosted and self-contained bed-and-breakfast establishments supported by local level shopping and community facilities, particularly where it involves the adaptive reuse of historic buildings. Its town boundaries will continue to be defined by Willunga Creek to the north, Main South Road to the east, the Recreation Area to the south and west, and the Aldinga Eco-Arts Village. These limits accentuate Aldinga's distinct historic country town character by providing an appreciable gap between Aldinga and suburban metropolitan Adelaide.

Visual connections with the town's broader setting are supported by key street vistas that take in the surrounding rural setting low, open-style front fencing as well as low scale signage for commercial development, help to ensure these vistas are not unduly compromised.

It is expected that the precinct's historic town character will be reinforced by residential development of a complementary scale to existing development, together with the ecologically focussed dwelling design of the Aldinga Arts-Eco Village. Dwellings facing Port Road and Old Coach Road will feature front verandas setback to allow porch occupants to easily interact with pedestrians using the footpath.

To ensure the existing built form of the village is maintained, commercial buildings will be of a complementary scale and dimension to adjoining buildings. They will face towards the street and include elements such as verandas that complement the desired historic character. Commercial development along Port Road and Old Coach Road will be sited close to the street with car parking located at the side and rear of these buildings. It is envisaged that some of these commercial premises will be developed to incorporate a residential component above or behind to allow an opportunity to retail locally made products, adding to a sense of village life.



A car parking fund has been established for the **Precinct 29 Aldinga Village** within the **Port Willunga/Aldinga Policy Area 62** of the **Township Zone**.

### **Precinct 30 Port Willunga**

This precinct comprises the distinctive subdivisional layout radiating from a north easterly point where Mindarie Street meets the original termination of William Street. Examples of buildings dating from the period of 1862 to 1880 are mixed with a variety of holiday shacks built during the Federation and post war eras.

More recent gentrification has led to a mix of housing with a variety of architectural styles and a range of building materials. Development and management of roads will recognise and utilise the varied range of setbacks, the dominant character of pine plantings and coastal species, fencing through landscaping, with hedges, bamboo, post and wire (rather than the standard 1.8 metre height Colorbond fence), the soft road verges, use of stone, masonry, render, corrugated (not zincalume) iron and timber in any changes to the area.

The legibility of the original subdivision will be retained.

### **Precinct 31 Port Willunga Foreshore**

This precinct comprises beach, jetty remains, dugouts cliff access to the former jetty and cliff top area within District Council Reserve 286 Hundred of Willunga and Esplanade. This precinct is significant in both natural historic and scenic features. Development will serve to enhance these features along with providing consideration to coastal management in the use of the area.

The dugouts, remains of the second jetty built in 1868 (but destroyed in 1915 by heavy seas), the remains of the cobblestone ramp, which was once the access road to the jetty, the cliff top lookout by the kiosk, giving views of the site of the "Star of Greece" shipwreck, cliffs and beach area will be managed to allow full opportunity for public appreciation of the area's history. Improvements to the coastal environment include the relocation of the public toilets, landscaping of the public car park and esplanade area, and continuation of the emphasis on controlled pedestrian access to the beach.

### **Precinct 32 Old Port Road**

Of high visual and historic significance, this road will be retained intact with maintenance and replanting of the existing memorial avenue of Aleppo pines on both sides of the road, framed by the open space of Port Willunga Creek to the north and views of the distant rolling hills to the south.

Planting will enhance the existing character of the area which reflects a relaxed, quiet holiday oriented seaside village with shady streets and an abundance of mature predominantly pine trees. This dominant type of planting of pine trees will be continued and maintained.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following forms of development are envisaged in the policy area:

- consulting room
- dwelling
- educational establishment
- home based industry
- residential flat building
- small scale shop
- supported accommodation
- tourist accommodation.

## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Off street vehicle parking should be provided at the rear of premises.
- 4 New roads should maintain the traditional road pattern of the township.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 29 Aldinga Village

#### Land Use

- 5 The following forms of development are envisaged in the precinct:
  - bed and breakfast
  - community facility
  - dwelling
  - office
  - small scale shop
  - small scale tourist accommodation

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 7 Dwellings should include verandas at the front to create a semi-private interface with the public realm.
- 8 Dwellings adjacent to public open spaces should be designed to face that public space avoiding screens, high walls, carports and landscaping that obscure direct views to the public area.
- 9 Garaging associated with a dwelling should be recessed behind the main façade of the associated dwelling.
- 10 Outbuildings should not dominate dwellings in terms of their visual impact and should be limited to:
  - (a) one garage of 54 square metres and one shed of a lesser floor area
  - (a) rainwater tanks and tank stands
  - (b) open-sided garden structures, eg pergolas and gazebos.
- 11 Buildings on corner allotments should be designed to address both street frontages.
- 12 Commercial development, including shops and hotels, should be located along Old Coach Road, Quinliven Road and/or Port Road, and should:
  - (a) be concentrated as close to the intersection of these roads as possible in order to reinforce this intersection as the focal point of the town
  - (b) incorporate verandas over footpaths to enhance the quality of the pedestrian environment
  - (c) provide a complementary design between neighbouring buildings to form a harmonious streetscape

- (d) provide car parking areas to the rear and/or side of buildings.
- 13 Development on vacant land between Old Main South Road, Main South Road and Aldinga Quinliven Road should be primarily residential (except for land fronting Old Coach Road and Quinliven Road), with land division based on a grid street pattern that:
- (a) reinforces views of the hills to the east down public streets
  - (b) provides opportunity for significant planting of vegetation in east-west rows to screen new residential development from Main South Road and other approaches to the township
  - (c) prioritises pedestrian connections and provides road reserves of sufficient width to accommodate a space for landscaping and a pleasant continuous green space adjacent to footpaths
  - (d) ensures the provision of design elements between residential development and Main South Road to restrict impact from traffic noise to acceptable levels
  - (e) provides vehicle access via a minimum number of common driveways or from a rear access lane.
- 14 Fencing forward of building facades should be low, open-style (e.g. picket, tubular) so that buildings are the prevalent visual element in the streetscape, and to allow passive surveillance between public and private realms.
- 15 Advertisements should be discreet and of low-scale to respect the historic streetscape significance and include any of the following:
- (a) ground level; low, free standing signs
  - (b) below canopy level; business plates, flush wall signs.

### **Precinct 30 Port Willunga**

#### **Land Use**

- 16 The following forms of development are envisaged in the precinct:
- bed and breakfast
  - dwelling
  - small scale tourist accommodation.

#### **Form and Character**

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

### **Precinct 31 Port Willunga Foreshore**

#### **Land Use**

- 18 The following forms of development are envisaged in the precinct:
- conservation work
  - interpretive signage and facility

#### **Form and Character**

- 19 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 20 Development should conserve and enhance the remains of the jetty complex, fisherman's dugouts and cobblestone ramp.

## **Precinct 32 Old Port Road**

### **Land Use**

21 The following forms of development are envisaged in the precinct:

- bed and breakfast
- dwelling
- small scale tourist accommodation.

### **Form and Character**

22 Development should not be undertaken unless it is consistent with the desired character for the precinct.

23 A landscaped buffer compatible with the memorial avenue of Aleppo pines should be provided in that portion of the precinct east of Bowering Road of at least 20 metres on either side of Port Road, as illustrated on [Concept Plan Map Onka/8 - Aldinga](#).

## Willunga Policy Area 63

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

### OBJECTIVES

- 1 Conservation of the unique historic character of the Willunga township.
- 2 The Willunga township performing the roles of a local service centre and select, but low key, tourist attraction.
- 3 Infill development that retains the legibility and prominence of the Willunga township's historic building and features.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that the allotment pattern will be retained with the amalgamation of allotments undesirable. New roads will be rectilinear in their alignment to reflect the character of the grid street pattern toward the historic centre of town and provide for legibility and permeability.

Continued infill development and the adaptive use of old buildings are necessary to maintain a relevant role and adequate level of function for the township. The task is to ensure that this occurs in a manner that maintains the highest level of recognition and respect for existing historic character.

Buildings will reinforce the historic village / country town character through simple rectilinear designs, steeply pitched roof forms and restrained detailing. Building materials that are complementary to the historic buildings in the town centre such as slate, bluestone, sandstone brick or masonry with timber framed windows and pitched corrugated galvanised steel or slate roofs will be used.

Development will continue to conserve and reinforce the unique character of the village with emphasis of the main thoroughfares a priority. Signage and street furniture will complement the township and provide a coherent image whilst avoiding 'Heritage' themed design. It is expected that materials will include galvanised metal, baked enamel, large section hardwood timber, cut slate and limestone.

Landscaping will be designed to reflect streetscape rhythm which includes the screening of discordant elements where appropriate. Willunga is a town with a pronounced garden character which will be reinforced by new development, including space for substantial trees. Street trees are an important contributor to township character, especially where building setbacks and front garden spaces are minimal. It is important that development serves to reinforce the conservation of remnant vegetation, the retention of mature trees (especially large gum trees) and establish local provenance species.

A car parking fund has been established for the **Precinct 35 Town Centre** and the **Precinct 34 Town Approaches** within the **Willunga Policy Area 63** of the **Township Zone**, south and east of the Coast to Vines Rail Trail.

### Precinct 33 Residential

The area will be characterised by low density, low rise development presenting to the street as mainly detached dwellings ranging from cottages to more substantial homes on generous allotments with a high degree of landscaping. Some historic buildings in the policy area originate from non-residential use and may continue in non-residential use. These uses will be managed to remain compatible with the amenity expectations of nearby residential properties and to reinforce the town's historic interest.

Development will reinforce the grid street pattern with buildings fronting the street and aligned parallel to boundaries. New buildings will present as single storey to the street and be sited, designed, coloured and complemented by planting that ensures they are visually unobtrusive. Garages, carports and car parking areas will be well set back behind the main face of the associated dwelling.

Informal planting of indigenous trees and understorey to shield views of buildings is appropriate.

### **Precinct 34 Town Approaches**

The precinct serves as an attractive visual gateway from rural uses to the built environment of the township.

The desired character of the precinct incorporates mixed development, graduating mainly to residential use at the outer margins of the town, with intermittent historic buildings and public open spaces as points of interest. A continuous avenue of trees along the approach roads creates a strong visual focus towards the centre of the town. The entrance into the village will be accentuated with increased tree planting to create a visual contrast from vineyards.

Features and points of interest associated with the town's historic or aesthetic qualities will be clearly exposed to view when travelling along the approach roads. Such elements include vineyards, town parklands, historic buildings, historic features associated with the old rail corridor, and key community buildings.

In terms of built form, it is expected that buildings will be single storey. Development will be generally consistent with the characteristics and uses established within the segment of road involved.

#### **Main Road**

Along Main Road approaching from the north, the open character is formed by vineyards, the high school grounds and golf course, until the more concentrated built form of the town is encountered. Along Main Road, commencing around Station Road and continuing to the main intersection at the foot of High Street, there is an increased activity generated from mixed residential/community use. The primary school and its adjacent pedestrian crossing of Main Road are a strong cue for this change of environment.

Community uses fronting the Main Road approach will present an attractive landscaped aspect to the road.

Landscaping along the northern entrance into Willunga along Main Road will provide a variety of species to complement the existing trees which include Cyprus, Prunus, Ash and Melias.

#### **Aldinga Road**

The section along Aldinga Road west of Giles Road comprises recent residential development as an introduction to the township edge but with limited historic content or association. Along Aldinga Road east of Giles Road, there is an increased number of historic cottages and the attractive open space formed around the old rail terminus. The land along Aldinga Road on the final approach to the intersection at the foot of High Street represents a transition into a mixed commercial precinct.

The commercial precinct on Aldinga Road will continue to offer a range of services that are difficult to locate elsewhere in the town, but will not undergo expansion to the extent of displacing or causing detrimental impact on other uses.

The Aldinga Rd entrance will retain the open parkland character and provide a mix of native and indigenous species with smaller species under the overhead wires.

### **Precinct 35 Town Centre**

The area will be characterised by small businesses and community uses in a fine grain, attractive, historic streetscape setting. Willunga will be projected as a place of charm and character offering small scale tourist accommodation, browsing, sightseeing and food and wine experiences and casual, social and leisure activities.

The forward part of properties will enhance the appearance and function of the footpath areas and public spaces that flank the street. Buildings fronting High Street will be sited on those road reserve boundaries and contain front verandas to provide pedestrian shelter and protection from the natural elements and improve amenity. The existing pedestrian amenity will be maintained with street planting including exotic trees and slate stone paving in the main street. The precedent of using exotic street trees including Desert and Claret Ash, Peppercorn and Jacaranda in the heritage streets will be continued.

In terms of built form, development will be single storey when viewed from the street with some two storey development sited discreetly at the rear. Buildings will protect the views from High Street to the hills escarpment.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the policy area:

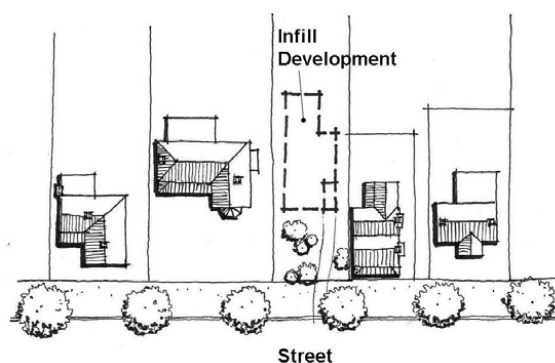
- cafe/restaurant
- community centre
- consulting room
- dwelling
- educational establishment
- hall
- hotel and wine bar
- small scale office
- preschool
- recreation area
- tourist accommodation, in association with a hotel
- shop, with a floor area not exceeding 200 square metres.

### Form and Character

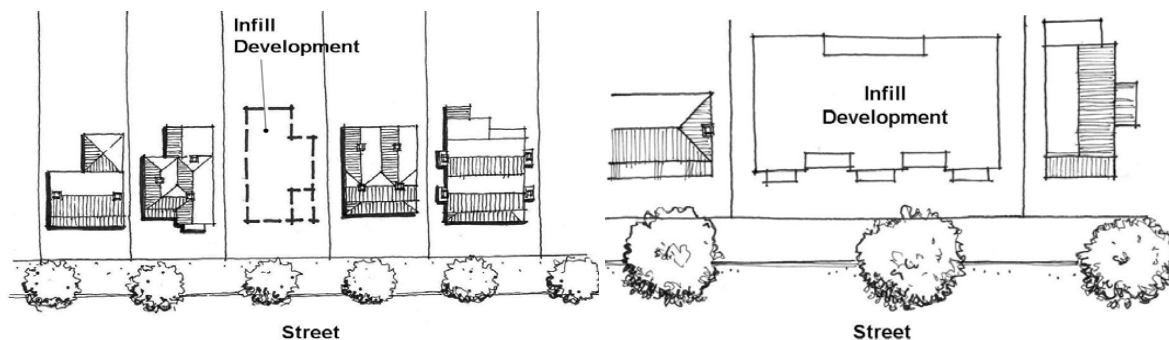
2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

3 Infill development should preserve and enhance streetscapes within the policy area by:

- (a) designing in a manner that has regard to streetscape rhythm including broken patterns of development. The gaps and spaces of main importance are the distances between neighbouring buildings and the setbacks from front and side boundaries. Where historic streetscape patterns are quite random, infill development should retreat to more of a background position by siting further back on the land and/or providing landscaping to the foreground as illustrated by the Figure below:



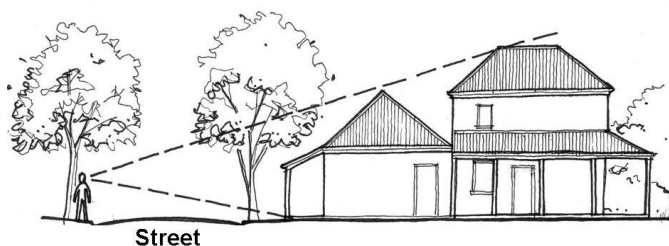
Where historic development establishes a clear and consistent pattern such that a gap is very noticeable and discordant, infill development should be used to complete that pattern as per the Figures below:



- (b) not overwhelming the scale of historic development from a streetscape perspective. Where lengthy buildings are required, variations in the alignment and composition of front walls (articulation) should be included to break up the horizontal dimension and to create the appearance of a series of smaller frontages or building units as illustrated by the Figure below:

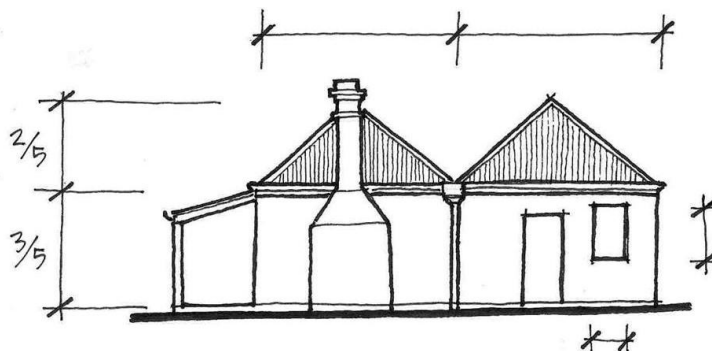


Where additional height is required, taller sections should be sited to the rear of premises, as illustrated by the Figure below, to maintain a perceived single storey appearance from street vantage points that is generally consistent with nearby historic development.



- (c) achieving the typical horizontal and vertical proportions of historic buildings, including, the proportion of wall height to roof height, the proportions of window and door openings, the ratio of openings to wall area and the height and span of verandas, and incorporating:
- (i) steep pitch roofs in the range of 30 to 45 degrees, but due to the short roof span distances, roof rise will be limited, breaking into 'M' shaped configurations or rear lean-to roofs for deeper buildings, as illustrated by the Figure below:





Observe proportions in traditional design.

**Note:**  
Although steeply pitched, the height of roof is limited due to a short roof span distance.

- (ii) front verandas which serve as an important element in creating a mix of light and shade as well as balancing vertical scale.
  - (iii) buildings that draw together a series of smaller elements to achieve overall size as opposed to large buildings designed as a homogenous mass.
  - (iv) traditional approaches to proportioning to development across the whole of the policy area, with particular attention to infill development sited among neighbouring historic buildings.
- (d) limiting that the number and width of driveway crossovers and sited to avoid the need for street tree removal
- (e) utilising fencing to front property boundaries. Fencing styles should be consistent with historic themes, reverting to the simpler styles where contemporary development is involved eg post and wire, post and rail, picket or a low clipped hedge.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 33 Residential

#### Land Use

- 4 The following forms of development are envisaged in the precinct:
- affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - detached dwelling
  - dwelling addition.
- 5 Non-residential uses should only operate from buildings or premises where there is historic precedent for such use or the preservation of historic character is assisted.

#### Form and Character

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

- 7 The conversion of an existing dwelling into two or more dwellings should only be undertaken where the original external appearance of the building and front yard is retained when viewed from a public road and associated car parking is sited unobtrusively when viewed from the road.
- 8 Dwellings should maintain a single storey streetscape appearance with simple gable or hip-end roofs, but may include attic rooms with dormer windows that face the street.
- 9 Medium density development should only occur where:
  - (a) an initial development parcel of at least 2000 square metres with a minimum road frontage of 40 metres is established
  - (b) the development has a front line of dwellings that face the street and present an appearance consistent with established streetscape patterns
  - (c) dwellings additional to those facing the street are sited beyond the visual line of the streetscape
  - (d) all dwellings, other than those facing the street, are sited at least 5 metres from the boundary of any neighbouring residential property external to the original development parcel.
- 10 Development should maintain the consistency of frontage setbacks and widths by:
  - (a) matching the frontage setback to the predominant street pattern
  - (b) maintaining the apparent frontage width pattern to the street.
- 11 Building orientation should be regular on allotments or sites, with the main building facing the street and buildings located parallel or square to site boundaries.
- 12 Carports and garaging should:
  - (a) be sited and designed in a manner which has a low visual impact on the streetscape and is well set back from the front elevation of the main building on the site
  - (b) have a roof pitch and materials reflecting the typical historic form of outbuildings.

### **Affordable Housing**

- 13 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 14 Affordable housing should be distributed throughout the precinct to avoid over-concentration of similar types of housing in a particular area.
- 15 Dwellings constituting affordable housing may be created on allotments or sites of lesser area or dimensions where the development will not detract from the historic character of precinct.

### **Land Division**

- 16 Allotments should have:
  - (a) an area of not less than 1000 square metres
  - (b) a frontage of not less than 20 metres.
- 17 Allotments in the form of a 'hammer-head' or 'battleaxe' configuration should not occur within the precinct.

## Precinct 34 Town Approaches

### Land Use

- 18 The following forms of development are envisaged in the precinct:
- art gallery
  - café/restaurant
  - community centre
  - consulting room
  - educational establishment
  - hall
  - small scale office
  - preschool
  - recreation area.
- 19 No further commercial development should occur on the Main Road approach, apart from minimal expansion or adaptation of existing commercial sites.

### Form and Character

- 20 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 21 Development should not exceed one storey in height.

### Land Division

- 22 Allotments should have:
- (a) an area of not less than 1000 square metres
  - (b) a frontage of not less than 20 metres.
- 23 Allotments in the form of a 'hammer-head' or 'flag-pole' configuration should not occur within the precinct.

## Precinct 35 Town Centre

### Land Use

- 24 The following forms of development are envisaged in the precinct:
- bank
  - cafe/restaurant
  - hotel and wine bar
  - personal service establishment, such as a hairdresser
  - post office
  - small scale tourist accommodation, in association with another primary use, for example, a hotel shop, with a maximum gross leasable floor area in the order of 200 square metres.

### Form and Character

- 25 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 26 The existing two storey historic buildings in High Street should remain a dominant landmark feature of the streetscape.
- 27 All new development should retain a single storey appearance when viewed from the street. Two storey additions should only occur when the additions are located to the rear of the building and not visible from the street.

- 28 Buildings should not present a frontage to the street exceeding 15 metres in width.
- 29 Development should be sited on or adjacent to the property's front boundary and include a front veranda.
- 30 Off street vehicle parking should be located to the rear of premises and designed to avoid large continuous expanses of paved area.

### **Vehicle Parking**

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

### **Land Division**

- 32 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

## Yaroona Policy Area 64

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

### OBJECTIVES

- 1 Yaroona playing a complementary role to the township of Kangarilla in the provision of recreation and community facilities serving the local community.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The Yaroona policy area comprises the original survey town of Yaroona (which for the most part, remained vacant until the 1980's), the Kangarilla Recreation Ground and an area of private land suitable for recreation ground expansion. Expansion of the Recreation Ground into the land described as Certificate of Title 5396/803 is envisaged. However, this principle does not infer any obligation on the owner of the affected property to sell or transfer land for this intended purpose.

Significantly, the bulk of Kangarilla's social, sporting and community facilities exist on the Recreation Ground at Yaroona, serving a role that supports the nearby township of Kangarilla, located some 500 metres to the south.

The existence of Yaroona has strategic importance in-so-far that any future expansion of the Kangarilla township will logically reinforce the relationship between these two settlement areas. However, in order to retain Kangarilla's inherent qualities as a rural location, township growth is planned to be slow and incremental, geared to local needs and priorities rather than external residential demand. Working to this strategy, expansion beyond the current Kangarilla township boundary is planned to be deliberately withheld at least until 2010. Beyond this timeframe, expansion generated from local demand will gravitate towards Yaroona, working to a structure plan devised for this purpose.

Over the short-medium term, development occurring within the Yaroona policy area will be limited to that associated with the use of existing residential properties, and the continued development of recreation and community facilities within the context of long-term planning needs.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - recreation area.

#### Form and Character

- 2 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, 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 25 Mixed Use** in the **Clarendon Policy Area 57**
  - **Precinct 27 Town Centre** in the **Old Reynella Policy Area 61**
  - **Precinct 35 Town Centre** in the **Willunga Policy Area 63**.
- (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 Onka/3 – Off Street Vehicle Parking Requirements](#) or the desired minimum rate in [Table Onka/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
Advertisement and/or advertising hoarding within where located within one of the following precincts or policy area: (a) <b>Clarendon Policy Area 57</b> (b) <b>Kangarilla Policy Area 58.</b>	Except where: (a) it measures 4 metres or less above ground level (b) it is not internally illuminated (c) it does not flash.
Advertisement and/or advertising hoarding where located within one of the following precinct or policy area: (a) <b>Precinct 23 Landscape Environs of the Clarendon Policy Area 57</b> (b) <b>Yaroona Policy Area 64</b>	Except where any of the following apply: (a) within a 60 km/h or 80 km/h speed restriction (b) where: (i) it has an advertisement area of 2 square metres or less (ii) it relates entirely to the lawful use of the land (iii) it is situated on the same site as the land use (iv) it will not result in more than 2 on the site.
Advertisement in the form of bunting and/or flags where located within one of the following policy areas: (a) <b>Clarendon Policy Area 57</b> (b) <b>Kangarilla Policy Area 58</b> (c) <b>McLaren Flat Policy Area 59</b> (d) <b>Old Reynella Policy Area 61</b> (e) <b>Port Willunga/Aldinga Policy Area 62</b> (f) <b>Willunga Policy Area 63</b> (g) <b>Yaroona Policy Area 64.</b>	
Amusement machine centre where located within one of the following policy areas: (a) <b>Old Reynella Policy Area 61</b> (b) <b>Willunga Policy Area 63</b> (c) <b>Yaroona Policy Area 64.</b>	
Animal keeping where located within one of the following policy areas: (a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64.</b>	

Form of Development	Exceptions
Auction room where located within one of the following policy areas: (a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b>	
Bus depot where located within one of the following policy areas: (a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b>	
Bus station where located within one of the following policy areas: (a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b>	
Caravan park where located within one of the following policy areas: (a) <b>Clarendon Policy Area 57</b> (b) <b>Kangarilla Policy Area 58</b> (c) <b>Old Reynella Policy Area 69</b> (d) <b>Willunga Policy Area 63</b> (e) <b>Yaroona Policy Area 64</b>	
Consulting room where located within one of the following policy areas: (a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b>	Except where located within <b>Precinct 29 Aldinga Village</b> of the <b>Port Willunga/Aldinga Policy Area 62</b> .
Crematorium	
Dairy	Except where located within <b>Precinct 23 Landscape Environs</b> of the <b>Clarendon Policy Area 57</b>
Dwelling which results in more than one dwelling on an allotment in that part of <b>Precinct 34 Town Approaches</b> of the <b>Willunga Policy Area 63</b> over Allotment 12 Section 237 in File Plan 32802, Hundred of Willunga (Volume 5113 Folio 635).	
Electricity generating station where located within one of the following policy areas: (a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b> .	
Fuel depot	
General industry	
Horse keeping	Except where all of the following apply: (a) associated buildings and structures, including stables, shelters and exercise yards are not located in areas subject to inundation by a 1-in-100 average return interval flood event (b) it is located on land which does not exceed a slope of 12 degrees (c) it is located on land where the average annual rainfall does not exceed 1000 millimetres (d) buildings, structures and intensive exercise areas associated with horse keeping are located a minimum of 25 metres from any watercourse.



Form of Development	Exceptions
Horticulture	Except where located within either of the following : (a) <b>Clarendon Policy Area 57</b> (b) <b>Yaroona Policy Area 64.</b>
Hotel where located within one of the following policy areas: (a) <b>Clarendon Policy Area 57</b> (b) <b>Kangarilla Policy Area 58</b> (c) <b>Yaroona Policy Area 64.</b>	Except for additions/alterations to an existing hotel where located within <b>Precinct 25 Mixed Use</b> of the <b>Clarendon Policy Area 57</b>
Industry within the <b>Yaroona Policy Area 64</b>	Except where it achieves (a) and either (b) or (c) or (d): (a) it complies with all of the following (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 (ii) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority. (iii) the effluent system and any effluent drainage field are located within the allotment of the development (iv) it is not located on land with a slope greater than 20 per cent (1-in-5) (v) it is not located on land that is classified as being poorly drained or very poorly drained (vi) it is not located within 50 metres of any bore, well or watercourse (vii) the development 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 return interval flood event. (b) it is directly associated with the processing of primary production or natural resource extraction and achieves all of the following: (i) at least one of the following activities takes place: (A) washing (B) grading (C) processing (including bottling) (D) packing (E) storage (ii) 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

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(iii) the industry, including ancillary uses, is located within the boundary of a single allotment</li> <li>(iv) it is not located within any of the following:               <ul style="list-style-type: none"> <li>(A) a 900 millimetres or greater rainfall/year area</li> <li>(B) 200 metres of a major stream (third order or higher)</li> <li>(C) 800 metres of the high water level of a public water supply reservoir</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>(c) it is a mineral water extraction and processing plant and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) at least one of the following activities takes place:                   <ul style="list-style-type: none"> <li>(A) extraction</li> <li>(B) bottling</li> <li>(C) packaging</li> <li>(D) storage</li> <li>(E) distribution</li> </ul> </li> <li>(ii) 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 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>(iii) the industry, including ancillary uses, is located within the boundary of a single allotment</li> <li>(iv) it is not located within 200 metres of a major stream (third order or higher)</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>(d) it involves home based industry and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) it involves one of the following activities:                   <ul style="list-style-type: none"> <li>(A) arts</li> <li>(B) crafts</li> <li>(C) tourism</li> <li>(D) heritage related activities, and may include an ancillary area for sale and/or promotion of goods manufactured in the industry (including display areas)</li> </ul> </li> <li>(ii) 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>(iii) the industry is not located further than 50 metres from a habitable dwelling on the allotment</li> <li>(iv) the industry, including any ancillary uses is located within the boundary of a single</li> </ul> </li> </ul>

Form of Development	Exceptions
	<p>allotment</p> <p>(v) there is no more than one industry located on an allotment</p> <p>(vi) the industry is not located within 200 metres of a major stream (3rd order or higher).</p>
<p>Intensive animal keeping including additions to existing poultry farms, kennels, dairies or piggeries</p>	<p>Except where it is a stable within the <b>Port Willunga/Aldinga Policy Area 62</b></p>
<p>Land division</p>	<p>Except where it achieves one of the following (a) to (d):</p> <p>(a) where no additional allotments are created in that part of the <b>Precinct 34 Town Approaches of the Willunga Policy Area 63</b> over Allotment 12 Section 237 in File Plan 32802, Hundred of Willunga (Volume 5113 Folio 635)</p> <p>(b) located within the <b>McLaren Flat Policy Area 59</b> and creates allotments of 450 square metres or more</p> <p>(c) where located within Precinct 23 Landscape Environs of the Clarendon Policy Area 57 and all of the following apply:</p> <p>(i) no additional allotments are created, either partly or wholly within the policy area</p> <p>(ii) the development of the proposed allotments does not result in a greater risk to pollution of surface or underground waters than would the development of existing allotments</p> <p>(iii) each resulting allotment provides a suitable site for a detached dwelling which achieves all of the following with (A) to (F):</p> <p>(A) 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</p> <p>(B) it is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</p> <p>(C) 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</p> <p>(D) 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</p> <p>(E) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated</p>

Form of Development	Exceptions
Light industry where located within one of the following policy areas:	by a 1-in-10 year average return interval flood event (F) it is sited at least 25 metres from any watercourse (d) located elsewhere in the zone.
(a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b>	
Motel within where located within on of the following polcy areas:	Except for additions/alterations to an existing hotel located within <b>Precinct 25 Mixed Use</b> of the <b>Clarendon Policy Area 57</b> .
(a) <b>Clarendon Policy Area 57</b> (b) <b>Kangarilla Policy Area 58</b> (c) <b>Yaroona Policy Area 64</b>	
Motor repair station where located within one of the following policy areas:	
(a) <b>Old Reynella Policy Area 61</b> (b) <b>Port Willunga/Aldinga Policy Area 62</b> (c) <b>Yaroona Policy Area 64</b>	
Office where located within one of the following policy areas:	Except where located within <b>Precinct 29 Aldinga Village</b> of the <b>Port Willunga/Aldinga Policy Area 62</b> .
(a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b>	
Office exceeding 250 square metres where located within one of the following policy areas:	Except where located within (a) or (b): (a) <b>Precinct 27 Town Centre</b> in the <b>Old Reynella Policy Area 61</b> (b) <b>Precinct 35 Town Centre</b> in the <b>Willunga Policy Area 63</b> .
(a) <b>Old Reynella Policy Area 61</b> (b) <b>Willunga Policy Area 63</b> .	
Petrol filling station where located within one of the following policy areas:	
(a) <b>Old Reynella Policy Area 61</b> (b) <b>Willunga Policy Area 63</b> (c) <b>Yaroona Policy Area 64</b> (d) <b>Clarendon Policy Area 57</b>	
Public service depot where located within one of the following policy areas:	
(a) <b>Old Reynella Policy Area 61</b> (b) <b>Port Willunga/Aldinga Policy Area 62</b> (c) <b>Willunga Policy Area 63</b> (d) <b>Yaroona Policy Area 64</b> .	
Road transport terminal	
Service trade premises where located within one of the following poilcy areas:	
(a) <b>Old Reynella Policy Area 61</b> (b) <b>Port Willunga/Aldinga Policy Area 62</b> (c) <b>Yaroona Policy Area 64</b> .	
Shop not in association with a dwelling where located within <b>Precinct 33 Residential</b> of the <b>Willunga Policy Area 63</b> .	

Form of Development	Exceptions
Shop or group of shops where the gross leasable area is 450 square metres or more within the <b>Old Noarlunga Policy Area 60</b> .	
Shop or group of shops where the gross leasable area is 250 square metres or more and is located in one of the following policy areas: (a) <b>Old Reynella Policy Area 61</b> (b) <b>Willunga Policy Area 63</b> .	Except where located within (a) or (b): (a) <b>Precinct 27 Town Centre of the Old Reynella Policy Area 61</b> (b) <b>Precinct 35 Town Centre of the Willunga Policy Area 63</b> .
Shop or group of shops where the gross leasable area is 900 square metres or more located within the <b>Port Willunga/Aldinga Policy Area 62</b> .	Except where located within <b>Precinct 29 Aldinga Village of the Port Willunga/Aldinga Policy Area 62</b> .
Shop or group of shops where the gross leasable area is 200 square metres or more located within the <b>McLaren Flat Policy Area 59</b> .	
Shop or group of shops where located within one of the following precincts: (a) <b>Precinct 28 Residential of the Old Reynella Policy Area 61</b> (b) <b>Precinct 30 Port Willunga of the Port Willunga/Aldinga Policy Area 62</b> (c) <b>Precinct 32 Old Port Road of the Port Willunga/Aldinga Policy Area 62</b> .	
Showground where located within one of the following policy areas: (a) <b>Port Willunga/Aldinga Policy Area 62</b> (b) <b>Yaroona Policy Area 64</b> .	
Special industry	
Stadium where located within one of the following areas: (a) <b>McLaren Flat Policy Area 59</b> (b) <b>Yaroona Policy Area 64</b> .	
Stock sales yard	
Stock slaughter works	
Telecommunications facility	Except where it achieves one of the following (a) or (b): (a) is 30 metres in height or less where located in one of the following policy areas: (i) <b>Clarendon Policy Area 57</b> (ii) <b>Kangarilla Policy Area 58</b> (iii) <b>McLaren Flat Policy Area 59</b> (iv) <b>Old Reynella Policy Area 61</b> (v) <b>Port Willunga/Aldinga Policy Area 62</b> (vi) <b>Willunga Policy Area 63</b> (b) is located within the <b>Old Noarlunga Policy Area 60</b> .
Tourist accommodation where located in the <b>Port Willunga/Aldinga Policy Area 62</b>	Except where six guests or less are accommodated.
Tourist accommodation where located in the either of the following:	Except where it achieves one of the criteria (a) to (d), and all of the criteria (e) to (j), although excludes caravan or

Form of Development	Exceptions
(a) <b>Yaroona Policy Area 64</b> (b) <b>Precinct 23 Landscape Environs of the Clarendon Policy Area 57</b>	camping grounds: <ul style="list-style-type: none"> <li>(a) within part of or is 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 is 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> <li>(e) when accommodating eleven guests or more any effluent generated is not disposed onto land:</li> <li>(f) in a high rainfall zone (&gt;900 mm/year)</li> <li>(g) 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) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff)</li> <li>(j) it achieves all of the following (i) to (vi):               <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 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</li> </ul> </li> </ul>

Form of Development	Exceptions
	(vi) year average return interval flood event it is sited at least 25 metres from any watercourse.
Warehouse where located within one of the following policy areas: (a) <b>Old Reynella Policy Area 61</b> (b) <b>Port Willunga/Aldinga Policy Area 62</b> (c) <b>Willunga Policy Area 63</b> (d) <b>Yaroona Policy Area 64.</b>	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wind turbine within the <b>Clarendon Policy Area 57</b>	Except where the turbine generates power to be used wholly for activities on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.
Wind monitoring mast within the <b>Clarendon Policy Area 57</b>	
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 within the following areas:</p> <ul style="list-style-type: none"> <li>▪ <b>Precinct 25 Mixed Use</b> of the <b>Clarendon Policy Area 57</b></li> <li>▪ <b>Precinct 27 Town Centre</b> of the <b>Old Reynella Policy Area 61</b></li> <li>▪ <b>Precinct 29 Aldinga Village</b> of the <b>Port Willunga / Aldinga Policy Area 62</b></li> <li>▪ <b>Precinct 35 Town Centre</b> of the <b>Willunga Policy Area 63</b></li> </ul> <p>other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.</p>	<p>All forms of development not listed as Category 1 within the following areas:</p> <ul style="list-style-type: none"> <li>▪ <b>Precinct 25 Mixed Use</b> of the <b>Clarendon Policy Area 57</b></li> <li>▪ <b>Precinct 27 Town Centre</b> of the <b>Old Reynella Policy Area 61</b></li> <li>▪ <b>Precinct 29 Aldinga Village</b> of the <b>Port Willunga / Aldinga Policy Area 62</b></li> <li>▪ <b>Precinct 35 Town Centre</b> of the <b>Willunga Policy Area 63.</b></li> </ul> <p>Within <b>Precinct 23 Landscape Environs</b> of the <b>Clarendon Policy Area 57</b> the following land uses are Category 2:</p> <ul style="list-style-type: none"> <li>(a) agricultural industry</li> <li>(b) home based industry</li> <li>(c) mineral water extraction and/or processing plant</li> <li>(d) winery of less than 500 tonnes crush capacity per annum</li> <li>(e) winery of 500 tonnes or more crush capacity per annum where: <ul style="list-style-type: none"> <li>(i) it is located more than 300 metres of a dwelling or tourist accommodation</li> <li>(ii) it is not in the ownership of the winery applicant.</li> </ul> </li> </ul>

## 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 accommodates a **wide** range of industrial land uses together with other related employment and business activities.
- 2 **Commercial uses** including shops, offices, consulting rooms, personal service establishments and training facilities that are able to provide support services for businesses and an expanding workforce **located primarily along main road frontages**.
- 3 Provision for enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, 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 **Adequate and co-ordinated servicing of land and provision of infrastructure before development takes place**.
- 9 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Onkaparinga's **Urban Employment Zone** will be a high quality enterprise and employment destination of regional importance for Southern Adelaide. It will attract a wide range of activities that generate employment. While currently focusing on industry and similar activities, over time offices and industry-related educational establishments, high technology and/or research and development related uses will develop in compatibility with the surrounding uses. It is anticipated that the zone will associate with and leverage off new manufacturing trends emerging from the Tonsley Innovation District.

Clustering of industrial activities to share resources and reduce waste impacts and energy needs is encouraged, as well as shared use of facilities and services, including training, communication and information technology and car parking areas where practical.



As a zone accommodating well-established industrial activities, which fulfil an important employment function for the surrounding residential areas and region, they will be protected from the intrusion of inappropriate uses which may reduce their potential operation and the utility of the land resource.

Activities which are potentially hazardous or produce negative off-site impacts, such as noise, air, water and waste emissions, significant volumes of industrial traffic or have a detrimental impact on the amenity of properties should not be located adjacent residential or similar environmentally sensitive zones.

Non-industrial development should not compromise ongoing industrial operations and should only be established where designed and sited to be compatible with existing EPA licenses and associated separation distances.

The development of local shops (including cafes and restaurants), consulting rooms, service trade premises, indoor recreation centres and training facilities are encouraged in the zone to support the existing and expanding workforce and to provide support services for business. Such land uses that cannot be reasonably accommodated within a centre type location could be located within parts of the zone outside of Aldinga and the Core Industry Area where sufficient and safe vehicle access and parking is demonstrated.

More sensitive land uses such as educational establishments, child care centres and consulting rooms will be located in the appropriate policy areas and designed to ensure that higher impact land uses (such as general industry) are not undermined and can continue the successful operation of such land uses.

Entry for industrial traffic, commercial traffic and heavy vehicles will be from arterial and distributor roads and via local roads within the zone. Vehicles will be restricted from entering residential areas through the use of traffic management measures.

To ensure the safe movement and accommodation of all vehicles in the zone, development that is a traffic generating activity should demonstrate how vehicle movements will manage impacts on Main South Road and the adjoining road network, particularly the Main South / Seaford Road / Patapinda Road intersection.

It is envisaged that over time Seaford Road will need to be augmented and upgraded to accommodate increases in traffic volumes.

Development particularly in the **Main Road Policy Area 12** will consolidate driveway crossovers to optimise the provision for on-street car parking and minimise conflicts with traffic.

A large portion of the area is located in Lonsdale, extending from Christie Creek in the south to the Field River and the City boundary in the north. The terrain varies from gently to steeply sloping and accordingly some areas are visually prominent from the road network and residential areas. In areas of visual prominence it is important that development incorporates on-site measures together with visual and environmental buffers to avoid the potential for negative impacts on the urban landscape as viewed from main roads and residential areas.

The allotment pattern in Lonsdale provides a mix of sizes to cater for a range of land uses. The core area will continue to provide large allotments to meet the needs of industry. Any further division of land should not undermine the existing allotment pattern in the area.

Allotments that adjoin the boundary of another zone or policy area 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.

Development will be well designed and 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 provide a positive visual impact incorporating a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades.

Buildings facing onto public roads or thoroughfares will avoid large expanses of solid unarticulated walling or blank facades by incorporating design elements in particular glazing to increase the void to solid ratio of external surfaces and will incorporate landscaping to soften their appearance.

The erection of open ornamental or decorative fences, other than wire mesh and barbed wire, at the street frontage of a site is appropriate as part of a development. Colour coated wire mesh fencing is appropriate where it is sited in line with the building or behind landscaped areas.

Landscaping, matched to the scale of the development will be carefully integrated with built form, to achieve evaporative cooling and shading, habitat, stormwater retention or other desired functions, while also providing a pleasant and attractive environment.

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 including in car park areas. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

### **Interface Area**

The area at O'Sullivan Beach contains vacant land and provides a transition between longstanding general industry activities accessed from Morrow Road and adjoining residential areas.

The area fronting Brodie Road on the western side comprises a diverse mix of new industrial activities focussing on manufacturing and processing activities.

It is envisaged that these areas, as shown on [Concept Plan Map Onka/29 - Core Industry and Interface Areas](#) will accommodate light or service industry uses, warehousing, office, consulting rooms, retail activities and training facilities, which reduce adverse impact on the amenity and safety of the adjoining **Residential Zone**.

The Interface Area will be developed in a way that minimises impacts on residential land uses through the appropriate setback, scale and massing of buildings, a high standard of design and extensive landscaping along road frontages. General or special industry is not appropriate within the Interface Area.

### **Co-ordinated Development Sites**

There are a number of larger sites in the Core Industry Area as identified on [Concept Plan Map Onka/29 - Core Industry and Interface Areas](#) that are vacant or underutilised and potentially available for redevelopment in the short to medium term. These sites provide the opportunity for delivery of integrated development of contemporary design and layout, and provision of land use and on-site infrastructure. Development should integrate with and enhance the streetscape with provision of landscaping that contributes to the evolving character of the zone.

Development of Co-ordinated Development Sites may be more intensive with a mix of allotment sizes and a wider range of land uses not envisaged in the Core Industry Area. Co-ordinated Development Site design and planning allows for a greater sharing of car parking and provision of uses such as child care centres, indoor recreation centres, cafes or other uses that support employment activity. These land uses will form part of an integrated development rather than stand alone.

Careful Co-ordinated Development Site layout and building design should be applied to mitigate amenity impacts on any sensitive uses within a site and not compromise the operation of existing business. On site environment auditing and remediation may be required to ensure a site is capable of accommodating sensitive uses.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
  - bulky goods outlet (outside the Core Industry Area)
  - consulting room (outside the Core Industry Area)
  - electricity substation
  - fuel depot
  - indoor recreation centre (outside of the Core Industry Area)
  - industry (other than special industry)
  - general industry (within the Core Industry Area)
  - motor repair station
  - office
  - petrol filling station
  - 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 Onka/29 - Core Industry and Interface Areas](#).
- 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 of:
  - (a) 500 square metres or less where located in the designated **Main Road Policy Area 12, Old Reynella Policy Area 14**, a Co-ordinated Development Site or Interface Area
  - (b) 250 square metres or less in all other circumstances.
- 6 Bulky goods outlets and service trade premises should only be located in the **Main Road Policy Area 12, Old Reynella Policy Area 14**, a Co-ordinated Development Site, or Interface Area.
- 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 be located in **Main Road Policy Area 12, Old Reynella Policy Area 14**, a Co-ordinated Development Site, or Interface Area and have a gross leasable floor area of 250 square metres or less, or 150 square metres or less in all other circumstances.
- 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 The Core Industry Area as identified on [Concept Plan Map Onka/29 - Core Industry and Interface Areas](#) should be primarily developed for the following land uses including ancillary or related activities:
  - (a) industry (including general industry)

- (b) high technology and/or research
  - (c) warehousing and storage.
- 11 Development in the Interface Area should promote the redevelopment and transition of the area towards a mix of industry, retail and other commercial uses that improve amenity and minimise impacts from noise, vibration, air quality, odour, dust, hours of operation and on-street parking.

### Form and Character

- 12 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 13 Buildings should present an attractive appearance and enhance the streetscape through:
- (a) the use of high quality materials including masonry or similar construction in particular where visible from the public realm
  - (b) incorporating glazing within the street facing façade(s) to increase the solid to void ratio of external surfaces
  - (c) articulation of built form and use of texture, pattern, graphics and colour to present visual interest.
- 14 Development should be set back at least 8 metres from any primary road frontage except where it satisfies (a) or (b), (c), (d) and (e):
- (a) the set back of the proposed building is consistent with the set back of existing buildings on adjoining or nearby land
  - (b) off street car parking is provided at the rate specified [Table Onka/3 - Off Street Vehicle Parking Requirements](#) either partially or fully to the side or rear of the site
  - (c) is an appropriate bulk and scale so as not to dominate the street
  - (d) is a high standard of building design that improves streetscape appearance and character
  - (e) landscaping and lighting is provided to enhance visual impact and improve pedestrian comfort.
- 15 Where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 16 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.
- 17 To minimise building mass adjacent another zone or policy area intended to accommodate residential land uses, buildings over 3 storeys should seek to minimise interface impacts by scaling down buildings and articulating building facades to complement adjoining developments.
- 18 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 boundary of another zone or policy area intended to accommodate residential land uses and should be designed to minimise its effect on the amenity of the locality.
- 19 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 20 The hours of operation of an activity should not detract from the amenity of any residential area.
- 21 Within 50 metres of a boundary of another zone or policy area intended to accommodate residential land uses:

- (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.
- 22 Development should not occur until it is demonstrated that the land is suitable for its intended use (including where impacts from adjoining contaminated site(s) have been investigated and remediated) in particular where there is:
- (a) a land use change to a sensitive use, and/or
  - (b) land division creating allotments intended for a sensitive use.
- 23 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.
- 24 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.
- 25 Off-street car parking spaces should be provided at a rate not less than the rate specified in [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 26 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 27 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 3 metres along at least one front or side boundary.
- 28 A minimum of one medium to large tree per 8 car parking bays should be provided within the off street vehicle parking areas that is capable of providing summer shade.
- 29 Advertisements attached to buildings should:
- (a) not cover more than 15 per cent of a single wall face
  - (b) in the case where the building contains more than one tenancy, not consist of more than one wall mounted advertisement per tenancy.
- 30 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

### **Co-ordinated Development Sites**

- 31 Sites within the **Core Industry Area** greater than 5 hectares may be developed in a coordinated and integrated manner where providing the following:
- (a) a range of allotment sizes and tenancy options
  - (b) integrated off street car parking areas allowing for a potential reduction in the rate of car parking subject to demand assessment
  - (c) a mix of land uses that create diverse employment opportunity that meet the intent of the zone
  - (d) land uses such as child care, cafes, gymnasium and consulting room that support employment generating activity and should not exceed 25 per cent of the total gross leasable floorspace for all uses

- (e) a high quality environment that incorporates tree planting, lighting and footpaths for safe movement of people
- (f) appropriate interface treatments to address any impacts on sensitive uses within the site.

#### **Lonsdale**

- 32 Access to the zone, north of Sigma Road, should be provided from Sigma Road.
- 33 Allotments with a frontage to Lonsdale Road should provide a wide landscaped buffer to reduce the visual impact of development when viewed from the road.

#### **Reynella**

- 34 Access to the zone should be provided from Moore Road.

#### **Hackham**

- 35 Access to the zone should be primarily provided from Gates Road.

#### **McLaren Vale and Willunga**

- 36 Development should include small-scale local industrial and commercial activities primarily to serve the Willunga and McLaren Vale townships and surrounding districts.
- 37 Buildings fronting Chalk Hill Road, McLaren Vale, should be of a particularly high standard of design, and provide front landscaping including trees and shrubs planted at close intervals.
- 38 Advertisements should not be erected if they would be visible from Victor Harbor Road or from Aldinga Road.

#### **Seaford**

- 39 Development within Seaford should be undertaken in accordance with [Concept Plan Map Onka/16 - Seaford](#).
- 40 A minimum 20 metre wide landscaped buffer strip should be provided on land directly adjacent to residential land to the south at Seaford.

#### **Land Division**

- 41 Land division within the Core Industry Area 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 if a Co-ordinated Development Site or where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

<b>Parameter</b>	<b>Minimum value</b>
Allotment size	1000 square metres
Frontage width to a public road	20 metres

- 42 Land division outside of the Core Industry Area should create allotments that are of a size and shape suitable for the intended use.
- 43 Land division involving the development of broad-hectare land which is not already provided with service infrastructure should provide a stormwater strategy to achieve best practice stormwater disposal and improve the standard of water quality within the Field River ecosystem.

## Main Road Policy Area 12

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

### OBJECTIVES

- 1 An area that accommodates a range of commercial, light industrial and retail land uses along main road frontages.
- 2 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area supports a greater mix of commercial activity accommodating service trade premises, consulting rooms, offices, retail showrooms, local shops (including cafes and restaurants), indoor recreation and training facilities.

These uses will support an expanding workforce, provide support services for business, reflect existing commercial land uses, encourage a wider range of employment generating land uses and improve the interface between surrounding zones which contain more sensitive land uses. A mix of complementary land uses will assist in extending the usage of the policy area beyond normal working hours to enhance its vibrancy and safety.

Development in this policy area will not compromise the future operation of nearby industrial land uses and will be designed to complement and minimise any impacts.

Buildings will be orientated towards the primary road, varied in form and will incorporate articulated facades, careful detailing and a variety of building materials to create visual interest. Development will be of a high standard and incorporate site landscaping and co-ordinated signage and lighting to promote a desirable economic and trading environment. It is desirable to integrate rear parking areas between adjoining sites where possible.

It is important that bulky goods outlets and retail showrooms do not reach a size that would be more appropriate to a dedicated bulky good zone or centre type zone.

Vehicle access points should be minimised or consolidated on all main roads to reduce interference on the free flow of traffic movements.

At Sherriffs Road, the policy area's function will also allow for the continued operation and expansion of the existing hotel/motel on the corner of Sherriffs Road and Lindsay Road, Lonsdale as shown on [Concept Plan Map Onka/27 – Bulky Goods](#).

The policy area along Main South Road, Old Noarlunga and Seaford Road, Old Noarlunga / Seaford comprises a mix of non-residential and residential uses. The policy area encourages the progressive replacement of residential development with commercial and related activities appropriate for main road corridors. Redevelopment may occur over an extended period of time. It is important that as development intensifies, overlooking, overshadowing and noise impacts on existing residential uses including within the **Home Business Policy Area 17** will be moderated through good design and noise attenuation techniques. Impacts on adjoining zones or policy areas will also be addressed through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and use of landscaping.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bulky goods outlet
  - consulting rooms
  - light industry
  - office
  - petrol filling station
  - retail showrooms
  - service industry
  - service trade premises
  - shops or groups of shops
  - training facility
  - warehouse.
- 2 Bulky goods outlet, retail showrooms and service trade premises should have a gross leasable area less than 2000 square metres.
- 3 Shops or groups of shops should have a gross leasable floor area of 500 square metres or less.
- 4 Development which would compromise the ability of existing general industries from operating within the zone, either individually, collectively or indirectly, should be sited and incorporate design measures to minimise impact on future occupiers.
- 5 Except for development comprising alterations and/or additions to the existing hotel/motel identified on [Concept Plan Map Onka/27 – Sherriffs Road](#), hotels and/or motels should not be developed within the policy area.

### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Development should be designed and sited to address the street, promote street-level activity and contribute to crime prevention.
- 8 Development within the part of the policy area in Sherriffs Road, Lonsdale should be undertaken in accordance with [Concept Plan Map Onka/27 – Sherriffs Road](#).
- 9 Development should not exceed 12 metres in height.
- 10 Vehicle parking should be predominantly located at the rear or underneath buildings.
- 11 Vehicle loading areas should be provided to avoid the necessity for customers to carry large items to vehicles.
- 12 Access points to Main South Road, Old Noarlunga should be minimised in number and shared between developments to minimise interference on traffic using this arterial road.
- 13 Development should not provide vehicle access onto Elizabeth Street, Old Noarlunga for non-residential development except for home businesses.



## Infrastructure Policy Area 13

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

### OBJECTIVES

- 1 Primarily, a policy area for the provision of infrastructure including water, waste water, waste management and renewable energy technologies.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Watercourse and public cycling or walking trails should be protected from the impacts associated with the encroachment of development.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area encompasses the SA Water Corporation Sewerage Treatment Plant at Christies Beach, the SA Water Corporation Desalination Plant at Lonsdale and the Southern Region Waste Resource Authority (SRWRA) facility at Seaford Heights. These facilities are of regional significance in the context of Metropolitan Adelaide.

#### Southern Region Waste Resource Authority

It is important that this landfill site be developed and managed appropriately and protected from urban encroachment into the future. The land includes a major valley falling from the north east to the south west. The north eastern portion of the site has been used for land filling and these operations are progressively filling up the remaining portion of the valley that was once a tributary of Pedler Creek. Three watercourses traverse the policy area, Western Creek, Eastern Creek and Pedler Creek. A disused railway embankment dissects the south western corner of the land and forms part of the Coast to Vines Rail Trail. The watercourses and the Coast to Vines Rail Trail should be protected from development and enhanced as part of the ongoing rehabilitation of the site.

It is envisaged that development within this section of the policy area will primarily comprise activities involving or ancillary to the reuse, recycling, recovery, treatment, transfer and disposal of waste materials, and the generation of energy from renewable resources, including the associated distribution networks and plant and equipment associated with the extraction of landfill gas.

Land in this section of the policy area which is no longer needed for landfill or waste management will be remediated or revegetated (as necessary) and may be used for purposes consistent with the applicable **Urban Employment Zone** and which do not detract from the ongoing landfill land waste management operations. These uses will not detrimentally impact on the amenity or appearance of the surrounding locality or the environment nor impair ongoing operations on the balance of the landfill site.

#### SA Water Sewerage Treatment Plant and Adelaide Desalination Plant

As regionally significant facilities, it is important that these sites are developed and managed appropriately and protected from urban encroachment now and into the future. Core activities will maintain a separation to nearby residential areas in particular at Christies Beach where established residential development surrounds much of the site.

The portions of the policy area which are no longer needed for core infrastructure activities will be suitable to accommodate associated activities such as water educational facilities, training facilities or employment generating uses such as water reuse and recycling business enterprises.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the policy area:

- drainage system, including storm water retention basin
- electricity substation
- landfill
- methane extraction plant
- public service depot
- rail infrastructure
- sewerage infrastructure
- waste transfer depot
- stockpiling of fill material
- renewable energy facility
- passive recreation opportunities at Pedler Creek
- training or interpretive facility
- interpretive / directional signage
- water desalination/recycling and related activities.

### Form and Character

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

### Landscaping

3 Landscaping should:

- (a) provide an effective landscaped buffer to assist screening from outside the zone
- (b) be located on suitably raised ground or mounds capable of sustaining native trees and shrubs, where at least 50 per cent of the plantings are trees
- (c) comprise locally indigenous plant species that are suitable for the locality in terms of tolerance and environmental weed control
- (d) reduce the potential for dust migration to areas adjoining the zone
- (e) be selected to attract native birds and other wildlife (but not those considered pest species to the region)
- (f) minimise maintenance costs
- (g) be linked to rehabilitation areas to provide biodiversity corridors.

### Impact Minimisation and Hazard Management

4 Development at the SRWRA site should be designed and sited so as to minimise the risk of hazard from building and plant associated with the extraction of landfill gas and electricity generation.

### Movement of People and Goods

- 5 Development at the SRWRA site that involves, or is likely to involve, the transport of materials for processing, recycling or reuse should be sited, designed and managed so as to minimise transportation needs.
- 6 Public access paths for pedestrians and cyclists within or adjacent to the SRWRA site should incorporate signage and other facilities at points of interest or educational value.

**Land division**

- 7 Land division should not occur unless the land is suitable for its intended use and any risks to health are identified, assessed and controlled in accordance with appropriate standards.

## Old Reynella Policy Area 14

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

### OBJECTIVES

- 1 A mixed use policy area that accommodates a range of commercial, education and industrial land uses.
- 2 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area provides a unique opportunity for re-use of existing large floor plate buildings in adaptive and innovative ways.

The policy area will retain a strong employment focus, encouraging the continuation or establishment of commercial and light industry uses along with complementary new uses such as education, child care, indoor recreation centre, function centre or tourism related development. Retail ancillary to uses envisaged in the policy area and bulking goods retailing are appropriate.

New development will be designed and sited to minimise adverse impacts on adjacent residential development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bulky goods outlet
  - cafe
  - consulting room
  - convention centre
  - education establishment
  - indoor recreation centre
  - industry (other than special or general industry)
  - office
  - restaurant
  - service trade premises
  - store
  - training facility
  - warehouse.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed to ensure that existing mature vegetation is retained and augmented with additional landscaping.

- 4 Open space, buffers, vehicle access and pedestrian links are provided consistent with [Concept Plan Map Onka/30 Old Reynella](#) to further enhance the amenity of the policy area.

#### **Movement and Access**

- 5 Development should provide internal roads that provide access through the site from Panalatinga to Reynell Road that are designed to limit the intrusion of commercial traffic through the policy area such that the amenity of adjacent residential area is protected.

## Port Stanvac Policy Area 15

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

### OBJECTIVES

- 1 A policy area that has been cleared of built development and is awaiting remediation as part of the closure of a former oil refinery.

### DESIRED CHARACTER

The policy area is situated at Lonsdale and historically dedicated for use as an oil refinery, including its associated land for safety buffering and environmental purposes. The oil refinery was closed in 2003 and most buildings or structures have now been removed.

Comprehensive development will not occur until such time as remediation of the land, where necessary and master planning has been completed. Whilst the foreshore offers future recreation opportunities for the community, the ongoing remediation work, upgrade works of the 215-metre rock groyne and the Port Stanvac wharf demolition, mean it is critical that the exclusion zone is respected until the works are completed and the foreshore area is reopened to the public.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Comprehensive redevelopment should only be undertaken in the policy area following preparation of a site wide master plan.

#### Form and Character

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

## Home Business Policy Area 17

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

### OBJECTIVES

- 1 A policy area accommodating small-scale businesses where people live and work on the same site.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is situated in two locations within the council area, west of Main South Road, Old Noarlunga and west of How Road, Aldinga Beach. Its function is to provide an essentially residential area but with allotments of a larger size so that they are able to accommodate small scale home businesses of a commercial nature.

Residential development will be undertaken in a manner that presents to the street frontage with an emphasis on establishing and maintaining a typical residential character with home business activities being undertaken behind the residential building. At least one person involved in the business will reside in the dwelling. Businesses will be established on the same site as the dwelling.

It is anticipated non-residential development will be of a scale greater than 'home activity'. Businesses established within the policy area through their scale and nature of use will not reach a scale or intensity that would normally be expected to occur within a commercial or urban employment (comprising light industry or industry) location.

Vehicle access will be maintained along at least one side boundary to access the rear of the site. An area will be set aside for any future home business that does not infringe on the private open space of the associated dwellings.

Development should be of a kind and scale that maintains a standard of amenity that is not affected by unsightly development, excessive noise, dust, fumes, smoke or other adverse impacts. It is vital that development adjacent the **Residential Zone** does not adversely affect the residential amenity and outlook from premises in the adjoining zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling in association with home business
  - light industry
  - motor repair station
  - service industry
  - shop ancillary to industry
  - store
  - warehouse.
- 2 A home business should operate on an allotment on which there is an occupied detached dwelling.

## Form and Character

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

4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Maximum wall height	6 metres
Minimum number of onsite car parking spaces (One of which should be covered)	1 space for a 1 bedroom dwelling 2 spaces for 2 or more bedrooms In addition to the above, 1 space should be provided for every non-resident employee.

5 Development should primarily be single storey. Two-storey development may be appropriate where it meets (a), (b) and (c):

- (a) the upper storey is set back a greater distance from the side and rear boundaries than the single storey component
- (b) the upper storey component will not result in the building being dominant, bulky or out of context with other buildings in the locality
- (c) the wall height does not exceed 6 metres measured from natural ground level.

6 Home businesses should comply with the following:

- (a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business
- (b) other than persons resident on the site, no more than three persons should be involved in any industry or business
- (c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling
- (d) no vehicle used in association with any industry or business should exceed 5 tonnes tare weight
- (e) the total area used in association with the home industry (whether within a building or external space) should not be greater than 100 square metres or 10 per cent of the allotment.

7 No business activity should take place which involves any of the following:

- (a) it has a high water demand and/or produces high volumes of waste water
- (b) it produces industrial wastes with a high Biological Oxygen Demand (BOD)
- (c) it produces or stores chemicals of a type and quantity listed in Schedule 22 of the *Development Regulations 2008*.

8 Development should incorporate landscaped buffer strips along boundaries to screen non-residential buildings, site activities and any unsightly material from nearby residents.

9 No more than two non-residential buildings should be located on the site.



- 10 Non-residential buildings should be located unobtrusively and be grouped together to minimise visual impacts.
- 11 The display of goods in a building or dwelling or curtilage should not exceed 20 square metres.
- 12 Buildings, swimming pools or any ancillary residential structures should be located to allow off street vehicular access to non-residential building(s) used in association with home business.
- 13 Buildings should be located to allow vehicular access to the rear of the site adjacent to one side boundary of the site.
- 14 A dwelling should have an allotment area of at least 1000 square metres and a frontage to a public road not less than 20 metres.

### **Land Division**

- 15 Land division should create allotments with an area of at least 1000 square metres and a frontage of 20 metres.
- 16 Land division should not result in the creation of allotments in the form of a battleaxe (or similar) configuration.

## Old Noarlunga Policy Area 19

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 low impact light industrial, commercial, warehouse, storage, tourist accommodation, cultural, entertainment and recreation uses.
- 2 Economic redevelopment and rehabilitation of the site of the former abattoir including the removal of non-functional and dilapidated structures and the remediation of contaminated land.
- 3 Buildings, facilities and car parks located and designed to complement the high quality natural environment and attractive elevated setting adjacent to the Onkaparinga River National Park.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area contains a former abattoir surrounded by generally open or undeveloped land. The site has a unique setting with prominent vistas to the coast and other parts of the council. It also forms a backdrop to the township of Old Noarlunga and the Onkaparinga River National Park.

A range of industry, commercial, tourist or community uses are envisaged to encourage investment towards total site redevelopment and rehabilitation of this site.

In all cases the aim is to provide a form of development that is visually attractive and interesting and sits comfortably as part of this natural backdrop. Future development may comprise the demolition of part or all of the former abattoir and construction of new buildings designed to maximise the expansive available views in most directions.

The previous land uses in the policy area may have led to contamination of land and underlying groundwater within the area, therefore final development options will be partially determined by the extent of any contamination and the remediation of land within the area if or as required.

It is envisaged that the building form not be restricted to small scale, but is contemporary, carefully designed, and utilises a range of materials and colours to present interesting facades and respond to the hilltop setting. Professionally designed landscaping will be employed to enhance the functionality and appearance of the site at close range and to screen larger building elements within the site when viewed from a distance.

The siting and design of buildings will respond to the setting of the nearby St Phillip and St James church and ensure sightlines of this building are not obscured.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area; subject to soil quality assessment and adequate remediation prior to development:
  - community centre
  - entertainment, cultural and exhibition facility
  - horticulture
  - indoor recreation centre
  - light industry

- place of worship
  - recreation area
  - service industry
  - service trade premises
  - store
  - tourist development
  - warehouse.
- 2 Other forms of employment generating development may be appropriate providing that:
- (a) it provides a high level of amenity for users of the site
  - (b) environmental or bushfire risks are minimised
  - (c) environmental and recreation values of the Onkaparinga River National Park are complemented
  - (d) it does not adversely impact on views from the Old Noarlunga township.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings should be sited and designed to complement the elevated natural setting and avoid obscuring views of the St Phillips and St James church from distant vantage points.
- 5 Development should ensure the removal of structures within the policy area that are dilapidated or have no economic purpose.

## 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 Onka/1 - Conditions for Complying Development](#):

- general industry in the Core Industry Area
- light industry in the Core Industry Area.

### 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: <ol 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 15 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> <li>(e) does not include third party advertising.</li> </ol>
Any building more than 8.5 metres in maximum height above natural ground level where located within <b>Home Business Policy Area 17</b>	
Any development listed in Schedules 21 or 22 of the <i>Development Regulations 2008</i> where located within the <b>Home Business Policy Area 17</b>	
Any development undertaken within 25 metres of the high bank of the Pedler Creek watercourse and the Coast to Vines Rail Trail where located within the <b>Infrastructure Policy Area 13</b>	
Bulky goods outlet	Except where located in: <ol style="list-style-type: none"> <li>(a) <b>Main Road Policy Area 12</b></li> <li>(b) <b>Old Reynella Policy Area 14</b></li> <li>(c) Interface Area</li> <li>(d) a Co-ordinated Development Site.</li> </ol>
Caravan or residential park	Except for minor alterations and additions within a caravan park or residential park.
Community Centre	Except where located in <ol style="list-style-type: none"> <li>(a) <b>Main Road Policy Area 12</b></li> <li>(b) <b>Old Reynella Policy Area 14</b></li> <li>(c) <b>Old Noarlunga Policy Area 19.</b></li> </ol>

Form of development	Exceptions
Consulting room	Except where located in one of the following: <ul style="list-style-type: none"> <li>(a) <b>Main Road Policy Area 12</b></li> <li>(b) <b>Old Reynella Policy Area 14</b></li> <li>(c) <b>Home Business Policy Area 17</b></li> <li>(d) an Interface Area</li> <li>(e) a Co-ordinated Development Site.</li> </ul>
Dwelling	Except where either (a) or (b) or (c) apply: <ul style="list-style-type: none"> <li>(a) in association with a home business where located in the <b>Home Business Policy Area 17</b></li> <li>(b) alterations and additions to existing dwellings</li> <li>(c) where located within <b>Old Noarlunga Policy Area 19</b> and at least one of the following is satisfied: <ul style="list-style-type: none"> <li>(i) it is ancillary to industrial development</li> <li>(ii) it forms part of a tourism development.</li> </ul> </li> </ul>
Educational establishment	Except where located in the <b>Old Reynella Policy Area 14</b>
Horticulture	Except where (a) or (b) or (c) apply: <ul style="list-style-type: none"> <li>(a) it is located in the <b>Old Noarlunga Policy Area 19</b></li> <li>(b) it is located in the Southern Region Waste Resource Authority facility in <b>Infrastructure Policy Area 13</b></li> <li>(c) the use is: <ul style="list-style-type: none"> <li>(i) ancillary to and in association with a development envisaged in the zone</li> <li>(ii) necessary to support the operation of the development</li> <li>(iii) located on the same allotment as the development</li> <li>(iv) within an enclosed building.</li> </ul> </li> </ul>
Land division where it is located in the <b>Infrastructure Policy Area 13</b>	Except where no additional allotments are created partly or wholly within the policy area.
Intensive animal keeping	
Motel	Except where located within the <b>Old Reynella Policy Area 14</b> or within the <b>Old Noarlunga Policy Area 19</b> .
Nursing home	
Prescribed mining operations	
Preschool	Except where located in one of the following: <ul style="list-style-type: none"> <li>(a) <b>Main Road Policy Area 12</b></li> <li>(b) <b>Old Reynella Policy Area 14</b></li> <li>(c) <b>Home Business Policy Area 17</b></li> <li>(d) an Interface Area</li> <li>(e) a Co-ordinated Development Site</li> </ul>
Special industry	
Stadium	
Tourist development	Except where located within the <b>Old Reynella Policy Area 14</b> or within the <b>Old Noarlunga Policy Area 19</b> .

## 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 located within 60 metres of a <b>Residential Zone</b> boundary	Development where the site of the proposed development is located within 60 metres of a <b>Residential 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 policy area.

### 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

- 1 Development should not adversely affect the quality or quantity of water resources.

#### Land Use

- 2 The following forms of development are envisaged in the zone:
  - commercial forestry
  - grazing
  - low intensity farming activity
  - small scale winery
  - cellar door sales
  - small scale restaurant associated with a winery or cellar door sales.
- 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 waterlogging 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 listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

### **Form and Character**

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Development should include revegetation with locally indigenous species to increase the native vegetation cover within the zone.
- 12 Wineries should only be located on an allotment with a vineyard or adjacent to an allotment with a vineyard **associated with the winery.**
- 13 Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:
- (a) not store winery waste water in holding tanks
  - (b) locate winery waste water 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)
    - (iii) **any township zone.**



- 14 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 2 500 tonne crush per annum on an allotment.
- 15 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.
- 16 Winery development should house all structures involving wine-making, wine storage, packaging and bottling within enclosed buildings.
- 17 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 wellother 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).
- 18 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.
- 19 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

**Onkaparinga Council**  
**Zone Section**  
**Watershed Protection (Mount Lofty Ranges) Zone**

- (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.
- 20 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.
- 21 Wineries should:
- (a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors
  - (b) utilise existing buildings except where a new building would minimise detrimental environmental impacts
  - (c) process primary produce that is grown within the Mount Lofty Ranges Region and sell goods manufactured and produced by the industry
  - (d) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region.
- 22 Wineries should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality
  - (b) generate traffic beyond the capacity of roads necessary to service the development
  - (c) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality
  - (d) generate significant additional traffic noise or other nuisance which would detract from resident's or other land holder's enjoyment of the locality
  - (e) generate noise of greater than 40 decibels during the hours of 10.00 pm to 7.00 am and 47 decibels between 7.00 am to 10.00 pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment.
- 23 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.
- 24 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).
- 25 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).
- 26 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**

- 27 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:
- (a) 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
  - (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.
- 28 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.

## Watershed Priority Policy Area 65

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Wineries should only be established where at least one of the following applies:
  - (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
- 2 Restaurants should only be established where connected to a mains sewerage or common effluent scheme.

## 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 four of the <i>Development Regulations 2008</i>
	<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 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>
	<p>Agricultural industry (except wineries), 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 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> </ul>

Form of development	Exceptions
	<ul style="list-style-type: none"> <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>
	<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 exceeds 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</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>
	Carport
	<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 flood or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
	Commercial forestry
	Community centre
	Dairy
	<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 ten 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</li> </ul>

Form of development	Exceptions
	<p>that allotment</p> <ul style="list-style-type: none"> <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> <li>(e) is to be connected to an approved waste treatment system</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</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 1-in-10 year average return interval 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 located within the <b>Watershed Priority Policy Area 65</b> 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> </ul>

Form of development	Exceptions
	<p>(e) no part of the development is undertaken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</p>
	<p>Restaurant located outside of <b>Watershed Priority Policy Area 65</b> where:</p> <p>(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</p> <p>(b) the method of waste water disposal does not involve the storage of waste water in holding tanks</p> <p>(c) it does not result in more than 75 seats for customer dining purposes on the allotment</p> <p>(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</p> <p>(e) no part of the development is under taken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</p>
	<p>Shop where:</p> <p>(a) the tasting of wine and retail sale of wine are the predominant activities</p> <p>(b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product</p> <p>(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares</p> <p>(d) 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)</p> <p>(e) the method of waste water disposal does not involve the storage of wastewater in holding tanks</p> <p>(f) 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</p> <p>(g) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</p>
	<p>Telecommunications facility below 30 metres in height</p>
	<p>Tourist accommodation and ancillary uses that achieves one of the criteria (a) to (c), and all of the criteria (d) to (j):</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(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</p>

Form of development	Exceptions
	<ul style="list-style-type: none"> <li>(e) be connected to an approved waste treatment system</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>
	Veranda
	<p>Winery where located within the <b>Watershed Priority Policy Area 65</b> where:</p> <ul style="list-style-type: none"> <li>(a) it includes at least one of the following activities associated with the making of wine:           <ul style="list-style-type: none"> <li>(i) grape crushing</li> <li>(ii) juice fermentation</li> <li>(iii) wine maturation</li> </ul>           and may include one or more of the following as accessory and subordinate activities:           <ul style="list-style-type: none"> <li>(A) administration</li> <li>(B) bottling</li> <li>(C) packaging</li> <li>(D) storage of wine</li> <li>(E) 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> </li> <li>(b) at least one of the following applies:           <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> </li> <li>(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</li> <li>(d) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill which would interfere with the flow of such flood waters</li> <li>(e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.</li> </ul>
	<p>Winery located outside of <b>Watershed Priority Policy Area 65</b> where:</p> <ul style="list-style-type: none"> <li>(a) it includes at least one of the following activities associated with the making of wine:           <ul style="list-style-type: none"> <li>(i) grape crushing;</li> <li>(ii) juice fermentation;</li> <li>(iii) wine maturation</li> </ul>           and may include one or more of the following as accessory and subordinate activities:           <ul style="list-style-type: none"> <li>(A) administration</li> </ul> </li> </ul>

Form of development	Exceptions
	(B) bottling (C) packaging (D) storage of wine (E) waste water treatment, storage and disposal (b) the processing of grapes or grape products exceeds the equivalent of a 500 tonne crush per annum, the method of waste water disposal does not involve the storage of waste water in holding tanks (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 (d) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill which would interfere with the flow of such flood waters (e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
	Water storage tank except dam.

## 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
	<b>Agricultural industry</b> Cellar door sales outlet (except when non-complying) Dwelling (except when non-complying) where: <ol style="list-style-type: none"> <li>it is to be established adjacent to an allotment that contains a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum, or</li> <li>it is to be established within 300 metres of any winery wastewater treatment equipment, effluent dam, building containing wine-making activities, and 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> </ol> <b>Mineral water extraction and/or processing plant where bottling plants only use non-refillable containers.</b> Restaurant (except when non-complying). Shop (except when non-complying) where: <ol style="list-style-type: none"> <li>the tasting of wine and retail sale of wine are the predominant activities</li> <li>the sale and tasting of wine is limited to that which is uniquely the licensee's own product</li> </ol>

Category 1

Category 2

- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.

Winery (except when non-complying) processing grapes or grape product less than the equivalent of a 500 tonne crush per annum.

Winery (except when non-complying) where:

- (a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum
- (b) winery waste water treatment equipment, buildings containing wine-making activities and buildings containing bottling activities are located at least 300 metres from:
  - (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)
  - (iii) a zone that includes the word 'township' in its title.



# Table Section





## Table Onka/1 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
<p><b>*Condition A</b> <b>Access to roads</b></p>	<ol style="list-style-type: none"> <li>1 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.</li> <li>2 Any driveway associated with the proposed development located so as to not be in conflict with the location of any existing or proposed:               <ol style="list-style-type: none"> <li>(a) public infrastructure</li> <li>(b) public transport facilities or services</li> <li>(c) street trees.</li> </ol> </li> </ol>
<p><b>Farming</b></p>	<ol style="list-style-type: none"> <li>1 The proposal does not require:               <ol style="list-style-type: none"> <li>(a) the excavation or filling of land</li> <li>(b) the construction of roads, tracks and thoroughfares</li> <li>(c) the erection, construction or alteration of, or addition to, any building or structure</li> <li>(d) the clearance of native vegetation under the <i>Native Vegetation Act, 1991</i></li> <li>(e) referral pursuant to Section 37 of the <i>Development Act, 1993</i>.</li> </ol> </li> </ol>
<p><b>General industry</b></p>	<ol style="list-style-type: none"> <li>1 The site of the development is not adjacent to a zone of which is not of an industrial, recreational or open space nature.</li> <li>2 The development is not one which falls within the ambit of Schedule 22 of the <i>Development Regulations 2008</i>.</li> <li>3 The activity operates below the maximum pollution levels defined in the <i>Environmental Protection (Air Quality) Policy 1994</i>.</li> <li>4 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</li> <li>5 Any buildings are set-back from the subject road/s in accordance with the minimum distance specified in <a href="#">Table Onka/2 - Building Setbacks from Road Boundaries</a>.</li> <li>6 A clearance of not less than 3 metres is provided for access purposes between any structure and one side boundary of the site.</li> <li>7 No part of any industrial building or construction associated with the site to exceed 8 metres in height.</li> <li>8 Off-street car parking to be provided on the site at a rate satisfying the minimum requirement specified in <a href="#">Table Onka/3 - Off Street Vehicle Parking Requirements</a>, and meeting the design requirements of the relevant Australian Standard.</li> <li>9 Any access driveway associated with the development being located in accordance with <b>*Condition A - Access to roads*</b>.</li> <li>10 All loading and unloading of vehicles servicing or utilising the site is to be able to take place on the site, and in a manner which will not impede the proper use of the designated car parking and manoeuvring areas within the site.</li> </ol>

Form of Development	Compliance Criteria / Conditions
	<p>11 All vehicles servicing or utilising the site to be able to properly leave the site in a forward manner, as per the design of the car parking and manoeuvring areas within the site.</p> <p>12 All car parking and manoeuvring areas located between the front or frontages of the industrial building/s and any road shall be hard paved and line marked to accepted engineering standards.</p> <p>13 Any iron or steel walls of proposed building/s being colour coated or painted within 6 months of erection, in a subdued colour.</p> <p>14 A landscaping area is to be provided along any frontages to a public road, to a minimum width of 3 metres. The landscaping area is to be well planted with either lawn or trees or shrubs with mulched areas, or a combination of these elements, and be watered by an appropriate irrigation system.</p> <p>15 Outdoor storage areas to be screened from view from adjacent public roads.</p> <p>16 The development does not require referral pursuant to Section 37 of the <i>Development Act 1993</i>.</p> <p>17 A stormwater management plan is provided demonstrating the water discharged from the development site does not exceed the rate of discharge from the site as it existed in pre-development conditions.</p>
<b>Horticulture</b>	<p>1 The proposal does not involve the development of olive groves.</p> <p>2 The proposal does not require the clearance of native vegetation as defined under the <i>Native Vegetation Act, 1991</i>.</p> <p>3 Horticultural activities are located a minimum of 50 metres from the edge of stands of remnant native vegetation.</p> <p>4 The slope of the land to be planted is less than 12 per cent.</p> <p>5 Irrigation areas have a minimum distance separation of 30metres from a well and 300 metres from stock and domestic bores.</p> <p>6 Horticultural activities are not located closer than 100 metres of a water body identified on a current series 1:50 000 SA Government topographical map</p> <p>7 Horticultural activities are not located within a 1-in-100 year average return interval flood plain.</p> <p>8 The proposal does not require the transfer of a water allocation licence under the <i>Water Resources Act 1997</i>.</p> <p>9 The proposal does not require the construction of a diversion or storage dam.</p> <p>10 The proposal does not require the use of gas guns or other noise-based bird scaring devices.</p> <p>11 Horticultural activities are not located closer than 100 metres from the open air pondage of an approved existing land based aquaculture operation.</p> <p>12 Where chemical spraying of a crop is to occur, a separation distance of no less than 300 metres is maintained between the area to be sprayed and the site of:</p> <p>(a) a dwelling, mobile home or caravan park or other residential place located within an adjoining zone,</p>

Form of Development	Compliance Criteria / Conditions
	<p>(b) a motel, hotel or hostel, or</p> <p>(c) a childcare centre, kindergarten, school, university or other educational institution or a medical centre or hospital.</p> <p>13 The development does not require referral pursuant to Section 37 of the <i>Development Act 1993</i>.</p>
<b>Light industry / warehouse</b>	<p>1 The development is not one which falls within the ambit of Schedule 21 or 22 of the <i>Development Regulations 2008</i>.</p> <p>2 The proposed use is not likely to detrimentally affect the amenity of the locality by way of its design, construction or operation.</p> <p>3 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</p> <p>4 Any buildings are set-back from the subject road/s in accordance with the minimum distance specified in <a href="#">Table Onka/2 - Building Setbacks from Road Boundaries</a>.</p> <p>5 A clearance of not less than 3 metres is provided for access purposes between any structure and one side boundary of the site.</p> <p>6 No part of any industrial building or construction associated with the site to exceed 6 metres in height if the site is adjacent to a residential type zone, or in any event, 8 metres in height.</p> <p>7 Off-street car parking to be provided on the site at a rate satisfying the minimum requirement specified in <a href="#">Table Onka/3 - Off Street Vehicle Parking Requirements</a>, and meeting the design requirements of the relevant Australian Standard.</p> <p>8 Any access driveway associated with the development being located in accordance with <b>*Condition A - Access to roads</b>.</p> <p>9 All loading and unloading of vehicles servicing or utilising the site is to be able to take place on the site, and in a manner which will not impede the proper use of the designated car parking and manoeuvring areas within the site.</p> <p>10 All vehicles servicing or utilising the site to be able to properly leave the site in a forward manner, as per the design of the car parking and manoeuvring areas within the site.</p> <p>11 All car parking and manoeuvring areas located between the front or frontages of the industrial building/s and any road shall be hard paved and line marked to accepted engineering standards.</p> <p>12 Any iron or steel walls of proposed building/s being colour coated or painted within 6 months of erection, in a subdued colour.</p> <p>13 A landscaping area is to be provided along any frontages to a public road, to a minimum width of 3 metres. The landscaping area is to be well planted with either lawn or trees or shrubs with mulched areas, or a combination of these elements, and be watered by an appropriate irrigation system.</p> <p>14 Outdoor storage areas to be screened from view from adjacent public roads.</p> <p>15 The development does not require referral pursuant to Section 37 of the <i>Development Act 1993</i>.</p>

## Table Onka/2 - Building Setbacks from Road Boundaries

### Part A Standard Minimum Distances for Building Setback

(in addition to any road widening requirements where applicable)

Road boundary	Setback distance from road boundary (metres)
Primary Arterial Road	10
Secondary Arterial Road	8
Distributor Road	8
Collector Road (except in the <b>Hills Face Zone</b> )	6
Local Roads and Streets (except in the <b>Hills Face Zone</b> )	5
Collector Road or Local Roads and Streets in the <b>Hills Face Zone</b>	8
Secondary road boundary	Setback distance from secondary road boundary (metres)
Primary or Secondary Arterial Road	4 metres
Other Road Types	1.5 metres (single storey) 2 metres (two storey)

Note: The distances specified in Part A apply to roads or sections of road not listed in Part B

### Part B Non-standard Minimum Distances for Building Setback

(in addition to any road widening requirements where applicable)

Road boundary	Setback distance from road boundary (metres)
<b>Ackland Hill Road</b> From Adelaide to Goolwa Road, MR 11, to Cherry Gardens Road	20
<b>Boko Road</b> From Adelaide to Goolwa Road, MR 11, to Cherry Gardens Road	30
<b>Cherry Gardens Road</b> From Adelaide to Goolwa Road, MR 11, to the Council boundary, both sides	25
<b>Cut Hill Road</b> From the southern corner of Section 797, Hundred of Kuitpo, to the eastern boundary of Section 309, Hundred of Kuitpo, both sides	20
<b>Oakridge Road</b> Full length of Oakridge Road within the Hills Face Zone - both sides	20
<b>Piggott Range Road</b> Full length - both sides	20

**Part C Road Widening Requirements**

Commissioner of Highways Controlled Roads

Road name	Portion of road	Distance required (metres)
<b>Beach Road</b>	Northern side, Main South Road to a point 500m west	20.12
	Northern side, Majorca Road to a point 150m west	20.12
<b>Biscay/ Aldinga Road</b>	Northern side, Plains Road to a point 150m east of Delabole Road	7.9
<b>Chandlers Hill Road</b>	Northern side, a point 150m West of Glenloth Drive to a point 75m east of Glenloth Drive	4.5
<b>Commercial Road</b>	Eastern side, Dalkeith Road to a point 325m North	35
	Eastern side, Dalkeith Road to a point 150m South of Lennard Drive	37.3
	Eastern side, a point 150m South of Lennard Drive to a Point 550m South	23.5
	Eastern side, Maslin Beach Road to a point 550m North	12
	Eastern side, Maslin Beach Road to a point 550m North	131
	Western side, Gulf Parade to a point 100m North	12.4
	Eastern side, Penzance Street to Fremantle Road	14
	Eastern side, Fremantle Road to Jared Road	12.4
	Eastern side, Jared Road to a point 100m South of Aldam Road	33
	Eastern side, a point 100m South of Aldam Road to Seaford Road	31.5
	Eastern side, Seaford Road to a point 50m South of Tiller Drive	14.5
	Eastern side, a point 50m South of Tiller Drive to a point 150m south	37.2
	Eastern side, Robinson Road to Griffiths Drive	35.6
Eastern side, Griffith Drive to a point 50m south of Bruce Place		
<b>Doctors Road</b>	Southern side, Main South Road to a point 100m east	6.1
<b>Dyson Road</b>	Eastern side, a point opposite Murray Road to a point 225m north	126
	From the point 225m north to a point 75m north	19
<b>Kenihans Road</b>	Northern side, Robbie Drive to a point 50m east of Tennessee Drive	27.5
	Northern side, a point 50m East of Tennessee Drive to a point 100m west of Weatherly Road	6.1
<b>Main Road</b>	Eastern side, Black Road intersection to a point 400m North (point A)	12
	Western side, Point A to a point 350m south	12
	Western side, Weymouth Recreation Ground to a point 250m north (Point B)	18
	Western side, Point B heading north until council boundary	110
<b>Main South Road</b>	Eastern side, Button Road to Sellicks Beach Road	30
	Western side, Hart Road to a point 600m south	30
	Eastern side, Colville Road to a point 50m north of Button Road	30
	Eastern side, Patapinda Road to a point 1.4km northeast	15
	Western side, area bounded by River Road	15
	Western side, River Road to a point 350m northeast	85
	A further 200m North East on the western side	100
	A further 250m North East on the western side	200
Western side, Southern Expressway to Melsetter Road	15	

## Part C Road Widening Requirements

Commissioner of Highways Controlled Roads

	Western side, Dalkeith Road to Maslin Beach Road	45
	Eastern side, Wheaton Road to Tatachilla Road (not including area bounded by Pedler Road)	45
	Eastern side, Tatachilla Road to Plains Road intersection	30
	Western side, Maslin Beach Road to a point 375m northeast of How Road	17
	North-western side, River Road to Onkaparinga River	15
	North-western side, Onkaparinga River to a point 50m south of Railway Road	15
	North-western side, Seaford Road to a point 350m South (Point C)	15
	North-western side, Point C to Dungeys Road	26
	Western side, Dungeys Road intersection to a point 125m south	21
	Western side, Robinson Road intersection to a point 150m north	8.5
	South-eastern side, Patapinda Road to Onkaparinga River	15
	Western side, Robinson Road to Dalkeith Road	15
	Eastern side, Robinson Road to Wheaton Road	30
	Western side, Cox Road to a point 125m North of Perth Street	30
<b>Maslin Beach Road</b>	Northern side, Commercial Road to Main South Road	7.9
<b>Old Coach/ Eastview Road</b>	Eastern side, Maslin Beach Road to a point 225m south	8
<b>Panalatinga Road</b>	Eastern side, Kellys Road to a point 75m north	30
	Eastern side, Kellys Road to point 350m south	50
<b>Robinson Road</b>	Southern side, Main South Road to a point opposite Dungeys Road	35
	A point opposite Dungeys Road to a point 350m South East	65
<b>Tatachilla Road</b>	Southern side, Victor Harbour Road to California Road	7.9
	Northern side, Main South Road to Victor Harbor Road	7.9
<b>Victor Harbor Road</b>	Eastern side, a point 50m South of Allen Street to Quarry Road	35
	Eastern side, Quarry Road to a point 250m South (point D)	35
	Point D to Church Road, Willunga	35
	Western side, Ostrich Farm Road to a point 150m South of Quarry Road	35

### Intersections affected by road widening

Beach Road and Dyson Road  
Chandlers Hill Road and Kenihans Road  
Main Road and Black Road  
Main South Road and Black Road  
Main South Road and Doctors Road  
Main South Road and Majors Road  
Main South Road and Seaford Road  
Main South Road and Sherriffs Road

**Part D Road Widening Requirements  
Council Controlled Roads**

Road type	Distance required (metres)
<b>Secondary Arterial</b>	32
<b>Distributor</b>	26
<b>Collector Major</b>	18.5
<b>Collector Minor</b>	14.7

Notes:

- 1 Allotments which are potentially affected by road widening are illustrated in the development constraints maps.
- 2 The distances specified Part D indicate the amount of widening to the road reserve that is required. Building setback distances should take into account Part A and Part B (Minimum Distances for Building Setback) in addition to the road reserve widths specified in Part D.
- 3 Part D is provided as an indication of potential road widening requirements. In all cases, confirmation should be made by referring directly to the network asset planner road networks within council.
- 4 Part D indicates council-controlled roads that have previously been identified for road widening but do not necessarily represent all roads that may currently be identified for road widening or may be identified in the future for road widening.

## Table Onka/3 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table Onka/3A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Number of Required Car Parking Spaces (unless otherwise stated in a zone, policy area or precinct)
Aged persons accommodation	1 per unit
Amusement machine centre	7 per 100 square metres
Auction room	1 per 100 square metres plus 2 additional spaces
Bulky goods outlet	2 per 100 square metres (minimum) 4 per 100 square metres (maximum)
Community centre	4 per 100 square metres (minimum) 10 per 100 square metres (maximum)
Consulting room	10 per 100 square metres
Dwelling (other than a group dwelling or residential flat building)	1 covered space for a dwelling with 1 or 2 bedrooms (or room(s) capable of being used as a bedroom) 2 for a dwelling with 3 or more bedrooms (or room(s) capable of being used as a bedroom), one of which should be covered
Educational establishment (school)	1 per full-time employee plus 1 space for wheelchair users plus an additional 10 per cent of this total for visitors
Educational establishment (tertiary)	0.6 per full-time student plus 0.2 per part-time student
Entertainment venue	1 per 4 seats or 8 per 100 square metres whichever is the greater
Funeral parlour	4 per 100 square metres plus 1 per 4 seats (chapel)
Hall	1 per 5 seats
Hospital	2.5 per bed
Hotel and licensed premises	1 per 2 square metres (public bar) 1 per 6 square metres (lounge or beer garden) 1 per 3 seats (dining room) 1 per 2 machines (gaming room)



Form of Development	Number of Required Car Parking Spaces (unless otherwise stated in a zone, policy area or precinct)
Group dwelling and residential flat building	<p>1 covered space for a dwelling with 1 or 2 bedrooms (or room(s) capable of being used as a bedroom)</p> <p>2 for a dwelling with 3 or more bedrooms (or room(s) capable of being used as a bedroom), one of which should be covered</p> <p>plus dedicated visitor parking should be provided for dwellings sharing a common driveway in accordance with the following:</p> <p>(a) 1 space per 3 to 5 dwellings</p> <p>(b) 2 spaces per 6 to 8 dwellings</p> <p>(c) 0.25 spaces per dwelling for 8 or more dwellings (rounded to the nearest whole number).</p>
Indoor recreation centre	4 per court
Library	4 per 100 square metres
Motel	1 per room plus 1 per employee
Motor repair station	2 per 100 square metres or 4 per service bay, whichever is the greater.
Multiple dwelling	1 per 2 occupants
Non-residential development (other than listed in this table)	4 per 100 square metres (minimum) 6 per 100 square metres (maximum)
Petrol filling station	6 per service bay plus 5 per 100 square metres of retail floor space
Place of worship	1 per 4 seats
Pre-school	1 per 4 children
Radio studio or Television studio	5 per 100 square metres
Restaurant (fast food/family)	
Without dine-in or drive through facilities	12 per 100 square metres
With dine-in and without drive through facilities	1 per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating), whichever is the greater
With dine-in and drive through facilities	1 per 3 square metres (internal and external seating) or 1 per 2 seats (internal seating), whichever is the greater
Restaurant (traditional)	1 per 3 seats or 1 per 15 square metres, whichever is the greater (indoor areas) 1 per 6 seats (outdoor eating areas)
Service trade premises	2 per 100 square metres (minimum) 4 per 100 square metres (maximum)
Supported accommodation	1 per 4 beds
Tourist accommodation	1 per 3 beds or 1 per room plus 1 per employee whichever is greater

**Onkaparinga Council**  
**Table Section**  
**Table Onka/3 - Off Street Vehicle Parking Requirements**

<b>Form of Development</b>	<b>Number of Required Car Parking Spaces (unless otherwise stated in a zone, policy area or precinct)</b>
Industry and/or Warehouse	Office component 3.3 per 100 square metres plus Non-office component
200 square metres or less	2 per 100 square metres
Greater than 200 square metres and less than 2000 square metres	1.33 per 100 square metres
Greater than 2000 square metres	0.67 per 100 square metres

Notes:

- 1 The number of employees shall be determined making a reasonable estimate of the number of workers attending on the site of the development during periods of full production or output.
- 2 A discount factor of up to 20 per cent will be considered where any land use is proposed within a designated activity centre and the majority of existing and proposed off-street car parking supply is shared between different premises within a centre.
- 3 Where larger multiplex complexes are proposed, car parking may need to be calculated on the individual components.
- 4 The floor areas relevant to this table will generally be the development's gross leasable floor area but may be reviewed to better determine the area of use or activity likely to generate car parking demand.
- 5 'Seats' as relevant to this table shall generally relate to normal seating arrangements for patrons, taking into account any other statutory requirements regulating seating capacity.
- 6 A proponent may take an empirical assessment of car parking demand to determine a reduced provision of on-site car parking by considering the following factors:
  - (a) proximity to a Regional Centre and/or a train station or other forms of high frequency public transport
  - (b) on-street car parking capacity
  - (c) the variation of car parking demand generated by different facilities at different times
  - (d) any other factors that may influence a reduced demand for car parking
- 7 For Affordable Housing (as classified by the relevant authority) the minimum number of on-site car parking spaces can be reduced to 1 less car parking space per dwelling than would otherwise be required, providing each dwelling has at least 1 dedicated car parking space and 50 per cent of the shortfall is provided within a shared on-site car park conveniently located to the dwellings.
- 8 Car parking rates in this table are subordinate to more specific policy direction where applicable.

## Table Onka/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: <ol style="list-style-type: none"> <li>(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></li> <li>(b) within 400 metres of a bus interchange<sup>(1)</sup> that is part of a high frequency public transit service<sup>(2)</sup></li> <li>(c) within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>(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></li> <li>(e) within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>(f) within 400 metres of the Adelaide Parklands.</li> </ol>
<b>Local Centre Zone</b>	
<b>Neighbourhood Centre Zone</b>	
<b>Regional Centre Zone</b>	
<b>Suburban Activity Node Zone</b>	
<b>Town Centre Zone</b>	
<b>Township Zone - Precinct 27 Town Centre in the Old Reynella Policy Area 61 and Precinct 35 Town Centre in the Willunga Policy Area 63</b>	
<b>Residential Zone – Lonsdale Policy Area 71</b>	None

<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 Onka/4 - Off Street Bicycle Parking Requirements

Form of Development	Employee/Resident Bicycle Parking Spaces	Facility class (Refer to AS 2890.3 - Parking Facilities - Bicycle Parking Facilities)	Visitor/Shopper Bicycle Parking Spaces	Facility class (Refer to AS 2890.3 - Parking Facilities - Bicycle Parking Facilities)
Amusement machine centre	-	-	2 plus 1 per 50 square metres gross floor area	3
Bulky goods outlet	1 per 750 square metres sales floor	1	1 per 1000 square metres sales floor	3
Community centre	1 per 1500 square metres gross floor area	2	2 plus 1 per 1500 square metres gross floor area	3
Consulting room	1 per 8 practitioners	2	1 per 4 practitioners	3
Educational establishment (school)	1 per 5 students above year 4	3	-	-
Educational establishment (technical institute or university)	2 per 100 full time students	1 or 2	-	-
General industry	1 per 150 square metres gross floor area	1 or 2	-	-
Group dwelling	1 per 3 dwellings	1	1 per 12 group dwellings	3
Hospital	1 per 15 beds	1	1 per 30 beds	3
Hotel	1 per 25 square metres bar floor area and 1 per 100 square metres lounge /beer garden	1	1 per 25 square metres bar floor area and 1 per 100 square metres lounge /beer garden	3
Indoor recreation centre	1 per 4 employees	1 or 2	1 per 200 square metres gross floor area	3
Light industry	1 per 1000 square metres gross floor area	1 or 2	-	-
Motel	1 per 40 rooms	1	-	-
Multiple dwelling	1 per 4 habitable rooms	1	1 per 16 habitable rooms	3
Office	1 per 200 square metres gross floor area	1 or 2	1 per 750 square metres gross floor area over 1000 square metres	3
Recreation area	1 per 1500 spectator places	1	1 per 250 spectator places	3
Residential flat building	1 per 3 dwellings	1	1 per 12 dwellings	3

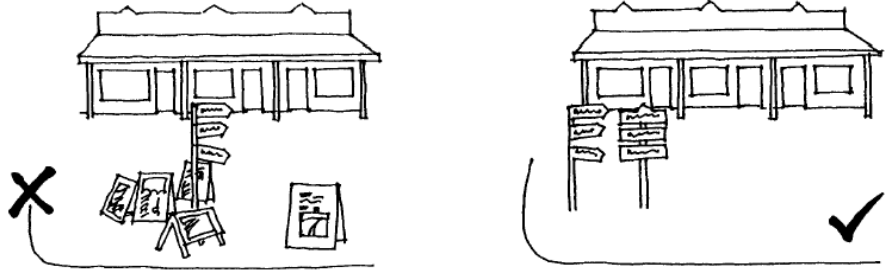
Onkaparinga Council  
Table Section  
Table Onka/4 - Off Street Bicycle Parking Requirements

Form of Development	Employee/Resident Bicycle Parking Spaces	Facility class (Refer to AS 2890.3 - Parking Facilities - Bicycle Parking Facilities)	Visitor/Shopper Bicycle Parking Spaces	Facility class (Refer to AS 2890.3 - Parking Facilities - Bicycle Parking Facilities)
Restaurant	1 per 100 square metres public area	1 or 2	2 spaces	3
Restaurant (café)	1 per 25 square metres public area	2	2 spaces	3
Service industry	1 per 800 square metres gross floor area	1	-	-
Service trade premises	1 per 200 square metres gross floor area	1	-	-
Shop	1 per 300 square metres gross floor area	1	1 per 500 square metres gross floor area over 1000 square metres gross floor area	3
Shop (market)	-	-	1 per 10 stalls	3
Special industry	1 per 150 square metres gross floor area	1 or 2	-	-
Store	1 per 800 square metres gross floor area	1	-	-
Supported accommodation	1 per 7 beds	1	1 per 60 beds	3
Warehouse	1 per 800 square metres gross floor area	1	-	-

## Table Onka/5 - Design Guidelines for Advertisements

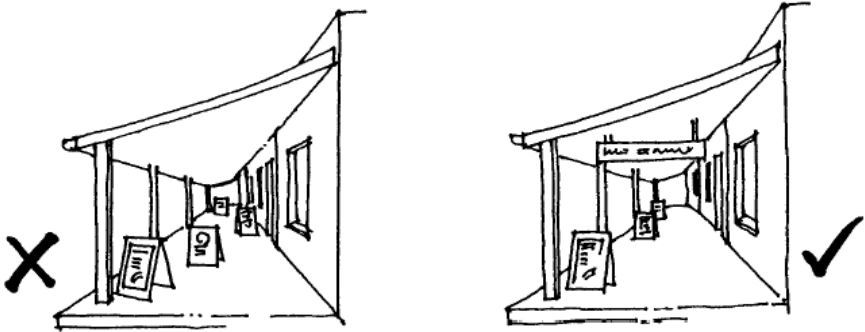
Aspect/Issue	Guidelines for Development
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- |                        |   |
|------------------------|---|
| <b>Number of signs</b> | <ol style="list-style-type: none"> <li>1 Outdoor advertising should be limited to a maximum of one sign on the building and one free standing site sign.</li> </ol> <hr/> <ol style="list-style-type: none"> <li>2 Signage should be concise and efficient in communicating with the public to avoid proliferation of confusing and cluttered information.</li> </ol> |
|------------------------|---|



Where proposed on buildings with multiple tenancies, the number of signs should be coordinated and limited to generally one per site, with the exception of signs that perform a traffic control or directional purpose

- |                            |  |
|----------------------------|--|
| <b>Location and design</b> | <ol style="list-style-type: none"> <li>1 The location and design of advertising displays should:               <ol style="list-style-type: none"> <li>(a) maintain equity of exposure for every business premises on the site and for adjoining sites</li> <li>(b) incorporate street numbers located on all signs</li> <li>(c) advertise the name and nature of the establishment</li> <li>(d) where aimed at pedestrian traffic, should be placed within the 'pedestrian visibility zone'</li> <li>(e) not cause a risk to public safety or create pedestrian inconvenience</li> </ol> </li> </ol> |
|----------------------------|--|

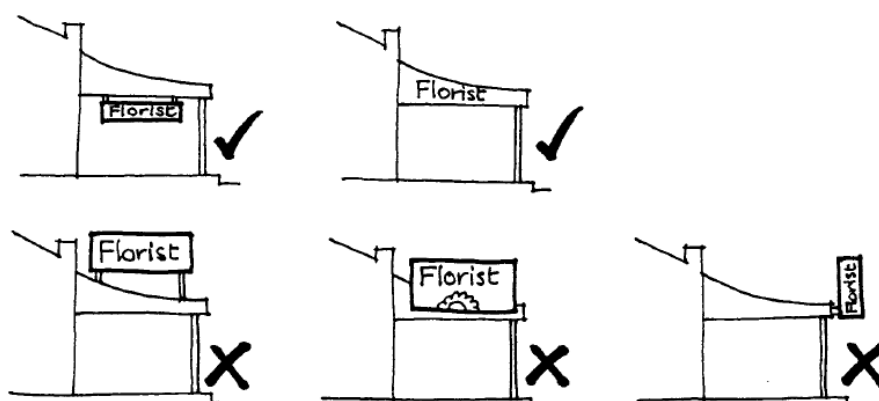


- (f) not comprise flashing, animated and otherwise moving signs
- (g) complement the architecture and scale of the buildings and site upon which they are to be erected.

- |  |  |
|--|--|
|  | <ol style="list-style-type: none"> <li>2 Where a sign is sited adjacent to a residential property or residential area, its dimensions and/or the distance it is located away from the residential interface should be adjusted such that the sign's impact on residential amenity is minimised.</li> </ol> |
|--|--|

Aspect/Issue	Guidelines for Development
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- Signs that primarily use an architectural or sculptural form (rather than text) to identify with the on-site enterprise should have maximum dimensions that approximate with those recommended for free-standing signs.
- Signs should not be silhouetted against the sky or project beyond the architectural outline of the building. Roof top signage should be avoided.



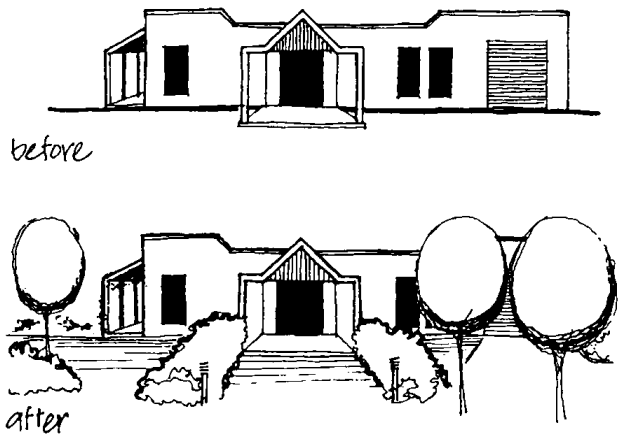
**Size and height**

- Freestanding signs should not exceed the following sizes (half the panel size if sign is double sided except for bulky goods):

Zone or situation	Maximum height	Maximum panel size
Bulky Goods	8 metres	12 square metres
District Centre	8 metres	12 square metres
District Centre (core retail)	10 metres	16 square metres
Historic Conservation and Heritage	5 metres	5 square metres
Home Business	2 metres	1.5 square metres
Industry and Commercial	8 metres	12 square metres
Local Centre	5 metres	8 square metres
Neighbourhood Centre	8 metres	12 square metres
Non-residential sites in a residential type zone	4 metres	4 square metres
Primary Production	3.7 metres	2 square metres
Townships and tourist accommodation	5 metres	8 square metres



## Table Onka/6 - Landscaping Guidelines for Non-Residential Development

Aspect of Design Implementation	Implementation Guidelines
<b>General</b>	<ol style="list-style-type: none"> <li>1 Landscaping should serve as a function of its intended purpose, which may vary within different parts of a site. Once this purpose has been clearly identified, the various design elements can be introduced with good effect.</li> <li>2 Good landscaping must attend to practical realities of site ownership and utilisation, offering benefit to the general community through amenity improvement and to the owner/operator through improved marketing image gained from site presentation.</li> <li>3 Landscaping should provide a mixture of young and semi-mature planting. The scale and proportion of plantings at maturity should be compatible with the associated development.</li> <li>4 Trees and shrubs used in landscaping should principally be species native to the area.</li> <li>5 Existing mature trees and natural vegetation should be retained where possible.</li> </ol>
<b>Building mass</b>	<ol style="list-style-type: none"> <li>1 Commercial, institutional and large scale buildings should incorporate plantings to the foreground to reduce the apparent scale of the building.</li> </ol> <div style="text-align: center; margin-top: 10px;">  <p style="margin-left: 100px;"><i>before</i></p> <p style="margin-left: 100px;"><i>after</i></p> </div>
<b>Car park areas</b>	<ol style="list-style-type: none"> <li>1 Deciduous trees should be incorporated into car parking areas to provide shade in the summer and allow sunlight to permeate during winter.</li> </ol>

Aspect of Design Implementation	Implementation Guidelines
<b>Street frontages</b>	<ol style="list-style-type: none"> <li>1 Deciduous trees should be incorporated into car parking areas to provide shade in the summer and allow sunlight to permeate during winter.</li> <li>2 Areas in front of buildings located close to street frontages should be planted with clean trunked trees and low level ground cover avoiding the use of hedges and screening plants.</li> <li>3 No plantings or materials should obscure vision at driveway access points to roads</li> <li>4 Landscaping should allow for the free movement of pedestrian traffic.</li> <li>5 Where buildings are set back from public roads, the area between the building and the road should be landscaped using a range of native trees, shrubs and ground covers.</li> </ol>
<b>Screening and buffers</b>	<ol style="list-style-type: none"> <li>1 Screen plantings and materials should be provided for visual separation between service areas or a common boundary between residential and commercial activities.</li> <li>2 A densely vegetated landscaped buffer should be provided between development which is industrial or commercial in nature and any adjacent residential land.</li> </ol>
<b>Side and rear boundaries</b>	<ol style="list-style-type: none"> <li>1 Landscaping should be incorporated along side and rear boundaries unless any of the following apply: <ol style="list-style-type: none"> <li>(a) it is separating two adjacent service yards</li> <li>(b) it would result in overhanging onto adjacent property</li> <li>(c) it is being located over underground services.</li> </ol> </li> </ol>
<b>Site character</b>	<ol style="list-style-type: none"> <li>1 The function of landscaping usually extends beyond utilitarian purposes to establish an image or sense of place described herein as 'site character'.</li> <li>2 Good visual balance and welcoming, pleasant surroundings are key elements to a positive outcome; blending natural and man-made forms to relate more closely to the 'human' scale.</li> <li>3 Landscaping should be the deliberate outcome of a defined desired character, rather than an experiment of random elements.</li> </ol>
<b>Establishment and maintenance</b>	<ol style="list-style-type: none"> <li>1 Plantings within bays should allow room for growth and movement.</li> <li>2 Landscaped areas should be fully irrigated until the plants are established or self sufficient.</li> <li>3 Mulching should be provided to improve site presentation, moderate soil conditions and act as a weed suppressant.</li> </ol>

## Table Onka/7 - Historic Conservation Area and Local Heritage Places Design Guidelines

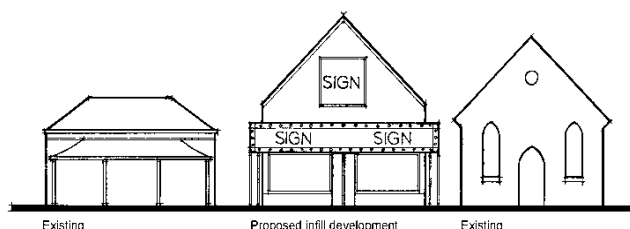
Component / Aspect / Issue	Guidelines for Development
<b>Part A General Approach</b>	
Background	<p>When contemplating alterations or additions to a heritage building it is important to first understand where the heritage value of the place lies. Information relating to the heritage listing of places is available through Council and Council's heritage advisor will also be able to provide assistance.</p> <p>An understanding of why a place is listed along with such things as the era in which a place was built, its architectural style and typical design and detail features is a good starting point when contemplating conservation work or alterations and additions to a heritage building.</p>
Design approach	<p>The aim should be to retain the form and appearance of and authentically conserve the historic parts of the heritage place based on this understanding and to design alterations and additions that are sympathetic with but do not attempt to imitate the appearance of the heritage place. This so that the heritage place retains its prominence and there remains a clear understanding between new and old. Sometimes a physical break between new and old can help in differentiating between the two and simplifying design.</p> <p>A simple, well-conceived design that does not compete visually with the heritage place and is in harmony with the heritage building is appropriate.</p>
Scale and proportion	<p>Building additions should reflect the scale and proportion of the heritage building. Floor to ceiling height, wall height, veranda height, veranda span, façade widths, window and door proportions, roof height, roof span and roof bulk should all be designed to be sympathetic with the heritage building.</p> <p>Generally simple, small-scale, rectangular floor plans will work best. Where greater floor area is desired a number of simple, small-scale, rectilinear pavilions should be joined together rather than designing a single bulky structure.</p> <p>It is important to minimise roof bulk. This should be done by limiting roof spans rather than lowering roof pitches.</p>
Form	<p>Understanding the form of the heritage building will assist in achieving compatibility of additions. The geometry of the floor plan, roof, verandas and other architectural features are important. It is not necessary to replicate the form of the heritage building but the additions should be in harmony with and should maintain the visual prominence of the historic building.</p> <p>Articulation (variation in alignment and composition of walls) should be used to break down the visual impact of longer facades.</p>

Component / Aspect / Issue	Guidelines for Development
Materials and finish	<p>Materials selected for additions should be compatible with the materials used in the historic building. This does not mean that they should match, as it is desirable to differentiate between new and old, but the materials and finishes selected for additions should not detract from the heritage building.</p> <p>Generally rendered finishes are preferred to modern face brickwork because the colour, texture and size of modern bricks is different to historic brickwork and the visual complexity of a brick wall can detract from more subtle historic finishes.</p> <p>Lightweight claddings such as fibre cement sheet with a rendered or textured finish, corrugated traditional zinc galvanised steel (not zinalume), Colorbond steel, weatherboard or similar profile products are possible options as are stone and rendered concrete block (traditional or aerated), or rendered brick but a suitable option will depend on the style and appearance of the heritage building and the area in which it is located.</p> <p>Where stone is selected it should be laid in a traditional manner and not applied as a veneer.</p> <p>Finishes should not be bright or highly reflective. Darker, earthy colours which recede are preferred to bright, light colours.</p> <p>Cladding profiles for steel sheet used on roofs or walls, where they will be seen from the public realm, should be traditional corrugated profiles rather than modern decking profiles.</p> <p>Embellishments, decorations and imitative historic detail should be avoided in additions. Visual simplicity works best.</p>

Visual Impact	<p>These guidelines are primarily concerned with the impression that a building creates when viewed as part of a streetscape or a townscape or when viewed from the main entrance to a site. They are not concerned with internal alterations or the visual appeal of improvements discreetly located at the rear of a property. Accordingly, it is the effort given to the quality of a building's front elevation and, where relevant, its side elevations that are particularly important.</p>
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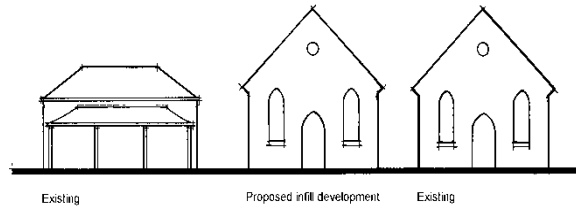
**Part B Specific Guidelines**

Built Form	<p>New development should preserve and enhance the heritage qualities of the town.</p> <p><b>Do</b> ensure that new development does not become a dominant feature, demanding pride-of-place at the expense of historic landmarks.</p>
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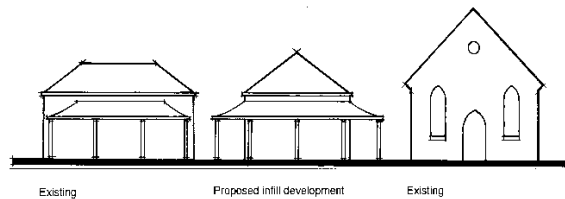


Component / Aspect / Issue	Guidelines for Development
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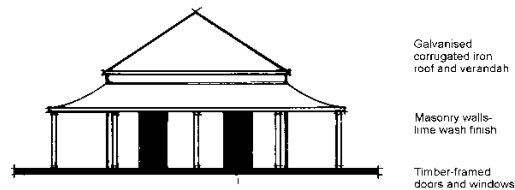
**Don't** replicate existing buildings and cause confusion.



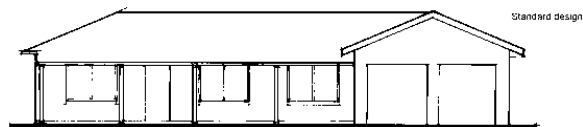
**Do** echo traditional building styles and development patterns evident within the town.



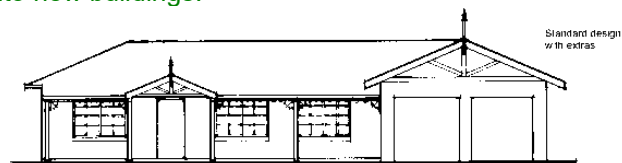
**Do** use modern, cost-effective materials compatible with traditional styles and materials, which can give the new building a simplified, clean look, comfortably fitting into its surroundings.



**Do** site modern standard style project homes discreetly.

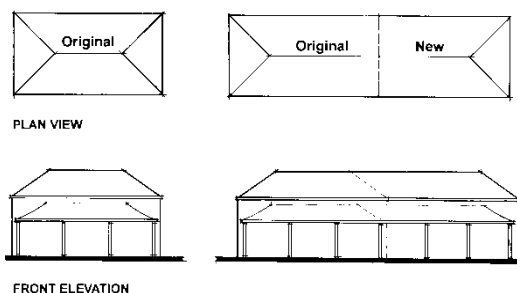


**Don't** incorporate optional extras such as 'colonial', 'federation' or similar into new buildings.



**Alterations and additions**

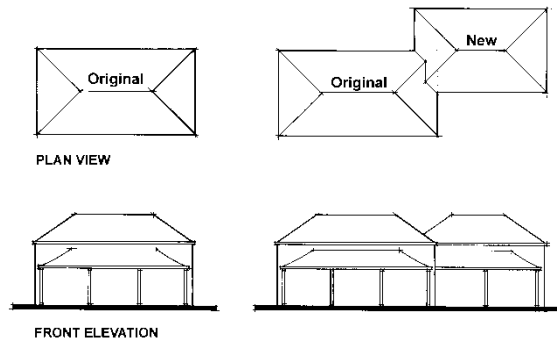
**Don't** try to extend the frontage of a heritage building.



The result is a building that now has distorted proportions. Whilst the attempt is to make it all look original, the integrity of the original building is lost.

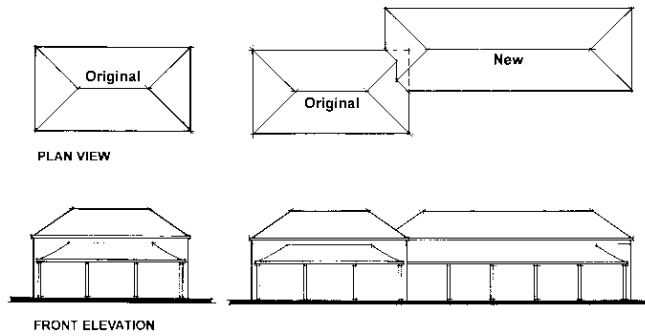
Component / Aspect / Issue	Guidelines for Development
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**Do use a staggered alignment.**

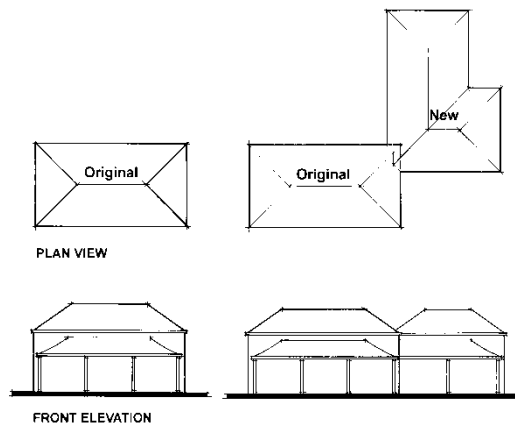


The original building is now discernible and its proportions have been retained.

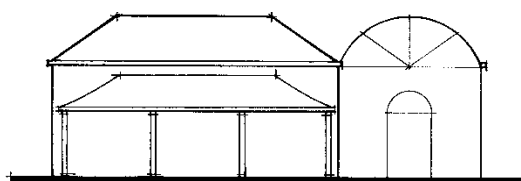
**Don't attempt additions that are out of scale with the original building where the addition itself dominates.**



**Do re-arrange the layout so that the original building can retain its significance.**

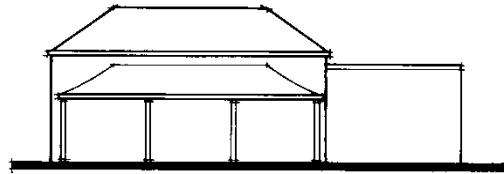


**Don't adopt roof forms that clash.**



Component / Aspect / Issue	Guidelines for Development
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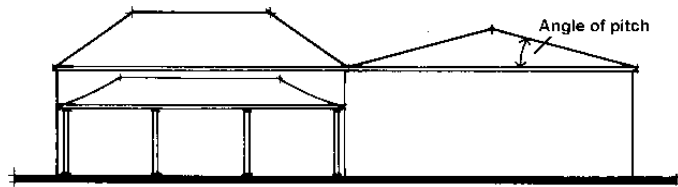
Do simplify the roof form if it won't be matched to the original.



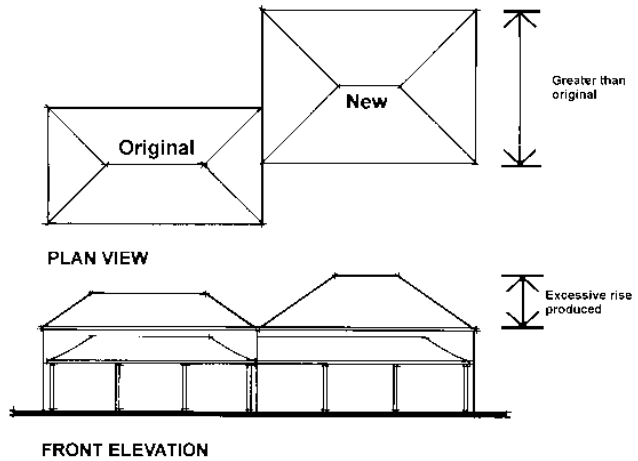
Roof form and pitch

Old buildings usually feature of pitch of 30 degrees or more.

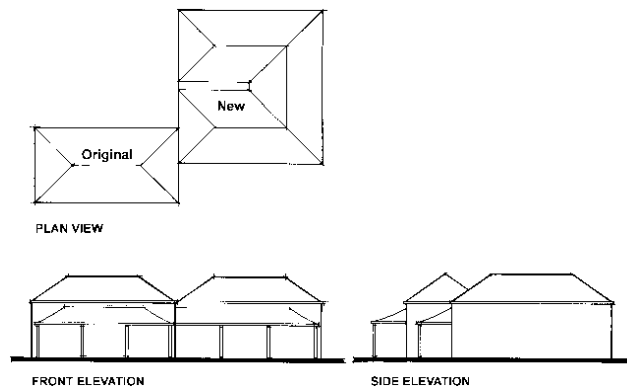
**Don't** use low roof pitches for main roof areas.



**Don't** span roofs too far otherwise the height of the roof will look out of proportion.

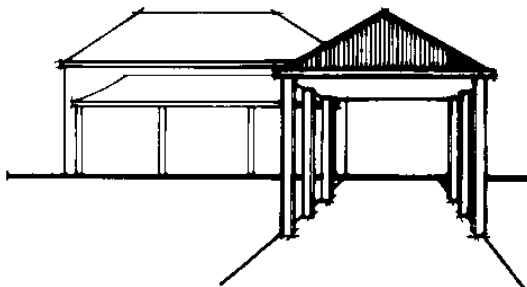


**Do** be prepared to break the span of the roof to maintain a roof height in proportion with the original.

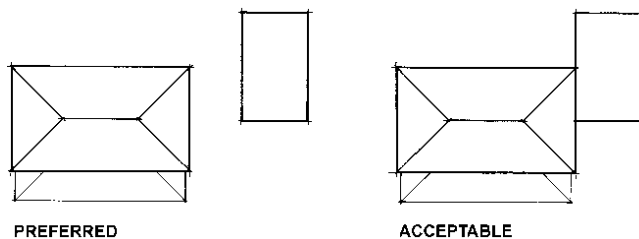


Component / Aspect / Issue	Guidelines for Development
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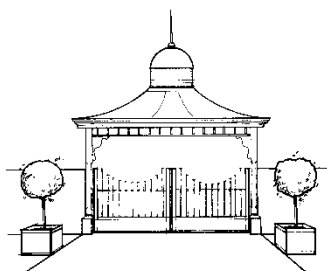
**Carports, garages, verandas and domestic structures**     **Don't** allow carports or garages to dominate the main frontage.



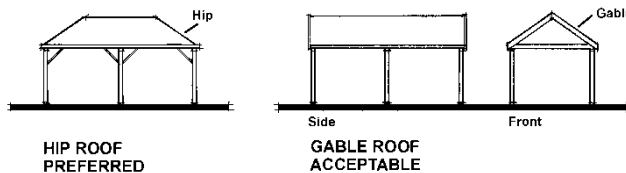
**Do** place carports or garages well behind the main frontage and preferably have them detached.



**Don't** over-work carports, garages or garden structures as a feature.



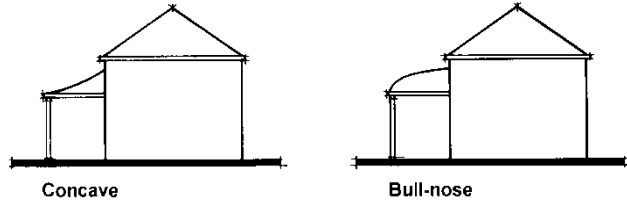
**Do** adopt a subdued approach to ancillary buildings/structures and generally use hip roofs in preference to low pitch gable roofs where possible.



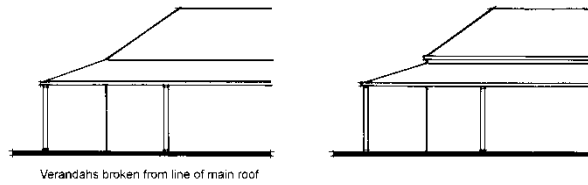


Component / Aspect / Issue	Guidelines for Development
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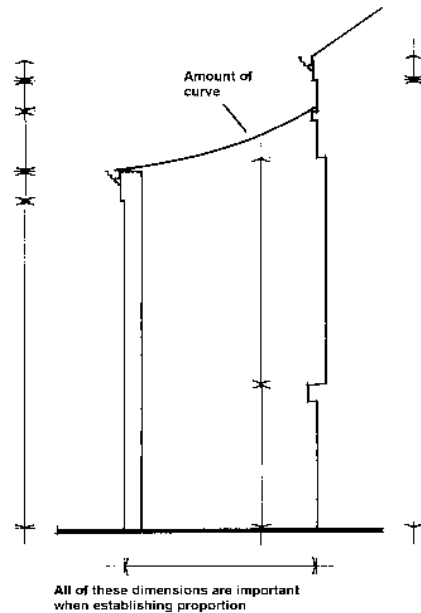
**Do** adopt a veranda style featured in the original building. If the building has no veranda, borrow from a style of a similar building elsewhere in the area. Where curved iron roofs are used, a concave sweep is usually found on buildings pre c.1885, and a bull-nose shape on more recent buildings.



**Do** ensure that verandas are broken from the main roof line.

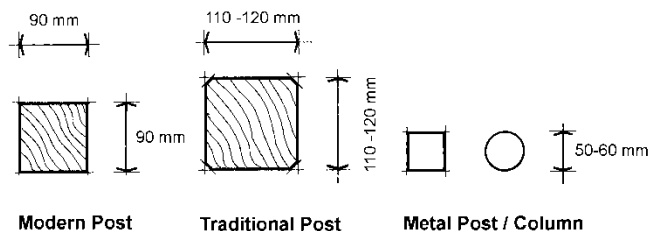


**Do** pay attention to the dimensions which keep the veranda in proportion with the main building.

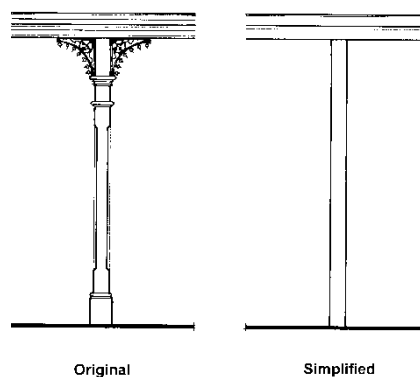


Component / Aspect / Issue	Guidelines for Development
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**Do** in verandas and carports, use a post that looks substantial. Typically, old posts were 110 - 120mm square, rather than the 90mm square posts common today. Avoid narrow metal posts and round columns.

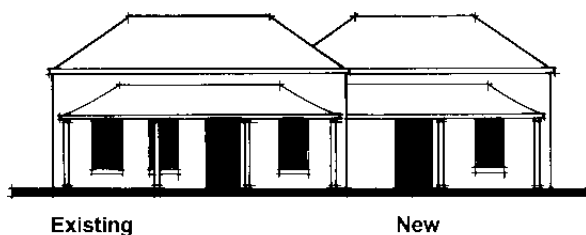


**Do** take the liberty to simplify veranda decorations if the original detail is not matched, but maintain the same basic veranda proportions.

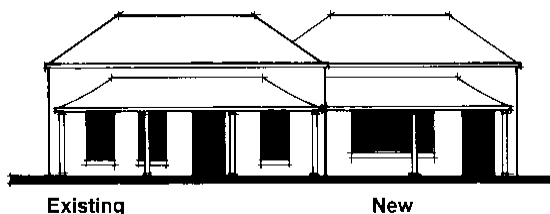


Windows and doors

**Do** echo the size and spacing of existing door and window openings.

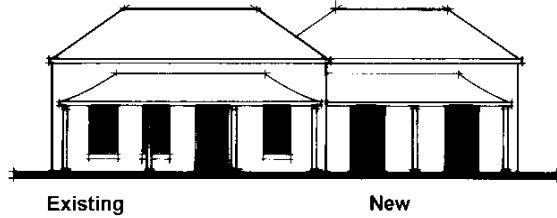


**Don't** use windows which have a horizontal dimension greater than their vertical dimension if at all possible.

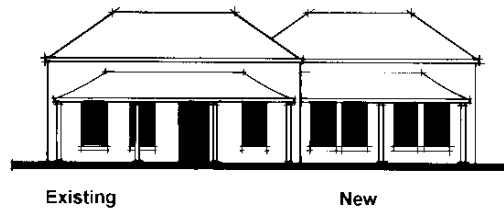


Component / Aspect / Issue	Guidelines for Development
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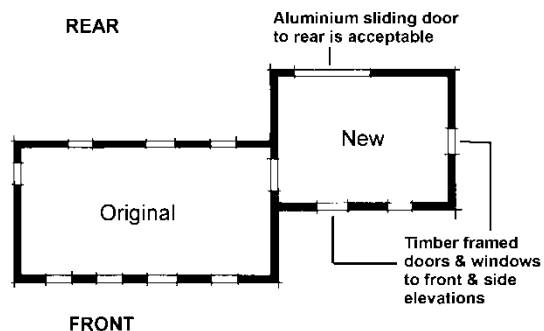
**Don't** adopt full height openings where large expanses of glass are required in order to maintain a dominant vertical dimension.



Alternatively, break the expanse with a pillar.



**Do** use timber-framed doors and windows to the most prominent building elevations.



Roof and walls

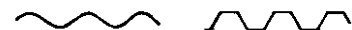
**Do** use painted or traditional galvanised steel metal finishes instead of a natural aluminium zincalume finish to reduce reflective glare. (Note: a natural galvanised finish oxidises to a soft grey hue much more quickly.)

Gutters and downpipes

**Do**



Use round downpipes instead of rectangular downpipes



Use corrugated iron instead of squarer profiles

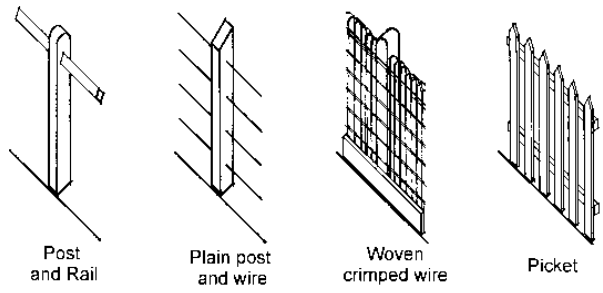
Materials and finishes

New dwellings of a semi-permanent appearance should be avoided.

Component / Aspect / Issue	Guidelines for Development
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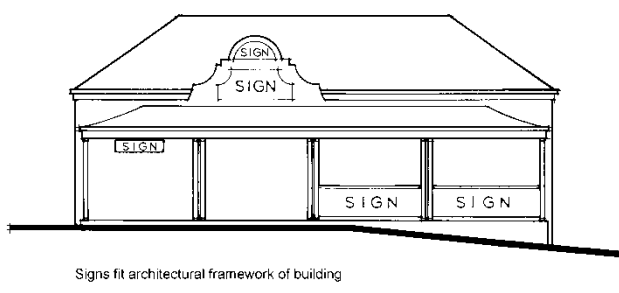
Fences

Front fencing is encouraged to emphasise the character of a country town. Front fences should be of an open type and no higher than 1.2 metres. Suitable fence styles are post and rail, post and plain strand wire, woven crimped wire, picket and hedge.

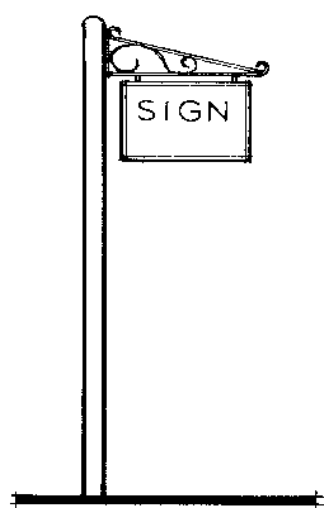


Advertising Signage

Signage on buildings should fit within the architectural framework of the building and be simple in form and construction.



Freestanding signs should be carried on support structures of simple traditional form and be compatible with surroundings in terms of scale, design and location.



## Table Onka/8 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
15 Appletree Lane CLARENDON	Dwelling	CT 6101/988	5192
15 Appletree Lane CLARENDON	Dwelling	CT 6101/988	5182
24 Chalk Hill Road CLARENDON	Dwelling	CT 5443/660	24476
282 Grants Gully Road CLARENDON	Dwelling	CT 5380/428	5163
Alt 51 Grants Gully Road CLARENDON	War Memorial	CT 6164/623	5172
15 Grants Gully Road CLARENDON	Dwelling	CT 5323/498	5164
23 Grants Gully Road CLARENDON	Dwelling	CT 5692/902	5165
24 Grants Gully Road CLARENDON	Dwelling	CT 5302/408	5166
38 Grants Gully Road CLARENDON	Outbuilding (former Barn / Stables)	CT 5421/917	24477
41 Grants Gully Road CLARENDON	Dwelling - 'Blackwood Lodge'	CT 5873/655	24478
45 Grants Gully Road CLARENDON	Former dwelling/shop	CT 5497/957 CT 5498/302	5167
55 Grants Gully Road CLARENDON	Former stables, Fire shed	CT 5778/984	5171
56 Grants Gully Road CLARENDON	Dwelling - former shop	CT 5160/232	5170
73 Grants Gully Road CLARENDON	Restaurant - former dwelling	CT 5426/746	5175
77 Grants Gully Road CLARENDON	Former dwelling	CT 5367/641	5177
79 Grants Gully Road CLARENDON	Dwelling	CT 5412/661	5178
80 Grants Gully Road CLARENDON	Hall	CT 6066/679	5179
81 Grants Gully Road CLARENDON	Bakery	CT 6099/597	5180
84 Grants Gully Road CLARENDON	Restaurant former Dwelling	CT 5201/712	24479
10 Harper Road CLARENDON	Dwelling	CT 5189/296	5186
37 Hollitt Road CLARENDON	Dwelling	CT 6133/274	5184
Pt Alt 27 Hollitt Road CLARENDON	Dwelling	CT 5480/830	24480
1608 Kangarilla Road CLARENDON	Dwelling 'Rockbeare'	CT 5304/246	24481
Alt 5 Luke Road CLARENDON	Planting - olive grove	CT 5145/110	5183
41 Nicolle Road CLARENDON	Dwelling	CT 5942/381	5185
35 Nicolle Road CLARENDON	Pavilion	CT 5433/675	24482
244 Potter Road CLARENDON	Dwelling	CT 5852/473	5189
Alt 102 Potter Road CLARENDON	Dwelling	CT 5444/318	24483
13 Saint Ninians Road CLARENDON	Dwelling	CT 5482/826	5190
125 Turners Gully Road CLARENDON	Dwelling	CT 5845/411	5181

## Table Onka/9 - 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	Heritage NR
12 Radiata Place ABERFOYLE PARK	Dwelling -'Coorabin' & Inground Water Tank	A12	D51828	CT 5714/678	a d	5089
27 Stonebridge Drive ABERFOYLE PARK	Dwelling	A70	D95387	CT 6151/469	a d e	5088
6 Adey Road ALDINGA	Cottage	A300	F209873	CT 6107/817	a e	5551
36 Adey Road ALDINGA	Cottage	A238	F164061	CT 5834/976	a d	5550
40 Adey Road ALDINGA	Cottage (Paddy's Row)	A239	F164062	CT 5689/25	a d	20881
190 Flourmill Road ALDINGA	Residence (former Butcher's Shop)	A231	F164054	CT 5540/711	a c	20882
66 Little Road ALDINGA	Cottage	A55	D87801	CT 6094/486	a e	24484
72 Little Road ALDINGA	Cottage (former Hampshire Hotel)	A5	D59613	CT 5878/763	a c d e	5565
Main South Road ALDINGA	War Memorial & Podium				a c e f	5573
2 Old Coach Road ALDINGA	Uniting Church & Cemetery	201 202 203	F164024 F164025 F164026	CT 5563/469	a c d	5575
7 Old Coach Road ALDINGA	Dwelling	Alt 667	F164490	CT 5658/962	a d	5576
9 Old Coach Road ALDINGA	Dwelling	Alt 4	D16391	CT 5330/529	a d	5577
13 Old Coach Road ALDINGA	Aldinga General Store	Alt 2	D16391	CT 5132/260	a c	5578
15 Old Coach Road ALDINGA	Shop (former Butcher's)	Alt 671	F164494	CT 5777/720	a c	5579
17 Old Coach Road ALDINGA	Former Post Office	Alt 1	F121126	CT 5209/837	a c d	5580
22 Old Coach Road ALDINGA	Former Shop (Bank), Dwelling & Barn	Alt 216	F164039	CT 5315/390	a c e	5581
23 Old Coach Road ALDINGA	Aldinga Institute	A4	D194	CT 6181/671	a c d	5582
24 Old Coach Road ALDINGA	Crisps Garage (former Blacksmith) & Residence	A1	D80530	CT 6035/776	a b c d e	5583
25 Old Coach Road ALDINGA	Dwelling - excludes verandah	Alt 16	F10285	CT 5320/132	a d e	5584

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
29 Old Coach Road ALDINGA	Dwelling	Alt 663	F164486	CT 5828/522	a d e	5585
11 Old Main South Road ALDINGA	Cottage	A101	D62622	CT 5545/366	a b d	5589
13 Old Main South Road ALDINGA	Cottage	Alt 222	F164045	CT 5821/155	a b d	5588
14 Old Main South Road ALDINGA	Barn Ruins	A9	D29925	CT 5411/994	a d	5574
Port Road ALDINGA	Memorial Avenue of Pine Tress				a f	5545
197-203 Port Road ALDINGA	Aldinga Hotel & Norfolk Pine Tree	1	D194	CT 5227/888	a c f	5587
7 Stonehouse Lane ALDINGA	St Ann's Anglican Church, Tower & Cemetery	Alt 20	F2926	CT 5785/514	a c d	5590
Thomas Road ALDINGA	Cottage (Abandoned)	Sec 380	H106000	CT 5832/972	a b d	5594
2 Township Lane ALDINGA	Cottage	21	D70266	CT 5962/906	a b d	5586
5 Barramundi Way ALDINGA BEACH	Former Farmhouse - Croser	Alt 505	D63085	CT 5907/810	a b d e	5591
3726 Main South Road ALDINGA BEACH	Former Farmhouse - Honeygrove Tea Rooms	Alt 8	F102142	CT 5119/540	a b d	5527
7 Stewart Avenue ALDINGA BEACH	Symond's Barn (Lion's Den)(includes porch)	Alt 12	D52834	CT 5714/688	a d f	5561
4-8 Sunset Parade ALDINGA BEACH	Cottage (Polkinghorns)	A100	D95005	CT 6148/51	a d	5592
207 Whittings Road BLEWITT SPRINGS	Former 'Tintara Winery' Ruins - remnants of walls, foundations & tanks	Sec 683	H106000	CT 5597/83	a e	5293
74 Mitchell Road CHANDLERS HILL	Former'Mount Malvern Mines' Ruins	A1	D66466	CT 5937/896	a	5095
Dorset Vale Road Section 1671 CHERRY GARDENS	Mine ruins, 'Almanda Mine'	Sec 1671	H105500	CR 5773/851	a	5102
87 Hicks Hill Road CHERRY GARDENS	Church; Church, attached vestry, grave sites, stone barn and toilet, excluding later metal kitchen building.		F152389	CT 5696/10	a c d	24485
117 Hicks Hill Road CHERRY GARDENS	Dwelling - former Rechabite Hall	24	D64854	CT 5924/752	a c	5106
18 Lewis Street CHERRY GARDENS	Dwelling - former school	Alt 12	F152388	CT 5461/344	a c	5105

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<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>Heritage NR</b>
22 Bakers Gully Road CLARENDON	Former dwelling(s)/Ruins	A51	D46698	CT 5874/46	a d	5122
Grants Gully Road CLARENDON	Stone Bridge				a c	5156
26 Grants Gully Road CLARENDON	Dwelling and outbuilding	Alt 42	F28737	CT 5073/821	a d	5147
39 Grants Gully Road CLARENDON	Dwelling, 'Toondilla'	Alt 82	F5083	CT 5798/578	a d e	5149
47 Grants Gully Road CLARENDON	Hotel, 'Royal Oak'	Alt 50	D38807	CT 5174/252	a c	5151
50-52 Grants Gully Road CLARENDON	Church and Kindergarten	Alt 613 Alt 614	F5463 F5463	CT 5176/38 CT 5440/183	a c d	24469
54 Grants Gully Road CLARENDON	Former Manse	612	F5463	CT 5459/437	a d	5169
61 Grants Gully Road CLARENDON	Dwelling (former Post Office)	624	F5463	CT 5858/911	a c	24486
62 Grants Gully Road CLARENDON	Dwelling	A50	D110352	CT 6164/622	a c	5152
63 Grants Gully Road CLARENDON	Dwelling	625 626	F5463 F5463	CT 5158/508	a e	5153
64 Grants Gully Road CLARENDON	Dwelling	A607	F5463	CT 5133/149	a d	24471
66 Grants Gully Road CLARENDON	General Store (former Shop/Residence)	A1	D28591	CT 5385/475	a c	5154
68 Grants Gully Road CLARENDON	Dwelling	605	F5463	CT 5155/458	a d	24472
70 Grants Gully Road CLARENDON	Attached Dwellings	Alt 602	F5463	CT 5438/840	a d	24473
76 Grants Gully Road CLARENDON	Dwelling	Alt 603	F5463	CT 5077/598	a d	24474
LT 395 Kangarilla Road CLARENDON	Settler's Farm Ruins & Well	Alt 395	F5986	CT 5412/968	a d	5113
Lot 4 Luke Road CLARENDON	Former Manse & Sunday School	Alt 4	D17213	CT 5470/840	a c	5158
Scenic Road CLARENDON	Former Windebanks Bridge			CR 5757/784	a c d	5139
15 St Ninians Road CLARENDON	Church	Alt 11	F5529	CT 5695/327	a c	5161
17 St Ninians Road CLARENDON	Dwelling and Farm Outbuilding	Alt 101	D39735	CT 5481/97	a d	24475
30 Barbara Crescent COROMANDEL VALLEY	Dwelling & Outbuildings` Hurd's Hill	Alt 24	D20173	CT 5089/95	a d	24487



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
4 Magarey Road COROMANDEL VALLEY	Dwelling (former Church)	Alt 3	D54780	CT 5778/930	a c	24488
40 Magarey Road COROMANDEL VALLEY	Farm Complex - Margarey House, Cottage & Orchard	A15 A24 A22 A16 A21	D1472 F7993 D1472 D1472 D1472	CT 5154/608 CT 5154/608 CT 5156/473 CT 5156/490 CT 5566/729	a e g	5120
Main Road COROMANDEL VALLEY	Stone Bridge				a c d	5116
360 Main Road COROMANDEL VALLEY	Former Shop/Dwelling & Ironclad Outbuilding	Alt 5118	F149218	CT 5409/70	a d	5118
415-417 Main Road COROMANDEL VALLEY	Church	Alt 85	F149170	CT 5525/64		5117
453 Main Road COROMANDEL VALLEY	Dwelling (former shop) and associated bakehouse	Alt 2	F60	CT 5329/870	a d	5101
1/ 24 Cottage Lane HACKHAM	Dwelling; excludes later addition	A1	C28150	CT 6139/166	a	5295
20 Gates Road HACKHAM	Offices, former Dwelling; Whole of exterior of historic dwelling excluding recent additions and verandah roof	A1	F1707	CT 5141/11	a	5297
35 Patapinda Road HACKHAM	Dwelling and Outbuildings, former Farm Complex; Whole of exterior of former farmhouse and outbuildings	A22	F40008	CT 5745/169	a e	5299
69 Patapinda Road HACKHAM	Dwelling and Outbuildings, former Farm Complex, ('Maidstone'); Includes former farmhouse & outbuildings	A21	F40008	CT 5407/987	a	5300
12 Penneys Hill Road HACKHAM	Former Baptist Church; Whole of exterior of historic Church excludes later additions	A43	F153029	CT 5725/891	a c	5301
15 Penneys Hill Road HACKHAM	Former Dwelling and Shop and outbuilding, ('Haslemere'); Whole of exterior, former shop and dwelling and outbuilding	A60	F152846	CT 5797/248	a e	5302
Main South Road HACKHAM	Former Farmhouse; Whole of exterior	A28	F151804	CT 5742/224	a	5298

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72 Candy Road HAPPY VALLEY	Church & Cemetery	A18	F6830	CT 5215/69		5091
LT 201 Education Road HAPPY VALLEY	Kindergarten - former Happy Valley Primary School	Alt 201	D40639	CT 5247/462	a c	5099
Chandlers Hill Road HAPPY VALLEY	Reservoir Embankment Tunnel, Inlet & Outlet valve tower & Scour Tower	Alt 7 Pce 601	D45907 D56823	CT 5382/810 CT 5955/611	a c d	5092
164 Pole Road IRONBANK	Settler's Cottage Ruins	Alt 31	D23988	CT 5429/29	a d	5121
11 Cut Hill Road KANGARILLA	Dwelling and former shop	Alt 787	F6191	CT 5778/336	a c d	5133
196 Cut Hill Road KANGARILLA	Farm complex, 'Glengrove'; Includes house & cottage	Alt 100	D37652	CT 5151/448	a d	5127
35 Dashwood Gully Road KANGARILLA	Dwelling(s) and Outbuilding	Alt819	F6193	CT 5081/620	a d	5134
174 Dashwood Gully Road KANGARILLA	Dwelling	Alt 22	F10206	CT 5117/79	a d	5132
332 Dashwood Gully Road KANGARILLA	Farm complex, 'Forest Lodge'; Includes house, shearing shed, outbuildings & historic trees	Alt 301	D49061	CT 5522/2	a d e g	5125
388 Dashwood Gully Road KANGARILLA	Dwelling, 'Pine Villa'; Includes house, outbuildings & historic trees	216	F5228	CT 5689/696	a g	5123
36 Hillyfields Road KANGARILLA	Farm complex, 'Parkhurst'; Includes house, stable, threshing shed, other outbuildings, historic trees & garden	Alt 2	F679	CT 5078/777	a d e g	5126
1919 Kangarilla Road KANGARILLA	Dwelling and former shop	Alt 20	D41487	CT 5255/812	a	5135
1 McLaren Flat Road KANGARILLA	Chapel	Alt 774	F6191	CT 5832/446	a c	24489
33 - 35 McLaren Flat Road KANGARILLA	Primary School	Alt 1	F4674	CT 5829/388	a c	5136
36 McLaren Flat Road KANGARILLA	Hall - former Temperance Hall	Alt 2	F3513	CT 5603/956	a c	5130
41 - 43 McLaren Flat Road KANGARILLA	Cottage & former Shop/Dwelling	Alt 112	F6191	CT 5418/335	a d	5129
2 Old Coach Road KANGARILLA	Former Telegraph/Post Office and attached Dwelling	Alt 112	D70643	CT 5975/154	a c	5137

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Morrow LONSDALE	Bridge across Christie Creek Original bridge structure				a d	5294
2826 Main South Road MASLIN BEACH	Farmhouse, former Dairy & Barn -'Hunt'	A2	F9851	CT 5951/687	a b d e	5593
34 Thomas Road MASLIN BEACH	Farmhouse & Outbuildings - 'Huntfield'	Alt50	D30351	CT 5778/573	a b d e	20893
44 Thomas Road MASLIN BEACH	Former farmhouse buildings (2) and former laundry	Alt 259	F164082	CT 5648/966	a b d	5597
118 Thomas Road MASLIN BEACH	Farmhouse & former Dairy 'Kindra'	Alt 23	D31980	CT 5423/28	a b d e	5596
178 Blewitt Springs Road MCLAREN FLAT	Dwelling, (Beltung), Associated Trees and garden.; Includes mature pine & palm trees & garden with cypress hedge	Alt 21	D59036	CT 5869/356	a	5383
172 Elliott Road MCLAREN FLAT	Cottage	Alt 162	F161725	CT 5362/210	a d e	5399
41-47 Main Road MCLAREN FLAT	McLaren Flat Memorial Hall; Whole of exterior	A200	D56674	CT 5853/24	a b c	5384
49 Main Road MCLAREN FLAT	McLaren Flat Primary School; Whole of exterior of historic School building	A500	D69936	CT 5967/534	a c	5385
55 Main Road MCLAREN FLAT	Shop/Post Office; Whole of exterior	A100	D112715	CT 6178/331	a c	5386
330 McLaren Flat Road MCLAREN FLAT	Farm Complex - 'Wickham Park'; includes dwelling, early farmhouse & outbuilding	Alt 2	F10500	CT 5475/683	a b d e	5406
2 Aldersey Street MCLAREN VALE	Former McLaren Vale Public School	A831	F164654	CT 5557/410	a c	5224
5-9 Aldersey Street MCLAREN VALE	Dwelling - Former Schoolhouse	Pce 204	D53583	CT 5954/387	a c d	5225
11A Aldersey Street MCLAREN VALE	Former Manse	Alt 202	D52285	CT 5693/654	a d	5226
Amery Road MCLAREN VALE	Amery Private Cemetery	Alt 20	D61939	CT 5896/989	a b e	5388
Binney Road MCLAREN VALE	Strout Cemetery	Alt 122	F163945	CT 5832/52	a c d e	5415
71 Brightview Brae MCLAREN VALE	Dwelling	Pce 11	D20920	CT 5298/769	a b	5419
42 Caffrey Street MCLAREN VALE	Settler's Cottage & Farmstead	Alt 3	D45621	CT 5416/184	a d	5222

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5 Chalk Hill Road Section 135 MCLAREN VALE	Former Bellevue School	Alt 3	D71794	CT 5979/92	a c d	5197
115 Chalk Hill Road MCLAREN VALE	Former farmhouse, Outbuilding, Mature Palm Tree & Peppercorn Trees (2)- (Manning Park); Whole of exterior	Alt 51	D46897	CT 5402/710	a	5390
117 Chalk Hill Road MCLAREN VALE	Stone Outbuildings - 'Manning Park'	Alt 50	D46897	CT 5402/709	a	5389
17 Chapman Avenue MCLAREN VALE	Dwelling & Outbuilding	Alt 6	D73003	CT 5986/701	a d	5219
128 Hunt Road MCLAREN VALE	Cottage - 'Glen Hardy'	Alt 1	F3694	CT 5509/587	a b d e	5400
24 Kangarilla Road MCLAREN VALE	Former Settler's Cottage - 'Daringa'	A1	D47198	CT 5423/74	a d e	5207
139 Kangarilla Road MCLAREN VALE	Cottage - 'Ferris House'	A113	D47298	CT 5401/782	a b d e	5405
20 Liddiard Street MCLAREN VALE	Iron Clad Dwelling	A51	F153237	CT 5817/268	a d	24490
Long Gully Road MCLAREN VALE	Stone Bridge, Old Coach Road; Surviving fabric of bridge.	Sec 869	H106000	CL 5773/852	a d	5322
96-98 Main Road MCLAREN VALE	Shop/Residence - former Saddlery	A1	F2556	CT 5990/47	a d	5217
99 Main Road MCLAREN VALE	Church	Lot 64	F21604	CT 5841/944	a c d	5216
114-116 Main Road MCLAREN VALE	Shop/Residence	Alt 2	F14078	CT 5229/499	a d	24491
2/ 145 Main Road MCLAREN VALE	Former Devonshire Arms Hotel	Alt 2	F12025	CT 5153/159	a c e	5215
155-157 Main Road MCLAREN VALE	Public Hall & War Memorial	A55	D90963	CT 6109/588	a c	5223
165 Main Road MCLAREN VALE	Shop/Residence (former Bank)		S10262	CT 5003/811 CT 5053/113	a d	24493
184 Main Road MCLAREN VALE	Shop & Residence	Alt 1	D39805	CT 5941/261	a d	5210
202-206 Main Road MCLAREN VALE	Winery Group - former Mortlock Mill & Trees (2)	Alt 57	F36507	CT 5335/766	a d e g	5221
203-205 Main Road MCLAREN VALE	Former Fruit Processing Factory	Alt 12	D46705	CT 5418/612	a d	5201
208-210 Main Road MCLAREN VALE	Hotel	A60 A61	F36507 F36507	CT 6155/861 CT 6155/862	a c e	5200

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
252 Main Road MCLAREN VALE	Former Settler's Cottage & Yard Wall	A2	D88180	CT 6121/2	a d	5196
281 Main Road MCLAREN VALE	Dwelling 'Ingleburne'; Includes dairy, store & water tank	A202	D87543	CT 6086/980	a b d e f	5435
McMurtrie Road MCLAREN VALE	Pug House Ruin	Alt 4	F137562	CT 5248/455	a b d	5410
5 McMurtrie Road MCLAREN VALE	Former Salopian Hotel	A45	F153231	CT 5555/307	a c f	5208
187 McMurtrie Road MCLAREN VALE	Well	Alt 50	D54916	CT 5810/181	a d e	5414
13-15 Mudge Street MCLAREN VALE	Former Shop & Cottage	A100	D61278	CT 5895/412	a d	5204
58 Osborn Road MCLAREN VALE	D'Arenberg Winery Complex; Includes former homestead, dwelling, stone barn & stone cellar	A700	D48637	CT 6180/270	a b e	5391
3 Park Drive MCLAREN VALE	Former Well	Sec 798	H106000	CL 1435/3	a c	5227
139b Pedler Creek Road off MCLAREN VALE	Former farmhouse and Barn, ('Fidge Farm'); Whole of exterior of former farmhouse and barn	Alt 3	D30589	CT 5305/851	a e	5381
20 Penfold Way MCLAREN VALE	Winery Group		D90963	CT 6109/557	a d	24492
22 Railway Terrace MCLAREN VALE	Former Stationmaster's Residence	Alt 10	D18259	CT 5071/737	a	24494
120 Sand Road MCLAREN VALE	Farmhouse (Thomas Block)	Alt 2	F13310	CT 5489/989	a b d e	5412
234 Seaview Road MCLAREN VALE	Oliver Family Private Cemetery; includes Stone wall, headstones and eucalypts	A1004	D74165	CT 5996/861	a b e	5394
246 Seaview Road MCLAREN VALE	Former Row Dwellings (Workers Cottages); Whole of exterior	Alt 1000	D74165	CT 5996/857	a b	5393
271 Seaview Road MCLAREN VALE	Farmhouse and Stone Outbuildings ('Whitehill Farm'); Whole of exterior	A31	D45439	CT 6147/70	a	5392
Strout Road MCLAREN VALE	Farmhouse 'Peppermint Farm' includes Peppercorn Tree	A500	D63721	CT 5921/503	a b d e f	5416
60 Strout Road MCLAREN VALE	Strout's Farm Complex	A14 A128	D46045 F163951	CT 5384/553 CT 5680/941	a b d e	5413

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219 Strout Road MCLAREN VALE	Bethany Church, Cemetery & Bridge	A136	F163959	CT 5902/214	a c d	5417
255 Strout Road MCLAREN VALE	Dwelling (Wigley's)	A101	D90164	CT 6105/408	a d e	5408
255 Strout Road MCLAREN VALE	Wirra Wirra Winery	A101	D90164	CT 6105/408	a b d e	5407
3 Stump Hill Road MCLAREN VALE	Dwelling & former Barn	A100	D82512	CT 6051/387	a d	5195
37 Tatachilla Road MCLAREN VALE	Dwelling - 'Woodleigh'	A3	F1214	CT 5492/835	a d e	5213
39 Tatachilla Road MCLAREN VALE	Dwelling - former 'Woodleigh' Stables	A2	F1214	CT 5156/491	a d e	5209
753 Victor Harbor Road MCLAREN VALE	Richard Logan's House (Abandoned)	s184	H106000	CT 5949/699	a b d e	5395
68 Wheaton Road MCLAREN VALE	Former Farm Complex ('Landcross Farm'); includes former farmhouse, stone barn, shed structures, former cottages (3) stone outbuildings (2) & remnants of stone walls/enclosures	A100	D62023	CT 5899/263	a e	5382
52 Bains Road MORPHETT VALE	Dwelling, former Morphett Vale Union Chapel; Whole of exterior of historic building, excluding later additions	A91	F205397	CT 5512/440	a d	5305
59 Bains Road MORPHETT VALE	Dwelling, ('Prospect Cottage'); Whole of exterior of historic dwelling, excluding additions	A100	D72864	CT 5981/500	a d	5306
10-16 Cypress Drive MORPHETT VALE	Former Farmhouse; Whole of exterior of historic farmhouse excluding later additions	Alt 1	D67625	CT 5949/896	a	5307
1 High Street MORPHETT VALE	Former Police Stable; Whole of exterior	s1548	H105500	CT 5308/92	a	5308
Main South Road Cnr & Flaxmill MORPHETT VALE	War Memorial Garden; includes obelisk & landscaped gardens	Sec 1629	H105500	CT 5752/676	a	5310
132 Main South Road MORPHETT VALE	Emu Hotel; Whole of exterior of historic hotel excluding later additions	A12	F107812	CT 6119/331	a c	5309

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
171 States Road MORPHETT VALE	Dwelling, former Manse; Whole of exterior of historic dwelling, excluding later additions	Alt 29	F161483	CT 5296/56	a d	5311
185 States Road MORPHETT VALE	Dwelling & Cellar; Whole of exterior of historic dwelling, excluding later additions	A300	F57500	CT 6173/224	a d	5312
193 States Road MORPHETT VALE	Dwelling; Whole of exterior of historic dwelling, excluding verandah and additions	Alt 13	F7072	CT 5130/354	a d	5313
3 William Street MORPHETT VALE	Former Courthouse and Police Station; Whole of exterior	Sec 1536	H105500	CT 5607/88	a c	20883
Woodcroft Drive MORPHETT VALE	Former Easton's Barn; Whole of exterior	Alt 12	D17041	CT 5546/540	a d e	5314
Kalisz Court NOARLUNGA DOWNS	Former Farm Complex, ('Eleanora Centre'); includes homestead & outbuildings	Alt 12	D28732	CT 5785/4	a e	5315
Chandlers Hill Road Western Side O'HALLORAN HILL	Stone Bridge				a	24495
1533-1541 Main South Road O'HALLORAN HILL	Former Tapley Farm Complex	Alt 1	F17972	CT 5477/567	a d e	5094
1565 Main South Road O'HALLORAN HILL	Former Shearing Shed (formerly associated with Tapley Farm Complex)	Alt 202	D52438	CT 5962/787	a d e	24496
32 - 34 Hall Crescent OLD NOARLUNGA	Reserve, former Market; Whole of Reserve.	Alt 97	F210057	CT 5710/138	a c	5337
12 Malpas Street OLD NOARLUNGA	Cottage; Whole of exterior	A503	F37199	CT 5328/467	a	5317
23 Malpas Street OLD NOARLUNGA	Noarlunga Primary School, includes c1912 Schoolroom and Peppercorn Tree; Whole of exterior of historic (1912) school building excluding additions. Peppercorn tree	S1439 A3	H105500 D94536	CT 5983/921 CT 6151/255	a c	5318
28 Malpas Street OLD NOARLUNGA	Dwelling, ('Noarlunga Cottage'); Whole of exterior of historic (c1854) cottage and c1860 additions excluding later additions.	Alt 4	F12319	CT 5842/459	a	5319

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50 Malpas Street OLD NOARLUNGA	Former Methodist Church, Gravesite and Peppercorn Trees; Whole of Exterior of historic Church 1902 additions, and Peppercorn trees. excluding front porch.	Alt 91	F209628	CT 5513/27	a c f	5320
6 Market Crescent OLD NOARLUNGA	Former Horseshoe Mill; Whole of exterior	Alt 50	D60264	CT 5878/156	a f	5321
66 Paringa Parade OLD NOARLUNGA	Former Brewery, Stone Tank and Pepper Tree; Whole of exterior of former brewery. Stone tank and pepper tree	A1 A2	F36990 F36990	CT 5905/864 CT 5905/864	a d	5336
4 Patapinda Road OLD NOARLUNGA	Former Shop and Dwelling; Whole of exterior excluding additions and non-original embellishments.	A91 A92	F207148 F207148	CT 5456/983 CT 5456/983	a	5316
9 Patapinda Road OLD NOARLUNGA	Former Shop/Dwelling; Whole of exterior of the c1860's shop excluding later additions.	Alt 25	F10434	CT 5493/693	a	5323
25 Patapinda Road OLD NOARLUNGA	Former Shops & Dwelling; Whole of exterior	Alt 101	D35296	CT 5109/58	a	5324
33 Patapinda Road OLD NOARLUNGA	Dwelling and former shop; Whole of exterior	Alt 100	F151402	CT 5772/620	a	5326
37 Patapinda Road OLD NOARLUNGA	Former Shop & Dwelling; Whole of exterior	Alt 91 Alt 91	F164703 F166882	CT 5310/2	a	5327
38-42 Patapinda Road OLD NOARLUNGA	Old Noarlunga Hotel (formerly Jolly Miller); Whole of exterior of historic hotel excluding additions	A50 A15	D56473 F40009	CT 5848/681 CT 5848/685	a c	5328
43-45 Patapinda Road OLD NOARLUNGA	Former Shop & Dwelling; Whole of exterior	A3	F137686	CT 6189/355	a	5329
48 Patapinda Road OLD NOARLUNGA	Dwelling and former Shop; Whole of exterior	Alt 1	F105378	CT 5158/401	a	5331
47-49 Patapinda Road OLD NOARLUNGA	Former Butcher's Shop/Dwelling; Whole of exterior	Alt 202	D19165	CT 5204/27	a	5330
50-52 Patapinda Road OLD NOARLUNGA	Dwelling; Whole of exterior - excludes c1953 shop addition	Alt 1	F151751	CT 5739/630	a	5332



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53 Patapinda Road OLD NOARLUNGA	Noarlunga District Hall; Whole of exterior of historic Hall and 1929 addition, excluding later timber verandah and ramp.	Alt 97	F210057	CT 5710/138	a c	5335
56 Patapinda Road OLD NOARLUNGA	Former Post Office; Whole of exterior	Alt 1	F13251	CT 5118/673	a c	5333
67 Patapinda Road OLD NOARLUNGA	Dwelling, former Harbour Master's Cottage, Post & Rail Fence and Canary Island Palm Tree; Whole of exterior of historic cottage excluding later verandah. Mature palm tree, post and rail fence.	Alt 63	F151465	CT 5654/46	a e	5334
62, 66-68, 74-76 Victor Harbor Road OLD NOARLUNGA	Former Farm Complex - includes dwelling, outbuildings, agricultural buildings & mature pine trees; Whole of exterior dwelling and outbuildings. Mature pine trees	A101 A324 A325	D42891 F210300 F210301	CT 5295/123 CT 5781/871 CT 5781/872	a e	5338
6 Water Street OLD NOARLUNGA	Dwelling former Granary and Storehouse; Whole of exterior of historic building	Alt 2	F131961	CT 5243/941	a	5339
16 Bridge Street OLD REYNELLA	Former Reynella Distillery, (St Francis Winery & Restaurant includes cellar buildings); Whole of exterior of historic cellar buildings excluding later additions	Alt 2	D27367	CT 5167/859	a e	5366
5 Corn Street OLD REYNELLA	Cottage; Whole of exterior	Alt 303	D53564	CT 5804/415	a e	5367
15 Corn Street OLD REYNELLA	Cottage; Whole of exterior of historic cottage and gabled addition excluding recent skillion roofed additions.	Alt 99	F162872	CT 5546/720	a	5368
64-66 Corn Street OLD REYNELLA	Dwelling, former Boarding House; Whole of exterior	Alt 74 Alt 72	D26337 D14931	CT 5339/468 CT 5339/554	a	5370
18A Lantana Road OLD REYNELLA	Stone Pine Trees (4) and Cairn; Pine trees and cairn	A74	D10903	CT 5552/467	a g	5371
6 Market Street OLD REYNELLA	Cottage; Whole of exterior	Alt 5	F121539	CT 5212/984	a	5372
194 Old South Road OLD REYNELLA	Shop; Whole of exterior excluding verandah	Alt 3	F5648	CT 5381/838	a	5373

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3 Olive Street OLD REYNELLA	Cottage; Whole of exterior	Alt 6	F5648	CT 5118/582	a	5374
38-44 Panalatinga Road OLD REYNELLA	Cottage within Reynella Winery; Whole of exterior	A501	D77674	CT 6192/196	a e	20885
38-44 Panalatinga Road OLD REYNELLA	Carew Cottage' and attached former School Room Sunken Garden & Pine Tree	Alt 405	D31765	CT 5072/629	a e	5375
38-44 Panalatinga Road OLD REYNELLA	Dwelling; Whole of exterior	A501	D77674	CT 6192/196	a e	20884
8 Peach Street OLD REYNELLA	Dwelling, former Wesleyan Chapel and Hall; Whole of exterior of former Chapel and Hall	Alt 91	F203794	CT 5371/858	a c	5376
1 Reynell Road OLD REYNELLA	Cottage, former Post Office; Whole of exterior	Alt 53	D31551	CT 1911/166	a c	5377
6 Reynell Road OLD REYNELLA	Former Station Masters Dwelling; Whole of exterior	Alt 164	F10223	CT 5111/991	a e	5378
10 Kellys Road ONKAPARINGA HILLS	farmhouse and Outbuildings, former Farm Complex; Whole of exterior of former farmhouse and outbuildings	A1	D92263	CT 6121/911	a e	5340
1 Nursery Lane ONKAPARINGA HILLS	Dwelling - 'The Cottage Nursery'; Whole of exterior	A4	D83770	CT 6060/3	a	5341
30 Tusmore Drive ONKAPARINGA HILLS	Dwelling, former Farm Building, ('Craigbank'); Whole of exterior	Alt 88	D34800	CT 5976/100	a e	5342
11 Anderson Avenue PORT NOARLUNGA	Dwelling; Dwelling (excluding the carport, and any later additions and outbuildings).	Alt 39	D2069	CT 5806/334	a	24497
Lot 12 Clarke Street PORT NOARLUNGA	Dwelling ('Fan Court'); Whole of exterior	A12	D28524	CT 5880/650	a b e f	5343
Esplanade PORT NOARLUNGA	Captain Collett Barker Cairn; Cairn including plaque and weather vane				a e f	5344
Esplanade PORT NOARLUNGA	Port Noarlunga Jetty; Whole of jetty structure	Alt 171	D49718	CT 5835/248	a b c f	5346

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13/15/17 Gawler Street PORT NOARLUNGA	Former General Store/Attached Dwelling and Outbuilding; Whole of exterior of former general store/attached dwelling and outbuilding	Alt 79	F29698	CT 5403/77	a	5348
19 Gawler Street PORT NOARLUNGA	Shop, former Dwelling; Whole of exterior excluding verandah infill	Alt 78	F29698	CT 5206/481	a d	5350
1/ 20 Gawler Street PORT NOARLUNGA	Shop, former Billiard Saloon; Whole of exterior	Alt 5	F139710	CT 5256/308	a c	5349
21 Gawler Street PORT NOARLUNGA	Shop, former Post Office; Whole of exterior	Alt 78	F29698	CT 5206/481	a c	5351
22 Gawler Street PORT NOARLUNGA	Community Arts Centre, former Port Noarlunga Institute and Library; Whole of exterior	Alt 6 Alt 50	D2699 F35079	CT 5775/672 CT 5847/802	a b c	5352
23-25 Gawler Street PORT NOARLUNGA	Shops, Former General Store; Whole of exterior of both shops	Alt 77	F29698	CT 5159/200	a	5353
27 Gawler Street PORT NOARLUNGA	Shop and Studio, former Church; Whole of exterior excluding front fence.	Alt 76	F29698	CT 5899/815	a c	5354
13 Murray Road PORT NOARLUNGA	Cottage (former Stables)	Alt 306	D5568	CT 5359/818	a	24499
62-64 Murray Road PORT NOARLUNGA	Former Guesthouse, ('Angus House'); Whole of exterior	Alt 60 Alt 52	F218139 F218140	CT 5814/680 CT 5814/89	a b e	5355
82 Murray Road PORT NOARLUNGA	Cottage; Whole of exterior	Alt 202	D48945	CT 5532/171	a	5356
32 Old Honeypot Road PORT NOARLUNGA	Dwelling, former Farmhouse; Whole of exterior	Alt 1	D6654	CT 5174/832	a	5357
29 Saltfleet Street PORT NOARLUNGA	Port Noarlunga Hotel, excluding 'Milliari' guesthouse; Whole of exterior excluding recent additions	Alt 5	D43	CT 5117/876	a b c f	5345
33 Saltfleet Street PORT NOARLUNGA	Dwelling and Norfolk Island Pine Tree; Whole of exterior of dwelling. Pine tree.	Alt 74	F1551850	CT 5354/929	a	5360
36 Saltfleet Street PORT NOARLUNGA	Former Bakery Shop and Norfolk Island Pine Trees (2); Whole of exterior of former shop. Pine trees	Alt 61	D64183	CT 5918/699	a	5361

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9 Witton Road PORT NOARLUNGA	Dwelling, former Boarding House ('Yoolana'); Whole of exterior	Alt 99	D2142	CT 5254/909	a b	5362
29 Commercial Road PORT NOARLUNGA SOUTH	Dwelling; Whole of exterior	A1	D83347	CT 6057/280	a b	5364
Bowering Hill Road PORT WILLUNGA	Barn Ruins	A5	F35292	CR 5752/227	a d	5544
25 East Street PORT WILLUNGA	Former Dairy Complex; Includes cottage, barn & outbuildings	Alt 2	F147901	CT 5270/627	a d	5538
Esplanade PORT WILLUNGA	Star of Greece Café	Alt 1	D56399	CT 5875/933	a	5543
4-5 Esplanade PORT WILLUNGA	Former "Alton" Guest House	A5	F125152	CT 5218/968	a b f	5539
23 Esplanade PORT WILLUNGA	House	Alt 673	F164496	CT 5725/334	a	5542
17 Port Road PORT WILLUNGA	Cottage (Honeysuckle)	Alt 102	F213584	CT 5641/847	a d	5546
19-21 Port Road PORT WILLUNGA	Cottage & Stone Wall	A95 A9	F213561 D905	CT 5642/89 CT 5837/795	a d	5547
62 Port Road PORT WILLUNGA	Former Farmhouse	A1	D80517	CT 6048/494	a e	5548
13-15 Star of Greece Road PORT WILLUNGA	Rosa's Cottage	Alt 52	D37832	CT 5515/320	a d	5549
21-23 Star of Greece Road PORT WILLUNGA	Cottage	Alt 666	F164489	CT 5512/281	a	5537
191 Button Road SELICKS BEACH	Farmhouse (Norman's)	A41	D37572	CT 5148/711	a b d	5463
122 Country Road SELICKS BEACH	Farm Complex (Justs)	Pce5	D113256	CT 6178/548	a b d e	5535
79-80 Esplanade SELICKS BEACH	Pebble House; includes front wall, staircase, fence & garden grottos	Alt 11 Alt 12	D3297 D3297	CT 5738/992	a d f	5524
3846 Main South Road SELICKS BEACH	Former Farmhouse (Clarke)	Alt 302	F164125	CT 5750/833	a b d e	5533
Alt 20 Sellicks Beach Road SELICKS BEACH	Cemetery	Alt 20	D64507	CT 5921/802	a	24503
Alt 21 Sellicks Beach Road SELICKS BEACH	Former Church	Alt 21	D64507	CT 5921/803	a c d	5534

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12 Stirling Avenue SELLICKS BEACH	Farmhouse - 'McRae'	Alt 3	D21405	CT 5202/215	a b d e	5536
100 Culley Road SELLICKS HILL	Farm Complex (McCrae); Includes associated barn	A336	F164159	CT 5392/833	a b d e	5523
122 Culley Road SELLICKS HILL	Former Farmhouse	A337	F164160	CT 5660/101	a b d e	5522
3731 Main South Road SELLICKS HILL	Farmhouse (Cameron)	Alt 316	F164139	CT 5639/265	a b d e	5526
652 Old Sellicks Hill Road SELLICKS HILL	Victory Hotel; excludes later additions	Pce21	D38230	CT 5173/543	a c e f	5528
292 Plains Road SELLICKS HILL	Farmhouse (Eatts)	A94	F163025	CT 5304/196	a b d e	5292
418 Plains Road SELLICKS HILL	Former Farmhouse	Alt 50	D50464	CT 5587/111	a b d	5532
Rogers Road SELLICKS HILL	Corrugated Iron Barns/Sheds (Rogers)	A353	D46709	CT 5432/743	a d	5525
272 Bayliss Road TATACHILLA	Farmhouse & Outbuildings 'Pengilly Farm'	A605	D74708	CT 5994/366	a b d e	5559
293 California Road TATACHILLA	Former Farmhouse	A13	D47579	CT 5458/959	a b d	5562
565 California Road TATACHILLA	Stone Cottage - former seaman Residence; building associated with former Tatachilla Winery	A587	F164410	CT 5743/550	a d e	5398
577 California Road TATACHILLA	Cottage - 'Peppertree' - former William Semmens' Cottage; building associated with former Tatachilla Winery	A93	F161532	CT 5300/504	a d e	5396
2887 Main South Road TATACHILLA	Farm Complex; includes farmhouse & barn	A260	F164083	CT 5792/254	a b d	5595
233 Tatachilla Road TATACHILLA	Former Tatachilla Winery & Residence	A1	D50517	CT 5601/608	a c d e	5418
575 Tatachilla Road TATACHILLA	Picker's House, Stables & Stallion House; Buildings associated with former Tatachilla Winery	A20	D94416	CT 6146/995	a d e	5397
91 Jackson Hill Road THE RANGE	Farmhouse (Manning); includes storeroom & pine trees	Sec 549	H106000	CT 5340/382	a f	5401
125 Jackson Hill Road THE RANGE	Dwelling Ruins (Jackson's); includes Cypress trees	Alt 8	F13761	CT 5482/503	a d e	5402

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80 McMurtrie Road THE RANGE	Dwelling - 'Hillwood'; includes attached cellar & dairy	A10	D18105	CT 5710/529	a d e	5409
378 Rifle Range Road THE RANGE	Dwelling - 'Monopilla'	A601	D89251	CT 6103/934	a b d e	5411
7 Adey Road WHITES VALLEY	Cottage	Alt 8	F10875	CT 5291/324	a d e	5564
Aldinga Road WHITES VALLEY	Butterworth's Mill Ruins	Alt 204	F164027	CT 5418/575	a d e f	5552
363 Aldinga Road WHITES VALLEY	Farmhouse - 'Blacker's'	A300	D94085	CT 6156/66	a b d e	5421
6 Bayliss Road WHITES VALLEY	Duncan Stewart's House (ruins)	A209	F164032	CT 5441/964	a b e	5558
90 Bayliss Road WHITES VALLEY	Farmhouse (Bowithick)	A23	D42636	CT 5441/398	a b e	5560
149 California Road WHITES VALLEY	Stanfield Farm Complex; includes farmhouse, tank, dairy, coolhouse & barn	A50	D51034	CT 5628/201	a b d	5572
100 Delabole Road WHITES VALLEY	Coachhouse Remains (Ashley Farm)	Alt 2	F2006	CT 5511/39	a e	5426
76 Flour Mill Road WHITES VALLEY	Mulberry Tree Cottage	A7	F103642	CT 5135/685	a b e	5554
94 Flour Mill Road WHITES VALLEY	Farmhouse (Butterworth)	A246	F164069	CT 5562/344	a b e	5553
Free Lane WHITES VALLEY	Free Presbyterian Church (Ruin)	Alt 10	D73327	CT 5685/330	a b e f	5557
7 Free Lane WHITES VALLEY	Former Aldinga Store	Alt 25	F102038	CT 5116/985	a c e	5556
Almond Grove Road WHITES VALLEY	Brick Kiln Bridge & Site	Alt 2	D25583	CT 5255/479	a d e	5555
110 Little Road WHITES VALLEY	White's Mill Row Cottages	Alt 7	F10875	CT 5400/348	a b d e	5571
120 Little Road WHITES VALLEY	Farmhouse 'Hilltop'	Alt 19	D35074	CT 5093/191	a b d	5570
140 Little Road WHITES VALLEY	Hay-Taylor Cottage	Alt 243	F164066	CT 5327/824	a d	5568
164 Little Road WHITES VALLEY	Farmhouse (McGaffin) (Dr)	A11	D45101	CT 5344/157	a d e	5567
19 St Judes Street WILLUNGA	Cottage	Alt 1	F151715	CT 5277/785	a d	5513
Aldinga Road WILLUNGA	Site of St Stephen's Church & Willunga Cemetery	Alt 411	F164234	CT 5754/752	a c d	5420

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15 Aldinga Road WILLUNGA	Dwelling & former Shop; includes later verandah addition	Alt 511	F164334	CT 5652/966	a d e	5465
17 Aldinga Road WILLUNGA	Attached Dwelling and former Shop	Alt 510	F164333	CT 5439/704	a d e	5466
19 Aldinga Road WILLUNGA	Dwelling & Former Shop	Alt 600	D62212	CT 5898/701	a d e	5467
35 Aldinga Road WILLUNGA	Cottage	Alt 1	F109051	CT 5197/102	a d	5468
39 Aldinga Road WILLUNGA	Cottage - Former Bible Christian Manse	Alt 436	F164259	CT 5478/926	a d	5469
41 Aldinga Road WILLUNGA	Cottage (Dowty's)	Alt 436	F164258	CT 5364/490	a d e	5470
43 Aldinga Road WILLUNGA	Cottage	Alt 2	F157791	CT 5285/860	a d e	5471
45 Aldinga Road WILLUNGA	Cottage	Alt 1	F1685	CT 5137/456	a d	5472
49 Aldinga Road WILLUNGA	Cottage	Alt 434	F164257	CT 5470/524	a d	5473
55 Aldinga Road WILLUNGA	Cottage	Alt 2	F138155	CT 5254/62	a d	5474
100 Binney Road WILLUNGA	Dwelling (excluding 1930s front addition) & Cellar (Binney)	Alt 500	D48215	CT 5505/296	a b d e	5422
10 Bishop Street WILLUNGA	Cottage (The Gums)	Alt 531	F164354	CT 5535/955	a d	5475
39 Edwards Road WILLUNGA	Former Farmhouse (Little Tew)	Alt 5	F105604	CT 5161/905	a b	5428
134 Edwards Road WILLUNGA	Cottage - 'Middlebrook'	Alt 56	F153142	CT 5742/598	a	5429
Gaffney Road WILLUNGA	Grange Farm; includes dwelling & former laundry dairy & implement store	A4	D110599	CT 6177/17	a b d e	5431
Gaffney Road WILLUNGA	Slate Bridge				a d	5432
7 High Street WILLUNGA	Bank & Residence	Alt 2	D24093	CT 5084/653	a c d	5478
13 High Street WILLUNGA	Shop	Alt 12	D19345	CT 5221/34	a d	5479
17 High Street WILLUNGA	Shops	Alt 6	D63000	CT 5913/792	a d	5480
22-24 High Street WILLUNGA	Shop & Residence	Alt 309 Alt 307 Alt 308	F30850	CT 5788/480 CT 5788/481 CT 5788/482	a d	5481

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<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>Heritage NR</b>
27 High Street WILLUNGA	Restaurant - former Church	Alt 483	F164306	CT 5660/967	a c	5482
29 High Street WILLUNGA	Shop & Residence; excludes verandah	Alt 482	F164305	CT 5660/966	a d	5483
35 High Street WILLUNGA	Former Oddfellows Hall	A481	S7520	CT 5755/283	a c d	5484
3/ 37 High Street WILLUNGA	Cottage		S7520	CT 5009/10	a d	5485
46 High Street WILLUNGA	Cottage	A91	F203837	CT 5384/610	a d	5486
60 High Street WILLUNGA	Cottage	Alt 92	F207127	CT 5975/890	a d	5487
8 Hill Street WILLUNGA	Shops & former Dwelling	Alt 569	F164392	CT 5749/360	a d	5488
10 Hill Street WILLUNGA	Alma Hotel	Alt 570	F164393	CT 5315/495	a d e f	5489
12A Hill Street WILLUNGA	Dwelling	A101	D71934	CT 5980/547	a d e	5490
1/ 5 Kell Street WILLUNGA	Cottage		S11594	CT 5052/318	a d	5491
Main Road WILLUNGA	Show Hall & Community Centre	Alt 10 Alt 11 Alt 12	D492 D492 D492	CT 5159/704	a c f	5493
3 Main Road WILLUNGA	Dwelling - former Police Station	Alt 553	F164376	CT 5590/747	a c	5492
13 Main Road WILLUNGA	Dwelling & former Bakery	Alt 7	D492	CT 5823/993	a d	5494
15 Main Road WILLUNGA	Dwelling	Alt 5 Alt 6	D492 D492	CT 5732/262	a d e	5495
18 Main Road WILLUNGA	Dwelling - 'Hawthorne'	A562	F164385	CT 5495/357	a d	5496
20 Main Road WILLUNGA	Dwelling	Alt 573	F164396	CT 5823/140	a d	5497
22 Main Road WILLUNGA	Dwelling	Alt 574	F164397	CT 5639/981	a d	5498
89 Main Road WILLUNGA	Farmhouse - Slate Creek Farm	Alt 12	F32802	CT 5113/635	a b e	5434
130 Main Road WILLUNGA	Cottage Ruin 7 Moreton Bay Fig Trees	A94	F163917	CT 5537/369	a b d e f	5430
137 Main Road WILLUNGA	Former Farmhouse (Rowlands)	Alt 1	F160427	CT 5292/581	a b d	5433
6 Methodist Street WILLUNGA	Former Stables Complex	A4	D43718	CT 6122/298	a b d e	5447



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
15 Methodist Street WILLUNGA	Cottage - Former Methodist Manse	Alt 2	F125639	CT 5237/836	a b e	5436
65 Norman Road WILLUNGA	Normanton (Peacock Farm); includes farmhouse, dairy/cellar & stone barn	Alt 80	D41358	CT 5247/536	a b d e	5437
Old Willunga Hill Road WILLUNGA	Willunga Hill & Slate Gutters				a d	20947
7 Old Willunga Hill Road WILLUNGA	Dwelling	A4	D87298	CT 6086/562	a b d e	5464
35 Old Willunga Hill Road WILLUNGA	Cottage - Elim Park	Alt 4	D24861	CT 5640/175	a b d e	5462
6 Railway Terrace WILLUNGA	Former railway refreshment rooms	Alt 92	F164717	CT 5693/958	a c d e	5444
8 Railway Terrace WILLUNGA	Former Railway Station, platform, stock ramp, platform crane, water tower, stand pipe, turntable pit and footings, wrought iron gate, strainer posts, and railway iron fencing	A101	D63354	CT 6136/157	a c d e	5443
St Andrews Terrace WILLUNGA	Gum Tree & Bell	Alt 186	F212204	CT 5697/85	a c f	5510
8 St Andrews Terrace WILLUNGA	Dwelling	Alt 517	F164340	CT 5709/311	a d	5499
9 St Andrews Terrace WILLUNGA	Dwelling	Alt 311	F30850	CT 5841/718	a d	5500
10 St Andrews Terrace WILLUNGA	St Stephen's Anglican Church	Alt 518	F164341	CT 5820/742	a c d	5501
18 St Andrews Terrace WILLUNGA	Cottage	Alt 520	F164343	CT 5366/60	a d	5502
26 St Andrews Terrace WILLUNGA	Cottage	Alt 524	F164347	CT 5566/550	a d	5503
27 St Andrews Terrace WILLUNGA	Dwelling	Alt 99	F199354	CT 5358/968	a d	5504
34 St Andrews Terrace WILLUNGA	Dwelling - former attached Cottages	Alt 10	F9551	CT 5115/519	a d	5505
137 St Andrews Terrace WILLUNGA	Willunga Uniting Church (former Wesleyan Church) & Cemetery	Alt 187 Alt 188	F212204 F212204	CT 5697/85 CT 5697/85	a c d	5512
18 St Georges Street WILLUNGA	Cottage	Alt 1	F125685	CT 5223/846	a d e	5506
20 - 22 St Georges Street WILLUNGA	Dwelling	Alt 97 Alt 98	F212386 F212386	CT 5561/919	a d e	5507

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**Table Section**  
**Table Onka/9 - 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>Heritage NR</b>
24 St Georges Street WILLUNGA	Cottage	Alt 1	D70113	CT 5962/485	a d	5508
6 St James Street WILLUNGA	Cottage	Alt 12	F105806	CT 5911/736	a d	5476
21 St James Street WILLUNGA	Cottage	Alt 292	F211078	CT 5715/148	a d e	5509
5 St Judes Street WILLUNGA	Cottage	Alt 118	F212338	CT 5560/890	a d	5511
12 St Judes Street WILLUNGA	St Joseph's Roman Catholic Church and Cemetery Complex including Church Cemetary, hall (former schoolhouse) and presbytery	Alt 1	F40155	CT 5358/420	a c	5514
8 St Lukes Street WILLUNGA	Cottage	Alt 3	D14418	CT 5750/314	a d	5515
11-13 St Lukes Street WILLUNGA	House	Alt 31	D64440	CT 5920/21	a d	5516
23 St Lukes Street WILLUNGA	Cottage	Alt 535	F164358	CT 5791/935	a d	5517
8 St Marys Street WILLUNGA	Cottage	A291	F211887	CT 6194/653	a b	5454
17 St Marys Street WILLUNGA	Cottage	Alt 1	F13897	CT 5486/35	a d	5518
20 St Marys Street WILLUNGA	Stone Shed	Alt 701	F210677	CT 5776/282	a b d e	5450
30 St Matthews Street WILLUNGA	Dwelling	Alt 2	F131624	CT 5318/230	a b d e	5457
32 St Matthews Street WILLUNGA	Dwelling	A10	D94494	CT 6147/717	a b d e	5458
St Peters Terrace WILLUNGA	Former Willunga District Council Chambers	Alt 560	F164383	CT 5815/549	a c d	5459
St Peters Terrace WILLUNGA	Former Farmhouse & Dairy 'Waverley Park'	A100	D54392	CT 6152/338	a b d e	5460
3 St Peters Terrace WILLUNGA	Former Shop & Residence	Alt 558	F164381	CT 5506/875	a d	5519
5 St Peters Terrace WILLUNGA	Former Shop & Residence	Alt 557	F164380	CT 5639/980	a d	5520
13 St Peters Terrace WILLUNGA	House (Somerset)	Alt 556	F164379	CT 5315/391	a d	5521
9 Station Road WILLUNGA	Former Farmhouse (Pethick)	Alt 22	D11199	CT 5187/69	a b d e	5461

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
13 Station Road WILLUNGA	Former Railway Station Masters Dwelling	Alt 4	F108581	CT 5195/324	a c d e	5445
Colville Road WILLUNGA SOUTH	Colville Bridge				a c d e	5425
640 Colville Road WILLUNGA SOUTH	Cottage (formerly Moy Hall)	Alt 1	D28067	CT 5410/177	a	5423
387 Delabole Road WILLUNGA SOUTH	Stand of Osage Orange Trees	Alt 354	F164177	CT 5751/325	a f	5427
Quarry Road WILLUNGA SOUTH	Stone Culvert				a d	5441
19 Quarry Road WILLUNGA SOUTH	Cottage (Gum Gully)	Alt 101	D60177	CT 5897/816	a b d	5439
41 Quarry Road WILLUNGA SOUTH	Cottage Ruins & Slate Tank	Alt 119	D26433	CT 5284/854	a b d	5440
81 Quarry Road WILLUNGA SOUTH	Martin's & Bastian's Quarries	Alt 114	D26433	CT 5114/702	a b e	5442
Range Road West WILLUNGA SOUTH	Spilt Slate Fence				a d	5446
78 St Andrews Terrace WILLUNGA SOUTH	Dwelling 'Brierly'	Alt4	F104623	CT 5148/514	a d e	5448
30 St Johns Terrace WILLUNGA SOUTH	Dwelling Former Church of England Rectory	Alt 61	D29924	CT 5785/717	a b e	5424
85 St Johns Terrace WILLUNGA SOUTH	Cottage	Alt 392	F164215	CT 5783/412	a b d e	5451
94 St Johns Terrace WILLUNGA SOUTH	Cottage 'Beltunga'	A71	D95018	CT 6149/751	a b d e	5438
100 St Johns Terrace WILLUNGA SOUTH	Cottage (Springhill)	Alt 100	D60177	CT 5897/815	a b d	5452
122 St Johns Terrace WILLUNGA SOUTH	Cottage - 'Valley View'	Alt 12	F2894	CT 5195/156	a b d	5453
Panalatinga Road WOODCROFT	Dwelling, former Farmhouse and Pine Trees; Whole of exterior of former farmhouse excluding later additions. Mature pine trees	Alt 101	D65351	CT 5922/802	a	5379

## Table Onka/10 - 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
2 Old Coach Road ALDINGA	Memorial to the Wreck of the 'Star of Greece'	A203	F164026	CT 5956/622		14071
206-208 Port Road ALDINGA	Hart's Cafe & Real Estate Office (former Temperance Hotel)	A16	F101638	CT 5867/801		12796
Lewis Street CHERRY GARDENS	Farm Outbuilding	A7	F152383	CT 5799/152		12712
55 Grants Gully Road CLARENDON	Hall (former Clarendon Bible Christian Church)	A622	F5463	CT 5778/983		12716
59 Grants Gully Road CLARENDON	Former Clarendon Police Station & Courthouse	A623	F5463	CT 5611/409		10451
74 Grants Gully Road CLARENDON	Former Oddfellows Hall	A604	F5463	CT 5490/585		10473
Grants Gully Road CLARENDON	Clarendon Winery Complex	A1	D14878	CT 5145/166		11193
Grants Gully Road CLARENDON	Clarendon Weir, Onkaparinga River	Q99	F218799	CT 5885/765		12711
2 Luke Road CLARENDON	Dwelling (former Clarendon Wesleyan Methodist Church)	A101 A102	D48136 D48136	CT 5554/102 CT 5554/103		14256
Potter Road CLARENDON	Clarendon Primary School (Original 1885 Building)	A29	F5967	CT 5798/104		14255
Scenic Road CLARENDON	Former Dwelling & Slab Barn	Q7	F153533	CT 5279/766		12714
Turners Gully Road CLARENDON	Thrush Grove Cottage	A102	D25667	CT 5431/793		10452
404B Main Road COROMANDEL VALLEY	Coromandel Valley Institute	A44	F149129	CT 5831/522		12410
406 Main Road COROMANDEL VALLEY	Former Murray & Sons Biscuit & Jam Factory Foreman's Residence	A51	D51639	CT 5667/111		14257

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
Murrays Hill Road COROMANDEL VALLEY	Horner's Bridge [Stone Arch]	S596 ROAD RESERVE S1653 ROAD RESERVE	H105100 H105500	N/A N/A		10468
Matthews Road DORSET VALE VIA BLACKWOOD	Dwelling ('Mackereth Cottage')	S1427	H105500	CT 5806/966		10470
2 Gates Road HACKHAM	Dwelling ('Holly's House')	A1	F153542	CT 5279/800		14507
Main South Road HACKHAM	Office (former Four Winds Dwelling)	A17	D7907	CT 5264/327		10954
424 Beach Road HACKHAM WEST	Simplicity Funeral Parlour (former Morphett Vale Primary School)	A11	D12422	CT 5111/8		14430
Chandlers Hill Road HAPPY VALLEY	Happy Valley Reservoir (Dam Wall & Towers)	S516 CAB A100 A98 A95 S466 S466, 475	H105500 R394 F216252 F216147 F216330 H105500 H105500	GM 229/415 N/A CT 5837/72 CT 5831/856 CT 5830/157 CT 6089/961 CT 6089/962		12710
Essington Street HAPPY VALLEY	Sturt Gorge Glaciation Geological Site, Sturt Gorge Recreation Park	S625, 674 S1556, 1561 S1648 1649 & 1665 A3 A4 A1 A2 A2233 A611 A610 A608	H105100 H105500 H105500 D61457 D35889 D56671 D33672 D9612 D77028 D77028 D77028 A608	CR 5758/608 CR 5906/446 CR 5906/446 CR 5906/446 CR 5750/580 CR 5849/542 CT 5164/868 CT 5390/621 CT 6063/573 CT 6063/572 CT 6063/570		14109
47A Fraser Avenue HAPPY VALLEY	Horndale Winery & Distillery Complex - Residence	A500	D70991	CT 5975/298		25052
Lot 105 Fraser Avenue HAPPY VALLEY	Horndale Winery & Distillery Complex - Winery	A105	D29829	CT 5246/128		10573
Lot 102 Jordan Avenue HAPPY VALLEY	Horndale Winery & Distillery Complex - Liquor Store and Still House	A102	D29829	CT 5246/125		25053
1 Olive Farm Place HUNTFIELD HEIGHTS	Olive Farm (Dwelling and Outbuildings)	A2	F5509	CT 5504/886		14508

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Dashwood Gully Road KANGARILLA	Dwelling (former Kangarilla Hotel, later a Temperance Hotel and then a guest house)	A806	F6192	CT 5510/980		14258
Old Coach Road KUITPO	Silvicultural Reserves (E. sideroxylon 1898 & 1900), Kuitpo Forest	S120 & 126	H105300	CR 5774/376	a	25921
Wickham Hill Road KUITPO	Dwelling ('Clear Hills')	S3510	H105300	CT 5841/28	b	14772
15 Liston Road LONSDALE	Underground Tank & Barn, Glenheath Homestead	A1	F17428	CT 5476/715		12581
MASLIN BEACH	Maslin Bay to Aldinga Bay Coastal Cliff Section Geological Site	S799, 801, 802 A2 A1 A2 A1	H106000	CR 5752/694 D40554 CR 5291/866 D40554 CR 5291/865 D56399 CR 5869/782 D56399 CT 5875/933		14040
Chaffeys Road MCLAREN VALE	Seaview Winery (former Hope Farm, later Benelan) Dwelling, Sheds & Cellar	S519	H106000	CT 5410/316		14502
Chaffeys Road MCLAREN VALE	Coriole Winery (Winery, Dwelling & Outbuilding)	A99	F153385	CT 5547/408		14503
Chaffeys Road MCLAREN VALE	Samuel's Gorge Winery (former Seaview Farm) including two dwellings, two underground tanks, a cellar and a building housing two olive presses	A10	F15883	CT 5093/773	a b e g	14505
Chapel Hill Road MCLAREN VALE	Chapel Hill Winery (former McLaren Vale Bible Christian Church)	A100	D46664	CT 5976/160		14504
Kays Road MCLAREN VALE	Kay Brothers Amery Winery	A82	F153368	CT 5869/326		14506
133 Main Road MCLAREN VALE	Part of the Former Congregational Church Complex - 1862 Church - now the Singing Gallery	A100	D70585	CT 6005/932		26273
6 Tatachilla Road MCLAREN VALE	Part of the Former Congregational Church Complex - 1844 Church and Graveyard	A102	D70785	CT 6005/934		14069

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
1 Church Street MORPHETT VALE	Dwelling	A150	D6364	CT 5462/329		12556
40 Flaxmill Road MORPHETT VALE	Dwelling ('Mossgiel')	A3	F152789	CT 5356/615		14498
214-216 Main South Road MORPHETT VALE	Shop (former Morphett Vale Baptist Church)	A18	F152094	CT 5985/864		12560
250-262 Main South Road MORPHETT VALE	Mary Help of Christians (St Mary's) Catholic Church	A28	F152004	CT 5358/388		10596
243 O'Sullivan Beach Road MORPHETT VALE	Wakefield's Homestead	A5	D25969	CT 5431/202		12575
142 Wheatsheaf Road MORPHETT VALE	Thrush Grove (Dwelling & Dairy)	A500	D46727	CT 5399/158	a b	11039
14 William Street MORPHETT VALE	Morphett Vale Institute	A10	F218261	CT 5846/707		12535
William Street MORPHETT VALE	Former John Knox Free Presbyterian Church	A500	F42504	CT 5882/951		10597
William Street MORPHETT VALE	Former John Knox School	A500	F42504	CT 5882/951		12534
148 Beach Road NOARLUNGA CENTRE	Consulting Rooms (former Dwelling)	A37	F12360	CT 5807/2		14499
Church Hill Road OLD NOARLUNGA	St Philip & St James Anglican Church & Graveyard	A2	D40739	CT 5263/595		12820
165-181 Old South Road OLD REYNELLA REYNELLA	Shop (former Reynella Primary School combined Schoolroom and Dwelling)	A8	F158899	CT 5289/61		14497
204-212 Old South Road OLD REYNELLA REYNELLA	Crown Inn	A47	F104036	CT 5140/517		12585
211-221 Old South Road OLD REYNELLA REYNELLA	Former Reynella Changing Station Dwelling & Stables	Q13	D54064	CT 5809/428		12579
6 Peach Street OLD REYNELLA REYNELLA	Dwelling (former Reynella School comprising 'cottage' and 'hall')	A91	F203817	CT 5368/65		12587

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20-36 Reynell Road OLD REYNELLA REYNELLA	Hardy's (former Reynell's) Reynella Winery, including Pigeon Loft, Cave Cellar No.1, Reynell's House (now offices), the Dairy, the Shell of the Chateau and the Boiler Stack	A501	D77674	CT 6071/788		12720
80 Murray Road PORT NOARLUNGA	Perry Homestead	A201	D48945	CT 5532/170		12582
53 Old Honeypot Road PORT NOARLUNGA	Dwelling & Outbuildings	A11	D38972	CT 5175/883		14500
29 Saltfleet Street PORT NOARLUNGA	Port Noarlunga Hotel (former Milliari Guest House only - incorporated in hotel in 1933)	A5	D43	CT 5117/876		14496
41 Wearing Street PORT NOARLUNGA	Dwelling ("Sauerbier's House") and Storage Shed/Privy	A10	T105501	CT 5321/746		11770
Sauerbiers Road PORT NOARLUNGA SOUTH	Pingle Farm (Dwelling, Barn and Underground Tank), Onkaparinga River National Park	A104	D62452	CR 6066/181	a b	14766
13 Port Road PORT WILLUNGA	Dwelling (former Seaview Hotel)	A17	D24345	CT 5409/437		14286
Braes Close REYNELLA EAST	Dwelling ('The Braes')	A101	D30415	CT 5223/887		12607
71 Griffiths Drive SEAFORD	Dwelling (former Farm House)	A92	D91150	CT 6108/822	a	14494
Wheaton Road SEAFORD HEIGHTS	Former Noarlunga Ostrich Farm, including former Prior's Court Homestead (1850s section only) and Barn	A10	F15505	CT 5057/849		14427
Sauerbiers Road SEAFORD MEADOWS	Prospect Farm, including homestead, cottage, well, barn, two sheds and implement shed and stone walling	A23	D69693	CT 5961/260		11828
Bayliss Road WHITES VALLEY	Dwelling ('former Hawthorn Farm')	A248	F164071	CT 5801/572		14066



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
3-5 High Street WILLUNGA	Willunga Hotel, comprising original hotel, cottage & two storey shop	A10 A7 A9	F159034 F159031 F159033	CT 5289/914 CT 5289/915 CT 5289/918		10343
38 High Street WILLUNGA	Masonic Hall (former Willunga Church of Christ) & Outside Toilet	A464	F164287	CT 5706/863		14073
44 High Street WILLUNGA	Former Bakery & Residence	A505	F164328	CT 5380/702		14074
51 High Street WILLUNGA	Bush Inn (sometime Canberra Hotel)	A4	D60856	CT 5887/568		14075
61 High Street WILLUNGA	National Trust Museum (former Willunga Police Station and Residence, Cell Block and Courtyard, Stables & Courthouse)	A5	D87298	CT 6086/563		10342
62 High Street WILLUNGA	Dwelling (former Willunga Post Office & Telegraph Station)	A91	F163617	CT 5302/794		10626
17 St Andrews Terrace WILLUNGA	Dwelling	A469	F164292	CT 5461/981		10344
20 St Andrews Terrace WILLUNGA	Dwelling (former 'Glantawe House')	A521	F164344	CT 5702/272		14078
16 St Georges Street WILLUNGA	Dwelling	A340	F211126	CT 5593/55		14038
19 St James Street WILLUNGA	Dwelling ('Upalong')	A293	F211079	CT 5746/764		14077
St James Street WILLUNGA	Morton's Bridge [Stone Culvert]	ROAD RESERVE	H106000	N/A		14076
17 St Lukes Street WILLUNGA	Former Bassett's Boys School (later Willunga Council Chambers)	A497	F164320	CT 5816/928		10345
21 St Lukes Street WILLUNGA	Dwelling ('Buckland House') (sometime school)	A536	F164359	CT 5687/925		14165
13-15 St Mary's Street WILLUNGA	Dwelling ('St Mary's Lodge')	A100	D83817	CT 6058/449		14079
1 St Peters Terrace WILLUNGA	Dwelling & Shop (Willunga House)	A559	F164382	CT 5815/551		14072

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7 St Peters Terrace WILLUNGA	Dwelling ('St Anne's Lodge')	A4	F139592	CT 5257/10		10625
Delabole Road WILLUNGA SOUTH	Delabole Slate Quarry & Settlement (ruin)	A102 A353	F111130 F164176	CT 5489/834 CT 5751/324		10965
Dunstan Road WILLUNGA SOUTH	Bangor Slate Quarry (later Australian Slate Quarry) Complex	A51	D55796	CT 5839/98		12301
Dunstan Road WILLUNGA SOUTH	Bangor Slate Quarry Powder Magazine	A51	D55796	CT 5839/98		14067
Range Road WILLUNGA SOUTH	Former Loud's Quarry	A101	D57665	CT 5860/931		14080
Pimpala Road WOODCROFT	Mount Hurtle Winery	A31	D21214	CT 5966/164		11045

Note: This table 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

**Map Reference Tables**  
**Spatial Extent Maps**  
**Bushfire Risk Maps**  
**Concept Plan Maps**



## Map Reference Tables

### Index Maps

#### Map Reference

[Council Index Map](#)

### Zone Maps

Zone Name	Map Numbers
Bulky Goods Zone	Onka/63, Onka/64
Caravan and Tourist Park Zone	Onka/44, Onka/47, Onka/70, Onka/81, Onka/87, Onka/91, Onka/104, Onka/105
Coastal Conservation Zone	Onka/19, Onka/28, Onka/47, Onka/57, Onka/58, Onka/62, Onka/70, Onka/77, Onka/87, Onka/90, Onka/91, Onka/99, Onka/104, Onka/109, Onka/111, Onka/113
Commercial Zone	Onka/22, Onka/30, Onka/31, Onka/48, Onka/50, Onka/60, Onka/63, Onka/64
Community Zone	Onka/23, Onka/24, Onka/32, Onka/33, Onka/43, Onka/44, Onka/59, Onka/60, Onka/95, Onka/96, Onka/102, Onka/103
Conservation Zone	Onka/24, Onka/31, Onka/39, Onka/70, Onka/99, Onka/100, Onka/104, Onka/105, Onka/109
Deferred Urban Zone	Onka/21, Onka/22, Onka/70, Onka/71, Onka/72, Onka/78, Onka/91, Onka/100, Onka/101, Onka/105, Onka/110, Onka/111, Onka/112
District Centre Zone	Onka/14, Onka/15, Onka/24, Onka/25, Onka/30, Onka/42, Onka/47, Onka/48, Onka/63, Onka/71, Onka/99, Onka/100
Hills Face Zone	Onka/2, Onka/3, Onka/5, Onka/6, Onka/8, Onka/9, Onka/11, Onka/12, Onka/16, Onka/17, Onka/25, Onka/26, Onka/32, Onka/33, Onka/34, Onka/35, Onka/43, Onka/44, Onka/45, Onka/51, Onka/52, Onka/53, Onka/59, Onka/60, Onka/61, Onka/64, Onka/65, Onka/66, Onka/67, Onka/68, Onka/76, Onka/83, Onka/84, Onka/85, Onka/96, Onka/97, Onka/98, Onka/102, Onka/103, Onka/106, Onka/107, Onka/108, Onka/111, Onka/112, Onka/113, Onka/114
Local Centre Zone	Onka/14, Onka/15, Onka/23, Onka/24, Onka/30, Onka/31, Onka/32, Onka/40, Onka/42, Onka/43, Onka/49, Onka/50, Onka/57, Onka/59, Onka/60, Onka/62, Onka/70, Onka/71, Onka/111
Mineral Extraction Zone	Onka/20, Onka/21, Onka/29, Onka/30, Onka/64, Onka/78, Onka/79, Onka/88
Mixed Use Zone	Onka/2, Onka/80
Neighbourhood Centre Zone	Onka/9, Onka/11, Onka/13, Onka/23, Onka/31, Onka/32, Onka/39, Onka/40, Onka/41, Onka/43, Onka/50, Onka/58, Onka/62, Onka/78, Onka/81, Onka/116, Onka/117

Zone Name	Map Numbers
Open Space Zone	Onka/2, Onka/3, Onka/4, Onka/5, Onka/7, Onka/8, Onka/9, Onka/10, Onka/11, Onka/13, Onka/14, Onka/20, Onka/21, Onka/23, Onka/24, Onka/30, Onka/47, Onka/48, Onka/57, Onka/58, Onka/59, Onka/63, Onka/64, Onka/73, Onka/74, Onka/77, Onka/78, Onka/80, Onka/81, Onka/83, Onka/87, Onka/88, Onka/91, Onka/92, Onka/115
Primary Production Zone	Onka/6, Onka/7, Onka/17, Onka/18, Onka/26, Onka/34, Onka/35, Onka/36, Onka/45, Onka/46, Onka/52, Onka/53, Onka/54, Onka/55, Onka/56, Onka/59, Onka/60, Onka/63, Onka/64, Onka/65, Onka/66, Onka/67, Onka/68, Onka/69, Onka/71, Onka/72, Onka/73, Onka/74, Onka/75, Onka/76, Onka/78, Onka/79, Onka/80, Onka/81, Onka/82, Onka/83, Onka/84, Onka/87, Onka/88, Onka/89, Onka/91, Onka/92, Onka/93, Onka/94, Onka/95, Onka/96, Onka/97, Onka/100, Onka/101, Onka/102, Onka/103, Onka/104, Onka/105, Onka/106, Onka/107, Onka/109, Onka/110, Onka/111, Onka/112, Onka/113, Onka/114
Regional Centre Zone	Onka/13, Onka/48, Onka/49
Residential Zone	Onka/2, Onka/8, Onka/9, Onka/11, Onka/14, Onka/15, Onka/16, Onka/19, Onka/20, Onka/21, Onka/22, Onka/23, Onka/24, Onka/25, Onka/26, Onka/29, Onka/30, Onka/31, Onka/32, Onka/33, Onka/34, Onka/39, Onka/40, Onka/41, Onka/42, Onka/43, Onka/44, Onka/47, Onka/48, Onka/49, Onka/50, Onka/51, Onka/57, Onka/58, Onka/59, Onka/60, Onka/61, Onka/62, Onka/63, Onka/64, Onka/70, Onka/71, Onka/72, Onka/77, Onka/78, Onka/80, Onka/81, Onka/82, Onka/87, Onka/88, Onka/90, Onka/91, Onka/96, Onka/99, Onka/100, Onka/102, Onka/103, Onka/104, Onka/109, Onka/110, Onka/111, Onka/112, Onka/113, Onka/115, Onka/116, Onka/117
Residential Hills Zone	Onka/4, Onka/5, Onka/11, Onka/12, Onka/15, Onka/16, Onka/24, Onka/25, Onka/26, Onka/33, Onka/34, Onka/102, Onka/103
Residential Park Zone	Onka/2, Onka/44
Rural Living Zone	Onka/25, Onka/26, Onka/32, Onka/33, Onka/43, Onka/102
Suburban Activity Node Zone	Onka/22, Onka/31
Tourism Development Zone	Onka/47, Onka/70, Onka/80, Onka/81, Onka/83, Onka/87, Onka/91
Town Centre Zone	Onka/47
Township Zone	Onka/92, Onka/22, Onka/34, Onka/35, Onka/36, Onka/46, Onka/54, Onka/55, Onka/64, Onka/75, Onka/83, Onka/90, Onka/91, Onka/92, Onka/95, Onka/100, Onka/101, Onka/102, Onka/103
Urban Employment Zone	Onka/19, Onka/20, Onka/21, Onka/27, Onka/28, Onka/29, Onka/30, Onka/31, Onka/39, Onka/40, Onka/41, Onka/50, Onka/51, Onka/60, Onka/61, Onka/63, Onka/64, Onka/72, Onka/79, Onka/80, Onka/81, Onka/100, Onka/102
Watershed Protection (Mount Lofty Ranges) Zone	Onka/7, Onka/16, Onka/17, Onka/18, Onka/26, Onka/35, Onka/36, Onka/37, Onka/38, Onka/46, Onka/55, Onka/56, Onka/68, Onka/69, Onka/85, Onka/86

## Policy Area Maps

Policy Area Name	Map Numbers
Christies Beach Policy Area 1	Onka/47
Maslin Beach Policy Area 2	Onka/87, Onka/91
Moana Policy Area 3	Onka/70
Recreation Policy Area	Onka/23, Onka/24, Onka/32, Onka/33, Onka/43, Onka/44, Onka/59, Onka/60, Onka/95, Onka/96, Onka/102, Onka/103
Aldinga Sellicks Conservation Policy Area 6	Onka/99, Onka/100, Onka/104, Onka/105, Onka/109
Aberfoyle Park Policy Area 7	Onka/14, Onka/15, Onka/24, Onka/25
Aldinga Beach Policy Area 8	Onka/99, Onka/100
Christies Beach Road Policy Area 9	Onka/47, Onka/48
Seaford Policy Area 10	Onka/63, Onka/71
Sherriffs Road Policy Area 11	Onka/30
Main Road Policy Area 12	Onka/29, Onka/40, Onka/41, Onka/63
Infrastructure Policy Area 13	Onka/19, Onka/28, Onka/39, Onka/40, Onka/72, Onka/79
Old Reynella Policy Area 14	Onka/31
Port Stanvac Policy Area 15	Onka/27, Onka/28, Onka/39, Onka/40
Home Business Policy Area 17	Onka/63, Onka/64, Onka/100
Old Noarlunga Policy Area 19	Onka/64
River Road Policy Area 20	Onka/59
Reynella Policy Area 21	Onka/29, Onka/30
McLaren Vale Policy Area 22	Onka/81
O'Halloran Hill Policy Area 23	Onka/13
Seaford Heights Policy Area 24	Onka/117
Field River Policy Area 25	Onka/20, Onka/21, Onka/30
Onkaparinga River Policy Area 26	Onka/47, Onka/48, Onka/57, Onka/58, Onka/59, Onka/63, Onka/64
Pedler Creek Policy Area 27	Onka/73, Onka/74, Onka/80, Onka/81, Onka/83
Port Willunga Creek Policy Area 28	Onka/91, Onka/92
Seascape Policy Area 29	Onka/77, Onka/78, Onka/87, Onka/88, Onka/91
Environment Protection Policy Area 30	Onka/6, Onka/7, Onka/18
Landscape Protection Policy Area 31	Onka/6, Onka/7, Onka/17, Onka/18
Mount Lofty Ranges Policy Area 32	Onka/26, Onka/34, Onka/35, Onka/36, Onka/37, Onka/46, Onka/53, Onka/54, Onka/55, Onka/46, Onka/67, Onka/68, Onka/69

<b>Policy Area Name</b>	<b>Map Numbers</b>
Open Space Policy Area 33	Onka/104, Onka/105, Onka/109, Onka/110, Onka/111
Central City Policy Area 34	Onka/48, Onka/49
Inner Residential Policy Area 35	Onka/48, Onka/49
Aldinga Beach Policy Area 36	Onka/99, Onka/100, Onka/104
Aldinga Dunes Policy Area 37	Onka/104, Onka/109
Co-ordinated Development Policy Area 38	Onka/15
McLaren Vale Policy Area 39	Onka/80, Onka/81, Onka/82
Medium Density Policy Area 40	Onka/9, Onka/10, Onka/13, Onka/14, Onka/15, Onka/22, Onka/23, Onka/24, Onka/25, Onka/29, Onka/30, Onka/31, Onka/32, Onka/39, Onka/40, Onka/41, Onka/42, Onka/43, Onka/44, Onka/47, Onka/48, Onka/49, Onka/50, Onka/57, Onka/60, Onka/62, Onka/63, Onka/70, Onka/71, Onka/77, Onka/78, Onka/99, Onka/100
Noarlunga Downs Policy Area 41	Onka/59
Onkaparinga Hills/Woodcroft Policy Area 42	Onka/32, Onka/43, Onka/51
Seaford Heights Policy Area 43	Onka/64, Onka/71, Onka/72, Onka/117
Seaford Meadows Policy Area 44	Onka/58, Onka/63
Sellicks Beach Policy Area 45	Onka/109, Onka/110, Onka/111, Onka/112, Onka/113
Willunga Policy Area 46	Onka/96, Onka/102, Onka/103
Coromandel Valley Policy Area 47	Onka/4, Onka/5, Onka/11, Onka/12, Onka/16
Happy Valley Interface Policy Area 48	Onka/25, Onka/34
Willunga Policy Area 49	Onka/102, Onka/103
Vegetation Management Policy Area 50	Onka/25
Bellevue Centre Policy Area 51	Onka/80, Onka/81
Hart Road Policy Area 52	Onka/100, Onka/105
Maslin Beach Policy Area 53	Onka/87, Onka/91
McLaren Vale Policy Area 54	Onka/81, Onka/83
Moana Foreshore Policy Area 55	Onka/70
Port Noarlunga Policy Area 56	Onka/47
Clarendon Policy Area 57	Onka/34, Onka/35, Onka/36, Onka/37, Onka/46
Kangarilla Policy Area 58	Onka/54, Onka/55
McLaren Flat Policy Area 59	Onka/75, Onka/83
Old Noarlunga Policy Area 60	Onka/64
Old Reynella Policy Area 61	Onka/22



Policy Area Name	Map Numbers
Port Willunga/Aldinga Policy Area 62	Onka/90, Onka/91, Onka/92, Onka/100, Onka/101
Willunga Policy Area 63	Onka/95, Onka/63, Onka/103
Yaroona Policy Area 64	Onka/55
Watershed Priority Policy Area 65	Onka/7, Onka/16, Onka/17, Onka/18, Onka/26, Onka/35, Onka/36, Onka/37, Onka/38, Onka/46, Onka/55, Onka/56
Co-ordinated Development Policy Area 67	Onka/51, Onka/60, Onka/61
Hepenstal Road Policy Area 68	Onka/60
Old Reynella Policy Area 69	Onka/22, Onka/31
Old Reynella Policy Area 70	Onka/22, Onka/31
Lonsdale Policy Area 71	Onka/19

### Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Coast to Vines Rail Trail	Onka/59, Onka/60
Precinct 2 Business	Onka/15, Onka/24, Onka/25
Precinct 3 Car Park	Onka/25
Precinct 4 Education	Onka/14, Onka/15, Onka/24, Onka/25
Precinct 5 Recreation	Onka/14, Onka/15, Onka/24
Precinct 6 Retail	Onka/25
Precinct 7 Western	Onka/14
Precinct 12 Main Street	Onka/63, Onka/71
Precinct 18 Shopping/Office/Community	Onka/13
Precinct 19 Limited Retail	Onka/13
Precinct 20 Business/Office	Onka/13
Precinct 21 General Commercial	Onka/13
Precinct 22 Commercial/Service Activities	Onka/13
Precinct 23 Landscape Environs	Onka/34, Onka/35, Onka/36, Onka/46
Precinct 24 Living Policy Area	Onka/34, Onka/35, Onka/36, Onka/46
Precinct 25 Mixed Use	Onka/34, Onka/35, Onka/36
Precinct 26 Recreation/Open Space	Onka/34, Onka/35, Onka/36, Onka/46
Precinct 27 Town Centre	Onka/22
Precinct 28 Residential	Onka/22
Precinct 29 Aldinga Village	Onka/91, Onka/92, Onka/100, Onka/101

Precinct Name	Map Numbers
Precinct 30 Port Willunga	Onka/91
Precinct 31 Port Willunga Foreshore	Onka/90, Onka/91
Precinct 32 Old Port Road	Onka/91, Onka/100
Precinct 33 Residential	Onka/102, Onka/103
Precinct 34 Town Approaches	Onka/95, Onka/102
Precinct 35 Town Centre	Onka/102
Precinct 36 Targeted Infill	Onka/14, Onka/15, Onka/24, Onka/25, Onka/30, Onka/31, Onka/40, Onka/41, Onka/42, Onka/43, Onka/47, Onka/48, Onka/49, Onka/62, Onka/63, Onka/70, Onka/71, Onka/99, Onka/100

### Historic Conservation Area Maps

Area Name	<i>shown within Overlay Maps - Heritage and Character Preservation District</i>
Clarendon Area 1	Onka/34, Onka/35, Onka/36, Onka/46
Kangarilla Area 2	Onka/54, Onka/55
Old Noarlunga Area 3	Onka/64
Old Reynella Area 4	Onka/22
Port Willunga/Aldinga Area 5	Onka/90, Onka/91, Onka/92, Onka/100, Onka/101
Willunga Area 6	Onka/95, Onka/102, Onka/103

### Overlay Maps

Issue	Map Numbers
Location	Onka/1, Onka/2, Onka/3, Onka/4, Onka/5, Onka/6, Onka/7, Onka/8, Onka/9, Onka/10, Onka/11, Onka/12, Onka/13, Onka/14, Onka/15, Onka/16, Onka/17, Onka/18, Onka/19, Onka/20, Onka/21, Onka/22, Onka/23, Onka/24, Onka/25, Onka/26, Onka/27, Onka/28, Onka/29, Onka/30, Onka/31, Onka/32, Onka/33, Onka/34, Onka/35, Onka/36, Onka/37, Onka/38, Onka/39, Onka/40, Onka/41, Onka/42, Onka/43, Onka/44, Onka/45, Onka/46, Onka/47, Onka/48, Onka/49, Onka/50, Onka/51, Onka/52, Onka/53, Onka/54, Onka/55, Onka/56, Onka/57, Onka/58, Onka/59, Onka/60, Onka/61, Onka/62, Onka/63, Onka/64, Onka/65, Onka/66, Onka/67, Onka/68, Onka/69, Onka/70, Onka/71, Onka/72, Onka/73, Onka/74, Onka/75, Onka/76, Onka/77, Onka/78, Onka/79, Onka/80, Onka/81, Onka/82, Onka/83, Onka/84, Onka/85, Onka/86, Onka/87, Onka/88, Onka/89, Onka/90, Onka/91, Onka/92, Onka/93, Onka/94, Onka/95, Onka/96, Onka/97, Onka/98, Onka/99, Onka/100, Onka/101, Onka/102, Onka/103, Onka/104, Onka/105, Onka/106, Onka/107, Onka/108, Onka/109, Onka/110, Onka/111, Onka/112, Onka/113, Onka/114

Issue	Map Numbers
Transport	Onka/1, Onka/2, Onka/3, Onka/4, Onka/6, Onka/7, Onka/8, Onka/9, Onka/10, Onka/11, Onka/12, Onka/13, Onka/14, Onka/15, Onka/16, Onka/17, Onka/18, Onka/19, Onka/20, Onka/21, Onka/22, Onka/23, Onka/24, Onka/25, Onka/26, Onka/28, Onka/29, Onka/30, Onka/31, Onka/32, Onka/33, Onka/34, Onka/35, Onka/36, Onka/37, Onka/39, Onka/40, Onka/41, Onka/42, Onka/43, Onka/44, Onka/45, Onka/46, Onka/47, Onka/48, Onka/49, Onka/50, Onka/51, Onka/52, Onka/53, Onka/54, Onka/55, Onka/56, Onka/57, Onka/58, Onka/59, Onka/60, Onka/61, Onka/62, Onka/63, Onka/64, Onka/65, Onka/66, Onka/67, Onka/68, Onka/69, Onka/70, Onka/71, Onka/72, Onka/73, Onka/75, Onka/76, Onka/77, Onka/78, Onka/79, Onka/80, Onka/81, Onka/82, Onka/83, Onka/84, Onka/85, Onka/86, Onka/87, Onka/88, Onka/90, Onka/91, Onka/92, Onka/93, Onka/94, Onka/95, Onka/97, Onka/98, Onka/99, Onka/100, Onka/101, Onka/102, Onka/103, Onka/104, Onka/105, Onka/107, Onka/108, Onka/109, Onka/110, Onka/111, Onka/112, Onka/113, Onka/114
Development Constraints	Onka/1, Onka/2, Onka/3, Onka/4, Onka/5, Onka/6, Onka/8, Onka/9, Onka/10, Onka/11, Onka/12, Onka/13, Onka/14, Onka/15, Onka/16, Onka/22, Onka/23, Onka/24, Onka/29, Onka/30, Onka/31, Onka/32, Onka/33, Onka/34, Onka/35, Onka/36, Onka/39, Onka/40, Onka/41, Onka/42, Onka/43, Onka/44, Onka/46, Onka/47, Onka/48, Onka/49, Onka/50, Onka/51, Onka/54, Onka/55, Onka/57, Onka/58, Onka/59, Onka/60, Onka/62, Onka/63, Onka/64, Onka/66, Onka/70, Onka/71, Onka/73, Onka/74, Onka/75, Onka/77, Onka/78, Onka/80, Onka/81, Onka/83, Onka/87, Onka/88, Onka/91, Onka/92, Onka/99, Onka/100, Onka/101, Onka/104, Onka/105, Onka/109, Onka/110, Onka/111, Onka/112, Onka/113
Heritage and Character Preservation District	Onka/1, Onka/4, Onka/5, Onka/6, Onka/7, Onka/8, Onka/9, Onka/11, Onka/12, Onka/13, Onka/14, Onka/15, Onka/16, Onka/17, Onka/18, Onka/22, Onka/23, Onka/24, Onka/25, Onka/26, Onka/29, Onka/30, Onka/31, Onka/32, Onka/33, Onka/34, Onka/35, Onka/36, Onka/37, Onka/38, Onka/40, Onka/42, Onka/43, Onka/44, Onka/45, Onka/46, Onka/47, Onka/48, Onka/49, Onka/50, Onka/51, Onka/52, Onka/53, Onka/54, Onka/55, Onka/56, Onka/57, Onka/58, Onka/59, Onka/60, Onka/61, Onka/63, Onka/64, Onka/65, Onka/66, Onka/67, Onka/68, Onka/69, Onka/71, Onka/72, Onka/73, Onka/74, Onka/75, Onka/76, Onka/78, Onka/79, Onka/80, Onka/81, Onka/82, Onka/83, Onka/84, Onka/85, Onka/86, Onka/87, Onka/88, Onka/89, Onka/90, Onka/91, Onka/92, Onka/93, Onka/94, Onka/95, Onka/96, Onka/97, Onka/98, Onka/99, Onka/100, Onka/101, Onka/102, Onka/103, Onka/104, Onka/105, Onka/106, Onka/107, Onka/108, Onka/109, Onka/110, Onka/111, Onka/112, Onka/113, Onka/114
Affordable Housing	Onka/2, Onka/19
Noise and Air Emissions	Onka/2, Onka/19
Strategic Transport Routes	Onka/2

### Bushfire Protection Overlay Maps

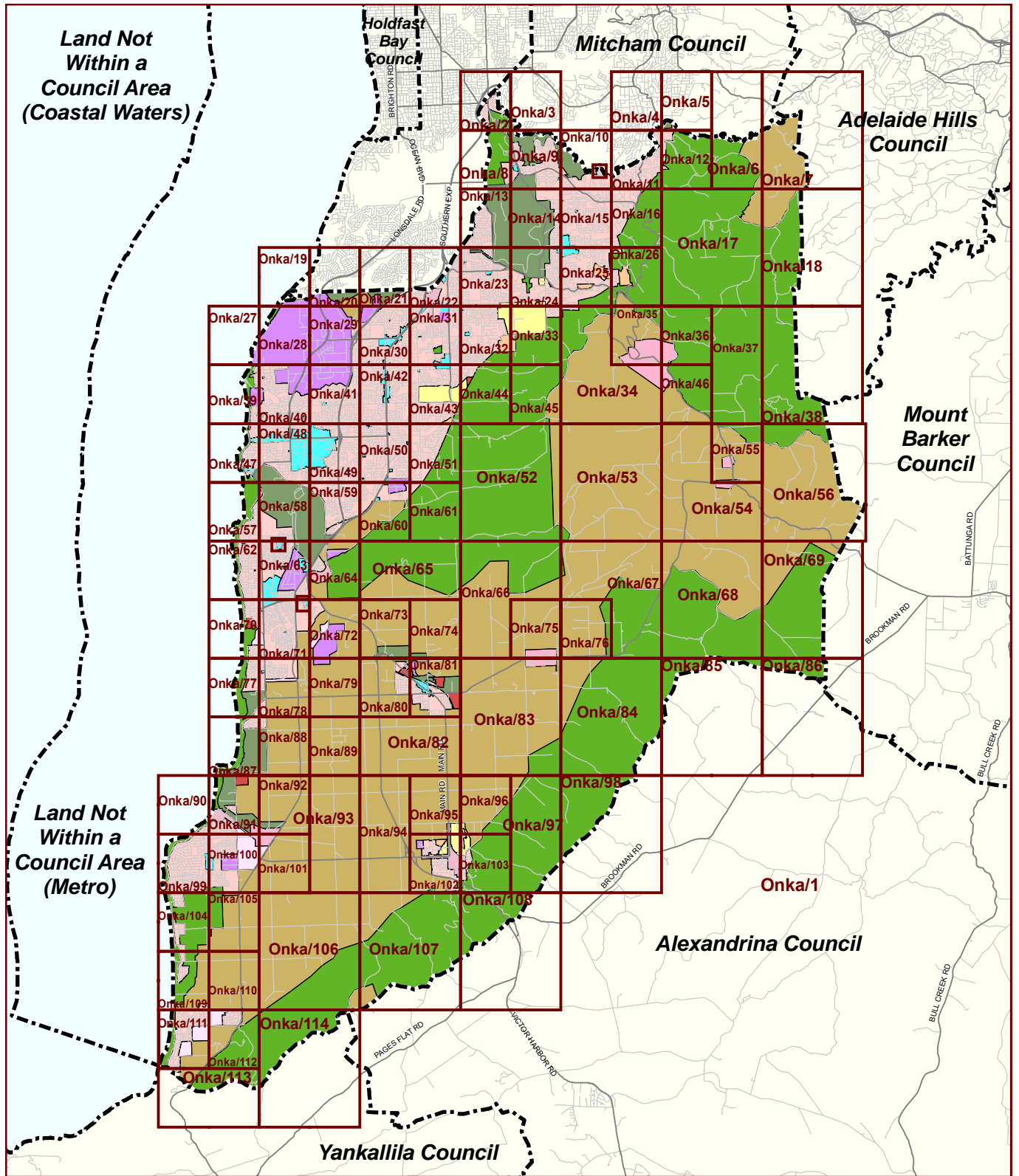
Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Onka/1, Onka/2, Onka/3, Onka/4, Onka/5, Onka/6, Onka/7, Onka/8, Onka/9, Onka/10, Onka/11, Onka/12, Onka/13, Onka/14, Onka/15, Onka/16, Onka/17, Onka/18, Onka/19, Onka/20, Onka/21, Onka/22

## Concept Plan Maps

Concept Plan Title	Map Numbers
Development Constraints Water Catchment Areas	Concept Plan Map Onka/1
Development Constraints Mount Lofty Ranges Water Management Areas	Concept Plan Map Onka/2
MOSS Study Area (Onkaparinga River)	Concept Plan Map Onka/3
Moana	Concept Plan Map Onka/4
Development Sequencing (Aldinga/Sellicks Beach)	Concept Plan Map Onka/6
Development Sequencing (Moana)	Concept Plan Map Onka/7
Aldinga	Concept Plan Map Onka/8
Affected Area (Aldinga/Sellicks Beach)	Concept Plan Map Onka/9
District Centre (Aldinga Beach)	Concept Plan Map Onka/10
District Centre (Beach Road East)	Concept Plan Map Onka/11
District Centre (Beach Road West)	Concept Plan Map Onka/12
District Centre Zone (Seaford)	Concept Plan Map Onka/13
District Centre (Sherriffs Road)	Concept Plan Map Onka/15
Seaford	Concept Plan Map Onka/16
Worthing Mine	Concept Plan Map Onka/17
Living Area	Concept Plan Map Onka/18
Seaford Heights	Concept Plan Map Onka/19
Rural Living Chandlers Hill	Concept Plan Map Onka/20
Broadacre Division (Kangarilla Township)	Concept Plan Map Onka/21
Township Strategy (McLaren Flat Township)	Concept Plan Map Onka/22
Historic Township (Old Noarlunga)	Concept Plan Map Onka/23
Metropolitan Open Space System	Concept Plan Map Onka/24
Noarlunga Regional Centre	Concept Plan Map Onka/25
Bulky Goods (Seaford Road)	Concept Plan Map Onka/26
Bulky Goods (Sherriffs Road)	Concept Plan Map Onka/27
Hackham / Onkaparinga Hills Infrastructure	Concept Plan Map Onka/28
Core Industry and Interface Areas	Concept Plan Map Onka/29
Old Reynella	Concept Plan Map Onka/30
Hart Road	Concept Plan Map Onka/31

# **Spatial Extent Maps**

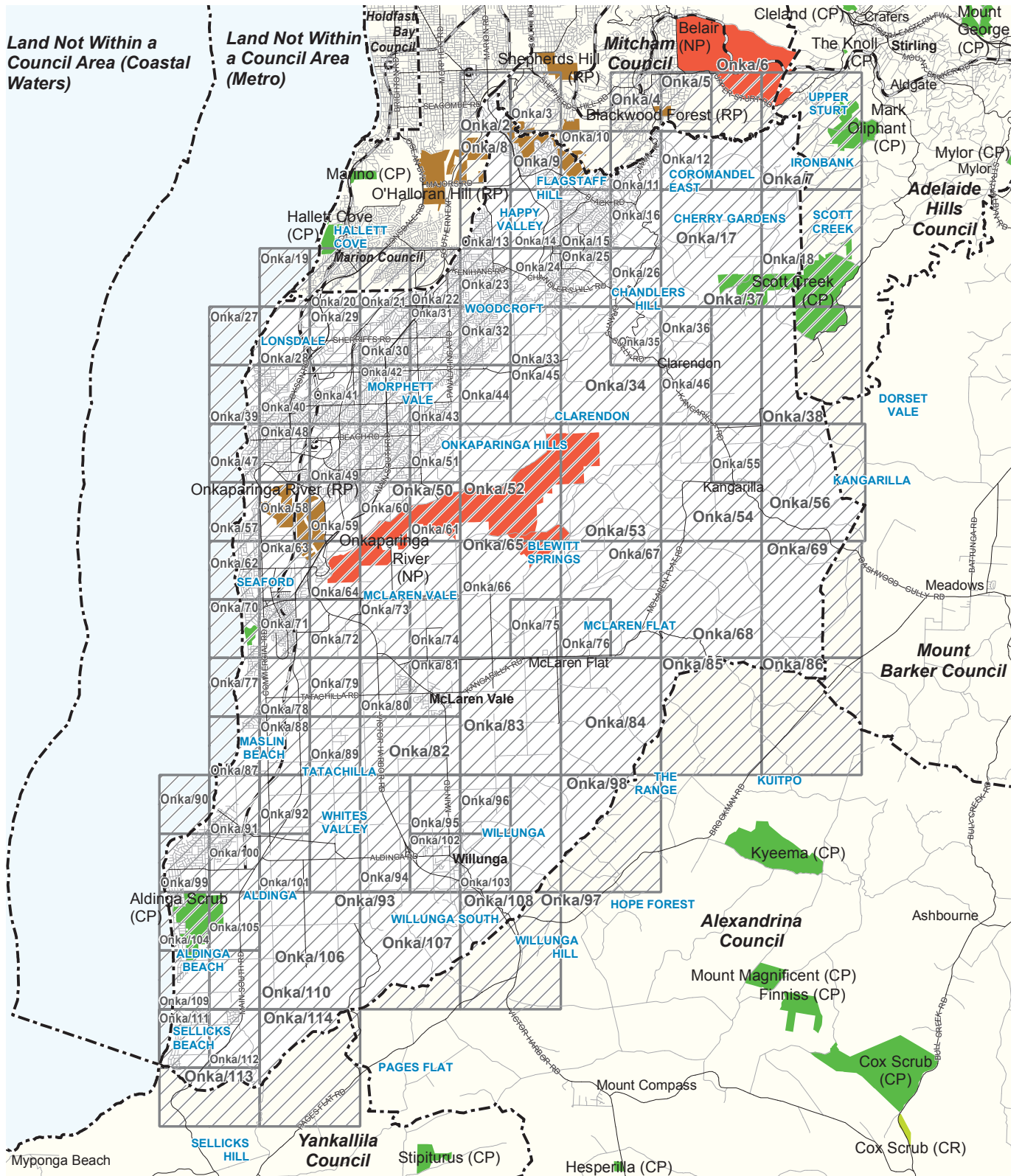




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Onka/1 to Map Onka/117 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to 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



Land Not Within a Council Area (Coastal Waters)

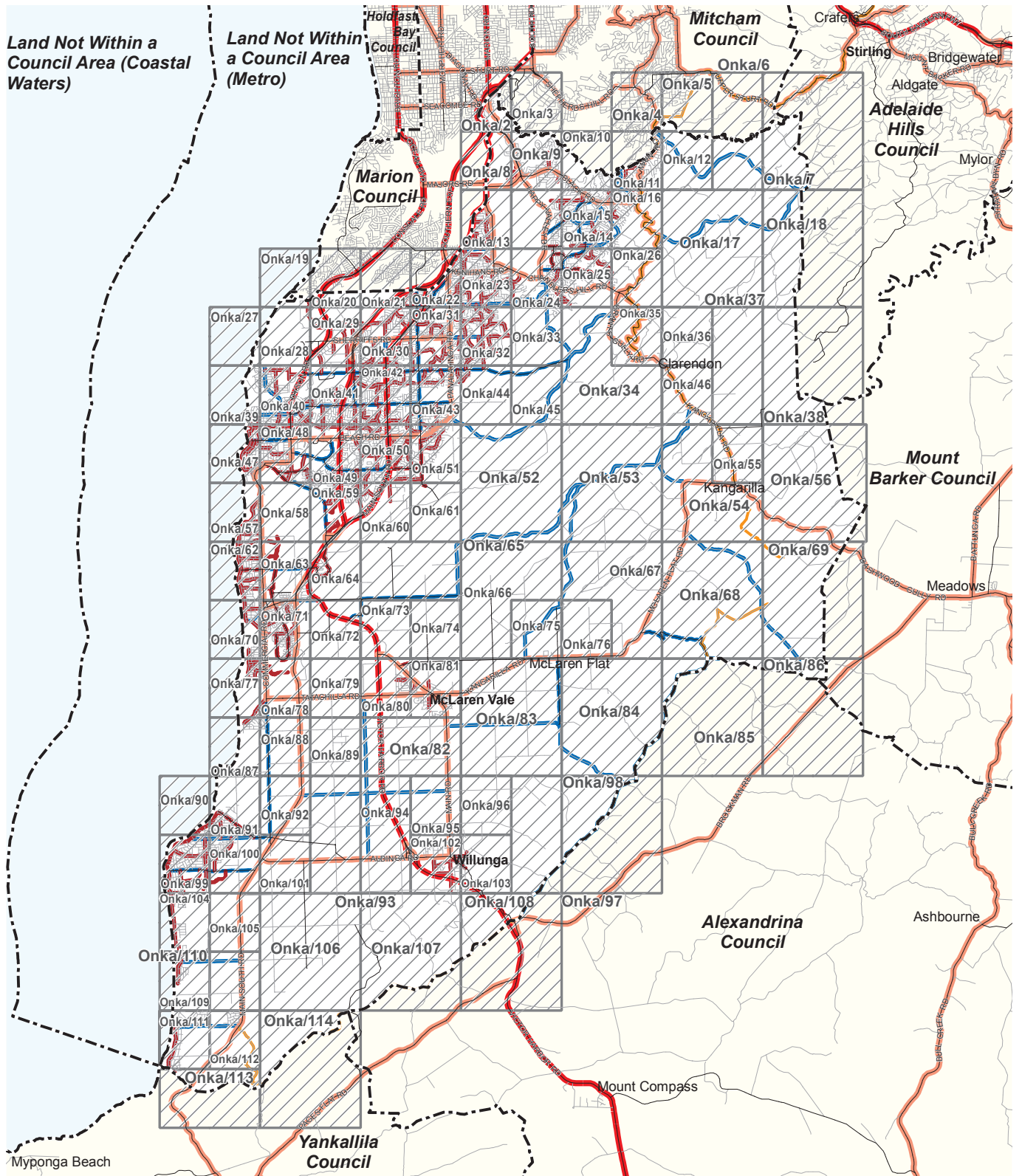
Land Not Within a Council Area (Metro)

- C Council Office
- Railways
- Local Reserves
- National Park
- Conservation Park
- Recreation Park
- Conservation Reserve
- Waterbodies
- Development Plan Boundary



# Location Map Onka/1

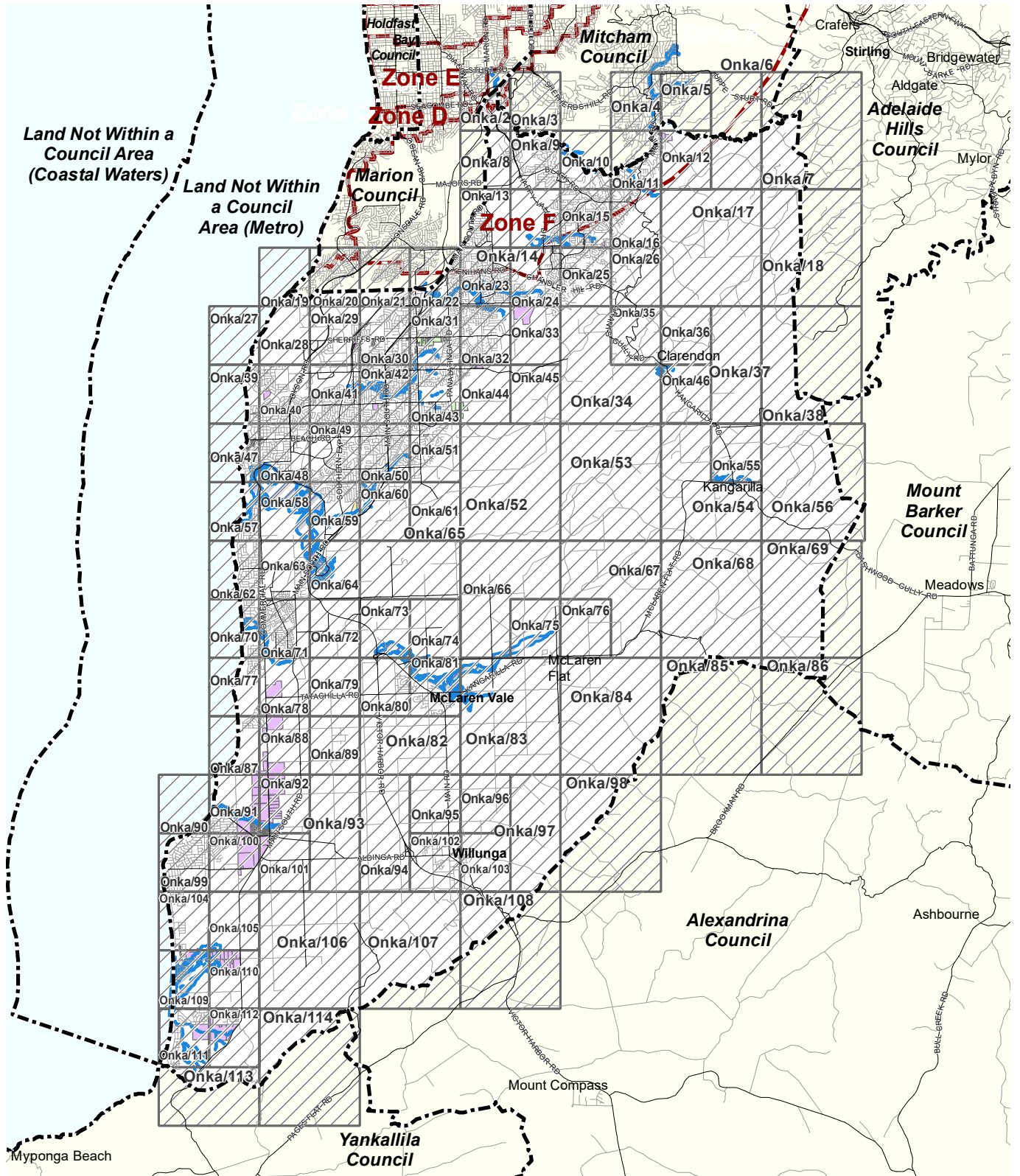




- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads
- Development Plan Boundary






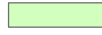

# Overlay Map Onka/1

## TRANSPORT



**Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level  
**Zone E** All Structures Exceeding 100 metres above existing ground level  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

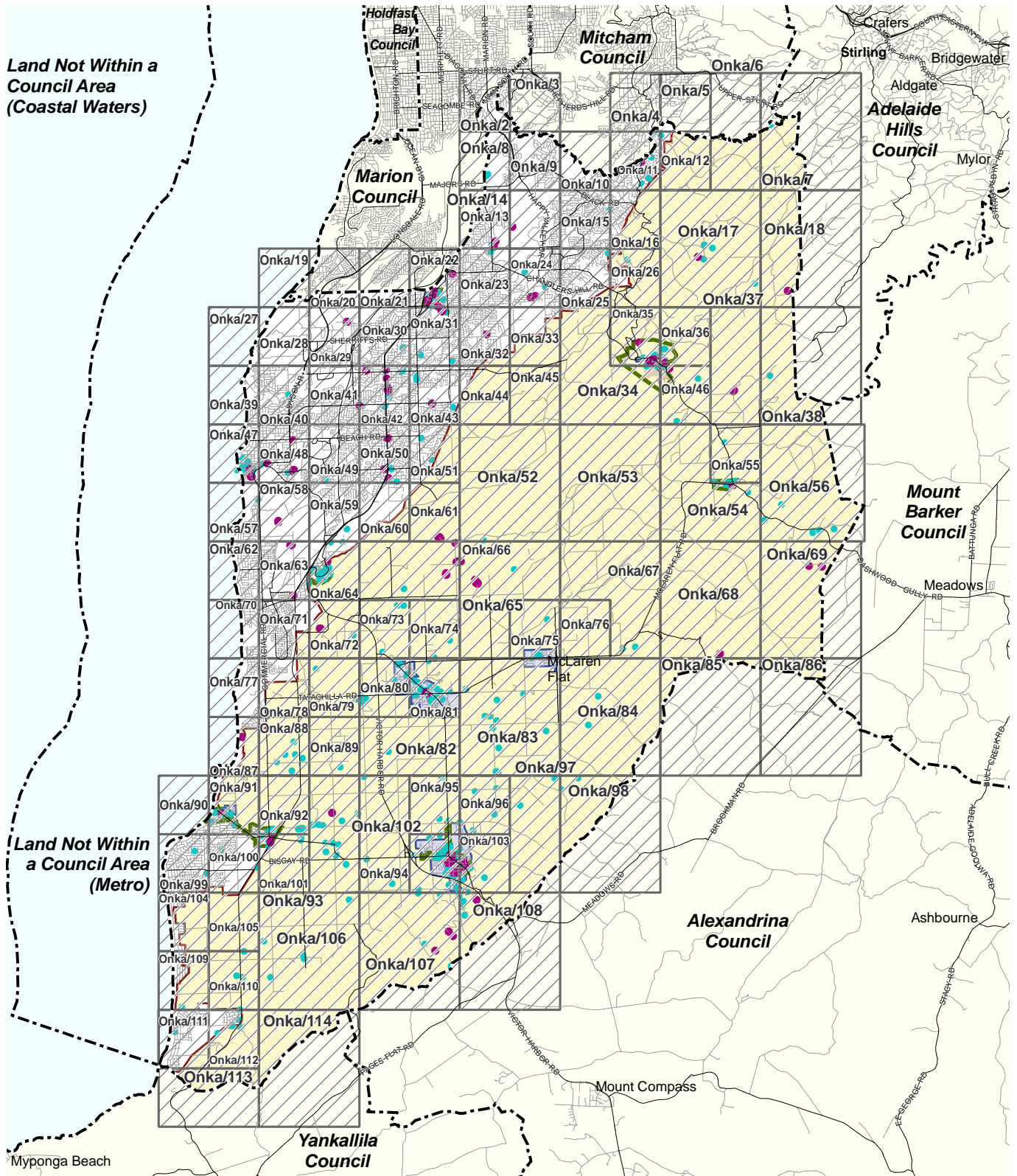
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Airport Building Heights
-  Collector Major (parcel identified for future road widening)
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)
-  Secondary Arterial (parcel identified for future road widening)
-  Development Plan Boundary



# Overlay Map Onka/1

## 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.

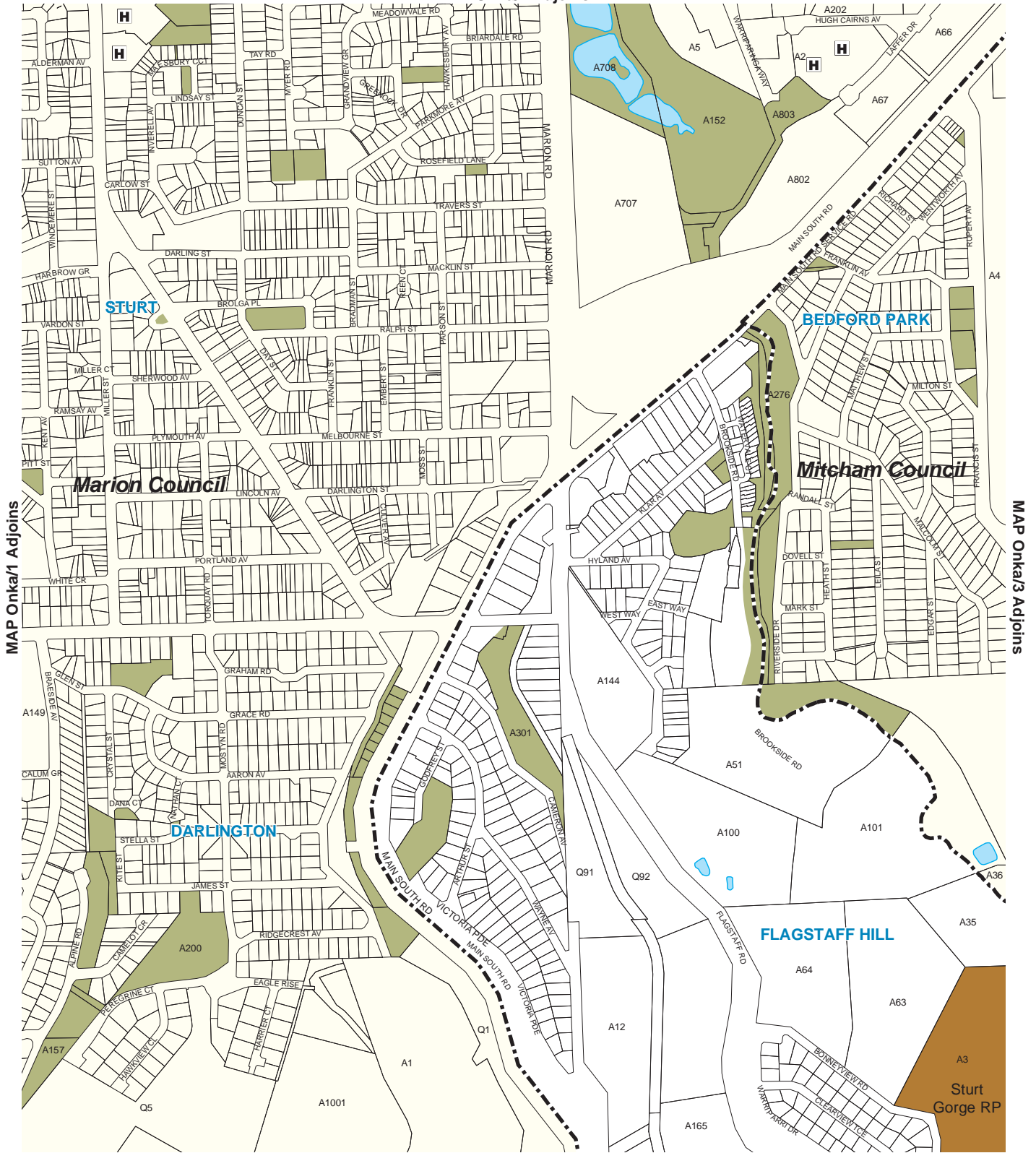


- State heritage place
- Local heritage place
- State Heritage Area
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

# Overlay Map Onka/1

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/1 Adjoins



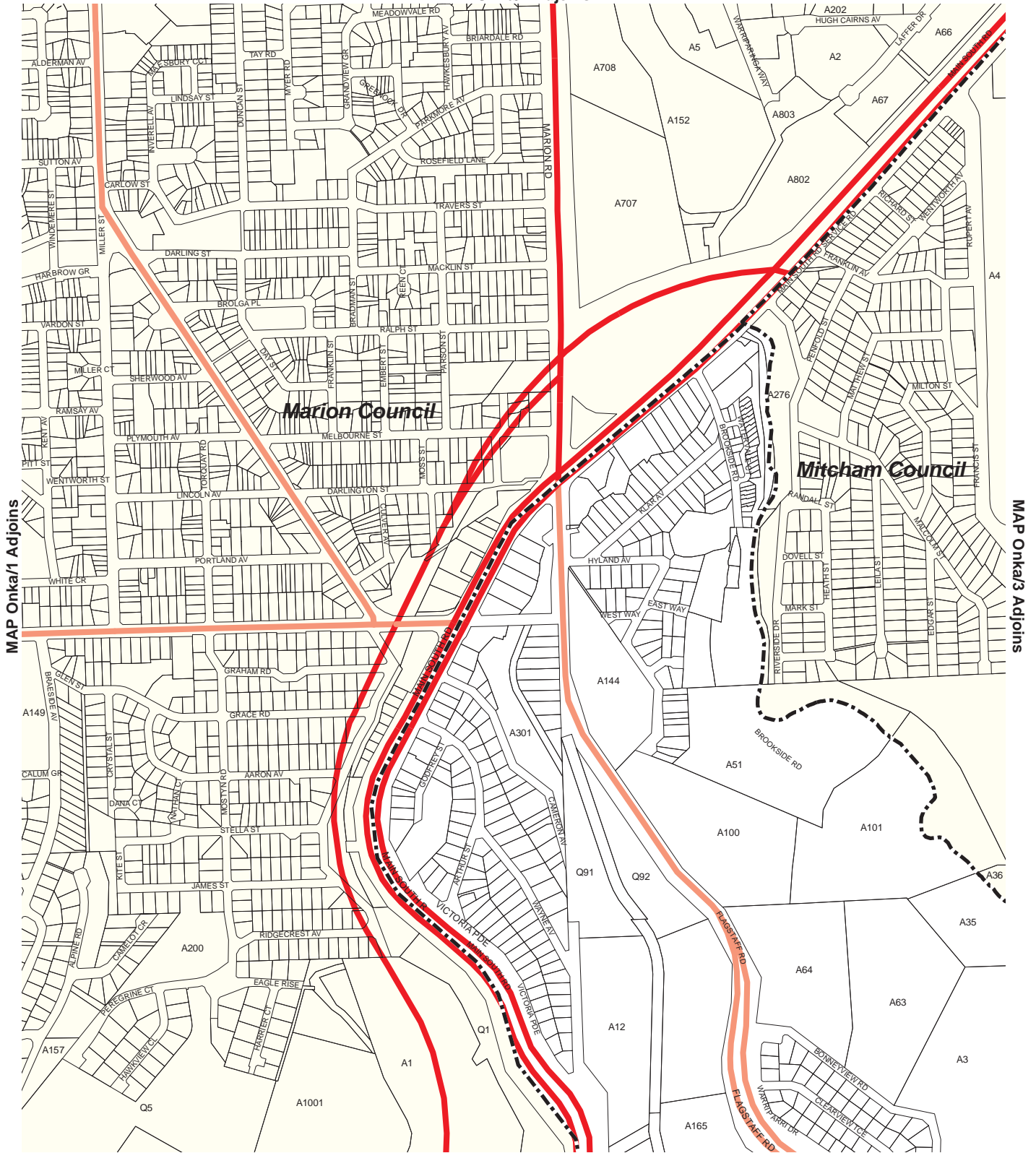
MAP Onka/8 Adjoins



# Location Map Onka/2

- Other Health Services
- Local Reserves
- Recreation Park
- Waterbodies
- Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/8 Adjoins

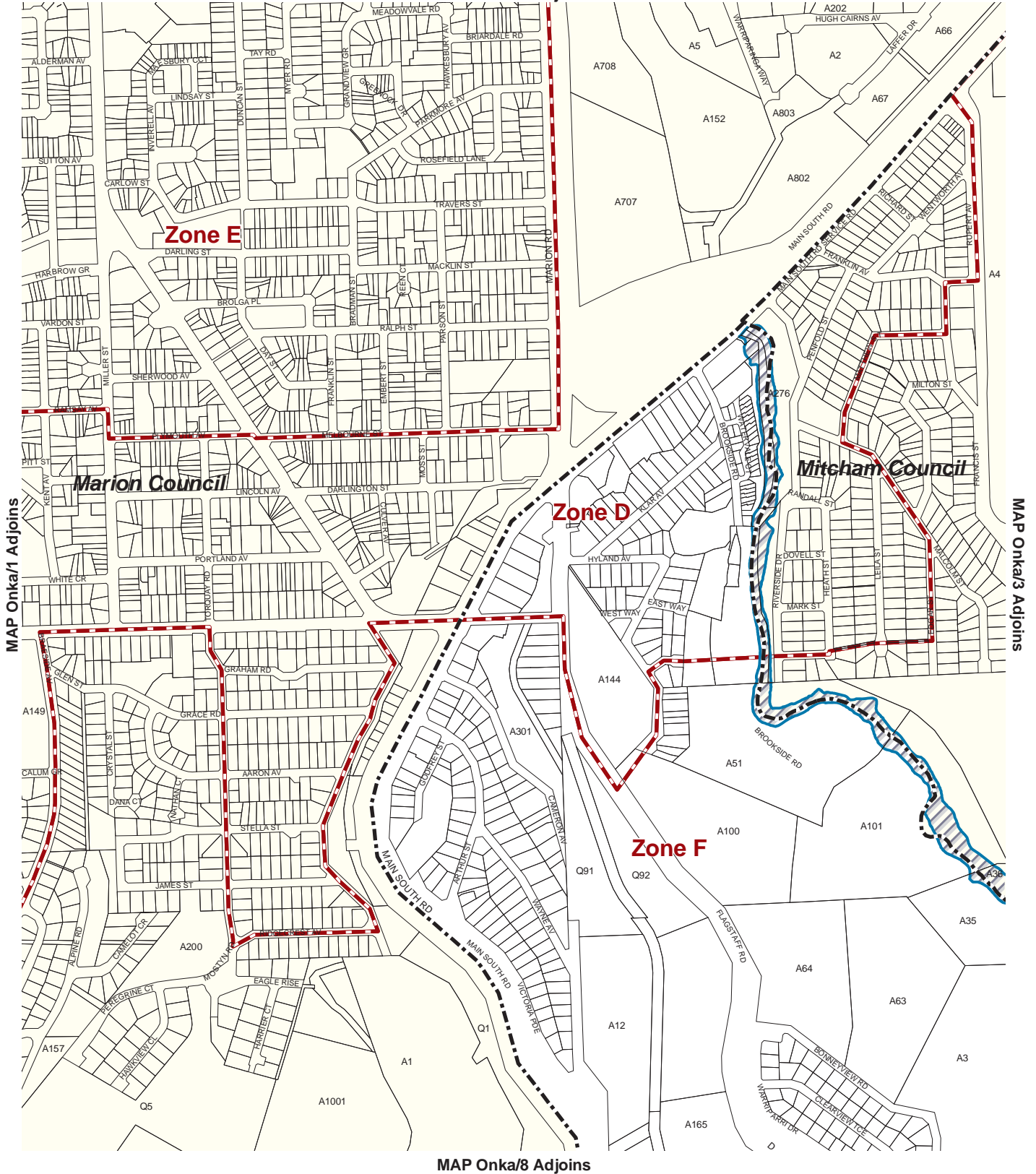


# Overlay Map Onka/2

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary




MAP Onka/1 Adjoins



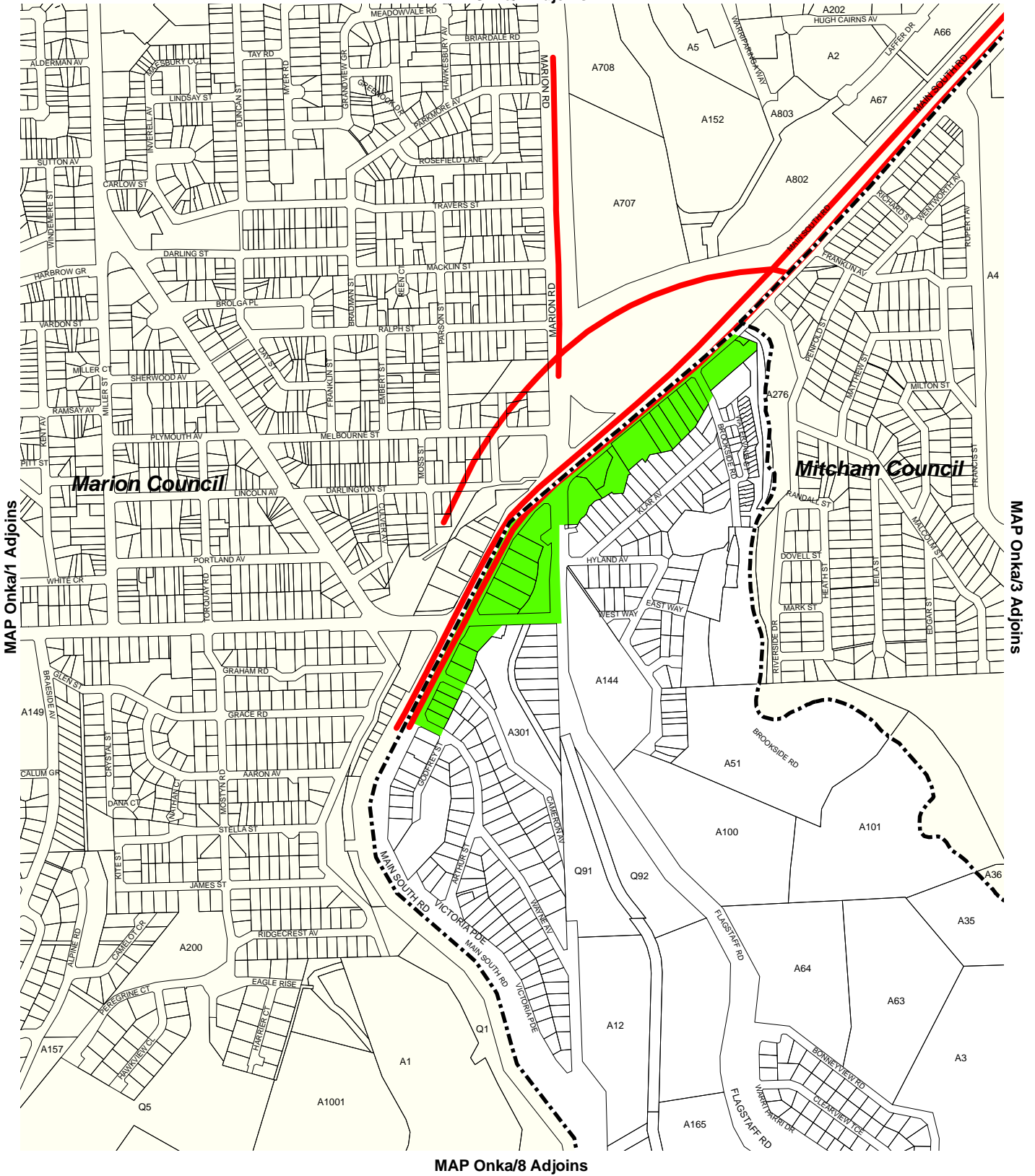
- Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level  
**Zone E** All Structures Exceeding 100 metres above existing ground level  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



# Overlay Map Onka/2 DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Airport Building Heights
-  Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/8 Adjoins

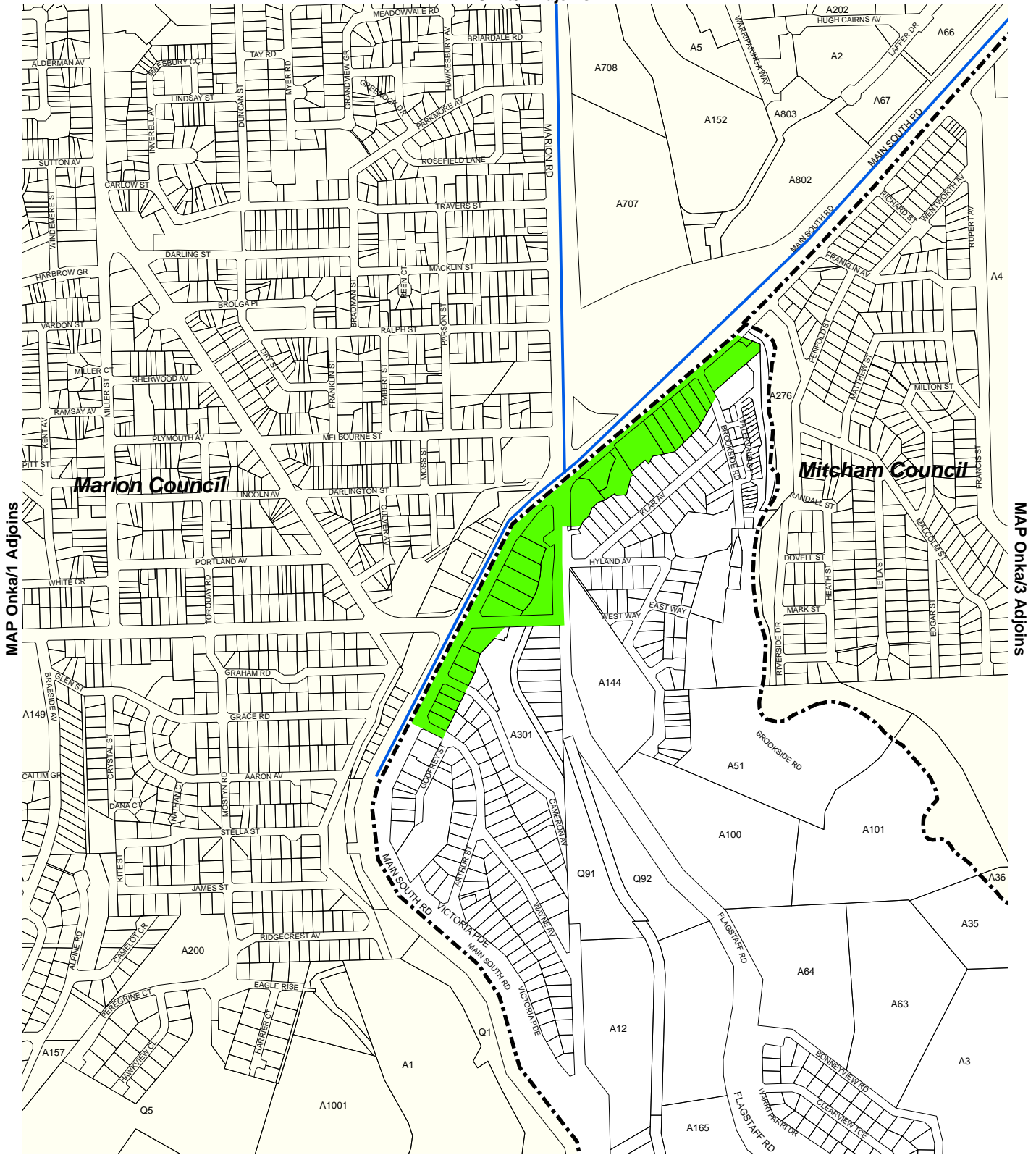
- Designated Road: type A road
- Noise and Air Emissions Designated Area
- Development Plan Boundary



# Overlay Map Onka/2

## NOISE AND AIR EMISSIONS

MAP Onka/1 Adjoins



MAP Onka/8 Adjoins

MAP Onka/1 Adjoins

MAP Onka/3 Adjoins

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

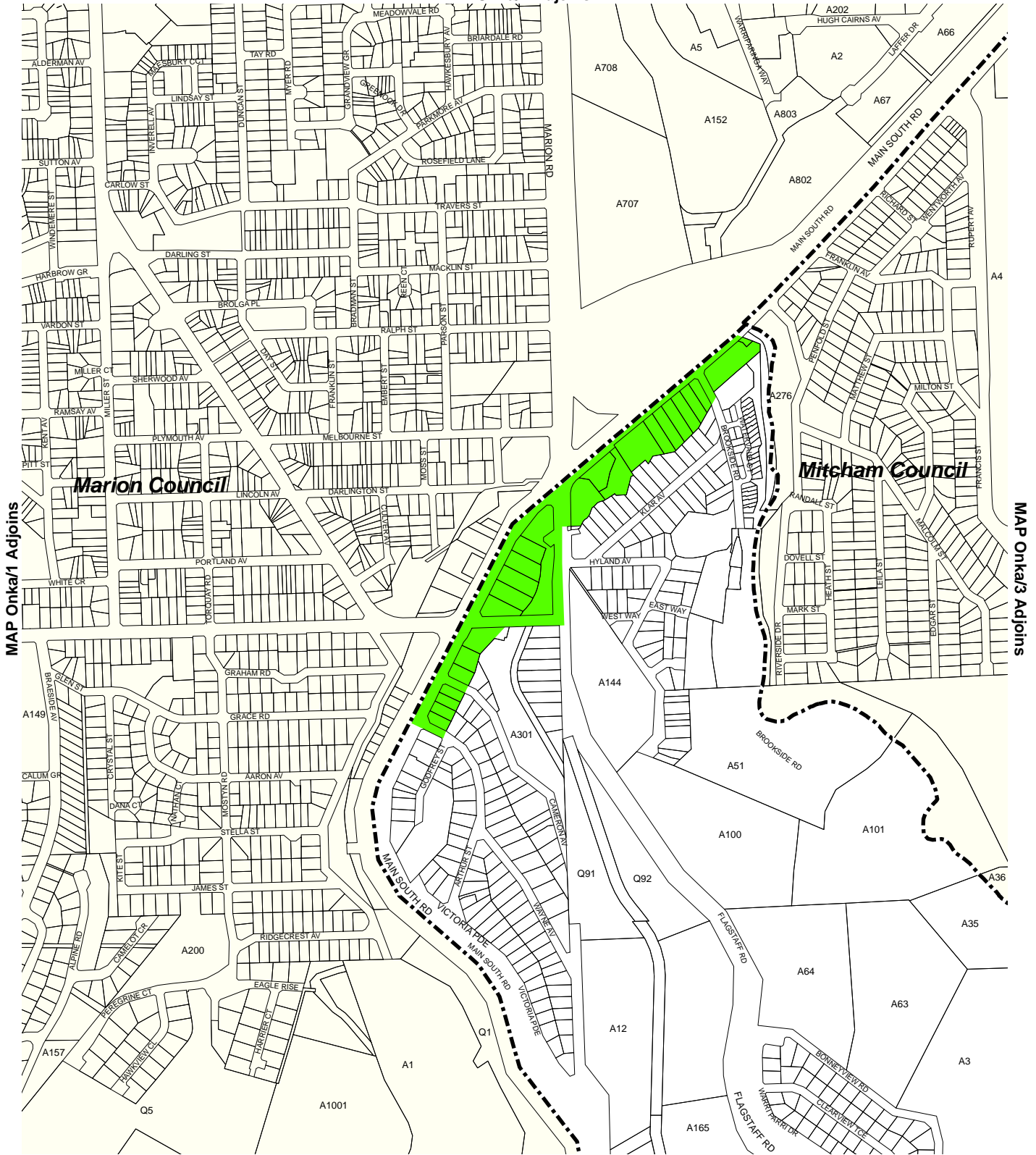
# Overlay Map Onka/2

## STRATEGIC TRANSPORT ROUTES





MAP Onka/1 Adjoins



MAP Onka/1 Adjoins

MAP Onka/3 Adjoins

MAP Onka/8 Adjoins

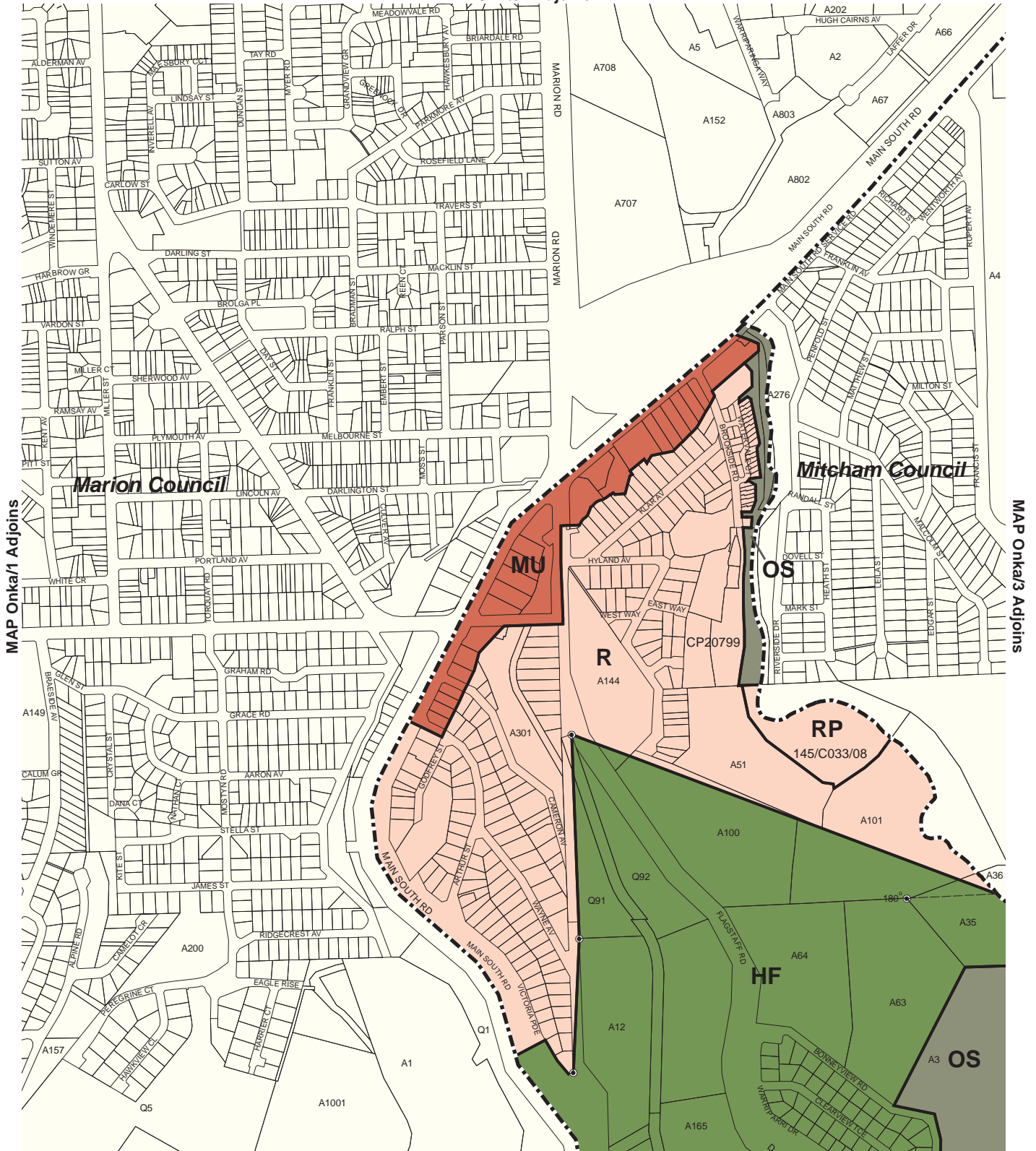
- Affordable Housing Designated Area
- Development Plan Boundary



# Overlay Map Onka/2

## AFFORDABLE HOUSING

MAP Onka/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

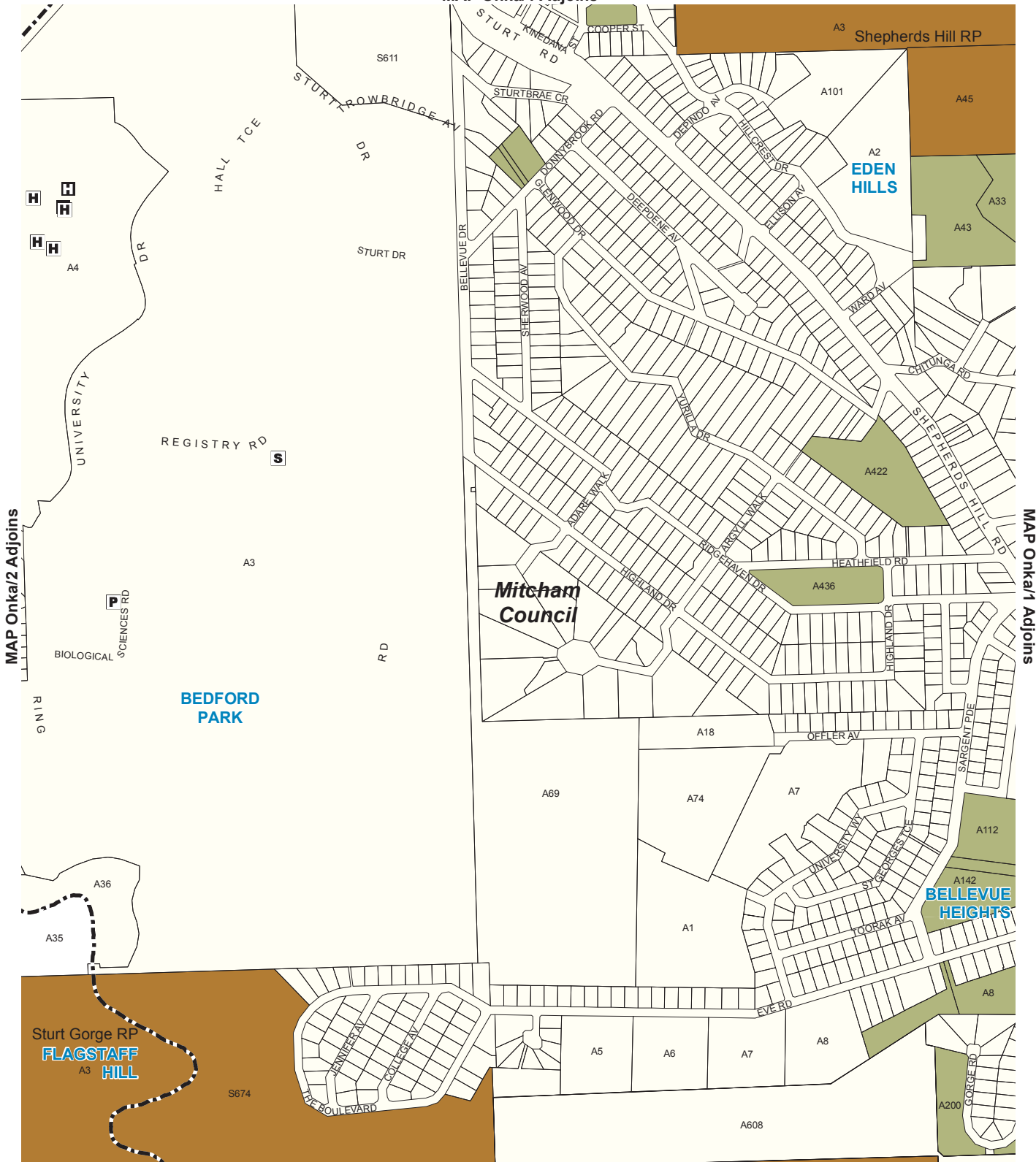


Zones

- HF Hills Face
- MU Mixed Use
- OS Open Space
- R Residential
- RP Residential Park
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/2

MAP Onka/1 Adjoins



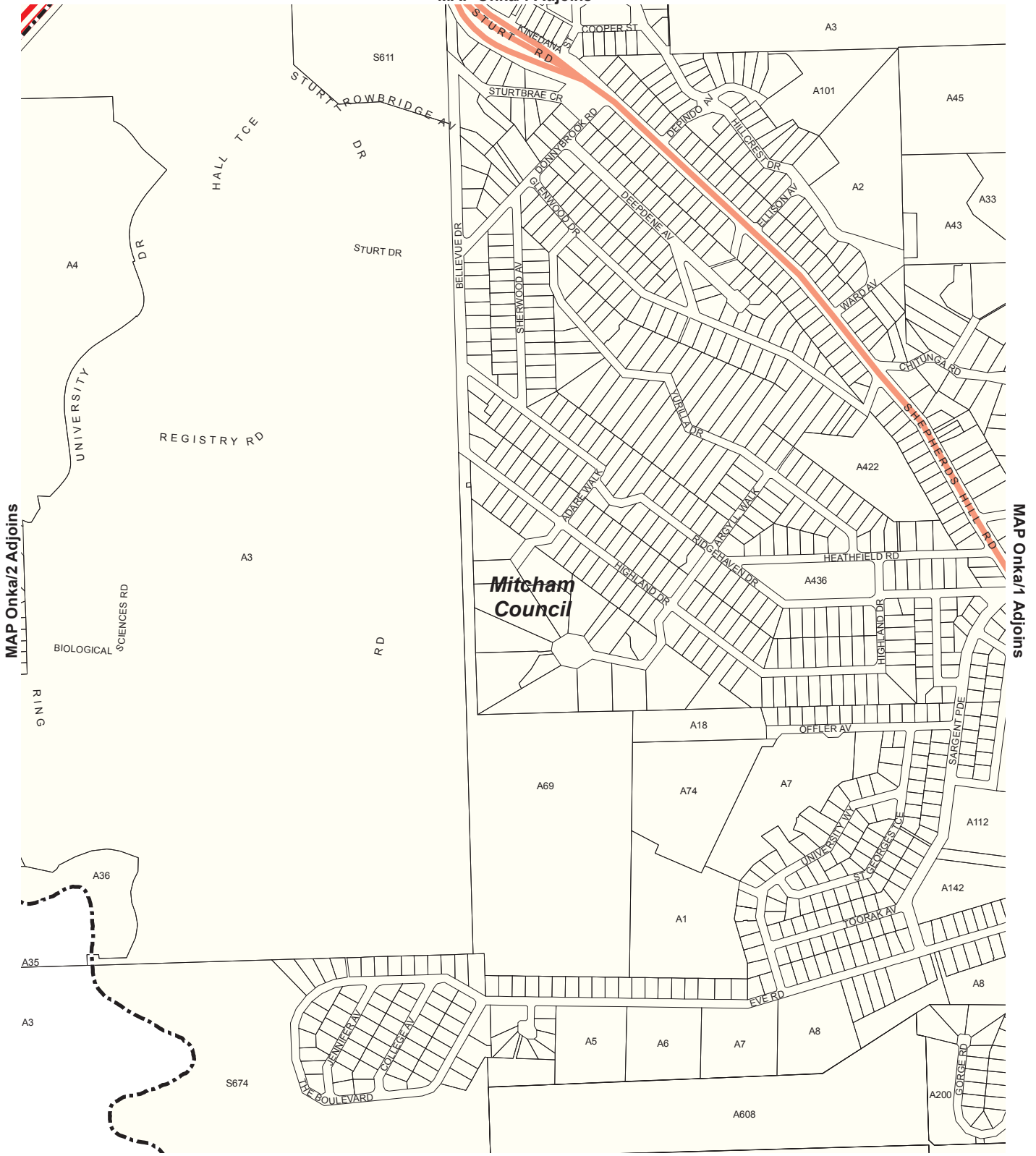
MAP Onka/9 Adjoins



# Location Map Onka/3

- School
- Post Office
- Other Health Services
- Hospital
- Local Reserves
- Recreation Park
- Development Plan Boundary

MAP Onka/1 Adjoins

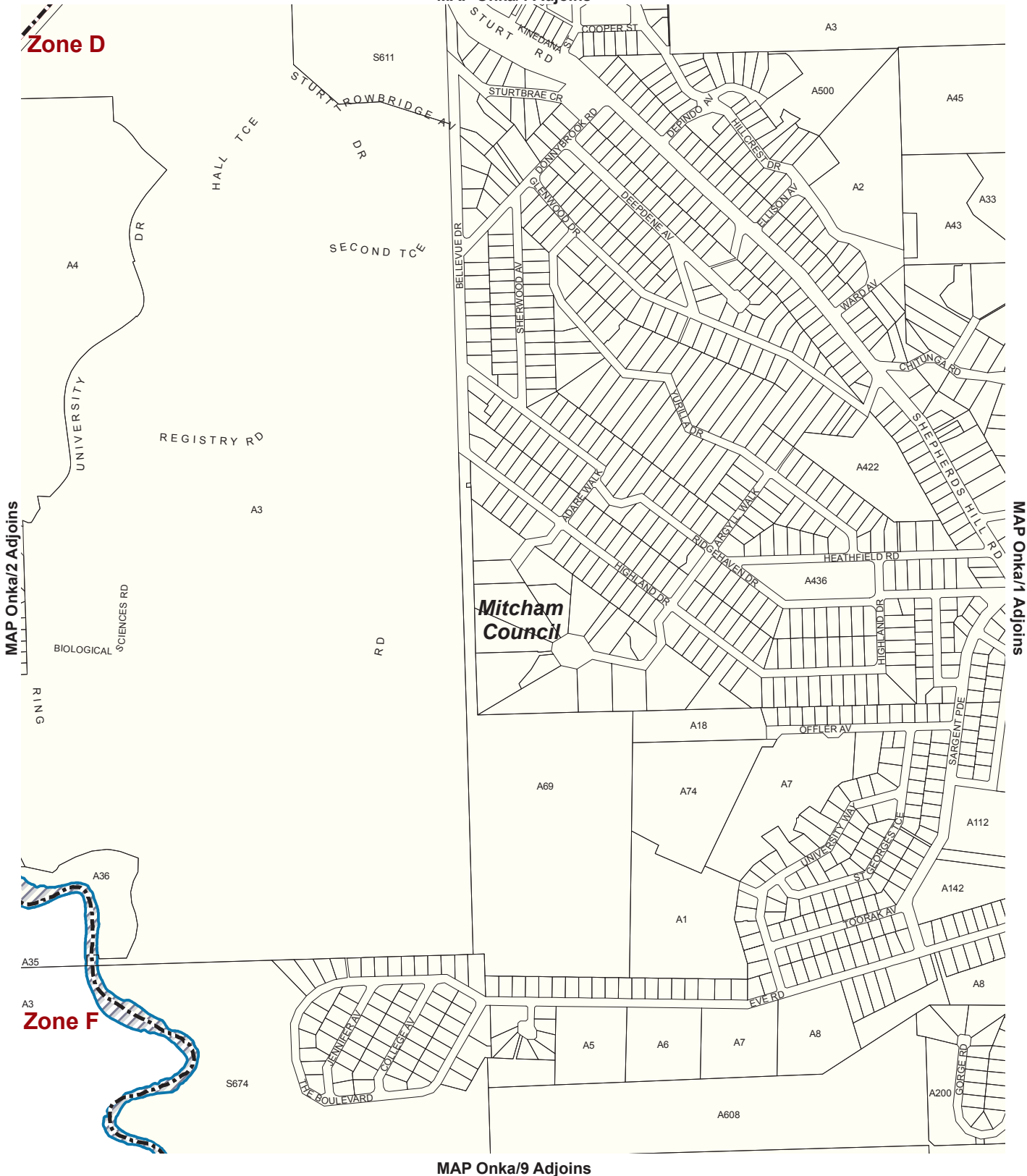


MAP Onka/9 Adjoins

# Overlay Map Onka/3 TRANSPORT




- Primary Arterial Roads
- Secondary Arterial Roads
- - - Development Plan Boundary

MAP Onka/1 Adjoins



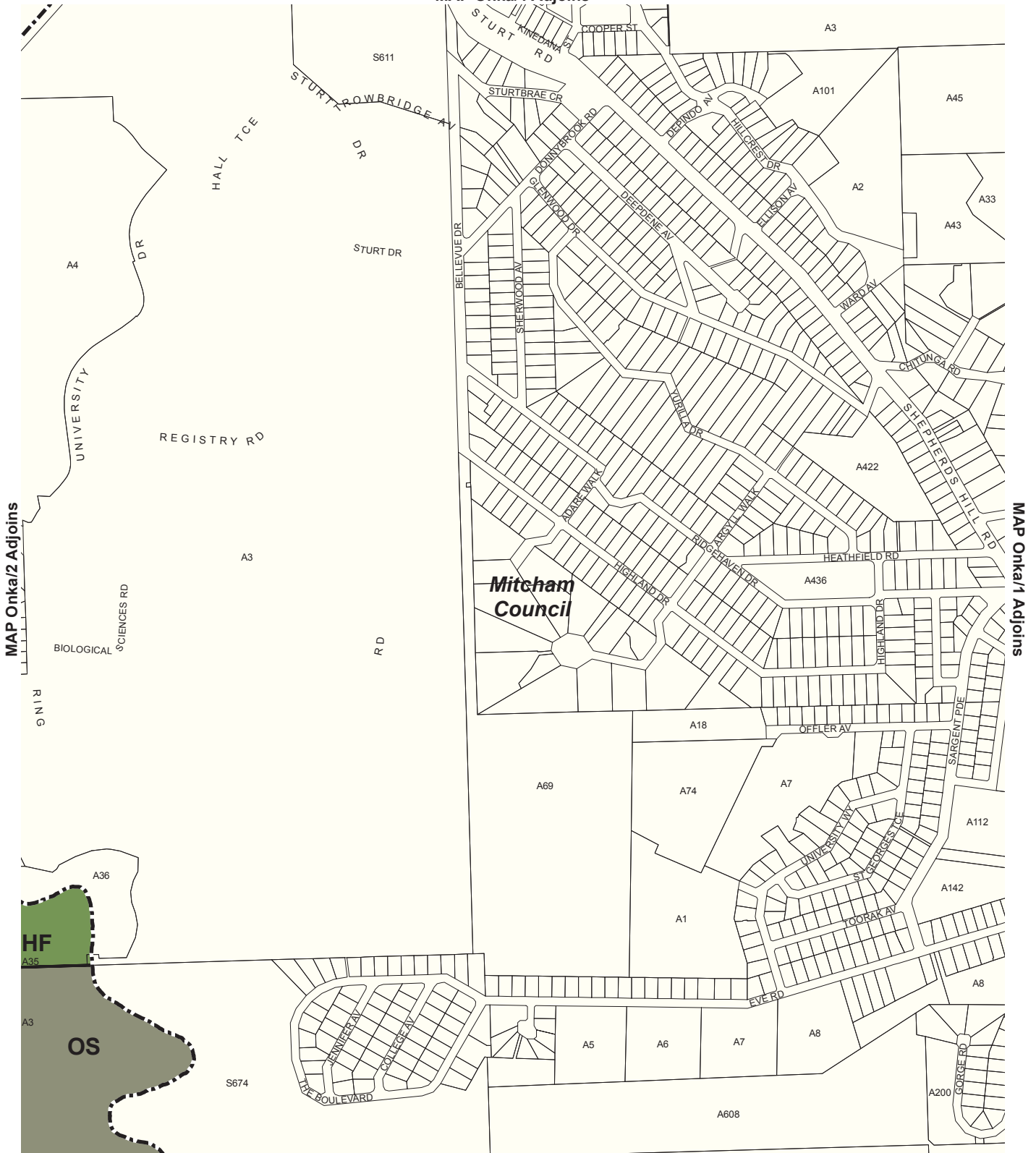
**Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



-  Flood 100 A.R.I.
-  Airport Building Heights
-  Development Plan Boundary

# Overlay Map Onka/3 DEVELOPMENT CONSTRAINTS

MAP Onka/1 Adjoins



MAP Onka/9 Adjoins

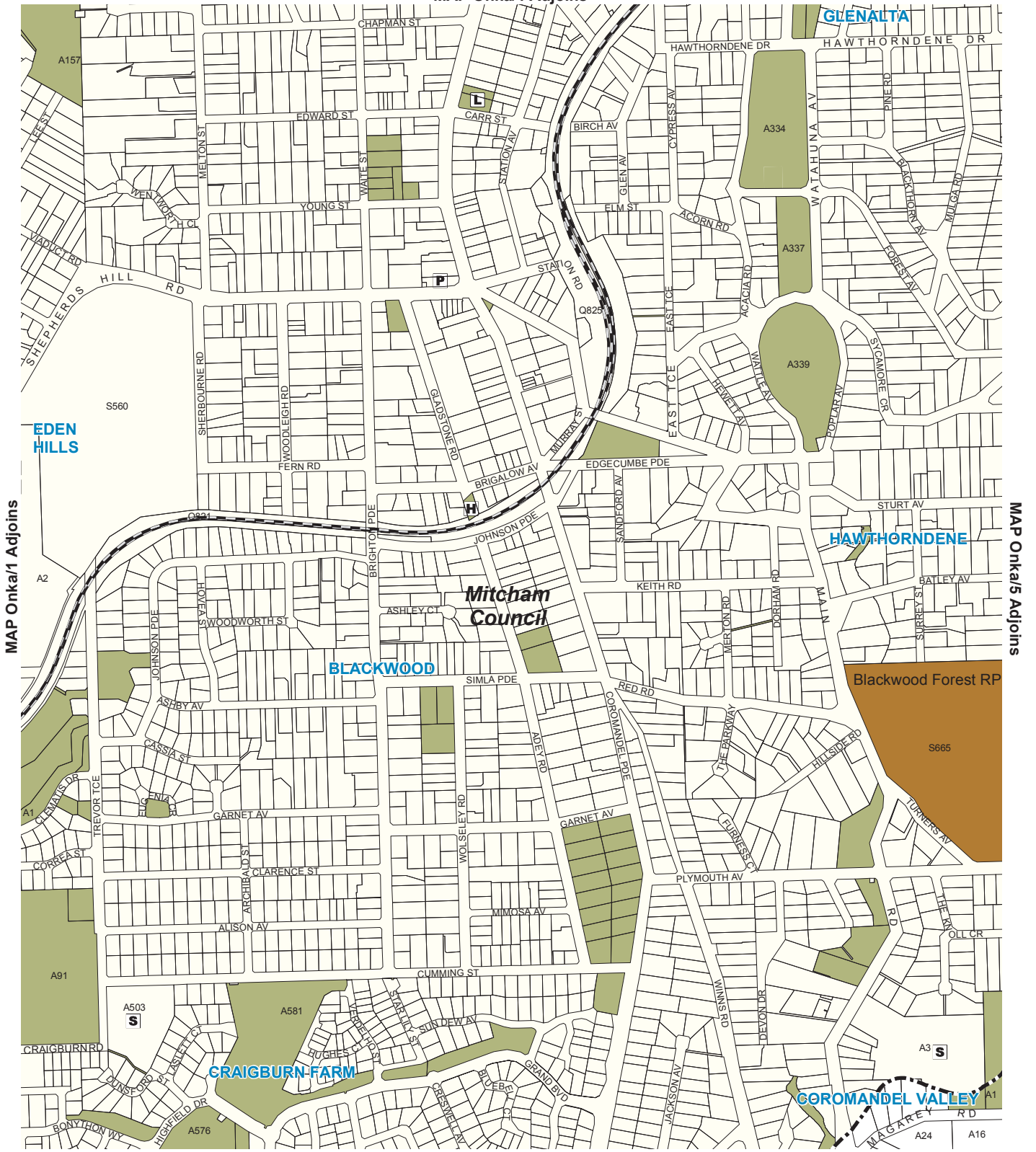
Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
  - OS Open Space
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/3

MAP Onka/1 Adjoins



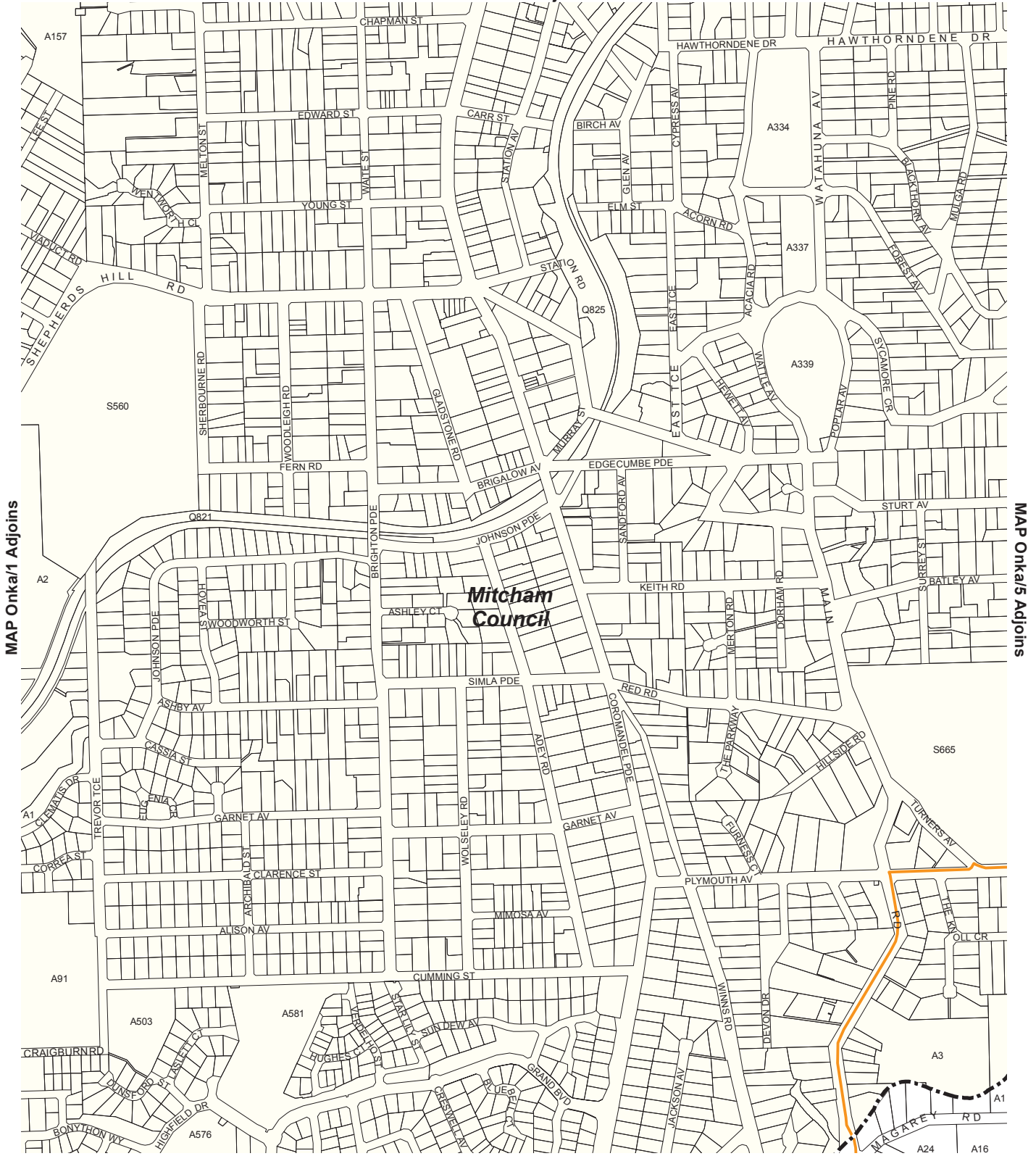
MAP Onka/11 Adjoins



- S** School
- L** Public Library
- P** Post Office
- H** Other Health Services
- Railways
- Local Reserves
- Recreation Park
- Development Plan Boundary

# Location Map Onka/4

MAP Onka/1 Adjoins



MAP Onka/11 Adjoins

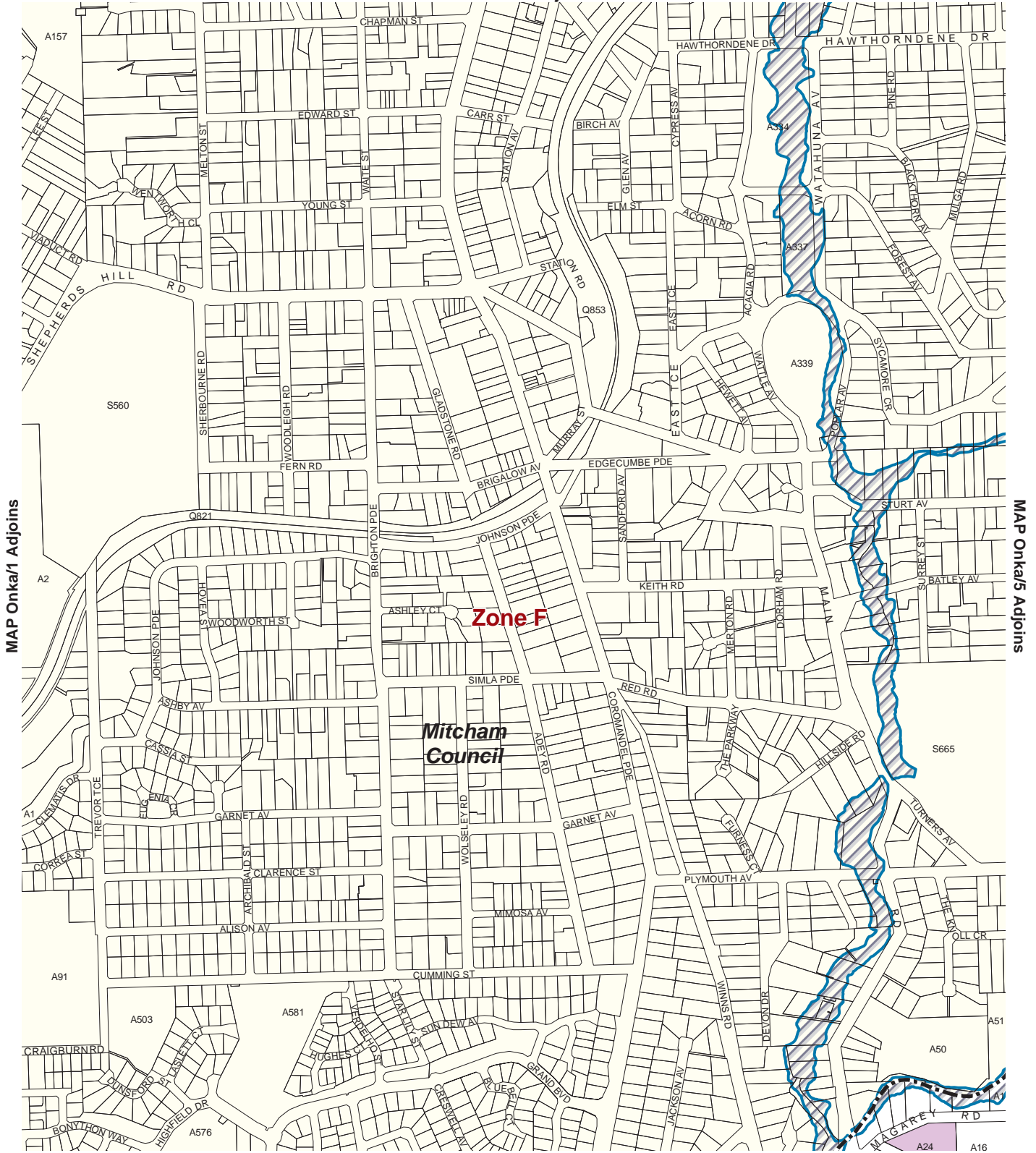


# Overlay Map Onka/4 TRANSPORT

- Mount Lofty Scenic Roads
- Development Plan Boundary







**MAP Onka/1 Adjoins**



**MAP Onka/11 Adjoins**

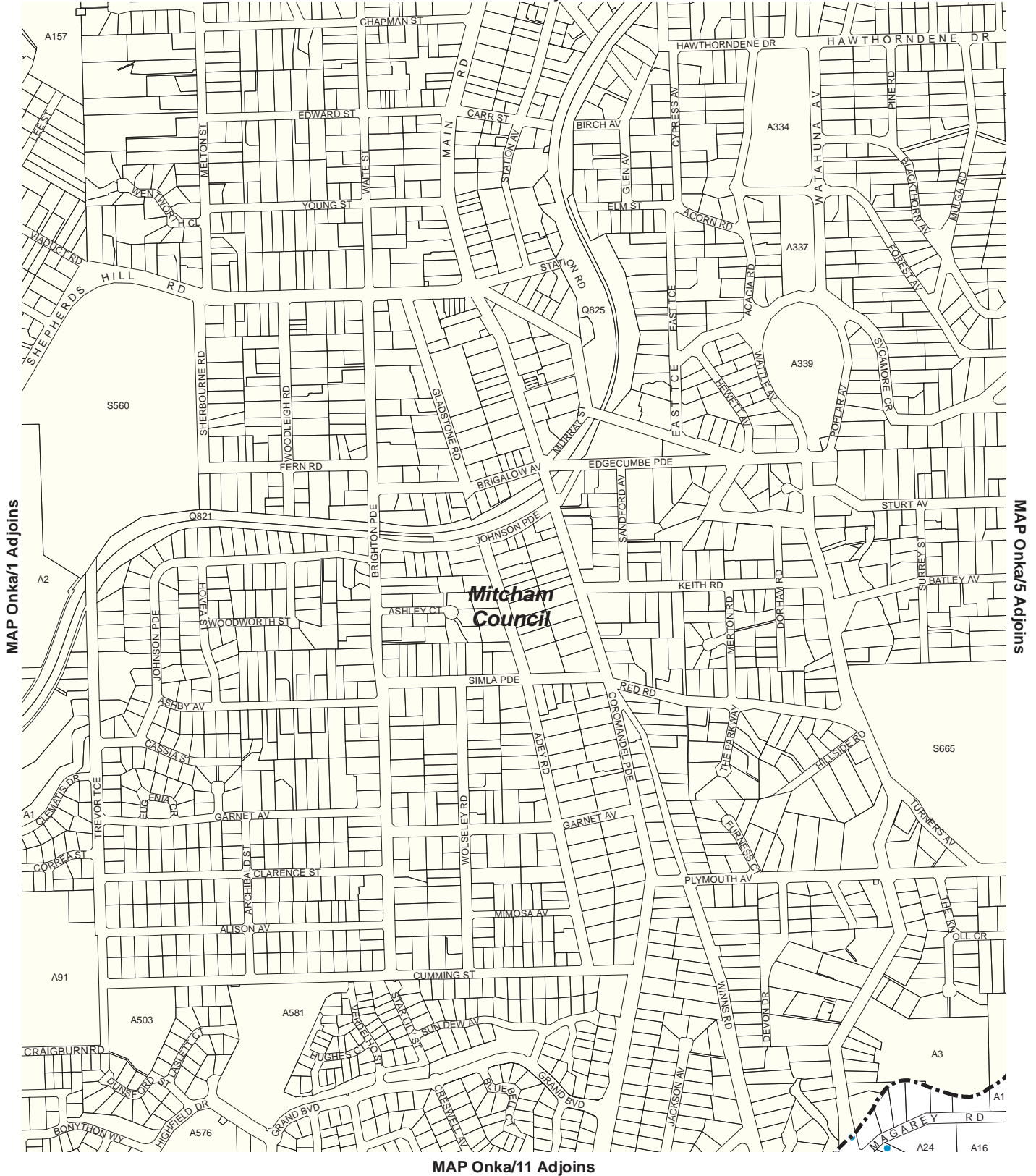
**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m  
 The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Airport Building Heights
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

# Overlay Map Onka/4

## DEVELOPMENT CONSTRAINTS

MAP Onka/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 Onka/4 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Development Plan Boundary

MAP Onka/1 Adjoins



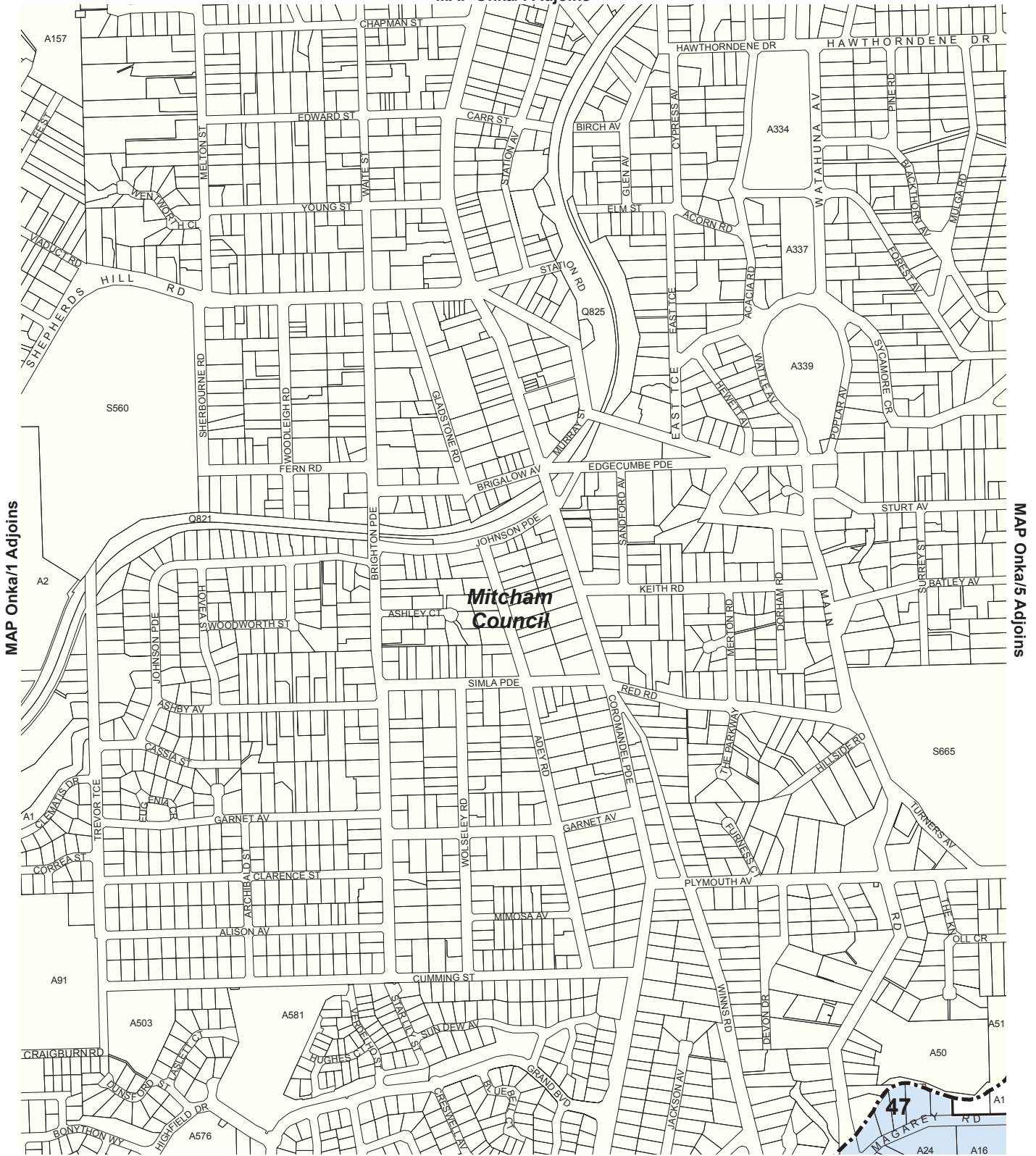
Lamberts Conformal Conic Projection, GDA94



- Zones**
- OS Open Space
- RH Residential Hills
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/4

MAP Onka/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
47 Coromandel Valley Policy Area



# Policy Area Map Onka/4

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins



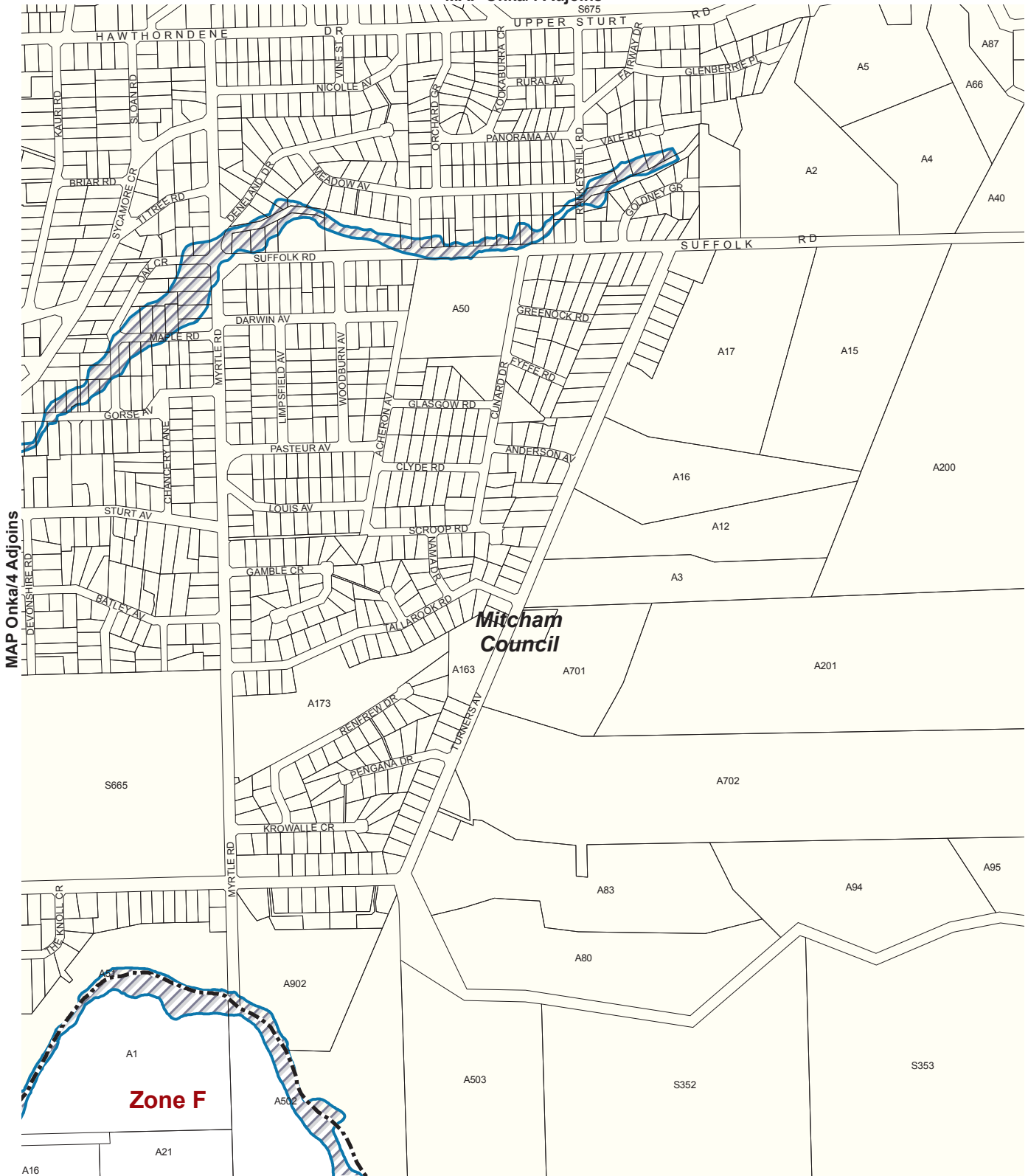
MAP Onka/12 Adjoins



# Location Map Onka/5

- S School
- Local Reserves
- National Park
- Recreation Park
- Development Plan Boundary




MAP Onka/1 Adjoins



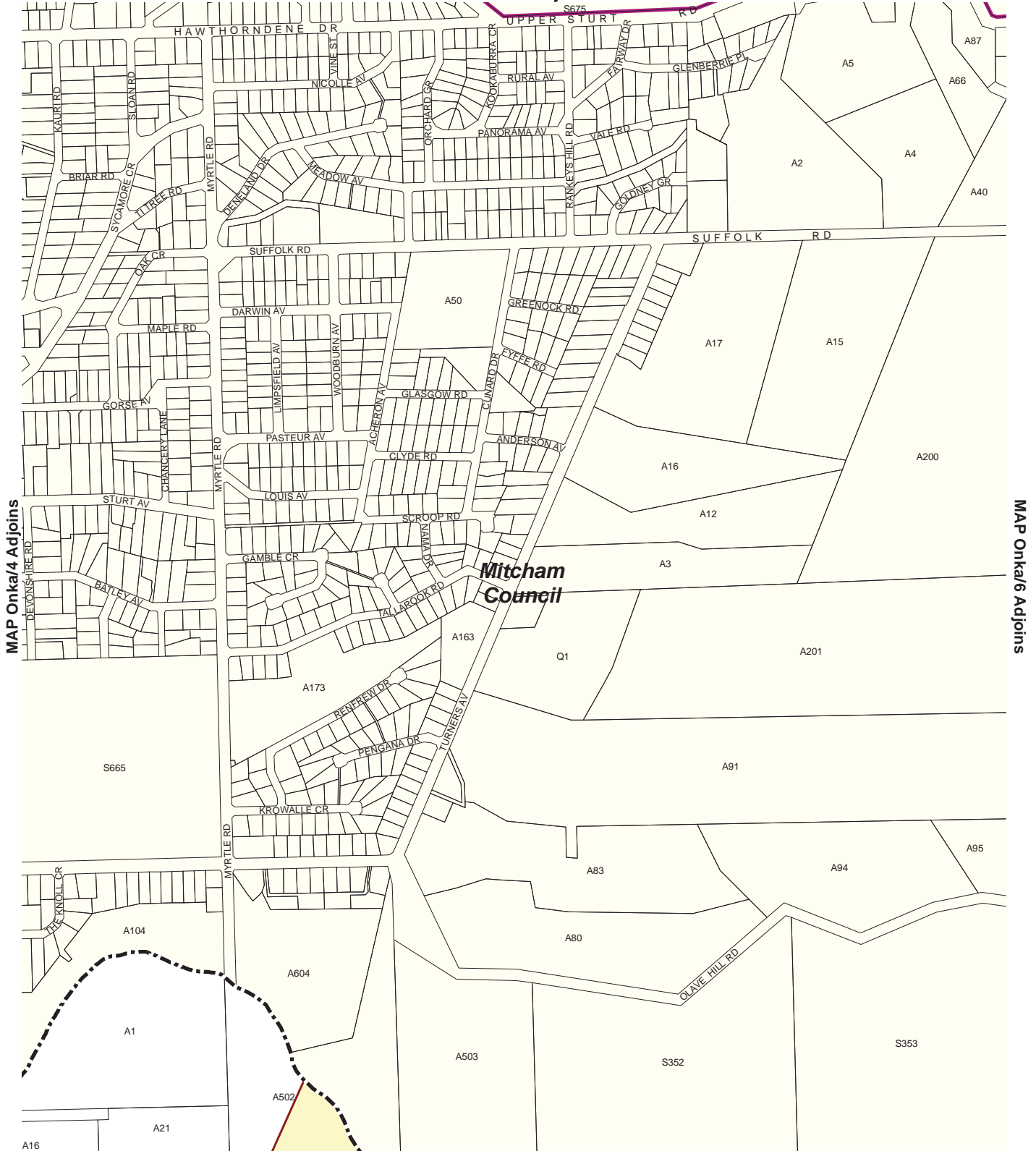
Airport Building Heights  
 Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



# Overlay Map Onka/5 DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Airport Building Heights
-  Development Plan Boundary

MAP Onka/1 Adjoins






MAP Onka/12 Adjoins

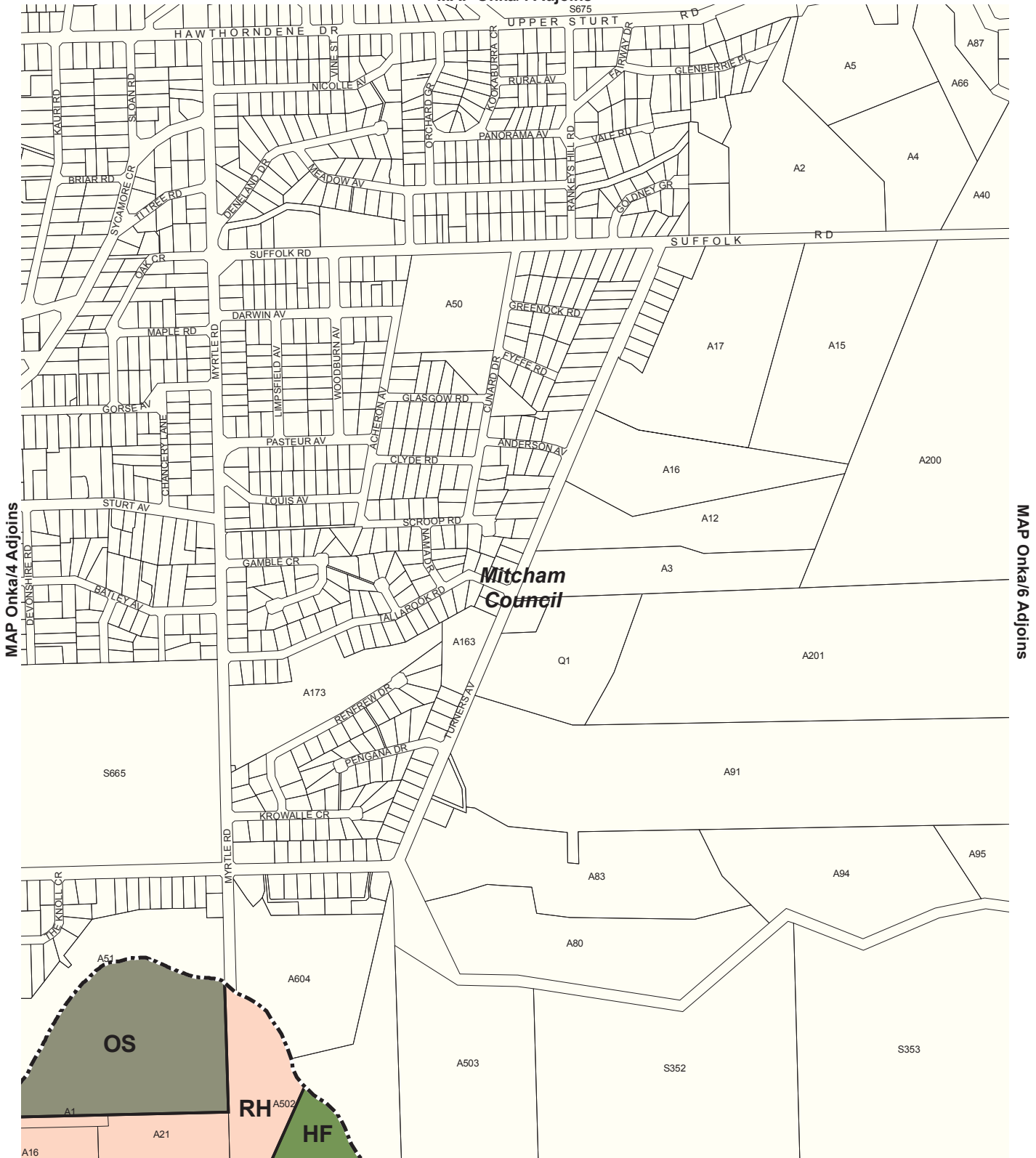
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Onka/5 HERITAGE AND CHARACTER PRESERVATION DISTRICT

-  State Heritage Area
-  Character Preservation District
-  Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/12 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
  - OS Open Space
  - RH Residential Hills
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/5



MAP Onka/1 Adjoins



MAP Onka/12 Adjoins

Lamberts Conformal Conic Projection, GDA94

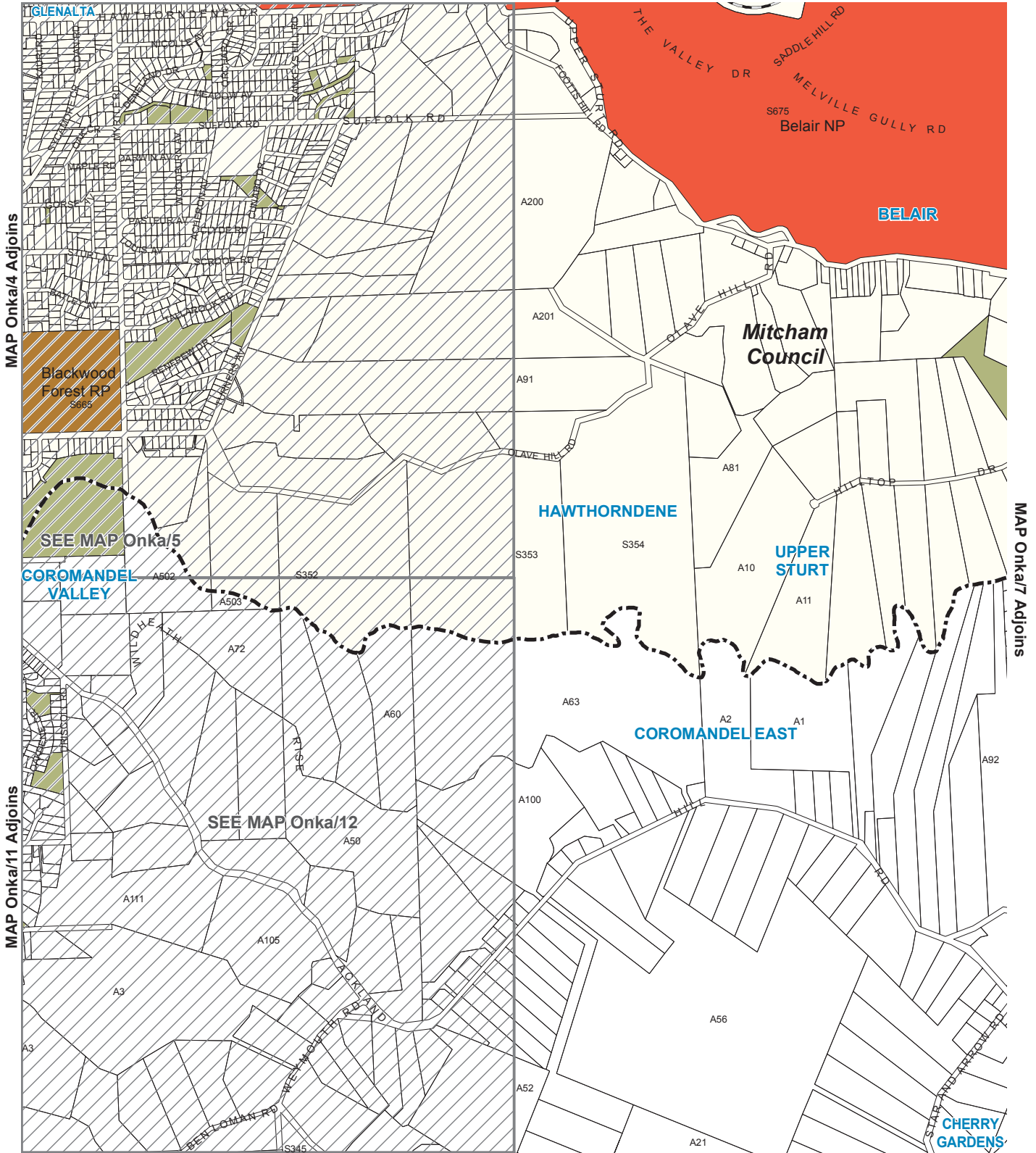
**Policy Area**  
47 Coromandel Valley Policy Area



# Policy Area Map Onka/5

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins



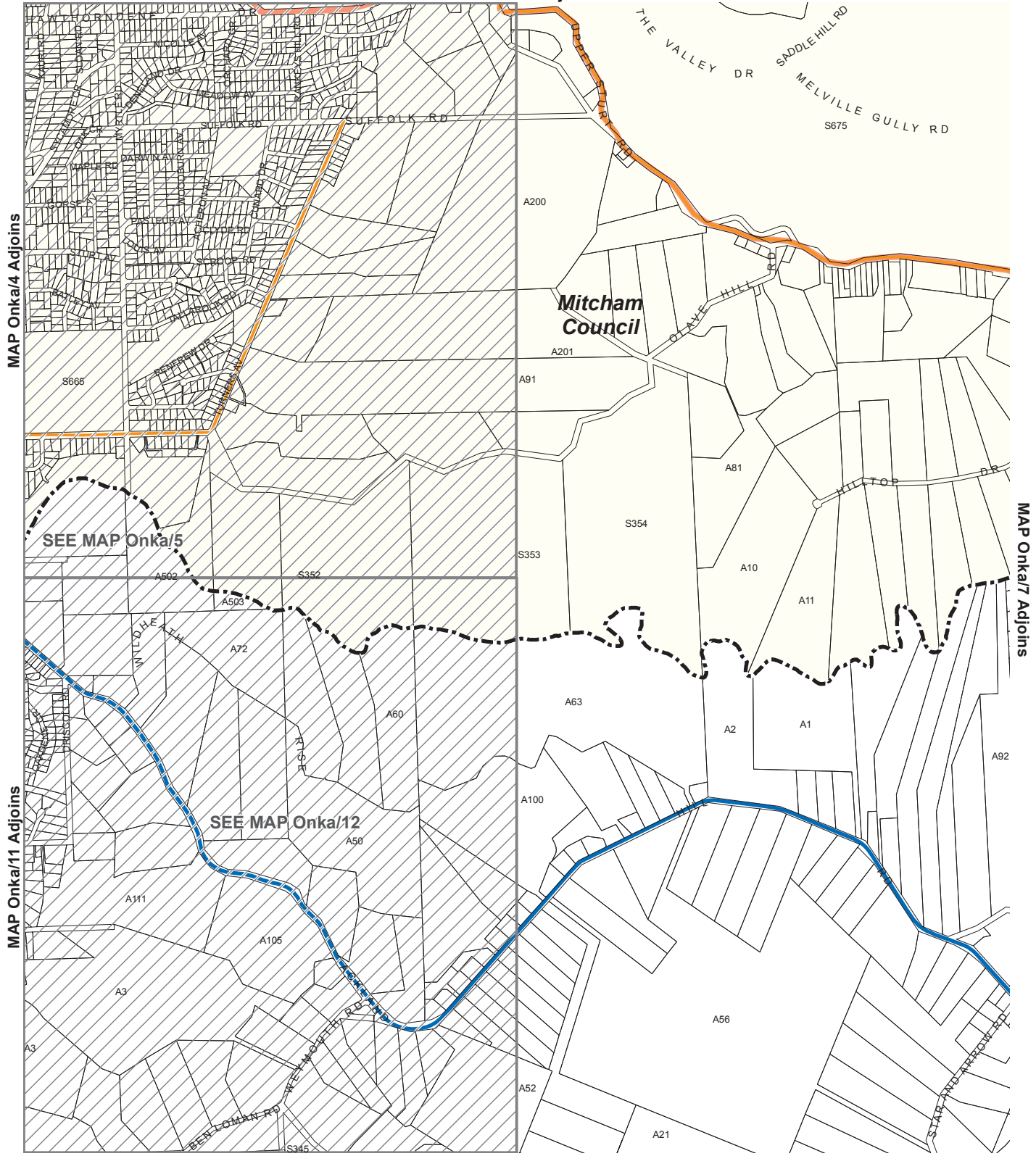
MAP Onka/17 Adjoins



-  Railways
-  Local Reserves
-  National Park
-  Recreation Park
-  Development Plan Boundary

# Location Map Onka/6

MAP Onka/1 Adjoins



MAP Onka/4 Adjoins

MAP Onka/11 Adjoins

MAP Onka/7 Adjoins

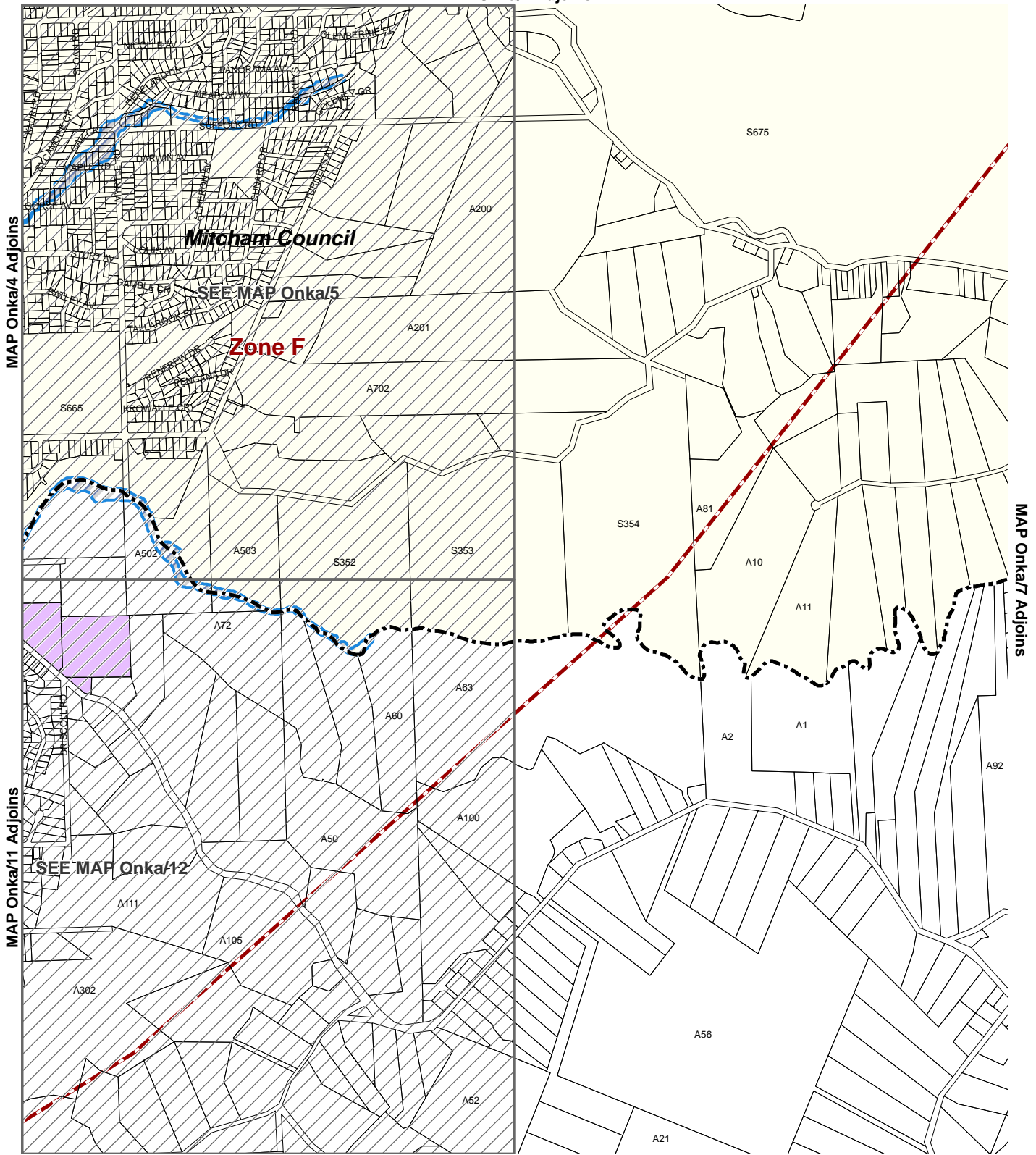
MAP Onka/17 Adjoins

- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Distributor Roads
- - - - Development Plan Boundary

# Overlay Map Onka/6

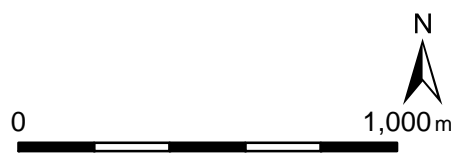
## TRANSPORT





MAP Onka/1 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

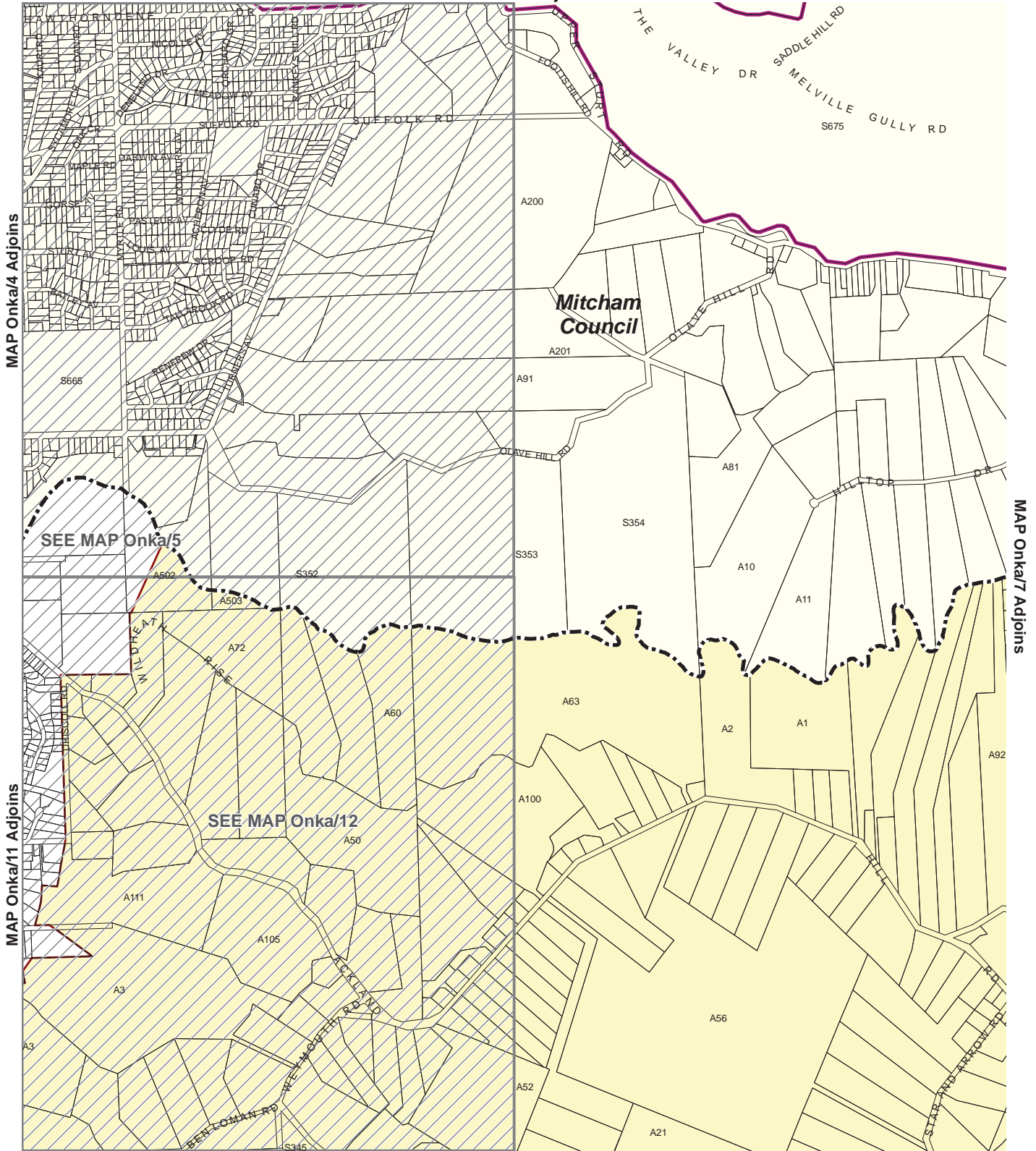


-  Flood 100 A.R.I.
-  Airport Building Heights
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

# Overlay Map Onka/6

## DEVELOPMENT CONSTRAINTS

MAP Onka/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.

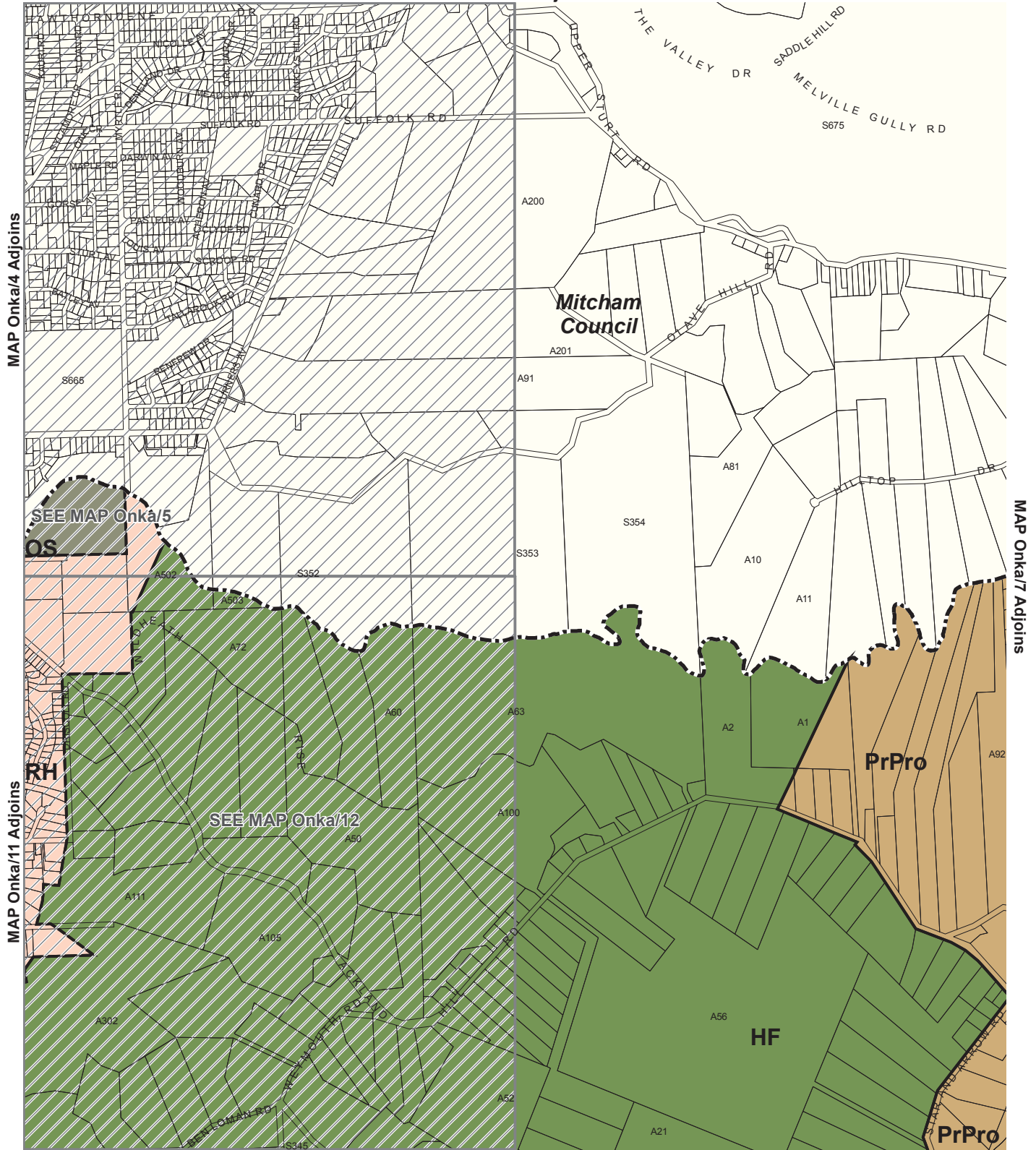


# Overlay Map Onka/6

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State Heritage Area
- Character Preservation District
- Development Plan Boundary

MAP Onka/1 Adjoins



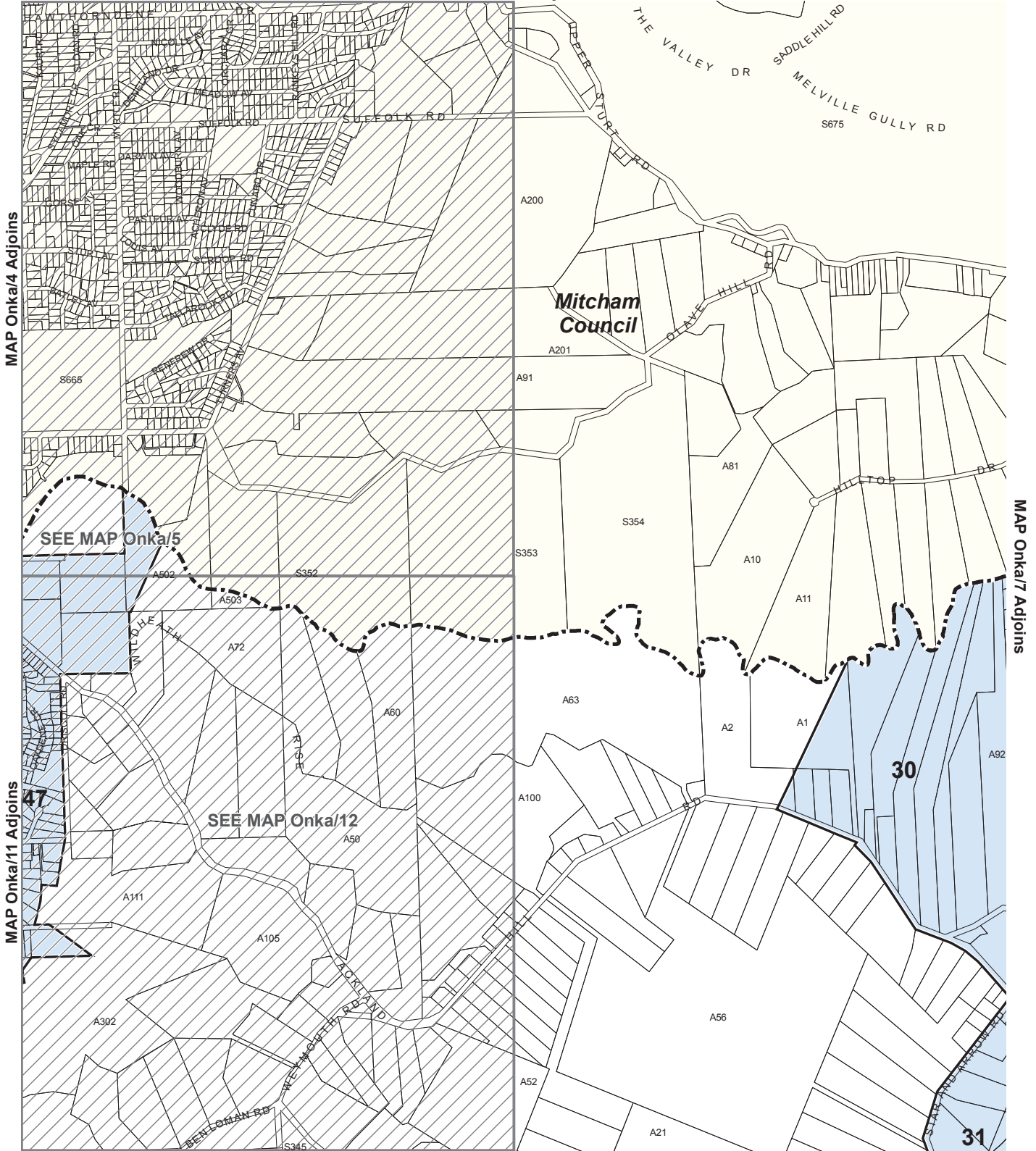
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Open Space
  - Primary Production
  - Residential Hills
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/6

MAP Onka/1 Adjoins



See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 30 Environment Protection Policy Area
  - 31 Landscape Protection Policy Area
  - 47 Coromandel Valley Policy Area

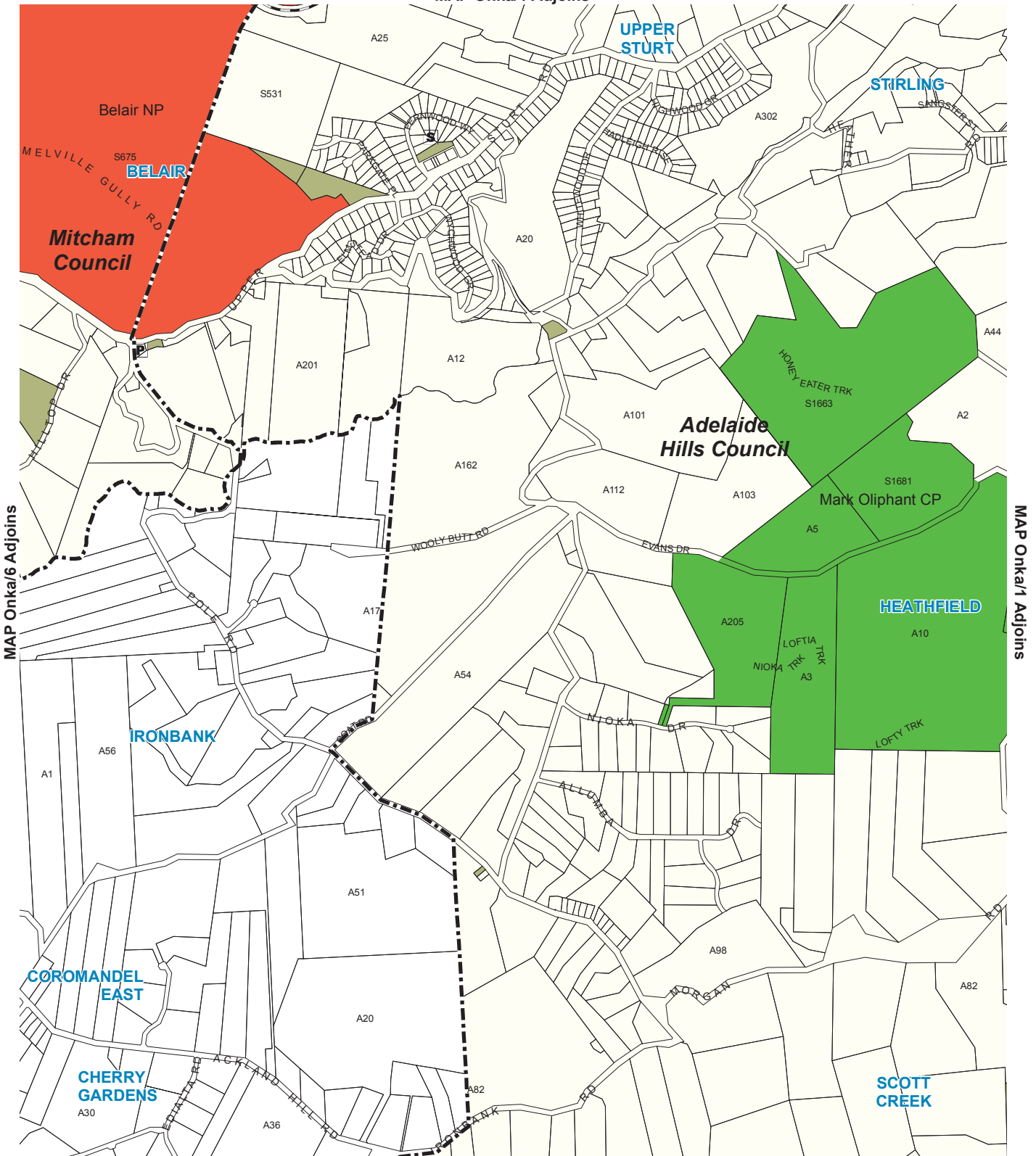


MAP Onka/17 Adjoins

# Policy Area Map Onka/6

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/18 Adjoins

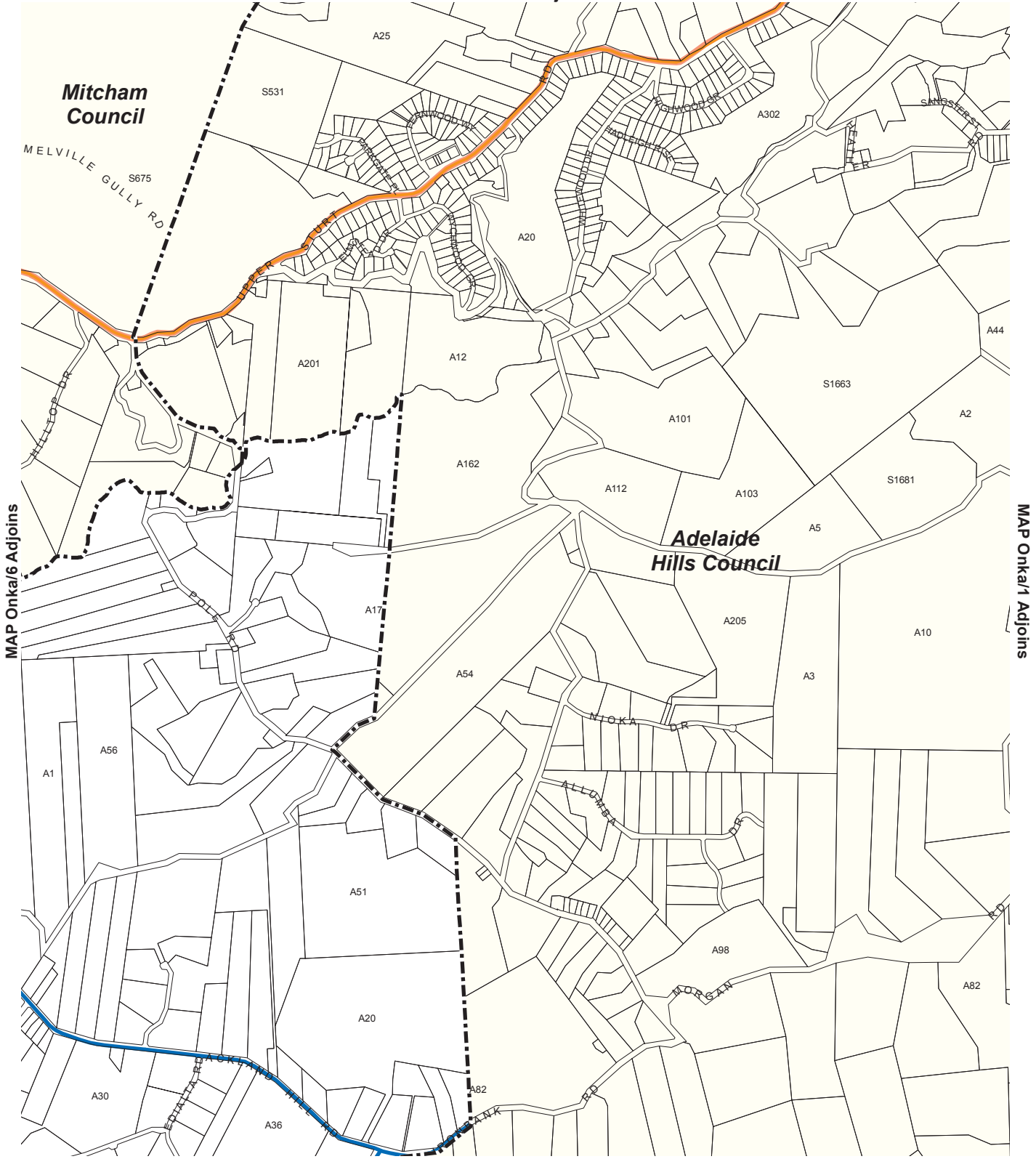


- S School
- P Post Office
- Railways
- Local Reserves
- National Park
- Conservation Park
- Development Plan Boundary

# Location Map Onka/7



MAP Onka/1 Adjoins



- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Distributor Roads
- Development Plan Boundary

# Overlay Map Onka/7

## TRANSPORT



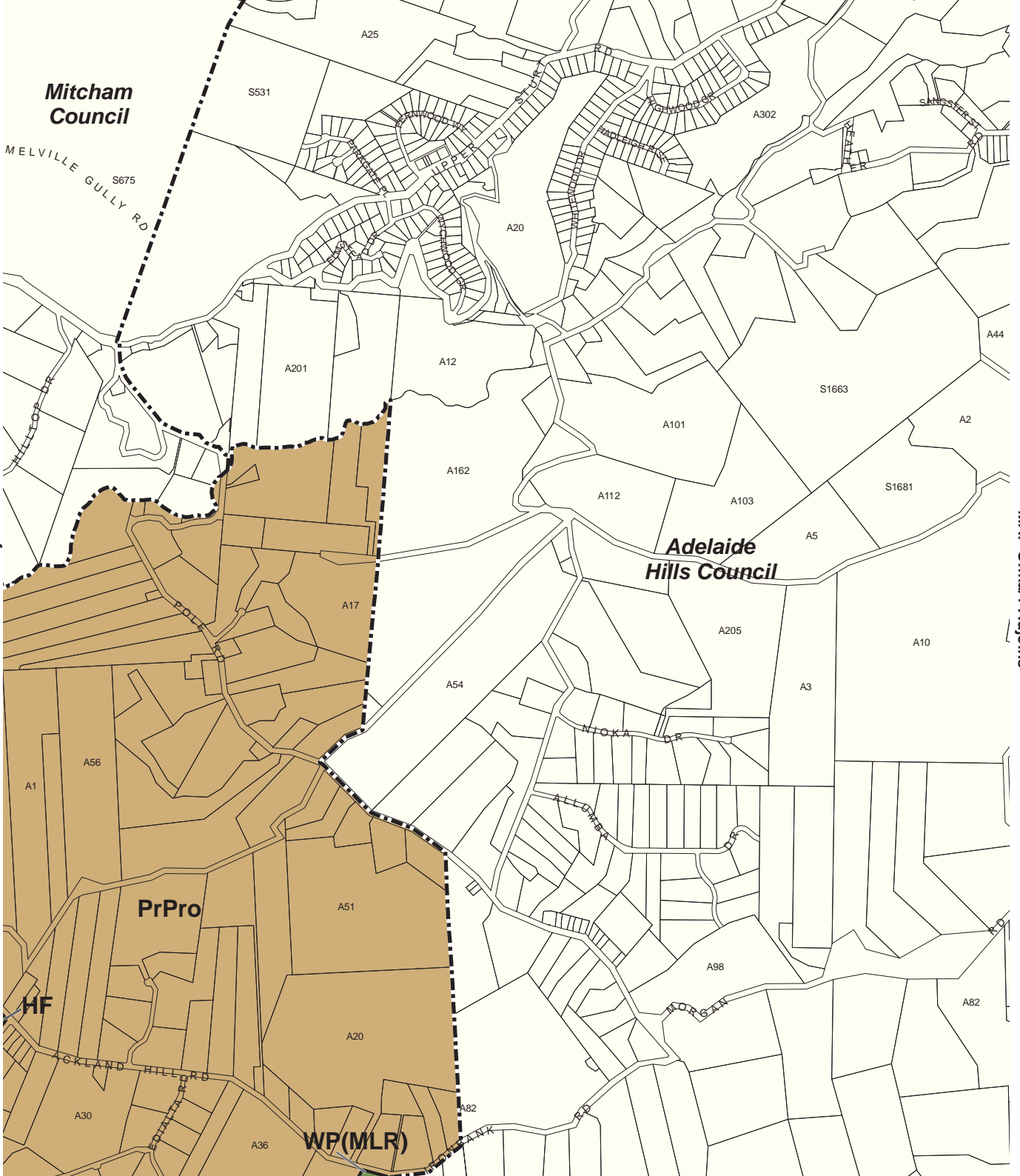
MAP Onka/1 Adjoins

Mitcham Council

MELVILLE GULLY RD  
S675

MAP Onka/6 Adjoins

MAP Onka/1 Adjoins



MAP Onka/18 Adjoins

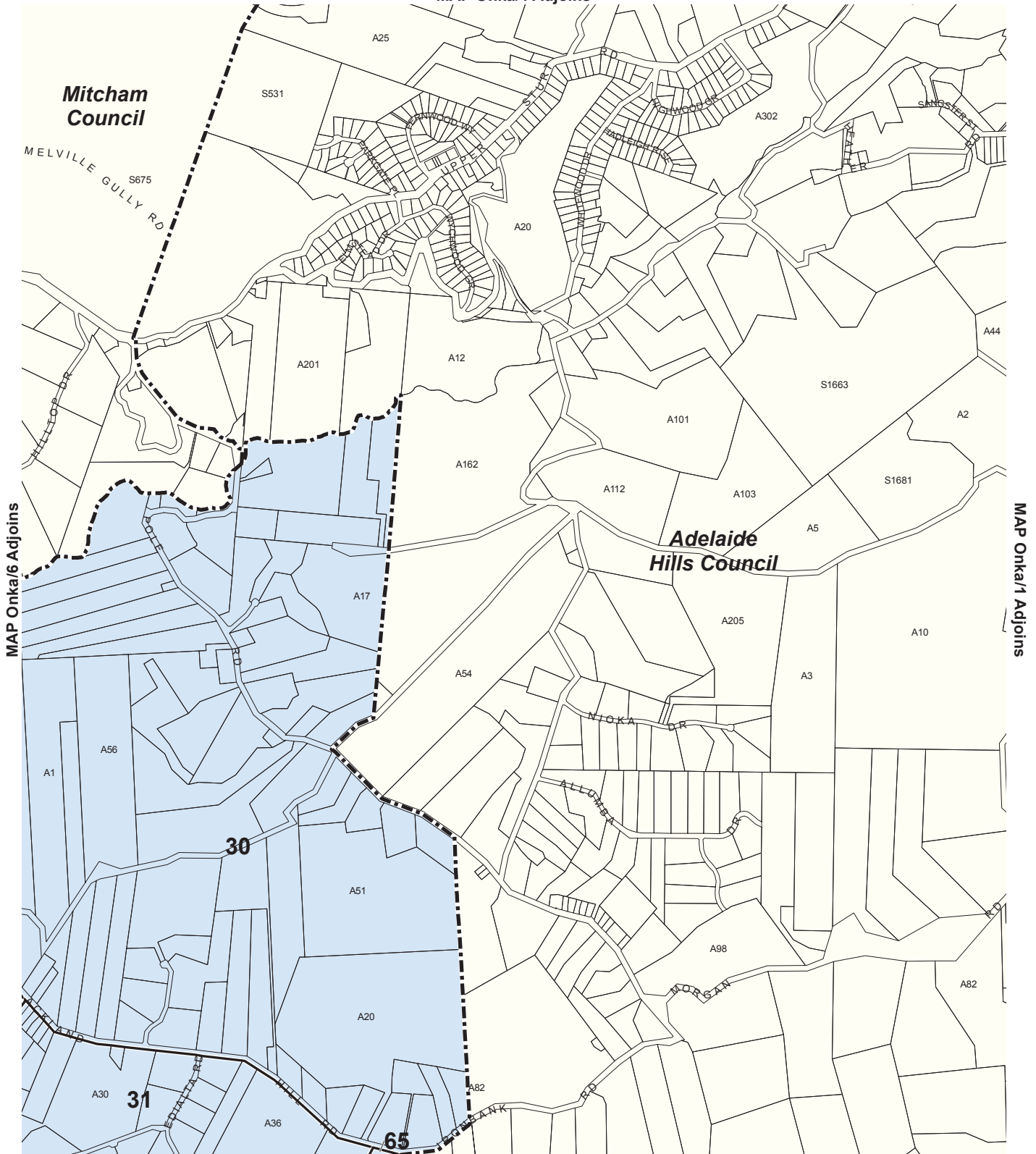
Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
  - PrPro Primary Production
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/7

MAP Onka/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 30** Environment Protection Policy Area
- 31** Landscape Protection Policy Area
- 65** Watershed Priority Policy Area



# Policy Area Map Onka/7

-  Policy Area Boundary
-  Development Plan Boundary



MAP Onka/2 Adjoins

FLAGSTAFF HILL

DARLINGTON

O'HALLORAN HILL

HAPPY VALLEY

MAP Onka/13 Adjoins

MAP Onka/1 Adjoins

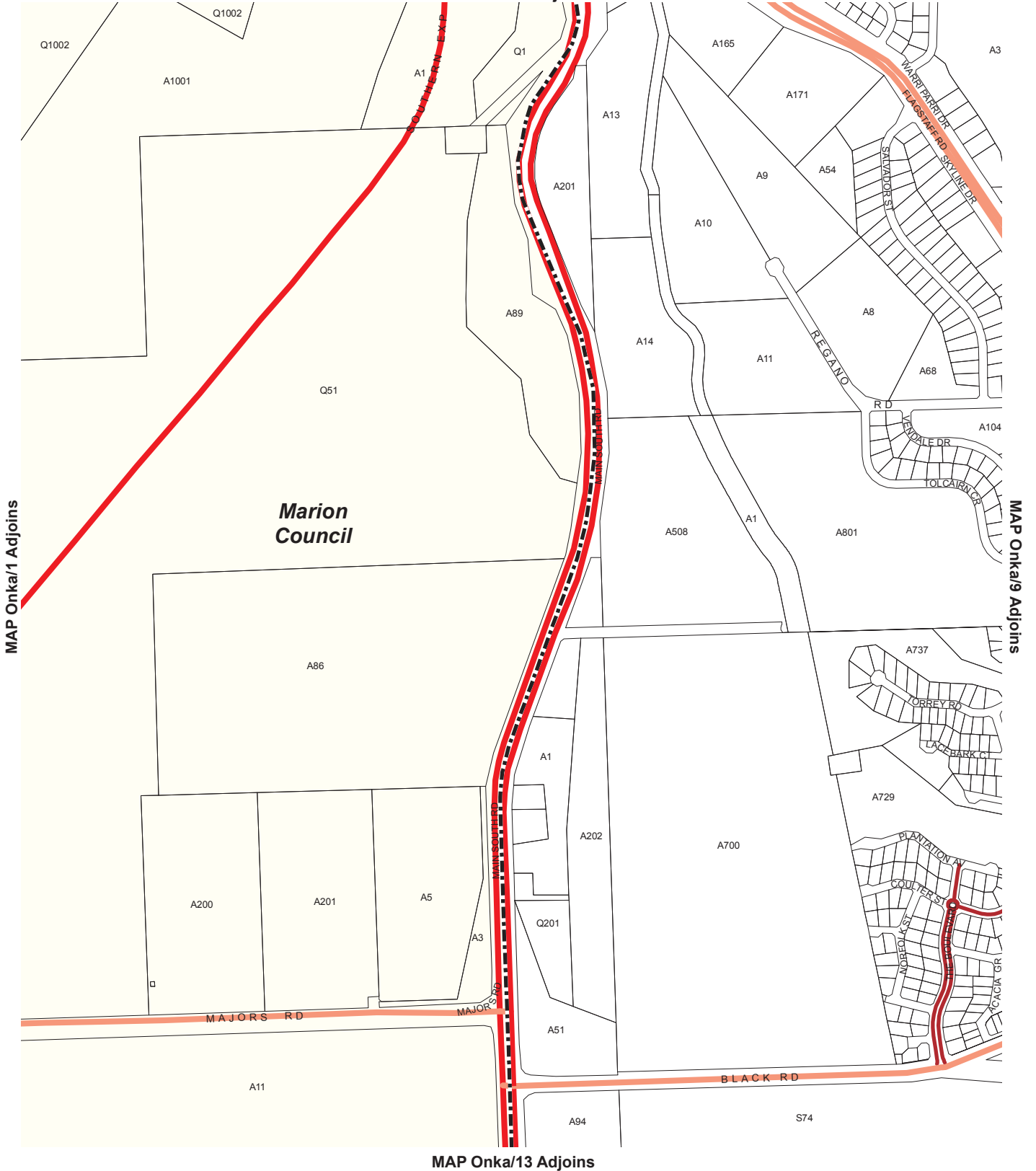
MAP Onka/9 Adjoins



# Location Map Onka/8

- Local Reserves
- Recreation Park
- Development Plan Boundary

MAP Onka/2 Adjoins

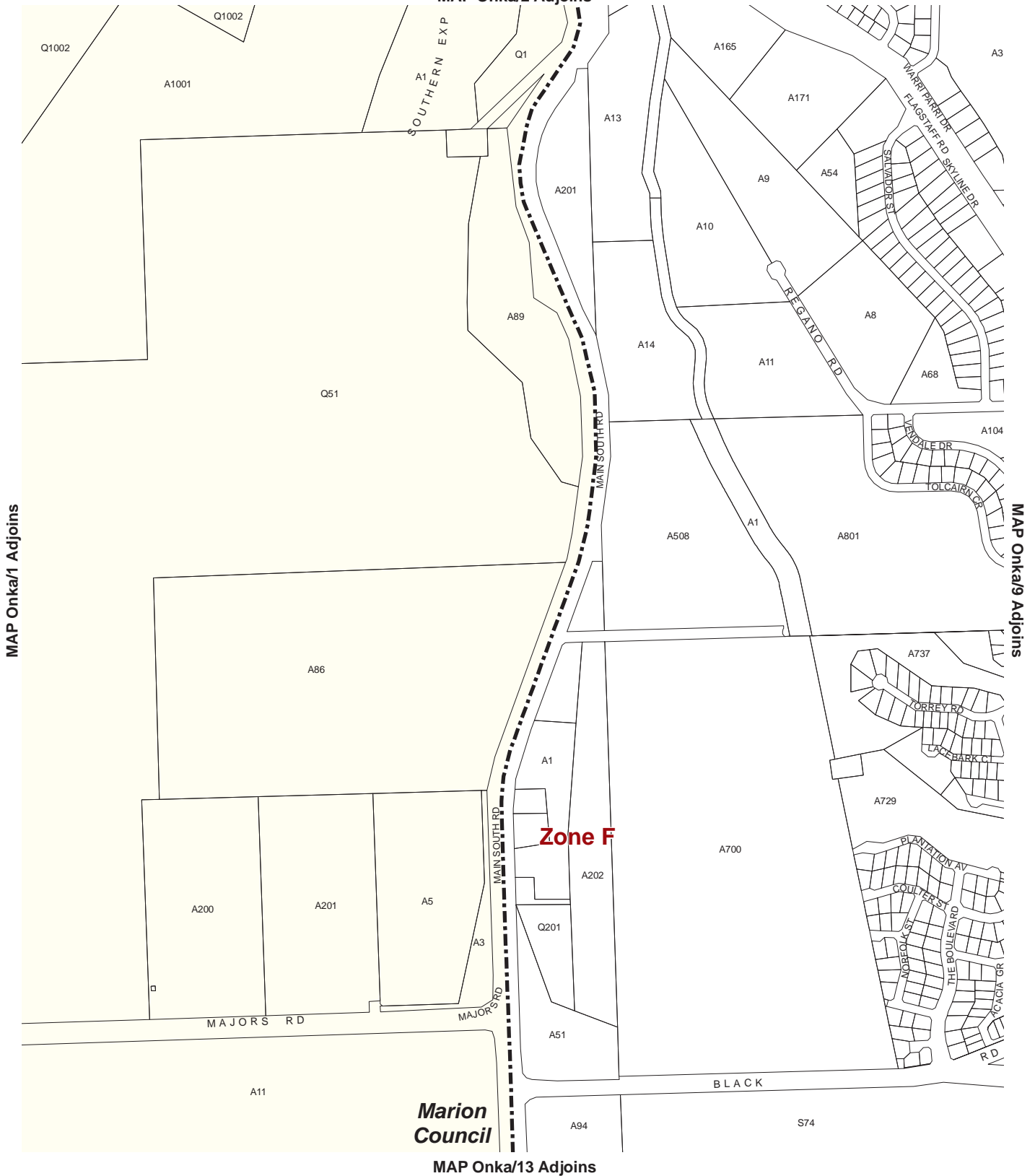


- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Development Plan Boundary

# Overlay Map Onka/8

## TRANSPORT

MAP Onka/2 Adjoins





Zone F

Marion Council

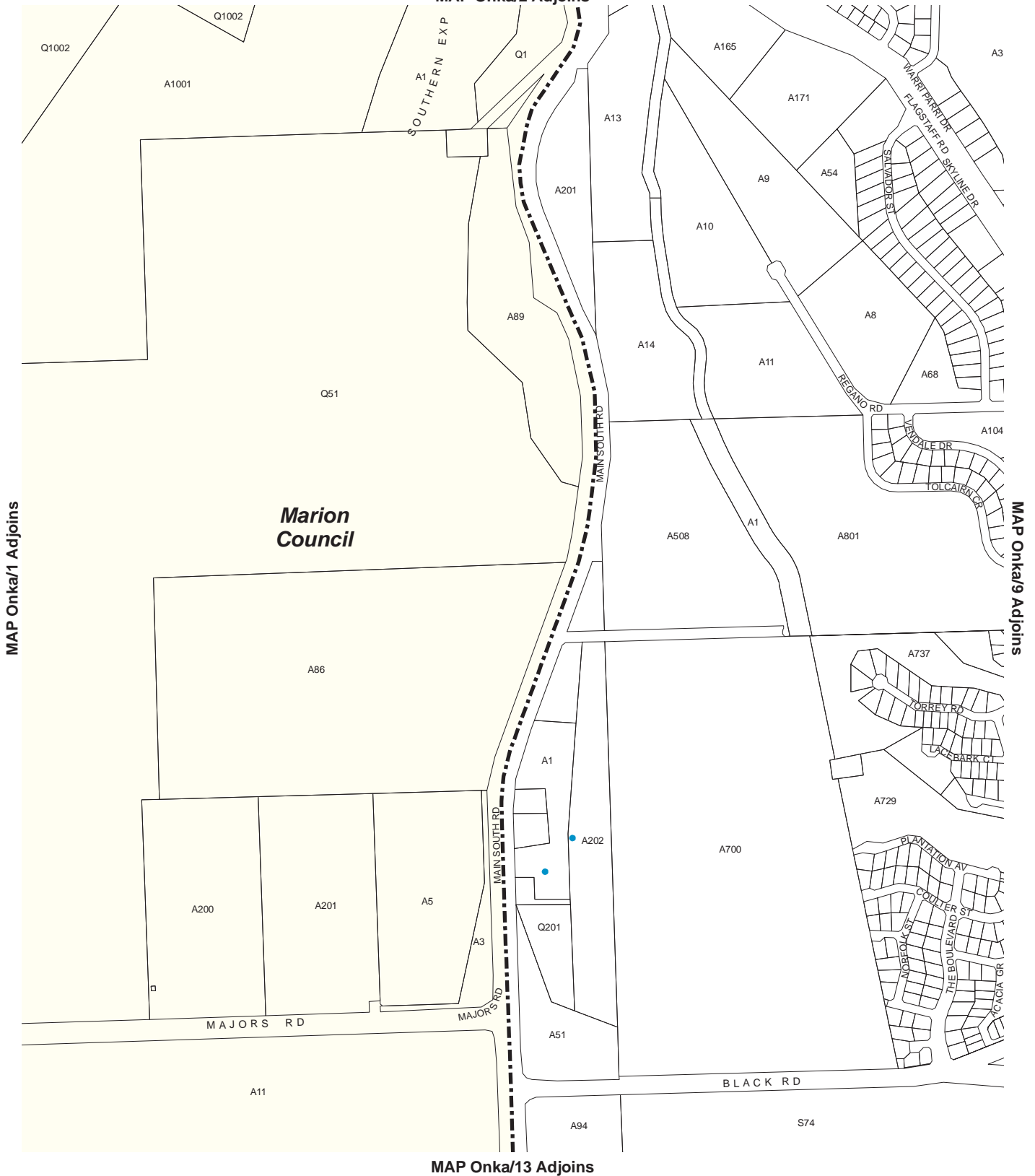
Airport Building Heights  
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



# Overlay Map Onka/8 DEVELOPMENT CONSTRAINTS

-  Airport Building Heights
-  Development Plan Boundary

MAP Onka/2 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.

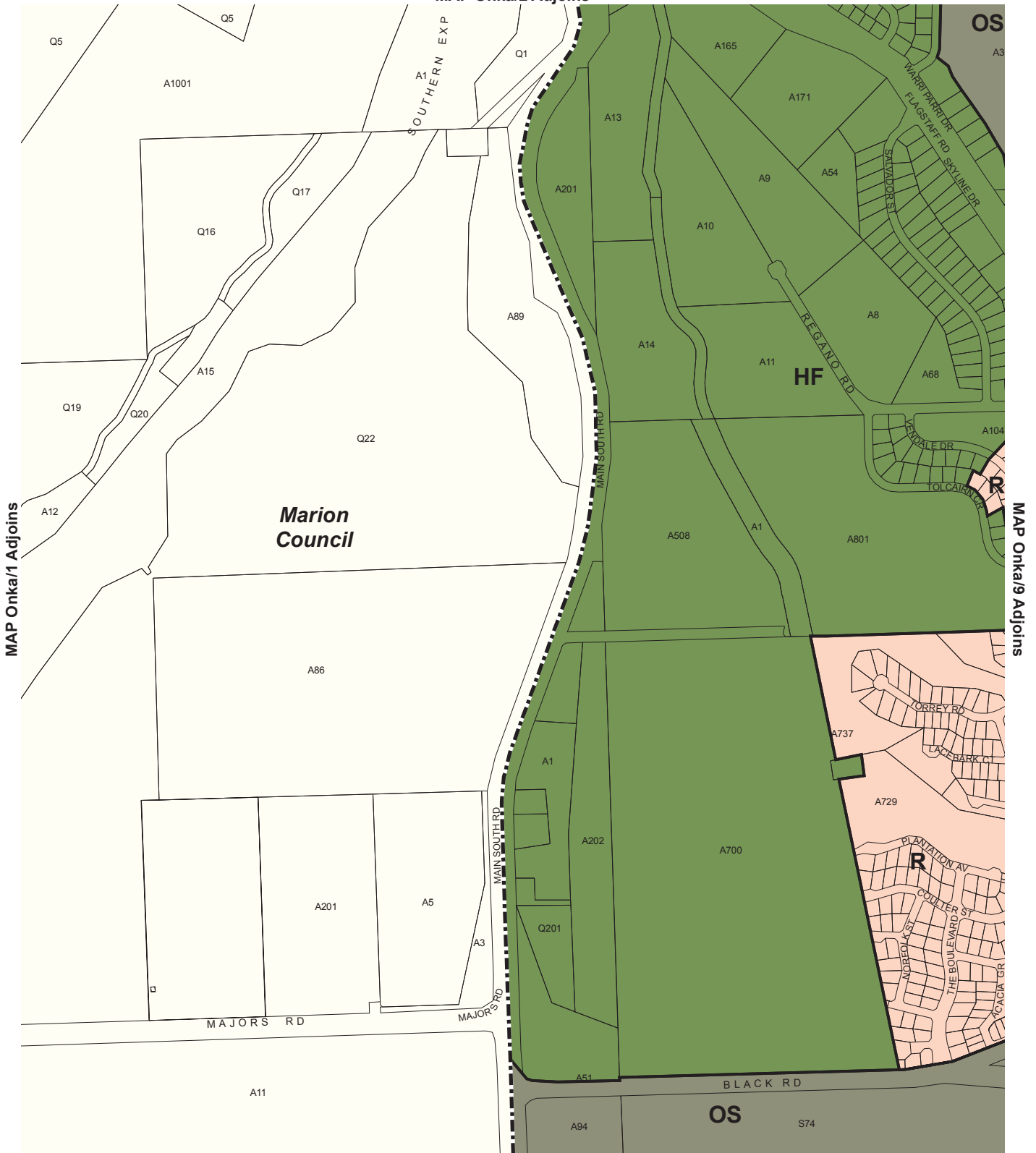


# Overlay Map Onka/8 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Development Plan Boundary



MAP Onka/2 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Open Space
  - Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/8

MAP Onka/3 Adjoins

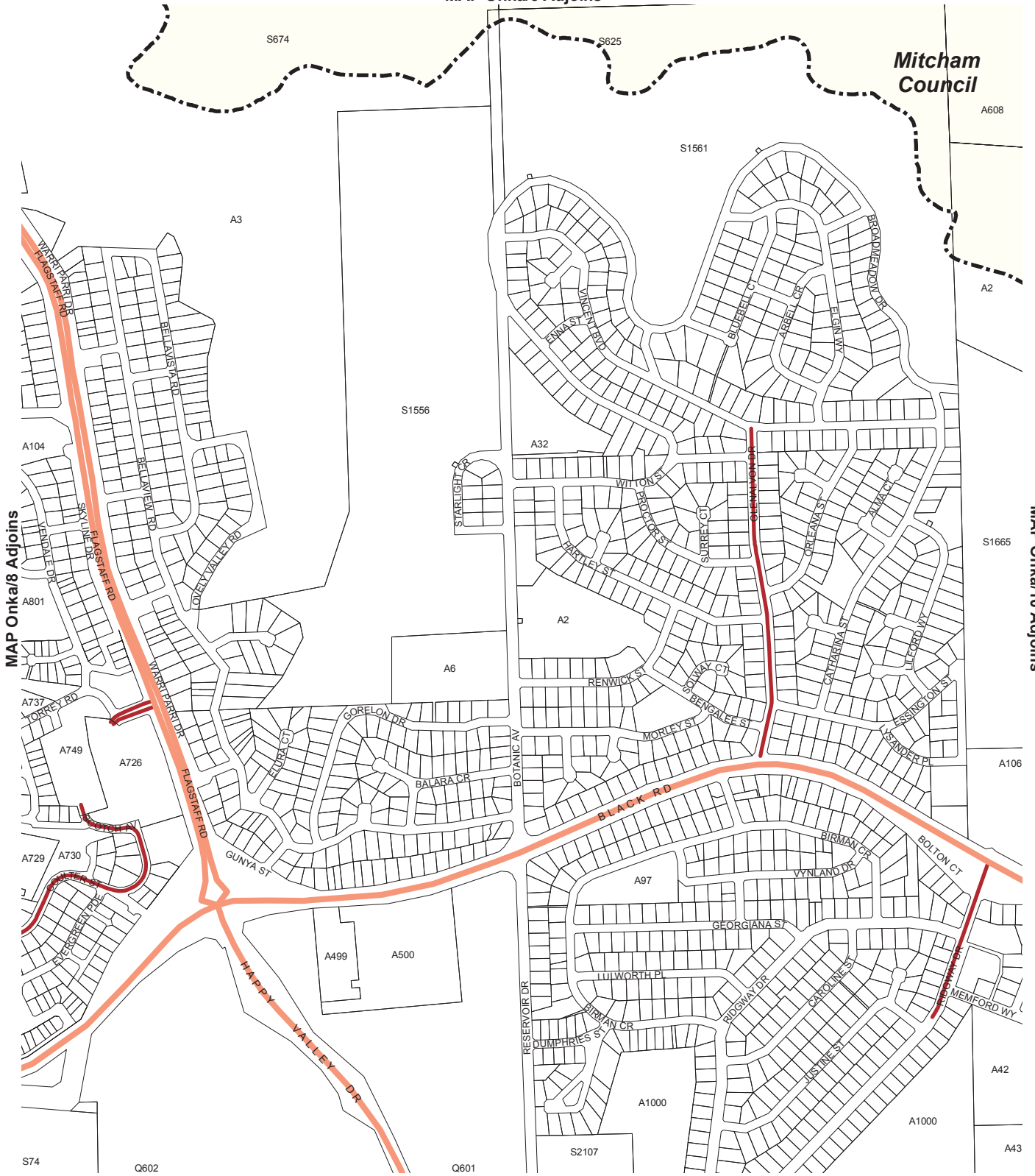


MAP Onka/14 Adjoins

# Location Map Onka/9

MAP Onka/3 Adjoins

Mitcham Council



MAP Onka/10 Adjoins

MAP Onka/8 Adjoins

MAP Onka/14 Adjoins

S74 Q602 Q601 S2107 S1556 A3 A6 A97 A1000 A1000 A42 A43 A104 A801 A737 A749 A726 A729 A730 A499 A500 A104 A32 A2 A6 A2 A97 A1000 A1000 A42 A43 A106 A1000 A1000 A42 A43

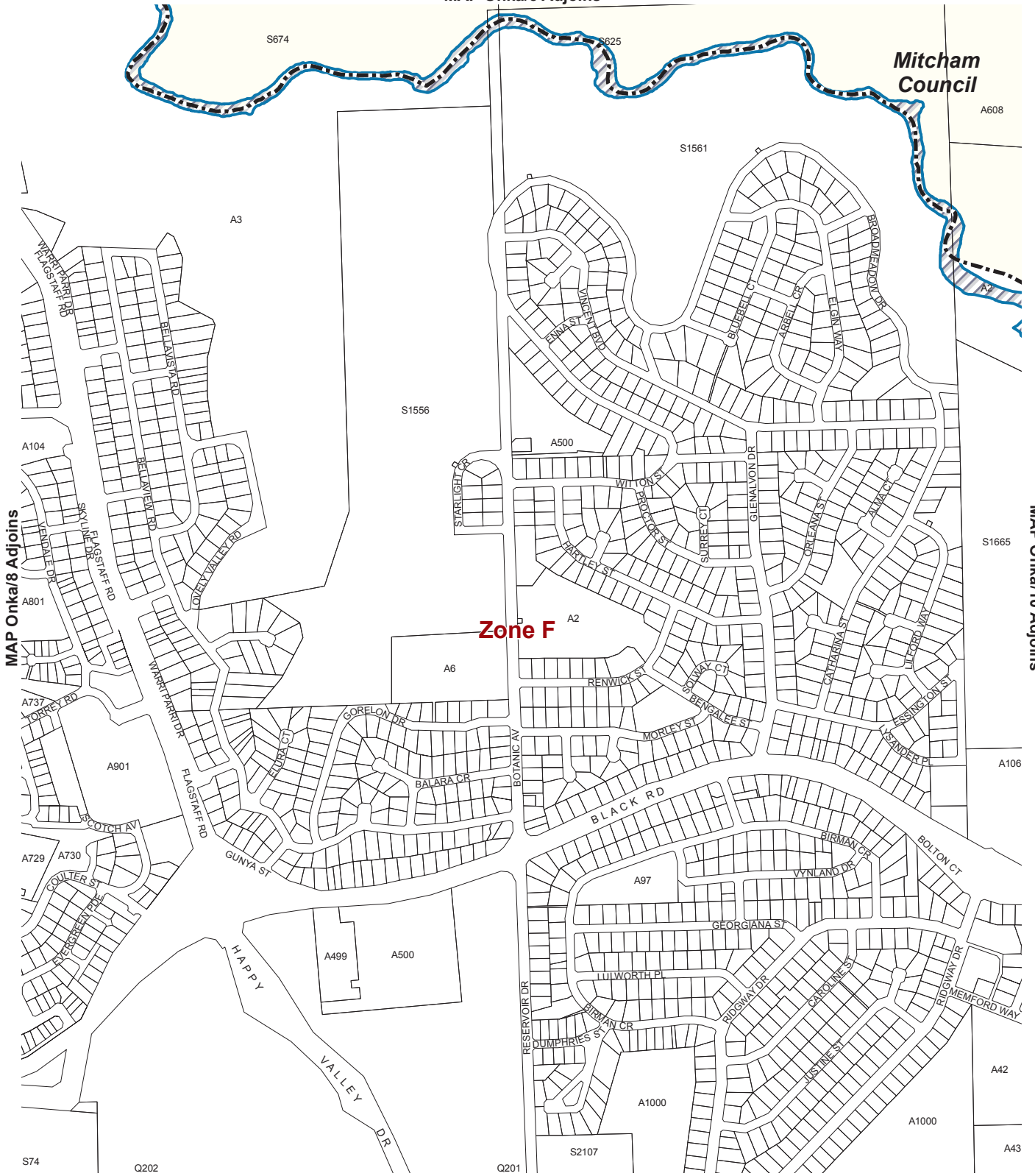
- Secondary Arterial Roads
- Collector Roads
- Development Plan Boundary



# Overlay Map Onka/9

## TRANSPORT

MAP Onka/3 Adjoins






Mitcham Council

Zone F

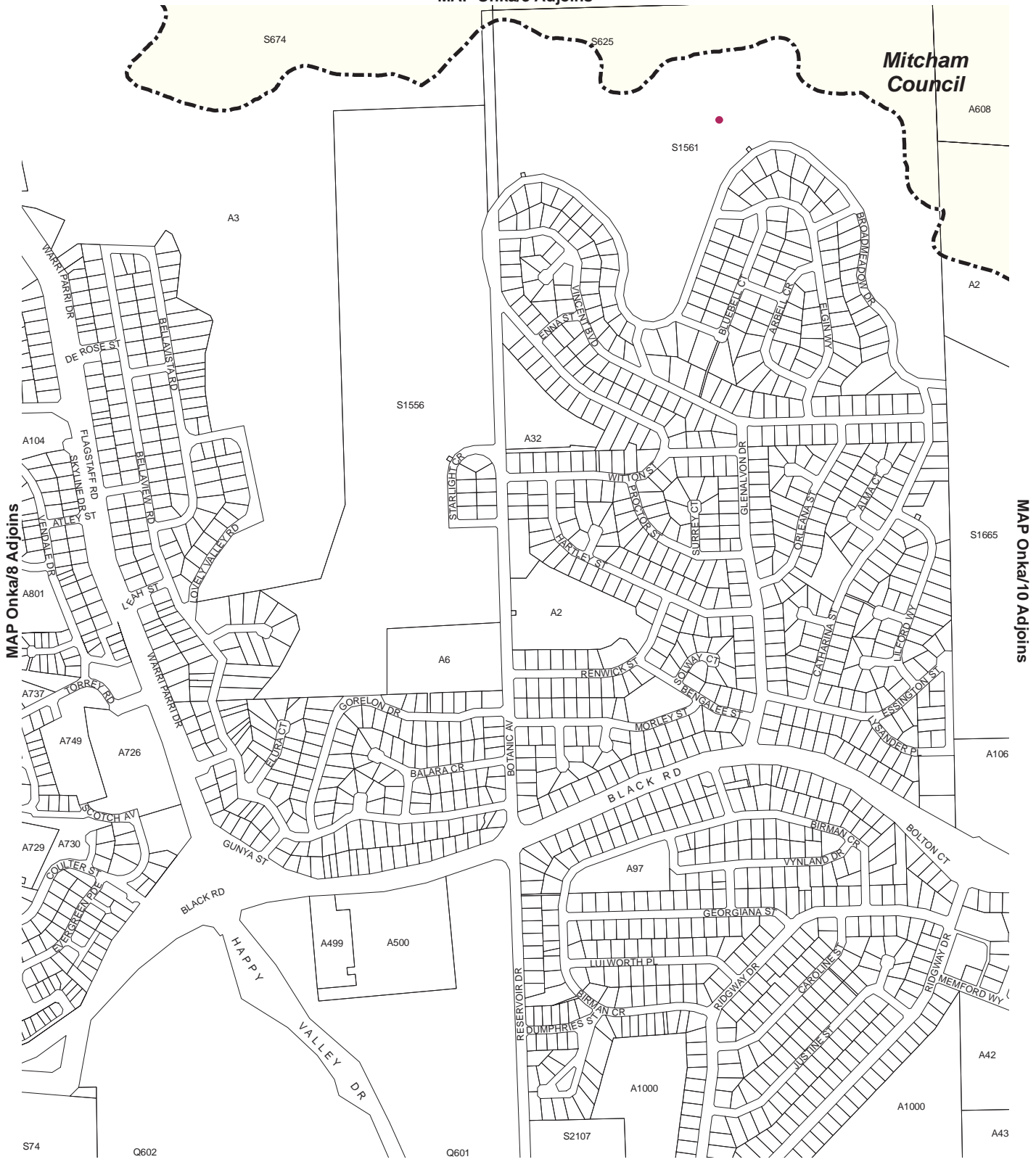
Airport Building Heights  
Zone F APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m



# Overlay Map Onka/9 DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Airport Building Heights
-  Development Plan Boundary

MAP Onka/3 Adjoins



Mitcham Council

MAP Onka/8 Adjoins

MAP Onka/10 Adjoins

MAP Onka/14 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.

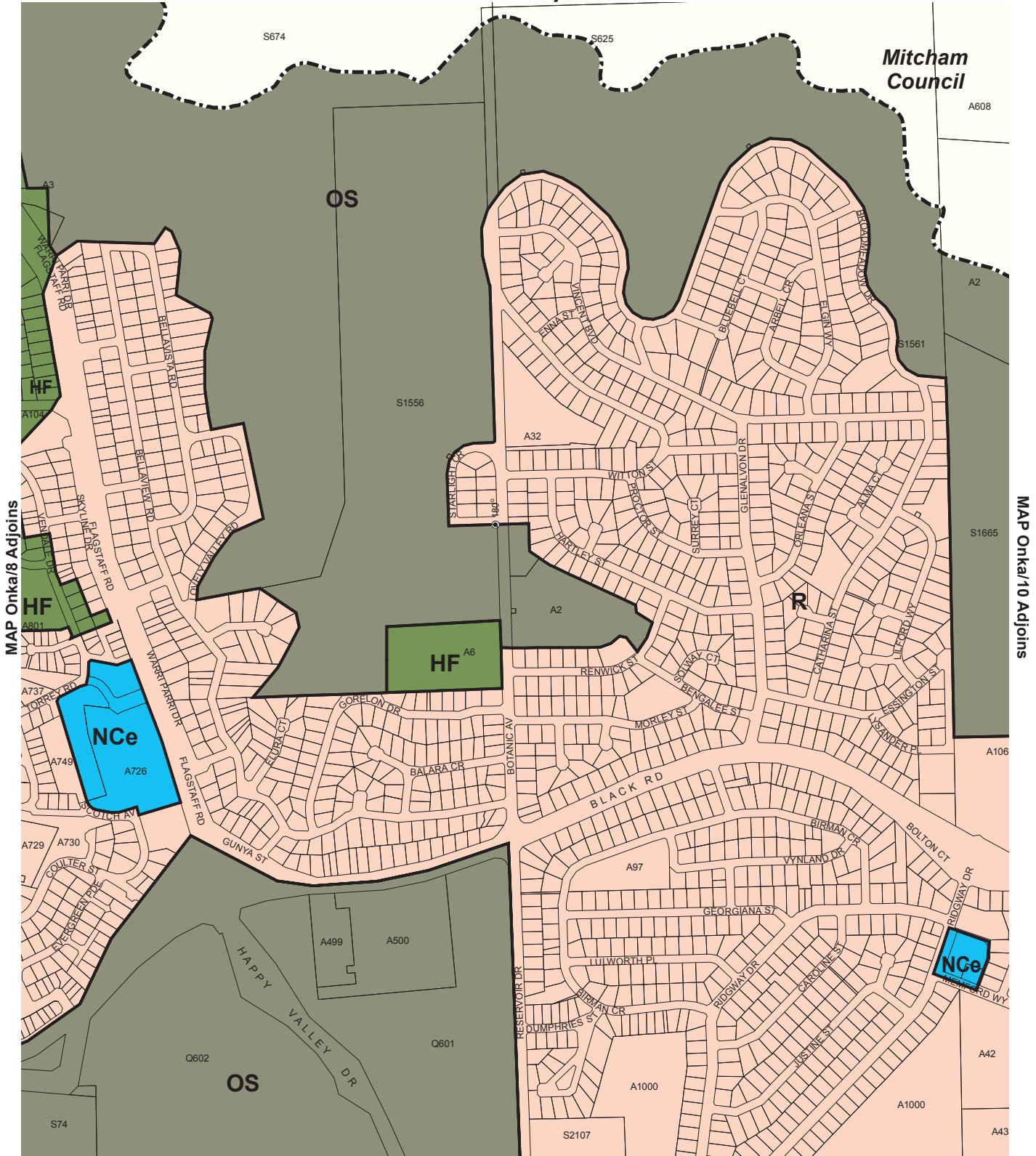


# Overlay Map Onka/9

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Development Plan Boundary

MAP Onka/3 Adjoins



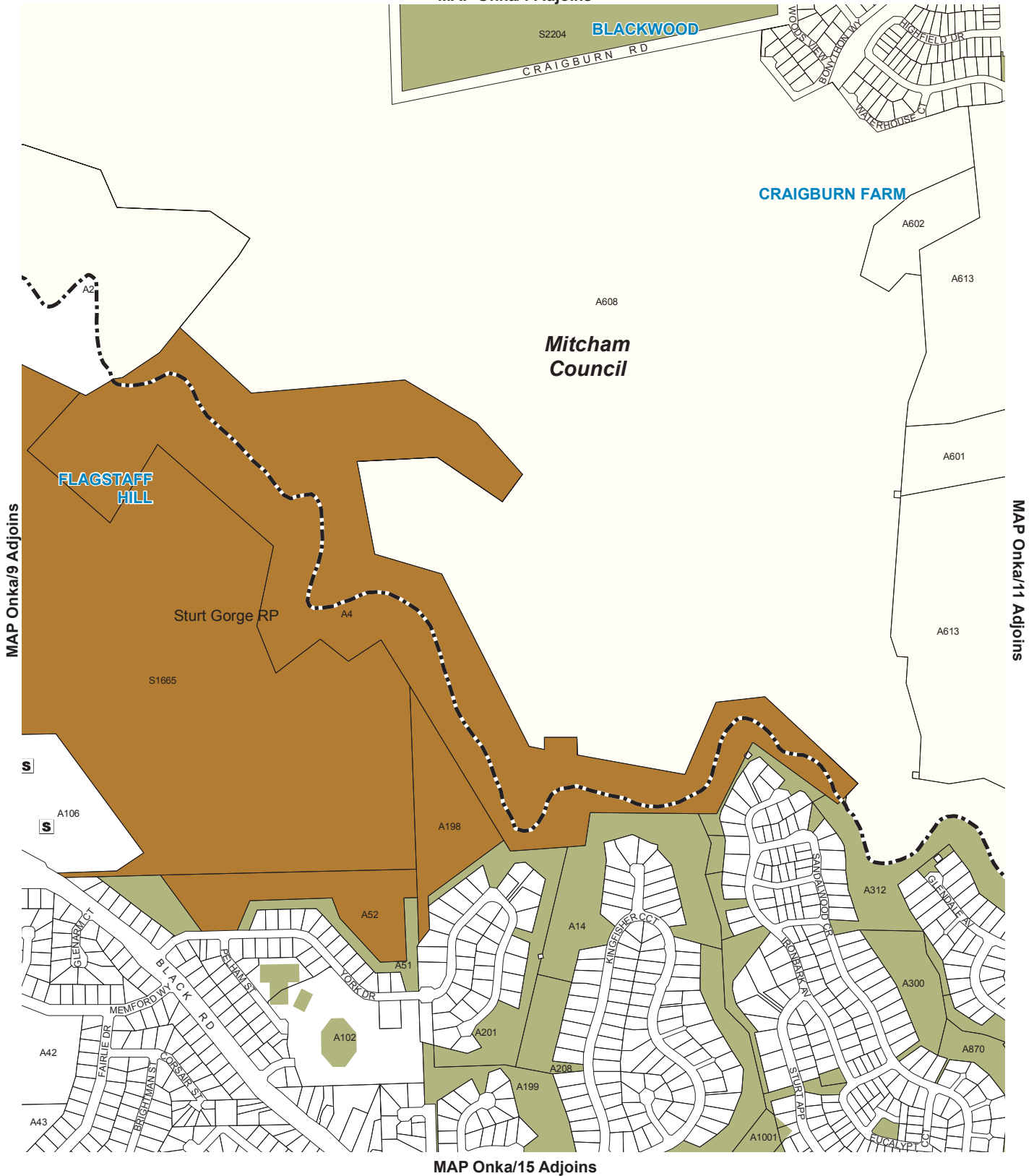
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Neighbourhood Centre
  - Open Space
  - Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/9

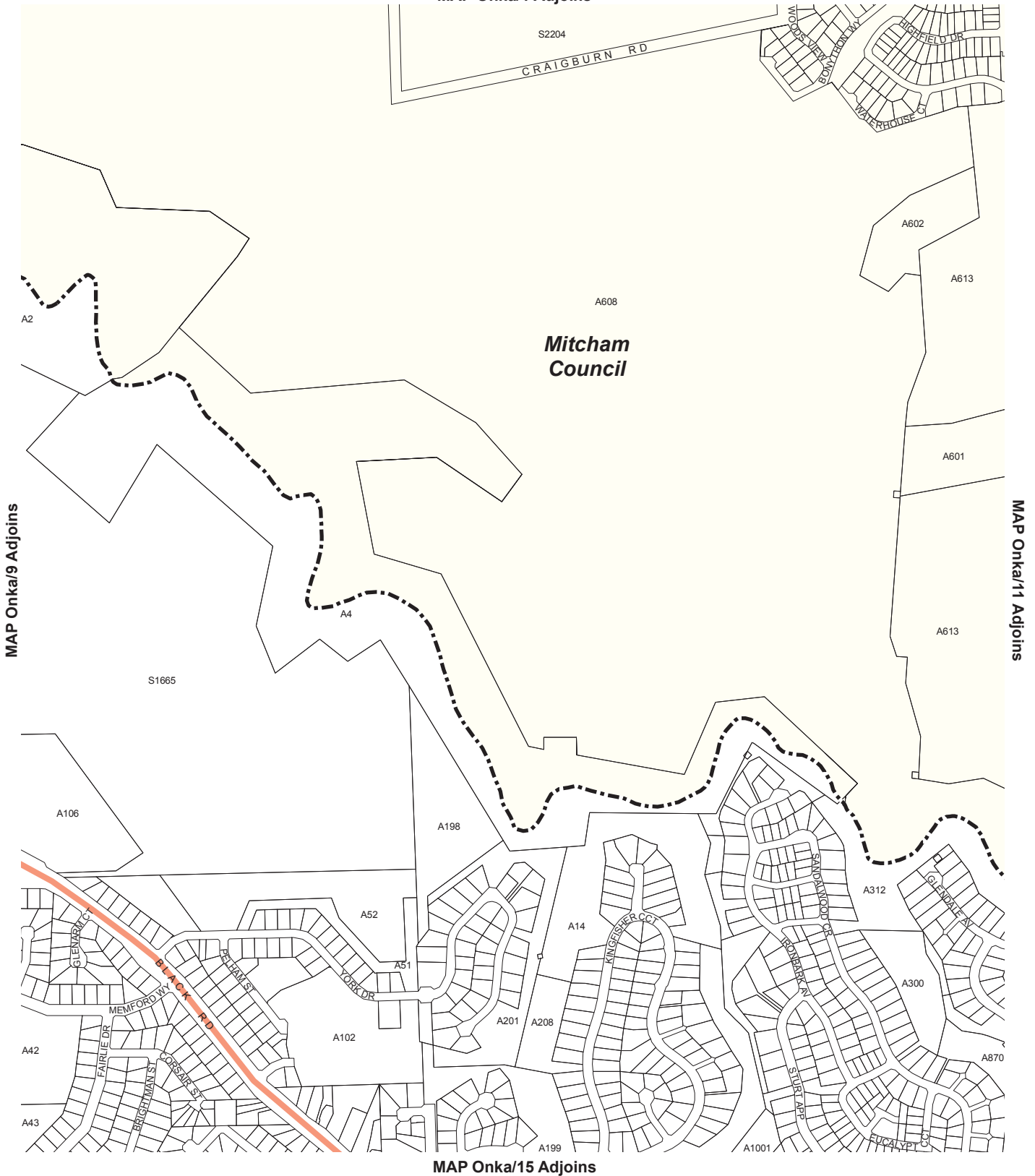
MAP Onka/1 Adjoins



# Location Map Onka/10

- School
- Local Reserves
- Recreation Park
- Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/9 Adjoins

MAP Onka/11 Adjoins

MAP Onka/15 Adjoins

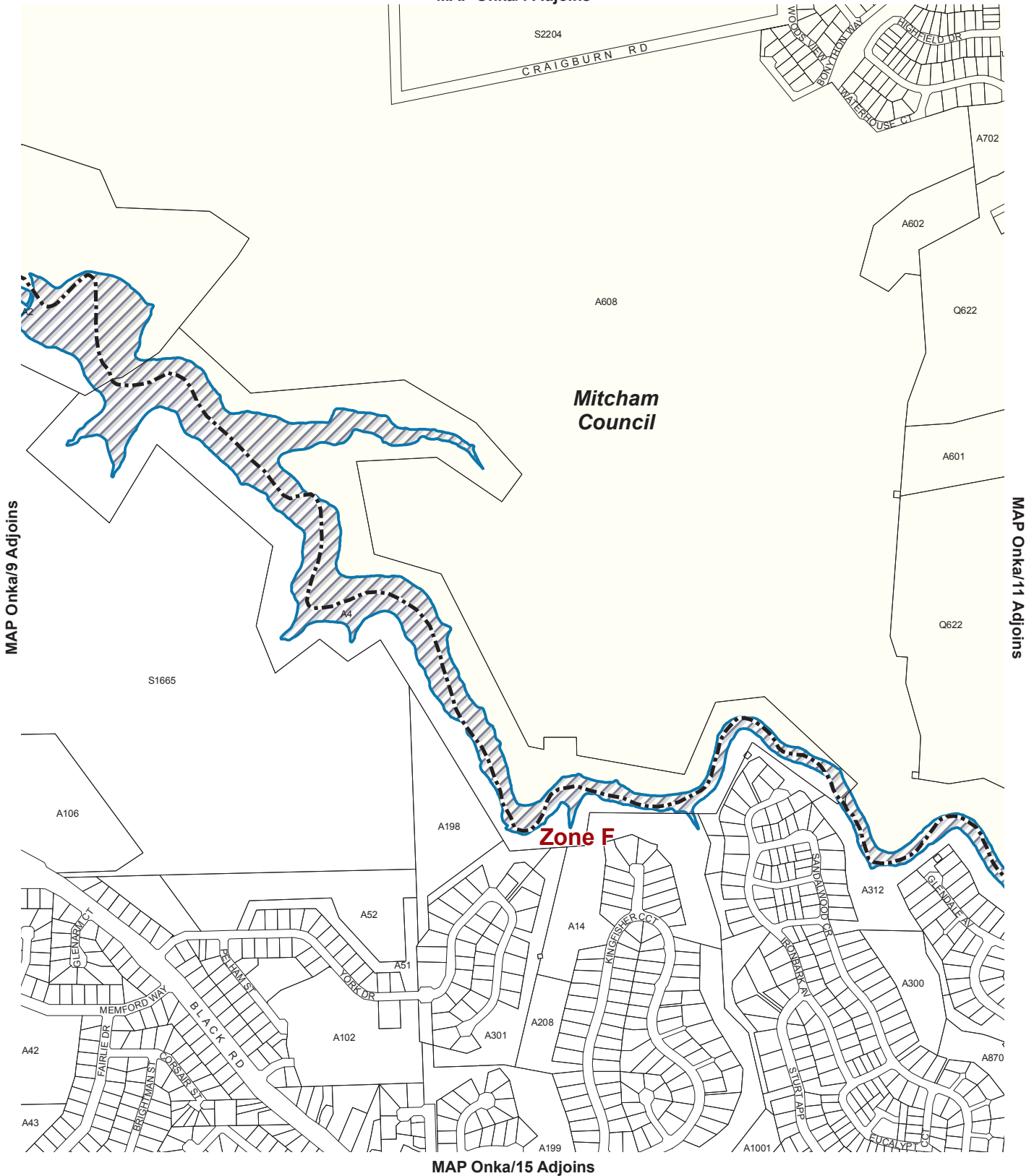


# Overlay Map Onka/10 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



MAP Onka/1 Adjoins






**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

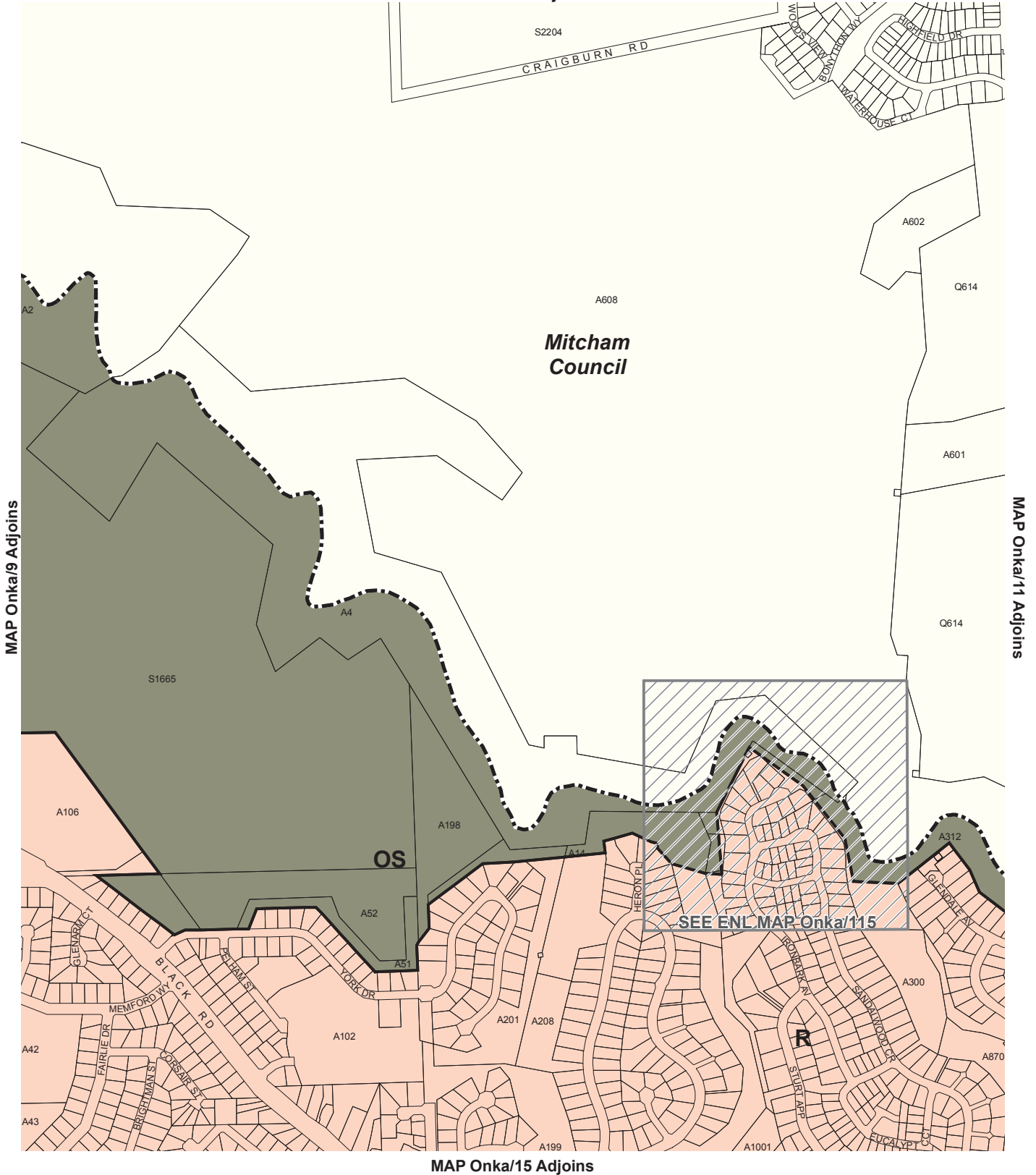


# Overlay Map Onka/10

## DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Airport Building Heights
-  Development Plan Boundary

MAP Onka/1 Adjoins



See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

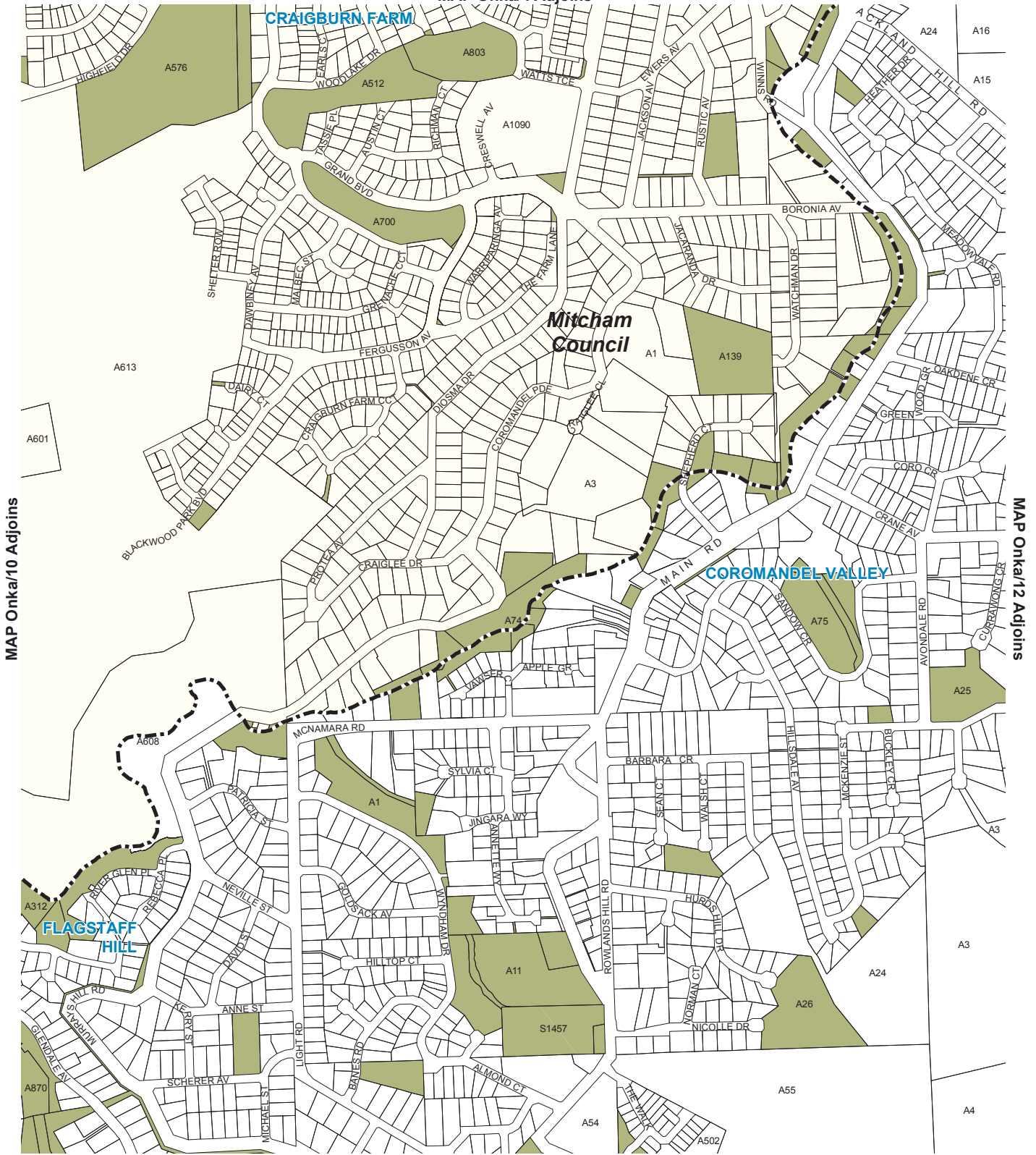


- Zones**
- OS Open Space
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/10

MAP Onka/4 Adjoins

CRAIGBURN FARM



MAP Onka/10 Adjoins

MAP Onka/12 Adjoins

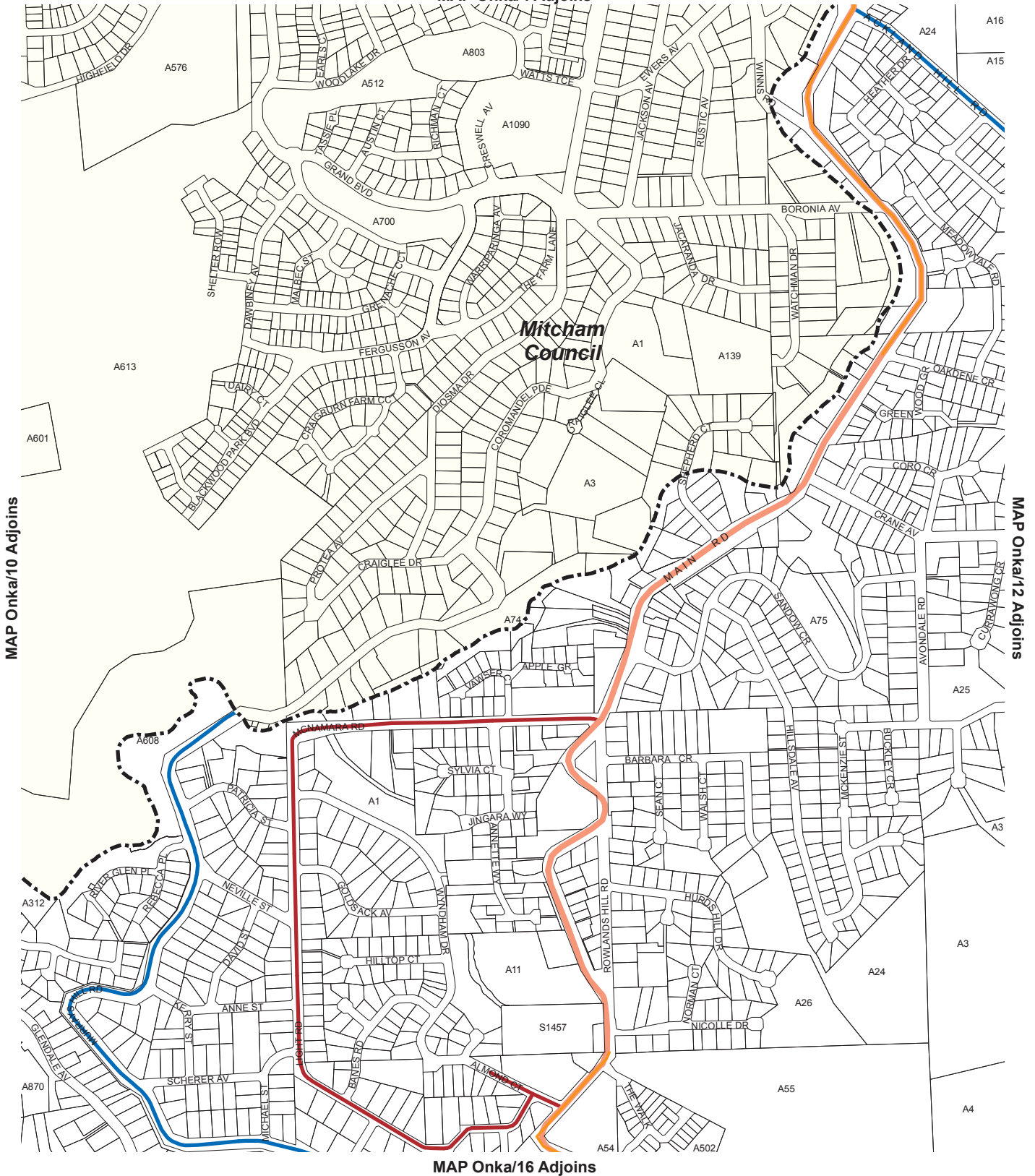
MAP Onka/16 Adjoins



# Location Map Onka/11

- Local Reserves
- Development Plan Boundary

MAP Onka/4 Adjoins



MAP Onka/10 Adjoins

MAP Onka/12 Adjoins

MAP Onka/16 Adjoins

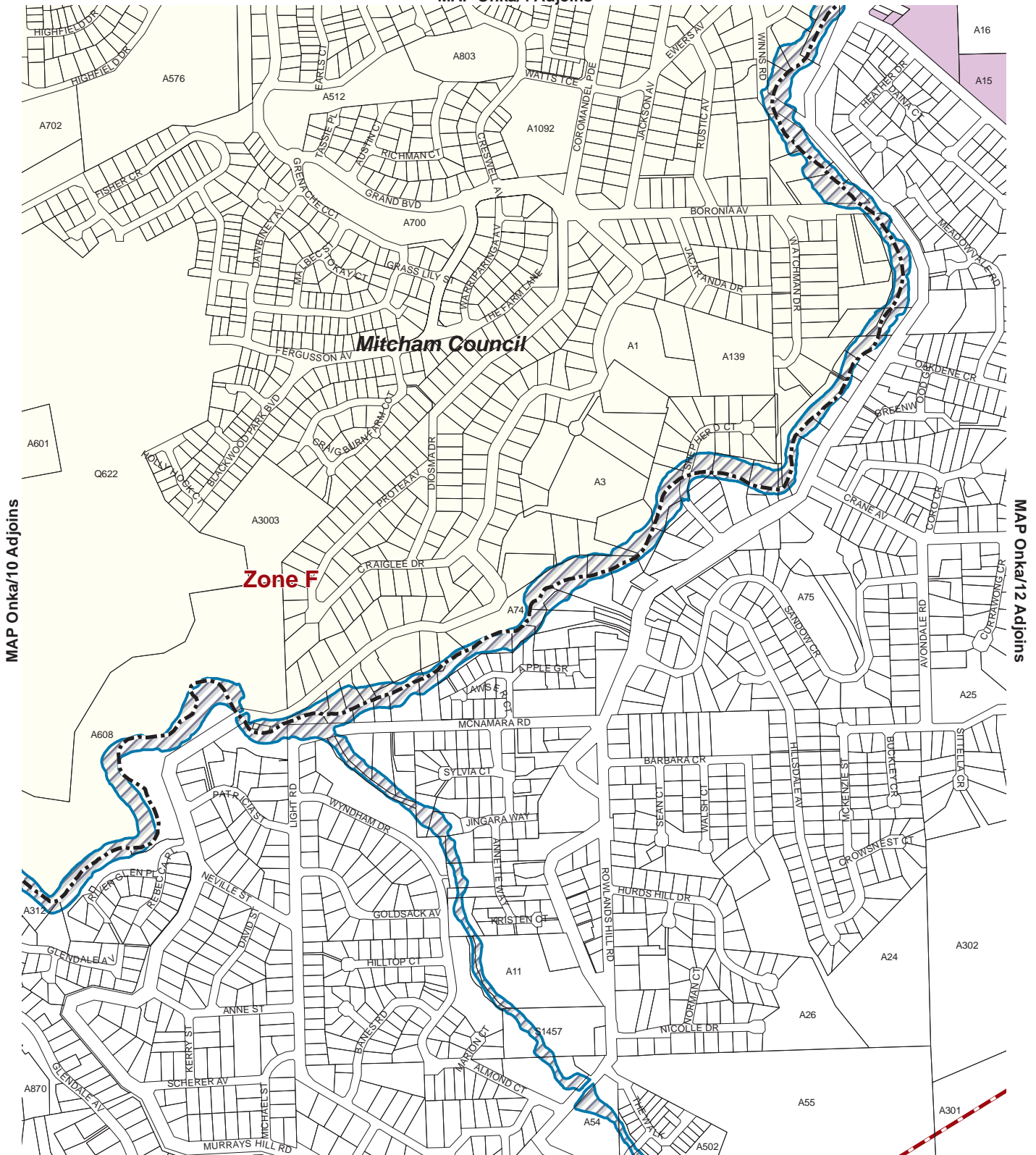


- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads
- - - - Development Plan Boundary

# Overlay Map Onka/11

## TRANSPORT

MAP Onka/4 Adjoins







**Zone F**

**Mitcham Council**

**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

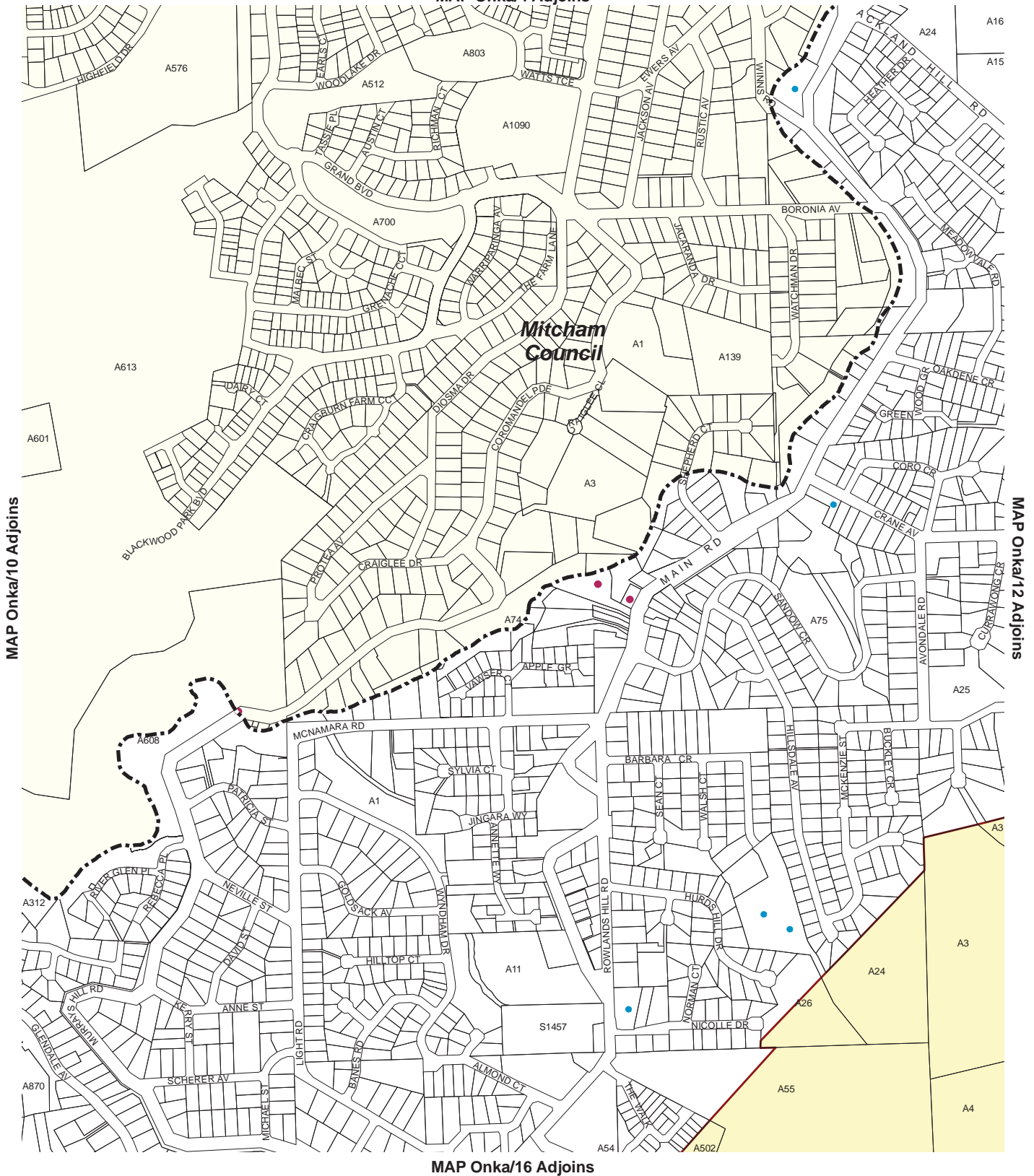
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



-  Flood 100 A.R.I.
-  Airport Building Heights
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

# Overlay Map Onka/11 DEVELOPMENT CONSTRAINTS

MAP Onka/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.

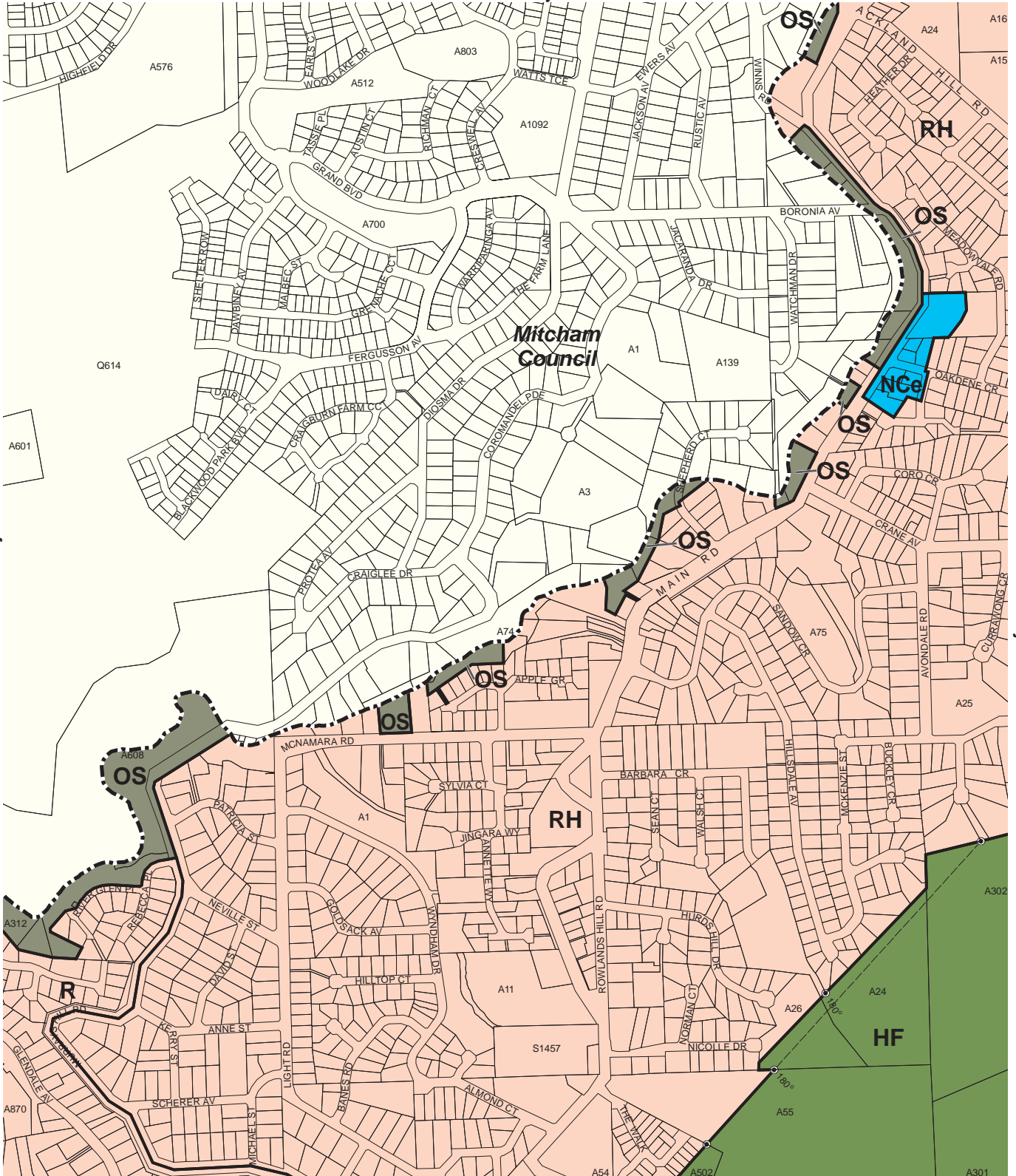


- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary

# Overlay Map Onka/11

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/4 Adjoins



MAP Onka/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

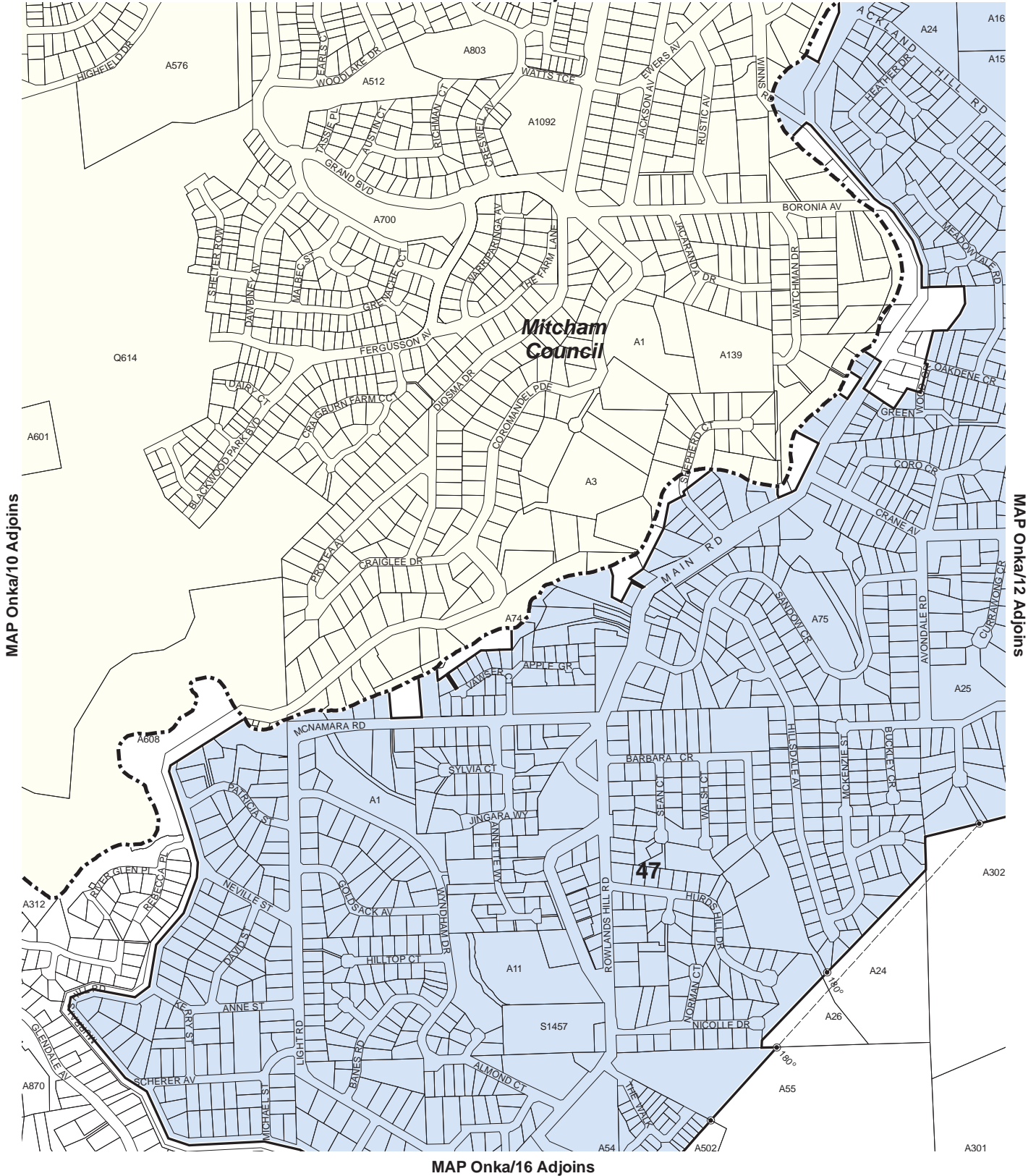


Zones

- HF Hills Face
- NCe Neighbourhood Centre
- OS Open Space
- R Residential
- RH Residential Hills
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/11

MAP Onka/4 Adjoins



Lamberts Conformal Conic Projection, GDA94  
**Policy Area**  
 47 Coromandel Valley Policy Area



# Policy Area Map Onka/11



- Policy Area Boundary
- Development Plan Boundary



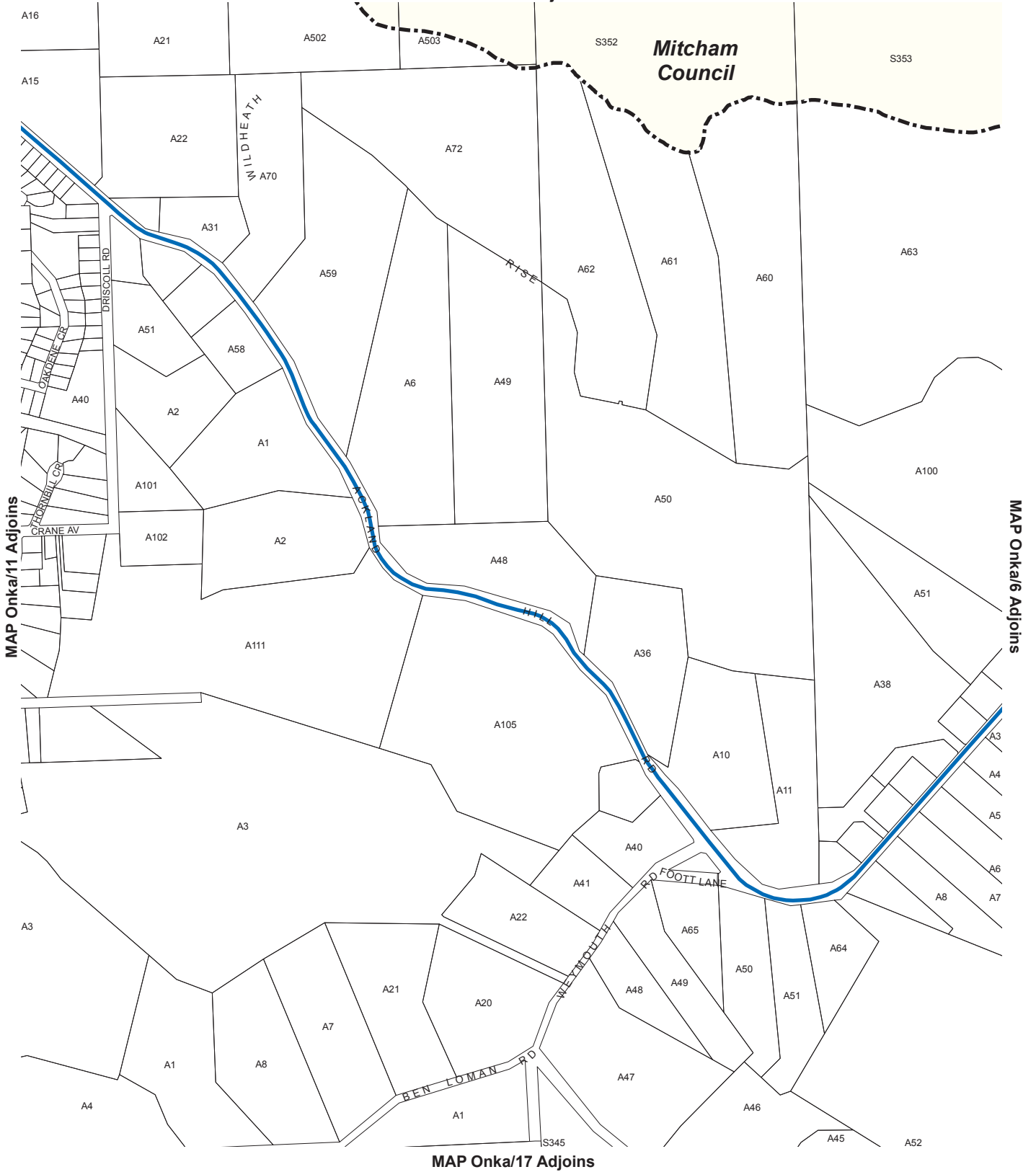
MAP Onka/5 Adjoins



# Location Map Onka/12

-  Local Reserves
-  Development Plan Boundary

MAP Onka/5 Adjoins

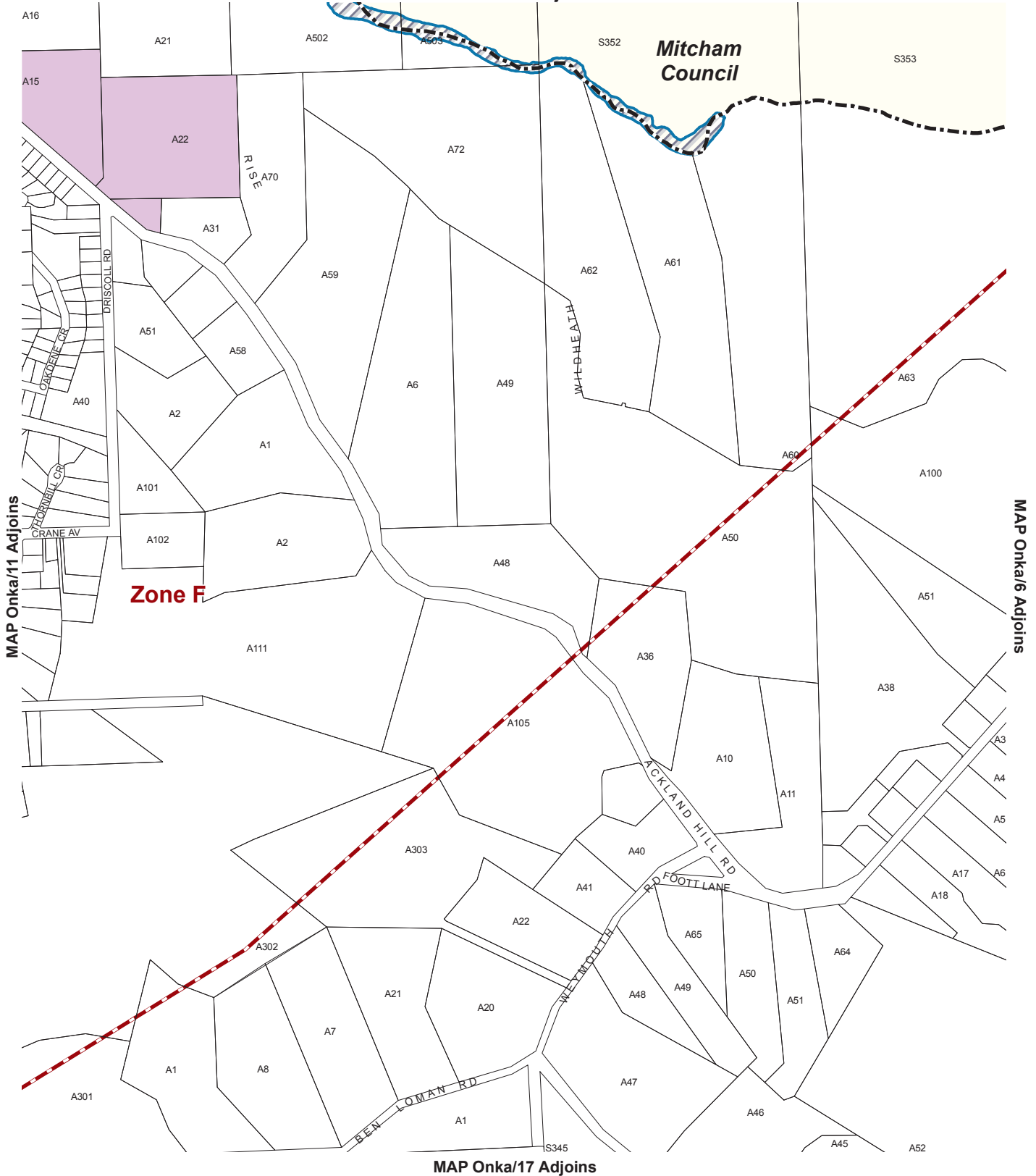


# Overlay Map Onka/12

## TRANSPORT

- Distributor Roads
- Development Plan Boundary





MAP Onka/5 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

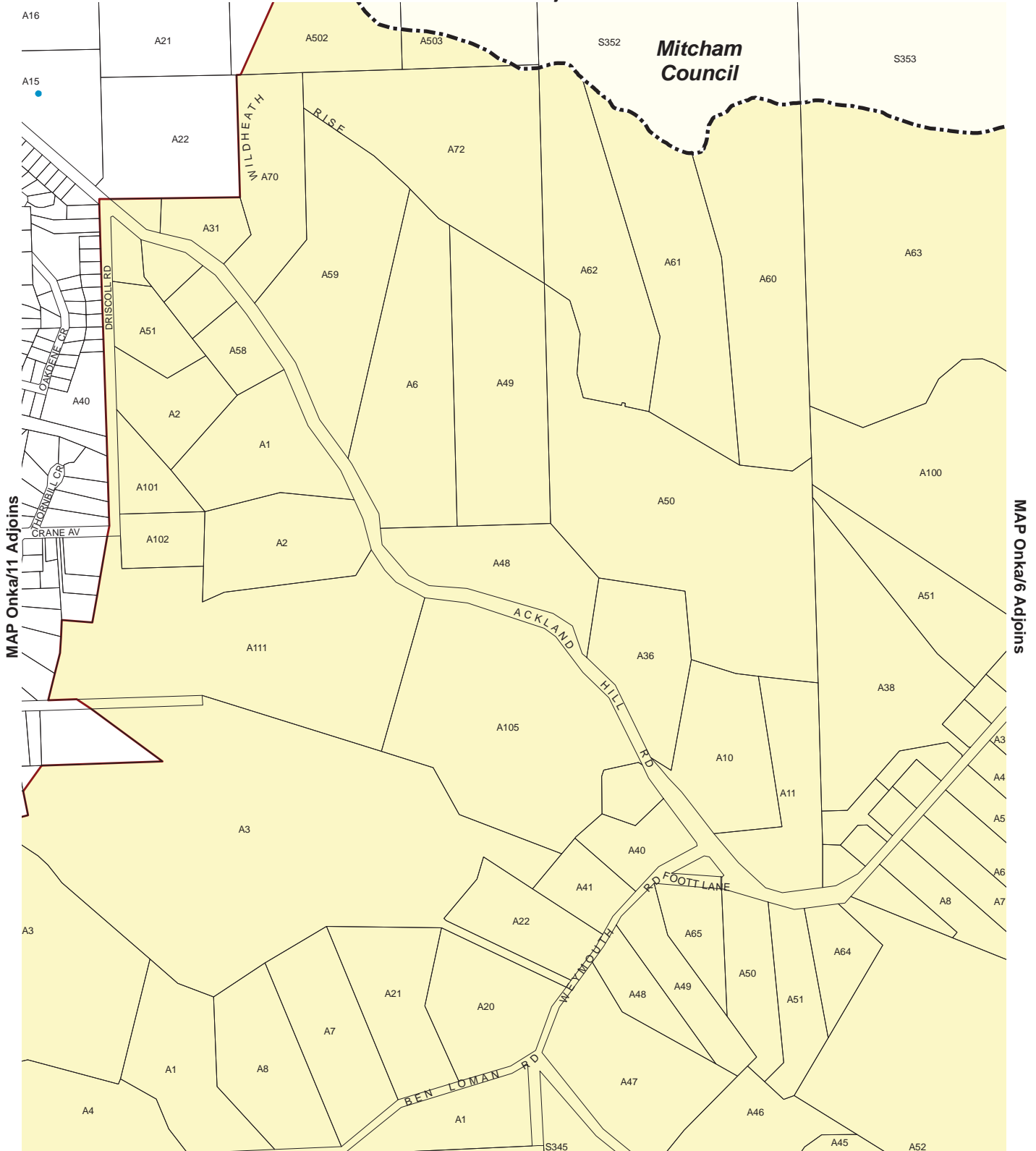


-  Flood 100 A.R.I.
-  Airport Building Heights
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

# Overlay Map Onka/12

## DEVELOPMENT CONSTRAINTS

MAP Onka/5 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.

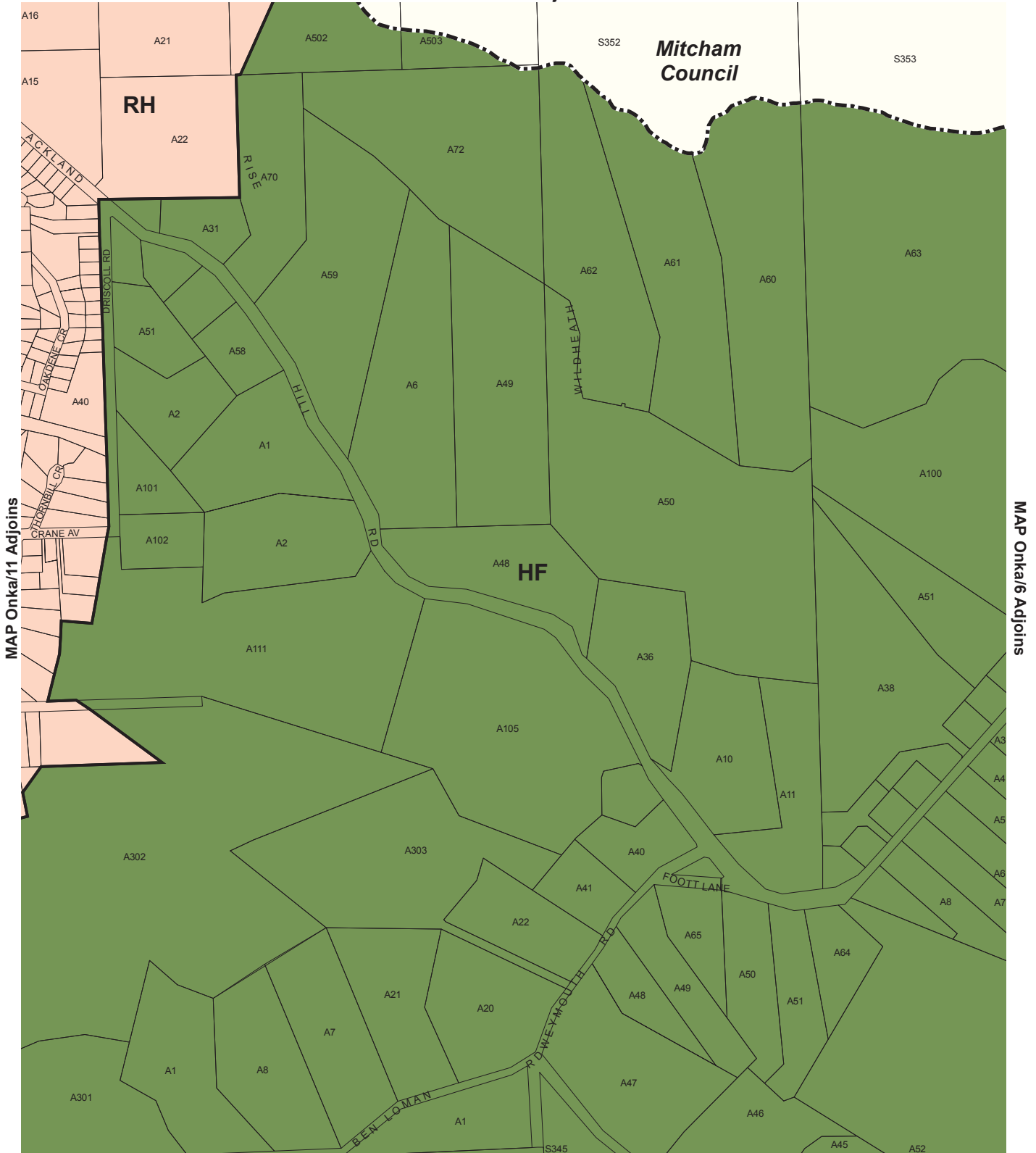


# Overlay Map Onka/12

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Onka/5 Adjoins



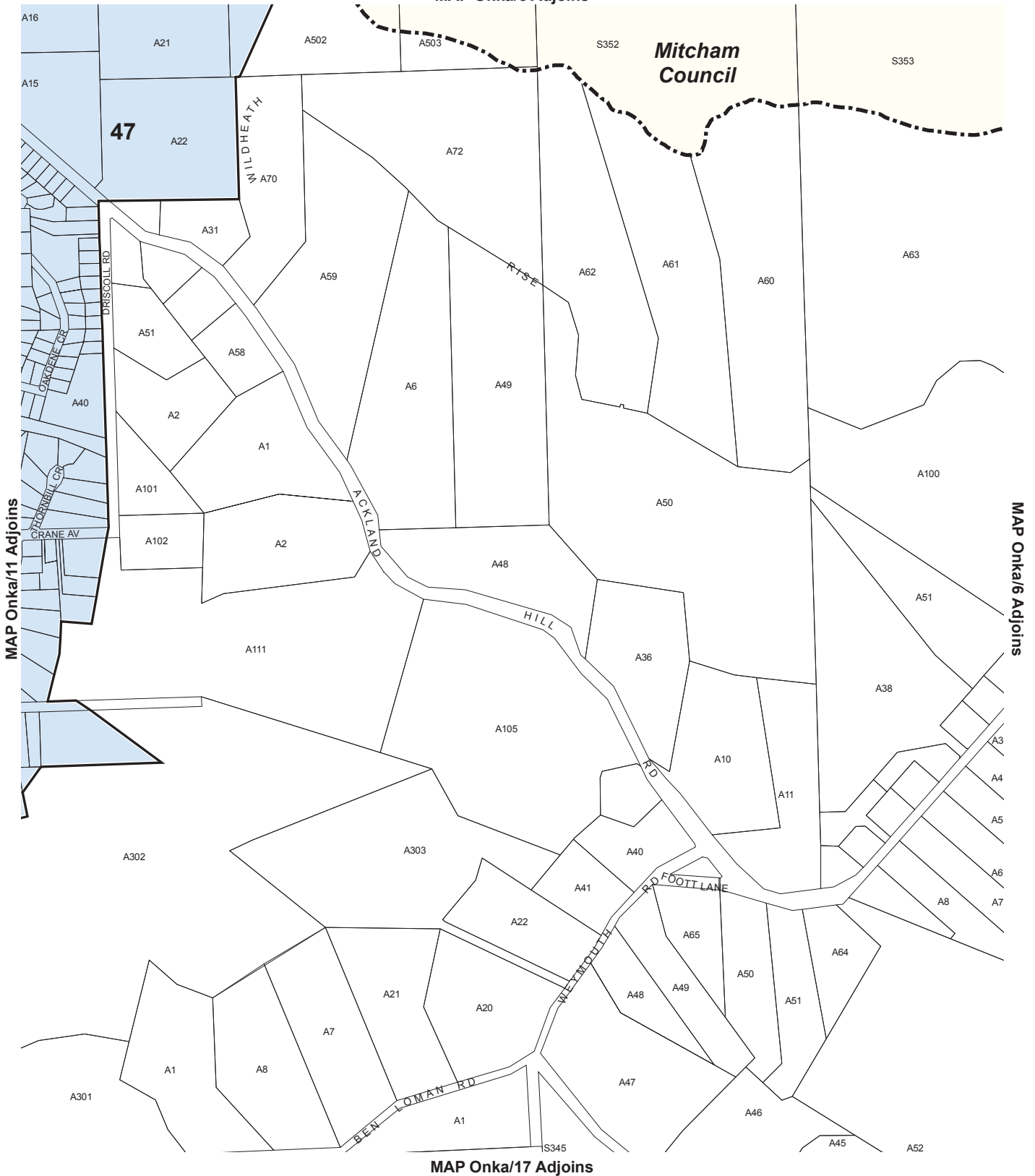
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Residential Hills
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/12

MAP Onka/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
47 Coromandel Valley Policy Area



# Policy Area Map Onka/12

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/8 Adjoins

Marion Council

MAP Onka/1 Adjoins

MAP Onka/14 Adjoins



MAP Onka/23 Adjoins



# Location Map Onka/13

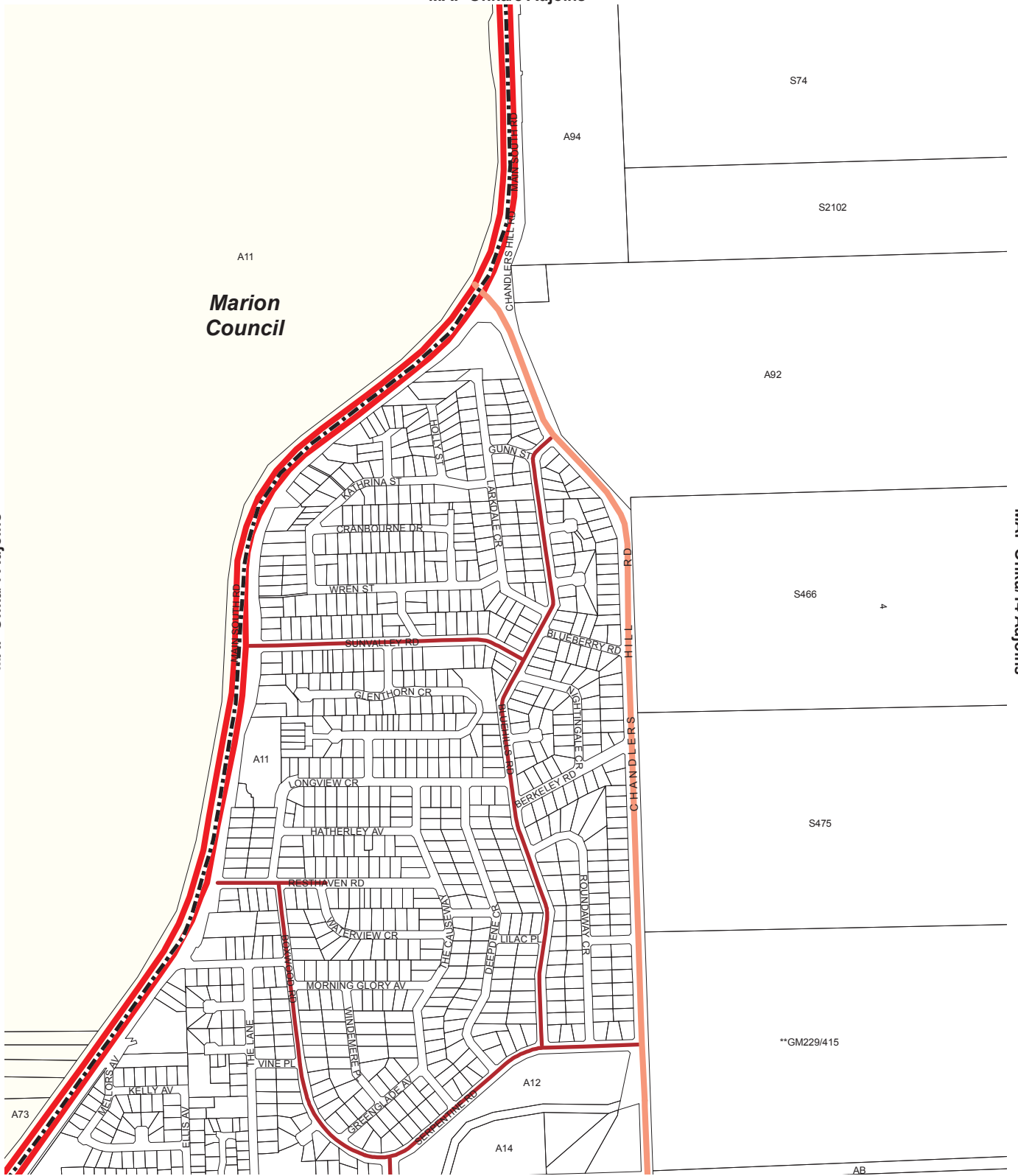
- Local Reserves
- Development Plan Boundary

MAP Onka/8 Adjoins

Marion Council

MAP Onka/1 Adjoins

MAP Onka/14 Adjoins



MAP Onka/23 Adjoins



- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- - - - Development Plan Boundary

# Overlay Map Onka/13

## TRANSPORT






MAP Onka/8 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



-  Airport Building Heights
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

# Overlay Map Onka/13

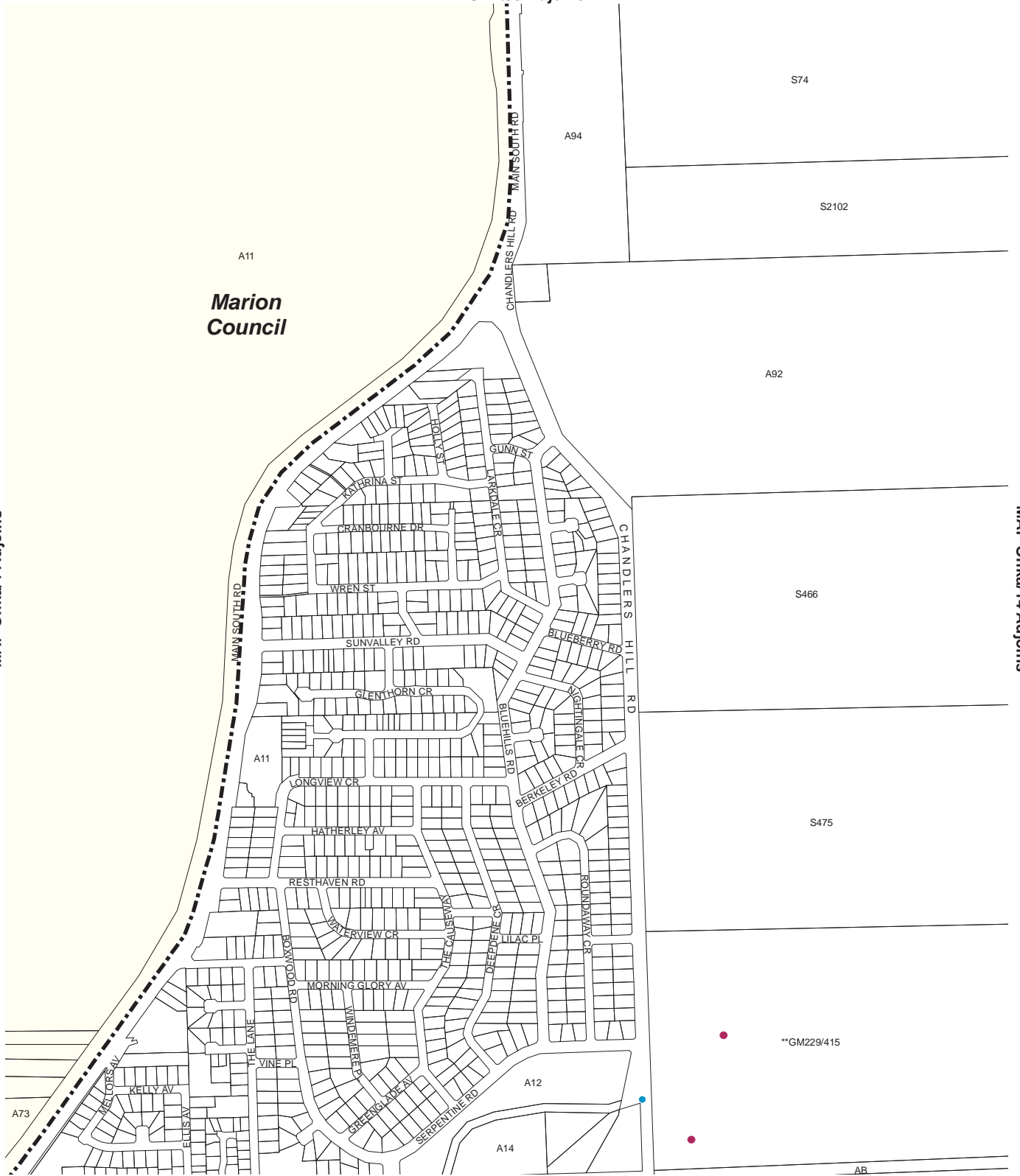
## DEVELOPMENT CONSTRAINTS

MAP Onka/8 Adjoins

Marion Council

MAP Onka/1 Adjoins

MAP Onka/14 Adjoins



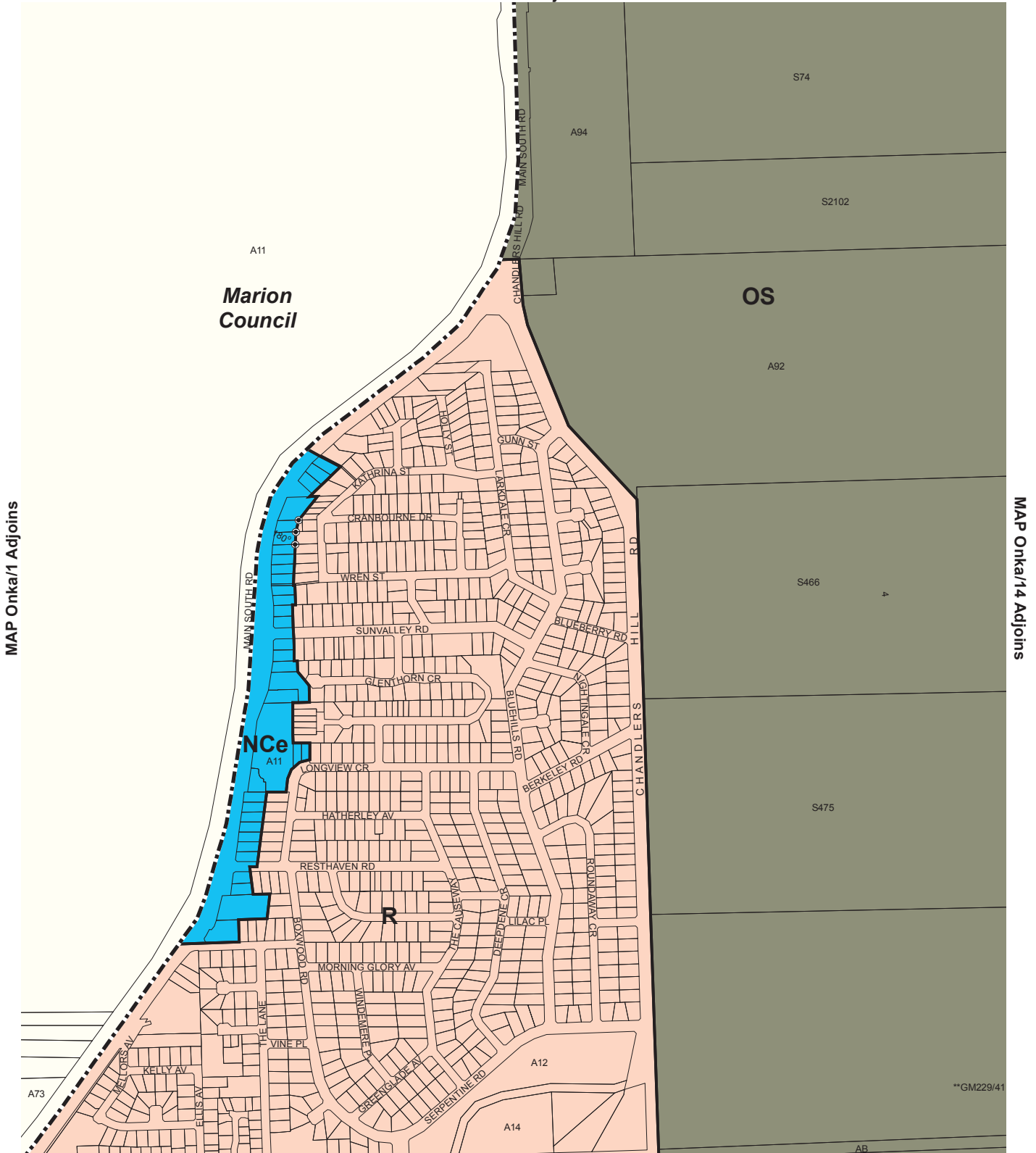
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.



# Overlay Map Onka/13 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Development Plan Boundary

MAP Onka/8 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- NCe Neighbourhood Centre
  - OS Open Space
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/13

MAP Onka/8 Adjoins



A11  
**Marion Council**

**23**

MAP Onka/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

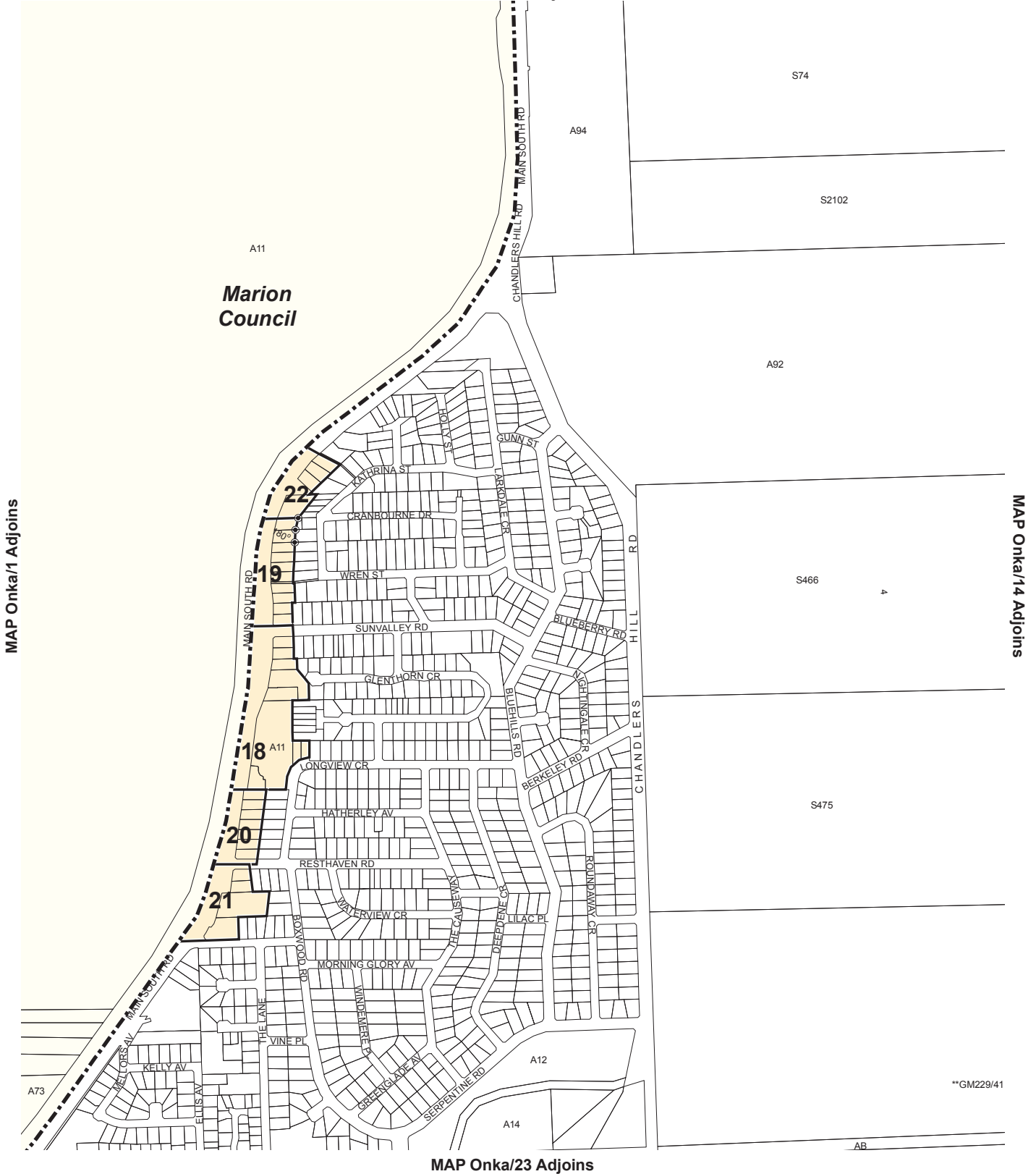
**Policy Area**  
23 O'Halloran Hill Policy Area



# Policy Area Map Onka/13

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

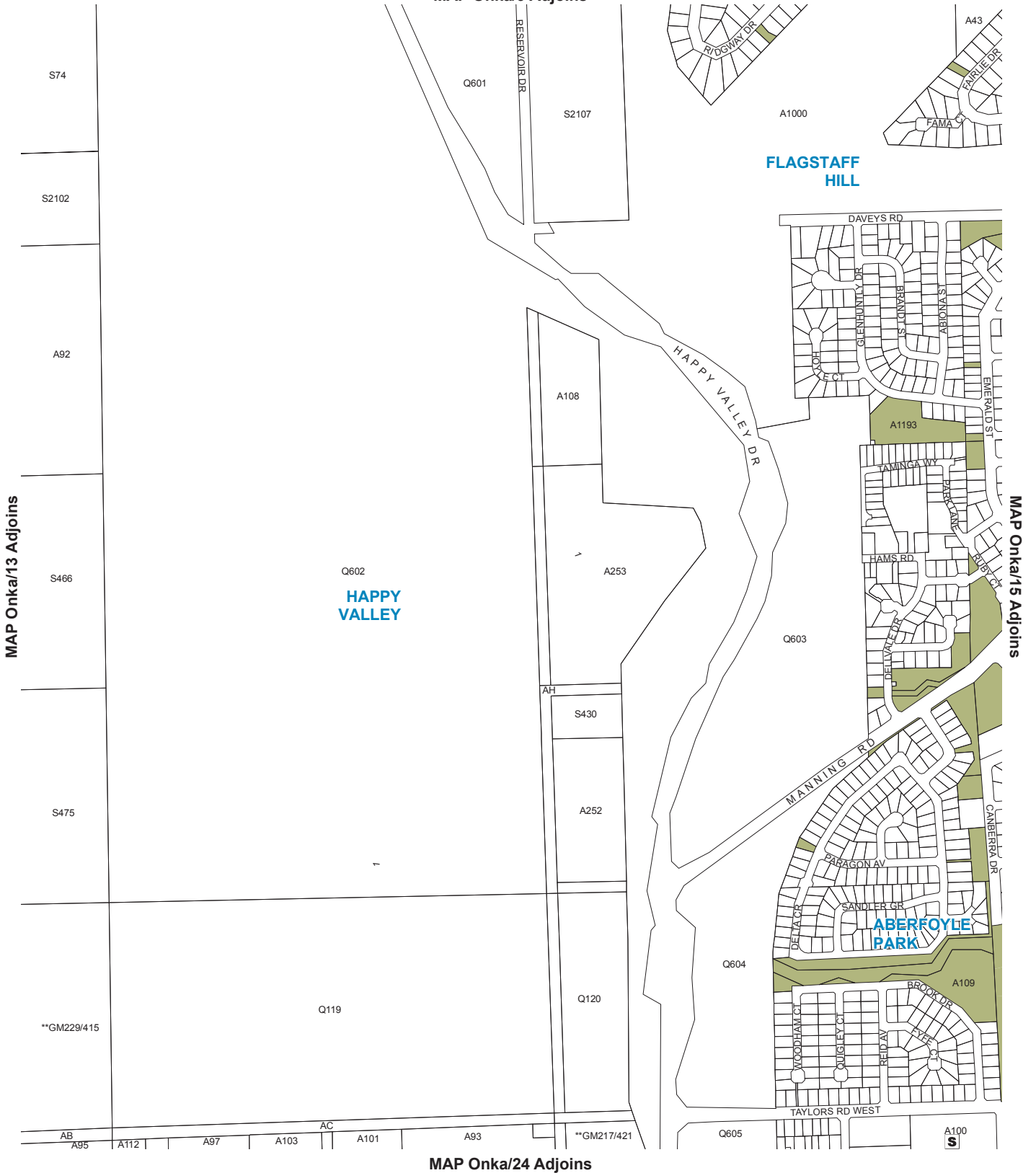
- 18 Shopping/Office/Community Precinct
- 19 Limited Retail Precinct
- 20 Business/Office Precinct
- 21 General Commercial Precinct
- 22 Commercial/Services Activities Precinct



# Precinct Map Onka/13

- Precinct Boundary
- Development Plan Boundary

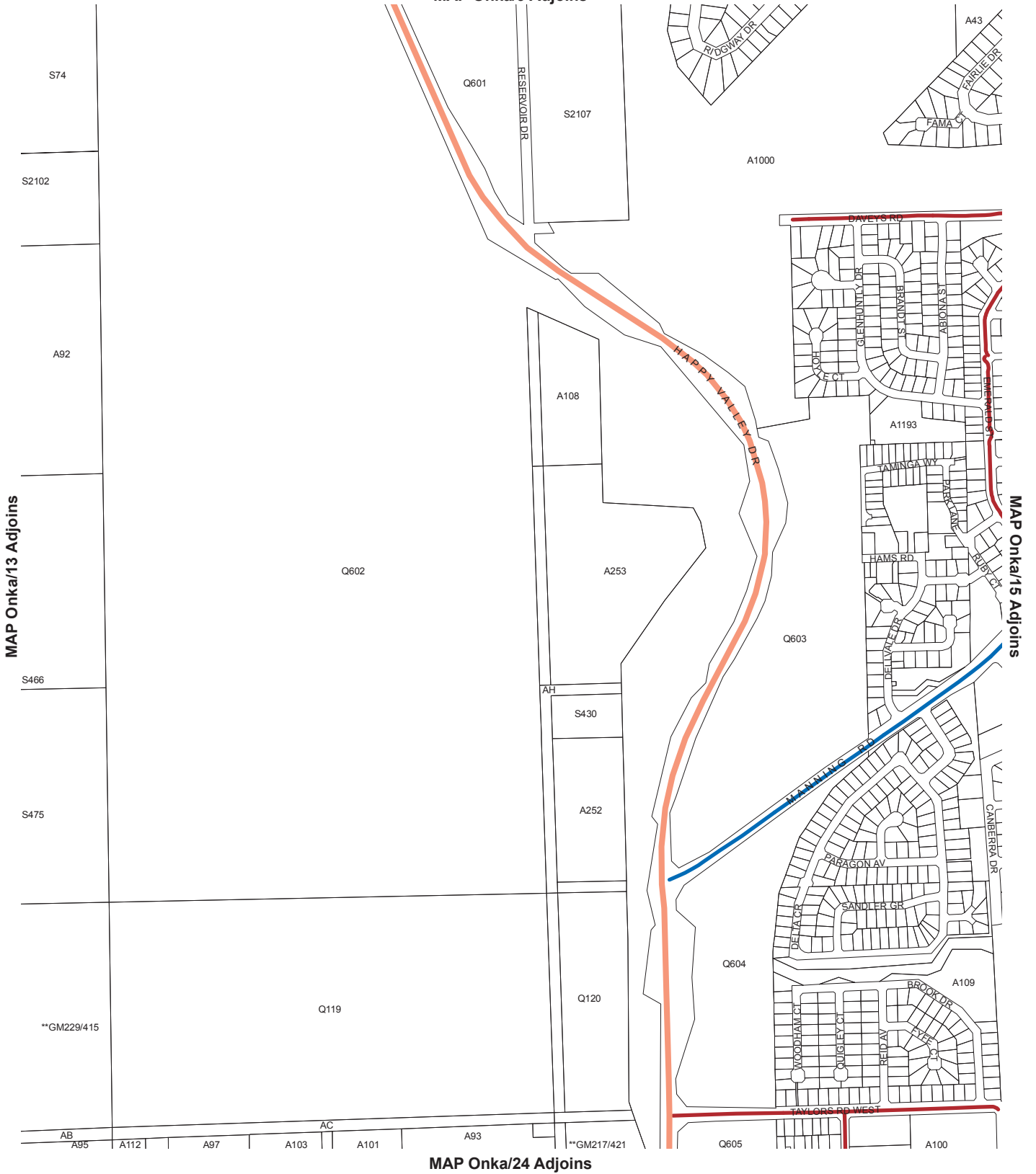
MAP Onka/9 Adjoins



# Location Map Onka/14

- School
- Local Reserves

MAP Onka/9 Adjoins

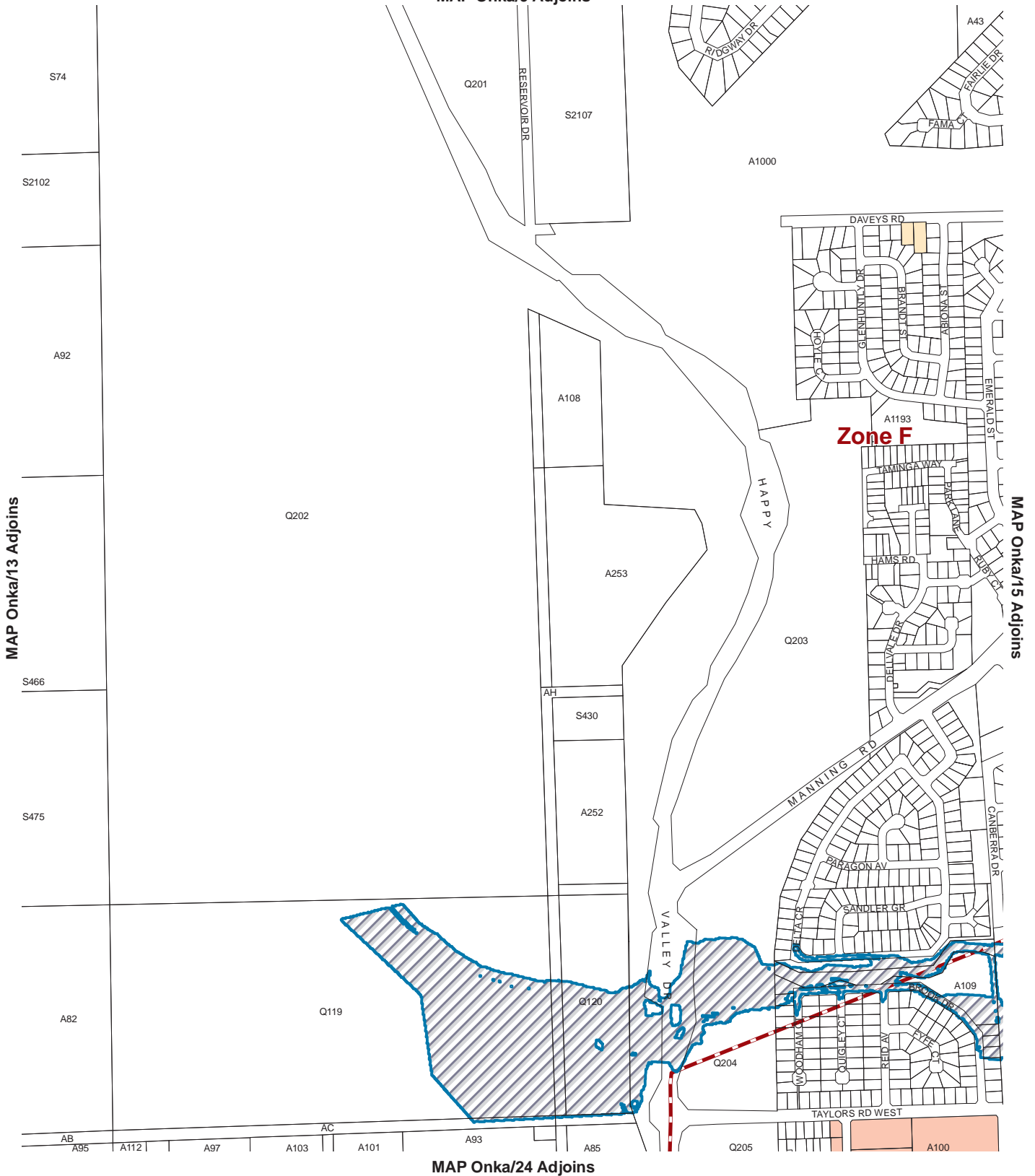


# Overlay Map Onka/14

## TRANSPORT



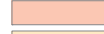

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

MAP Onka/9 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

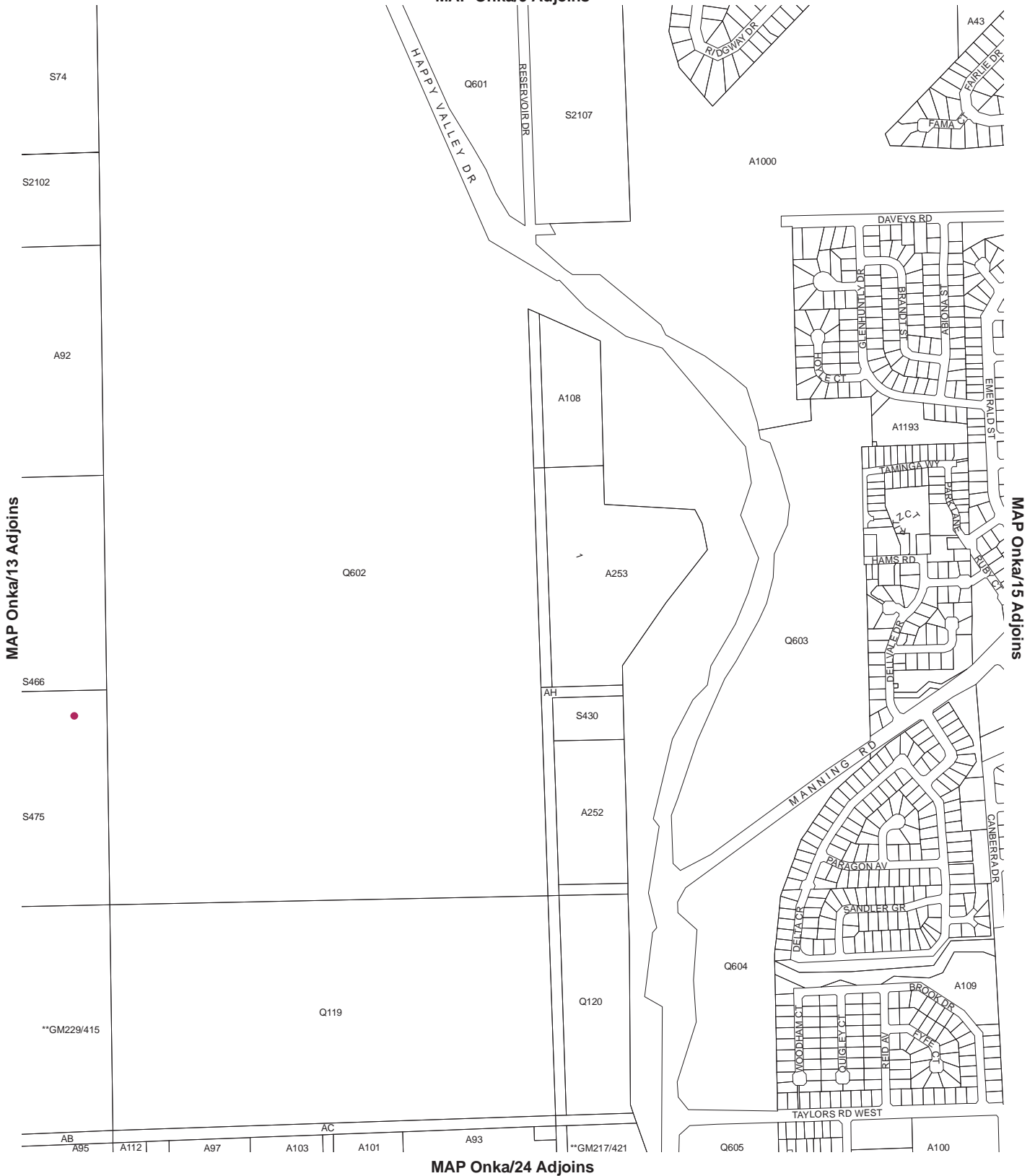
-  Flood 100 A.R.I.
-  Airport Building Heights
-  Collector Major (parcel identified for future road widening)
-  Collector Minor (parcel identified for future road widening)

# Overlay Map Onka/14

## DEVELOPMENT CONSTRAINTS



MAP Onka/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.

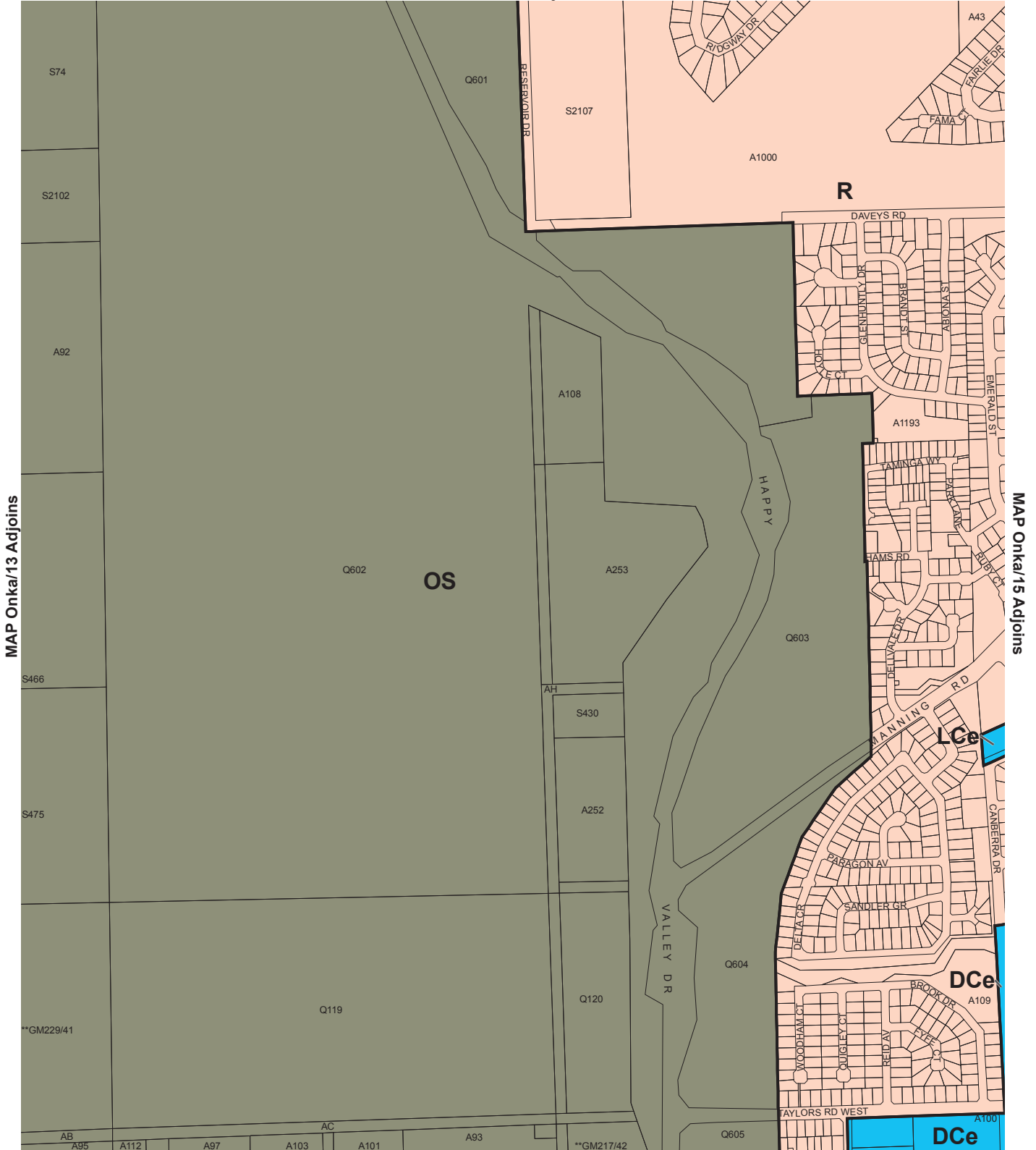


# Overlay Map Onka/14

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

● State heritage place

MAP Onka/9 Adjoins



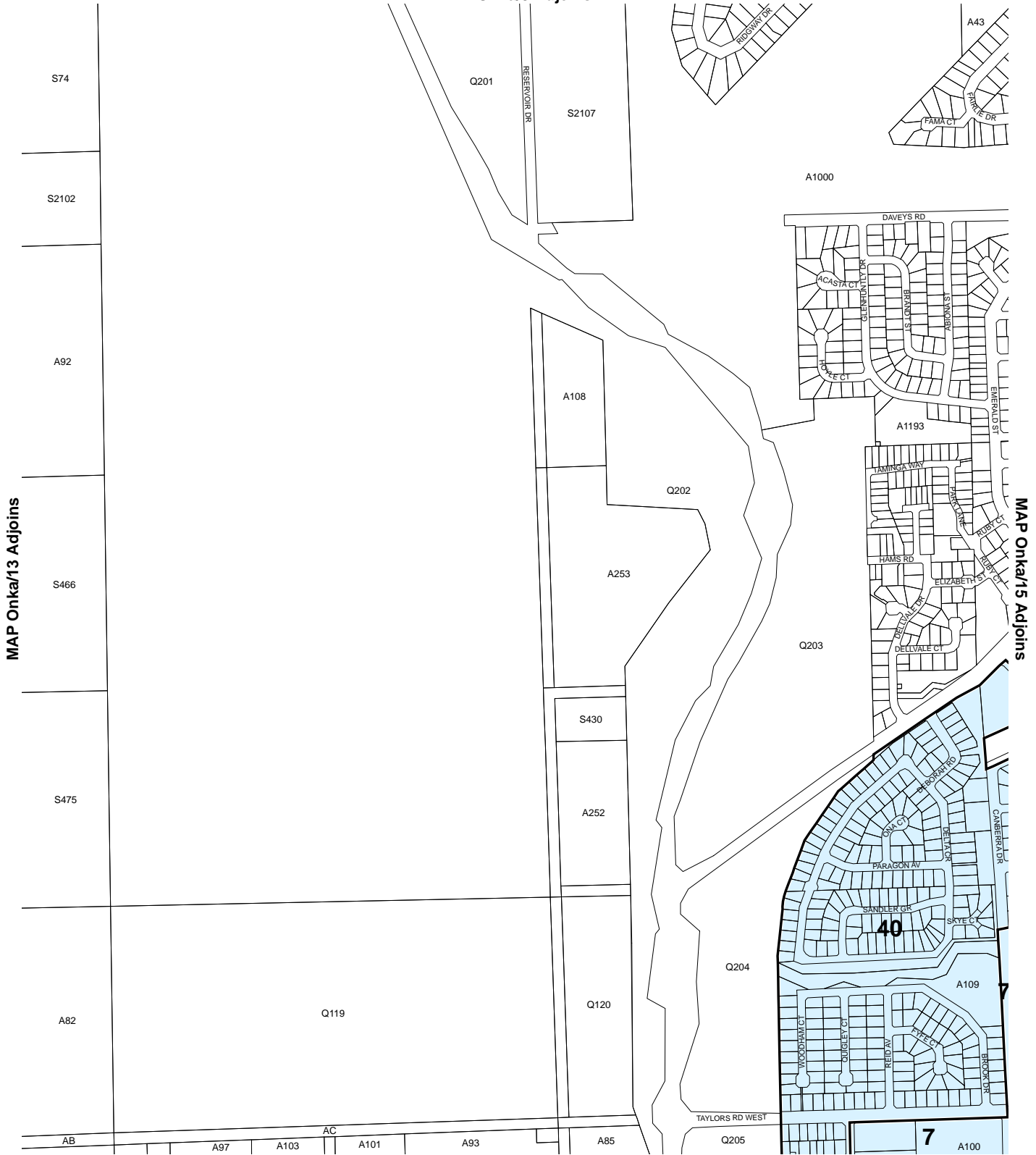
MAP Onka/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- DCe District Centre
  - LCe Local Centre
  - OS Open Space
  - R Residential
  - Zone Boundary

# Zone Map Onka/14

MAP Onka/9 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

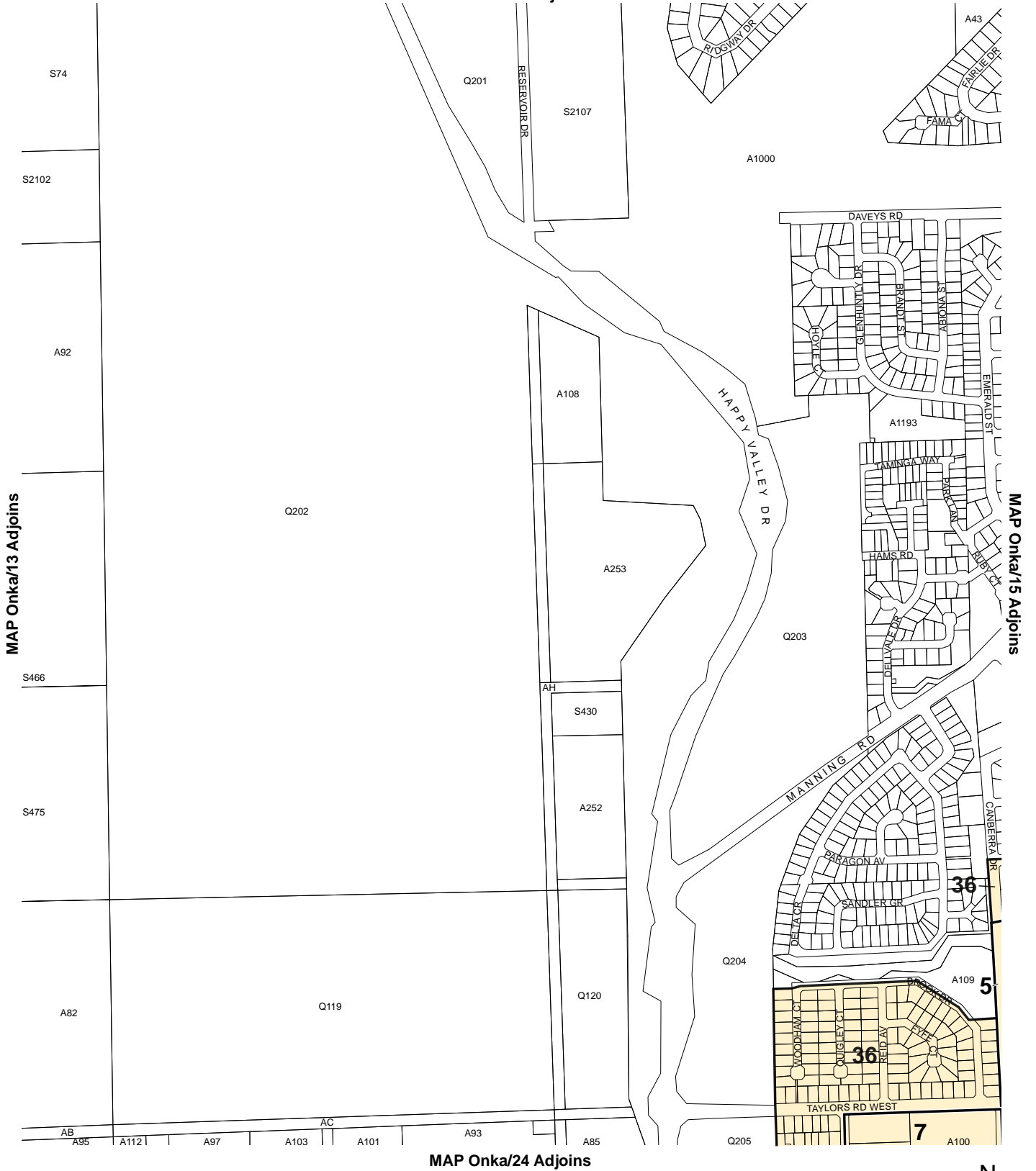
- 7 Aberfoyle Park Policy Area
- 40 Medium Density Policy Area



# Policy Area Map Onka/14

Policy Area Boundary

MAP Onka/9 Adjoins



Lamberts Conformal Conic Projection, GDA94  
**Precinct**  
 5 Recreation Precinct  
 7 Western Precinct  
 36 Targeted Infill Precinct



# Precinct Map Onka/14

Precinct Boundary

MAP Onka/10 Adjoins

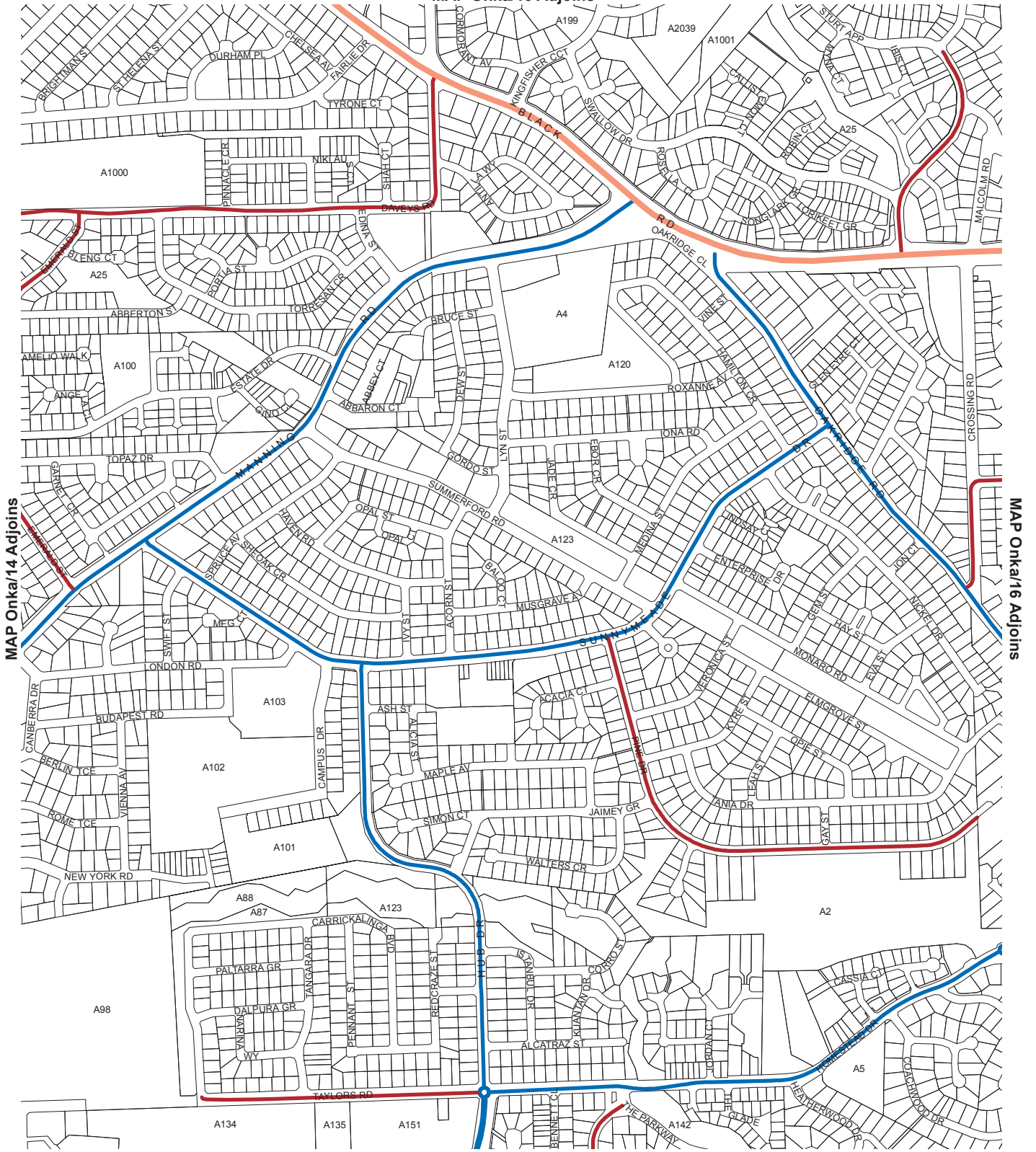


MAP Onka/25 Adjoins

# Location Map Onka/15

- S** School
- P** Post Office
- H** Other Health Services
- Local Reserves

MAP Onka/10 Adjoins



MAP Onka/25 Adjoins

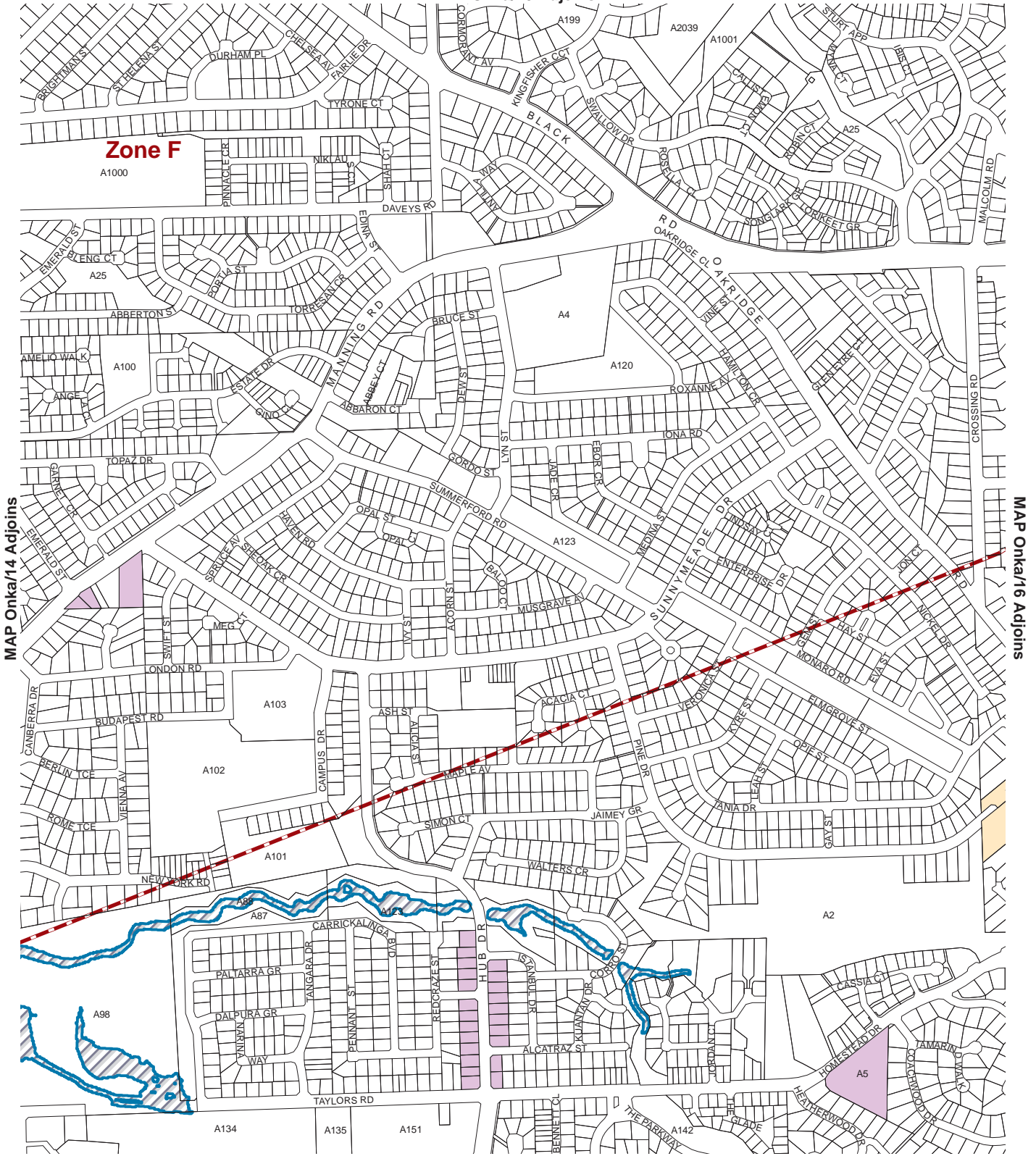


# Overlay Map Onka/15

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

MAP Onka/10 Adjoins







**Zone F**

**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

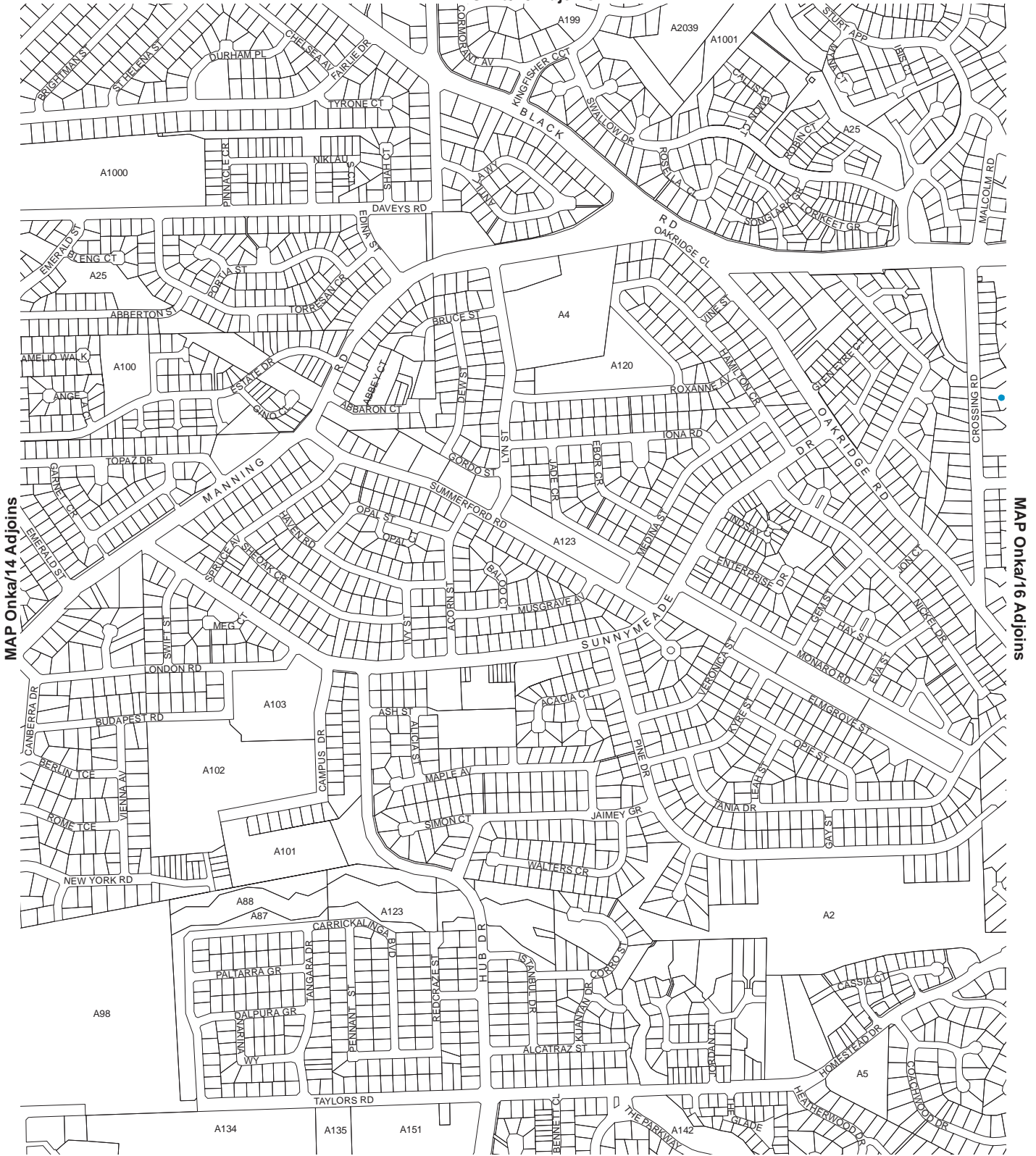
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



-  Flood 100 A.R.I.
-  Airport Building Heights
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)

# Overlay Map Onka/15 DEVELOPMENT CONSTRAINTS

MAP Onka/10 Adjoins



Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.

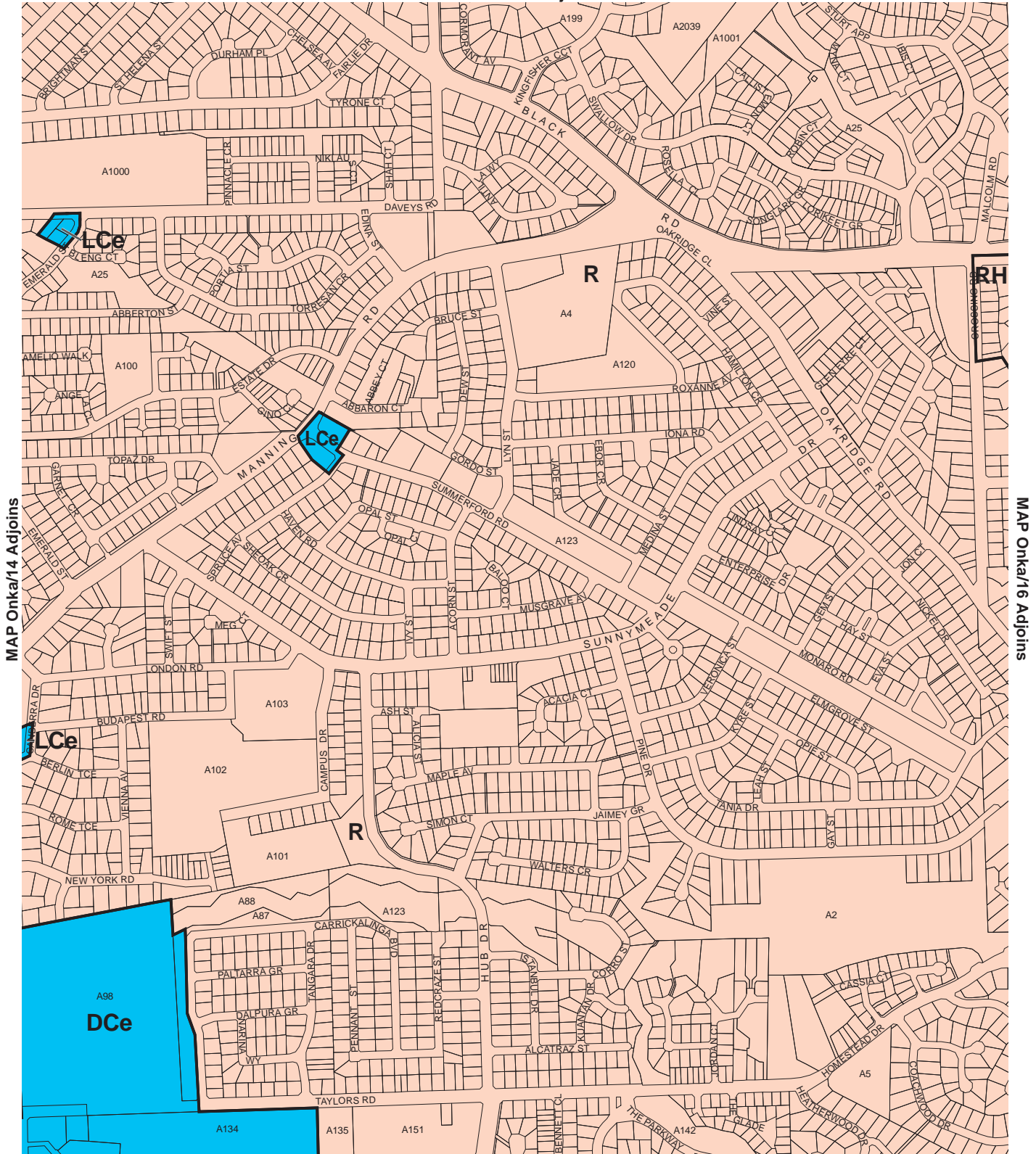


# Overlay Map Onka/15 HERITAGE AND CHARACTER PRESERVATION DISTRICT

• Local heritage place



MAP Onka/10 Adjoins



MAP Onka/25 Adjoins

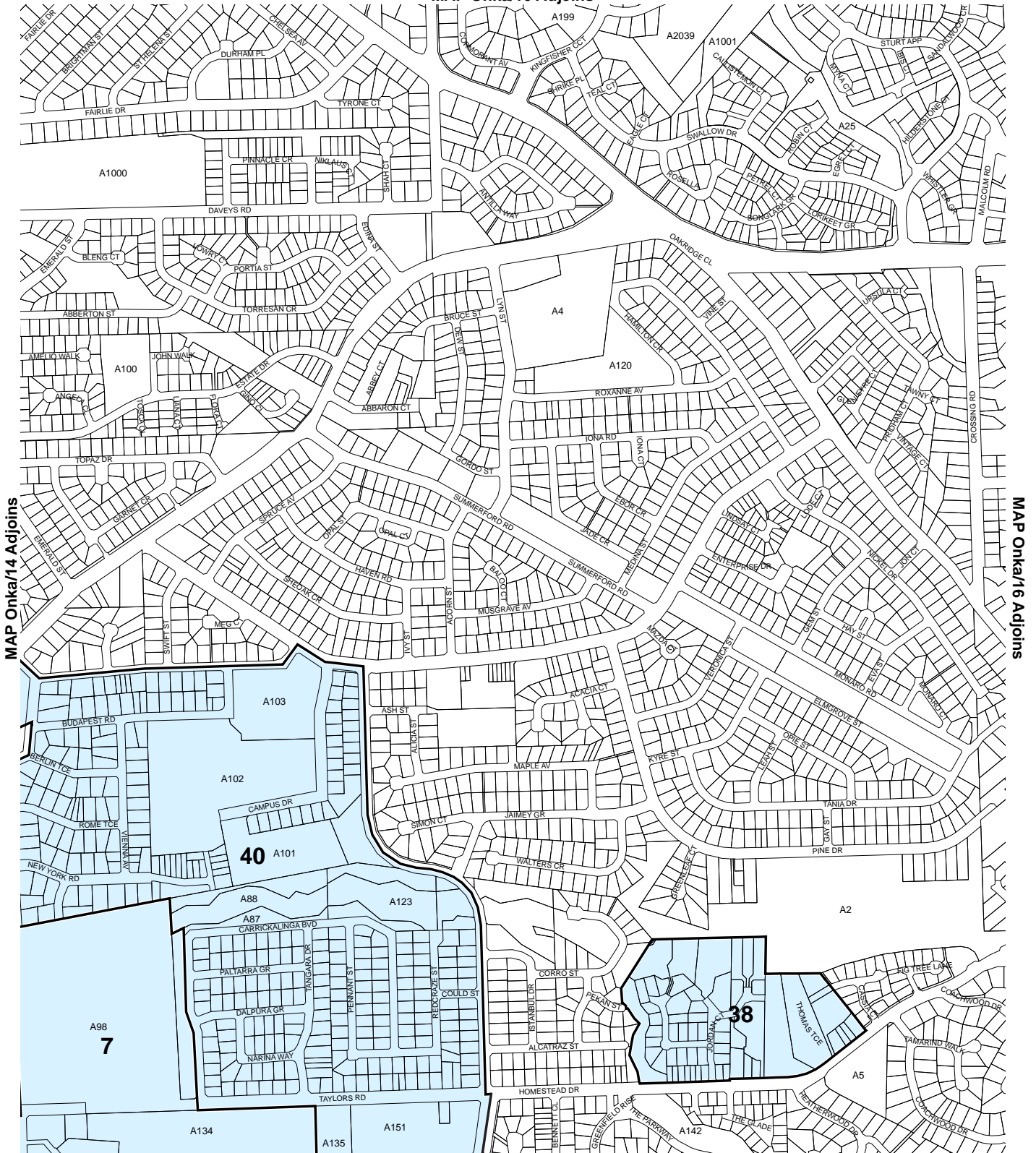
Lamberts Conformal Conic Projection, GDA94



- Zones**
- DCe District Centre
  - LCe Local Centre
  - R Residential
  - RH Residential Hills
  - Zone Boundary

# Zone Map Onka/15

MAP Onka/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

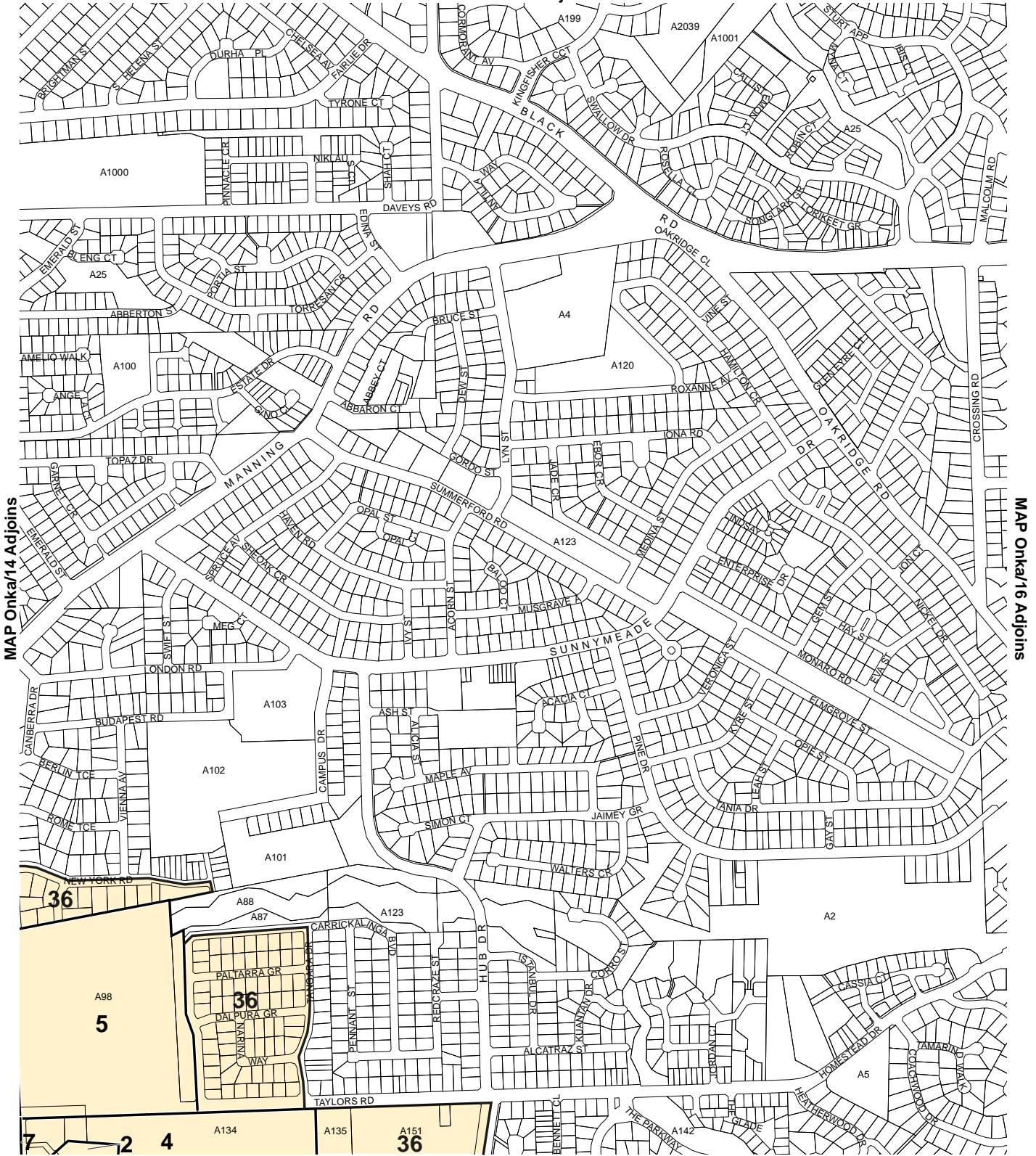
- Policy Area**  
 7 Aberfoyle Park Policy Area  
 38 Coordinated Development Policy Area  
 40 Medium Density Policy Area



# Policy Area Map Onka/15

 Policy Area Boundary

MAP Onka/10 Adjoins



MAP Onka/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 2 Business Precinct
- 4 Education Precinct
- 5 Recreation Precinct
- 7 Western Precinct
- 36 Targeted Infill Precinct



# Precinct Map Onka/15

Precinct Boundary



MAP Onka/11 Adjoins



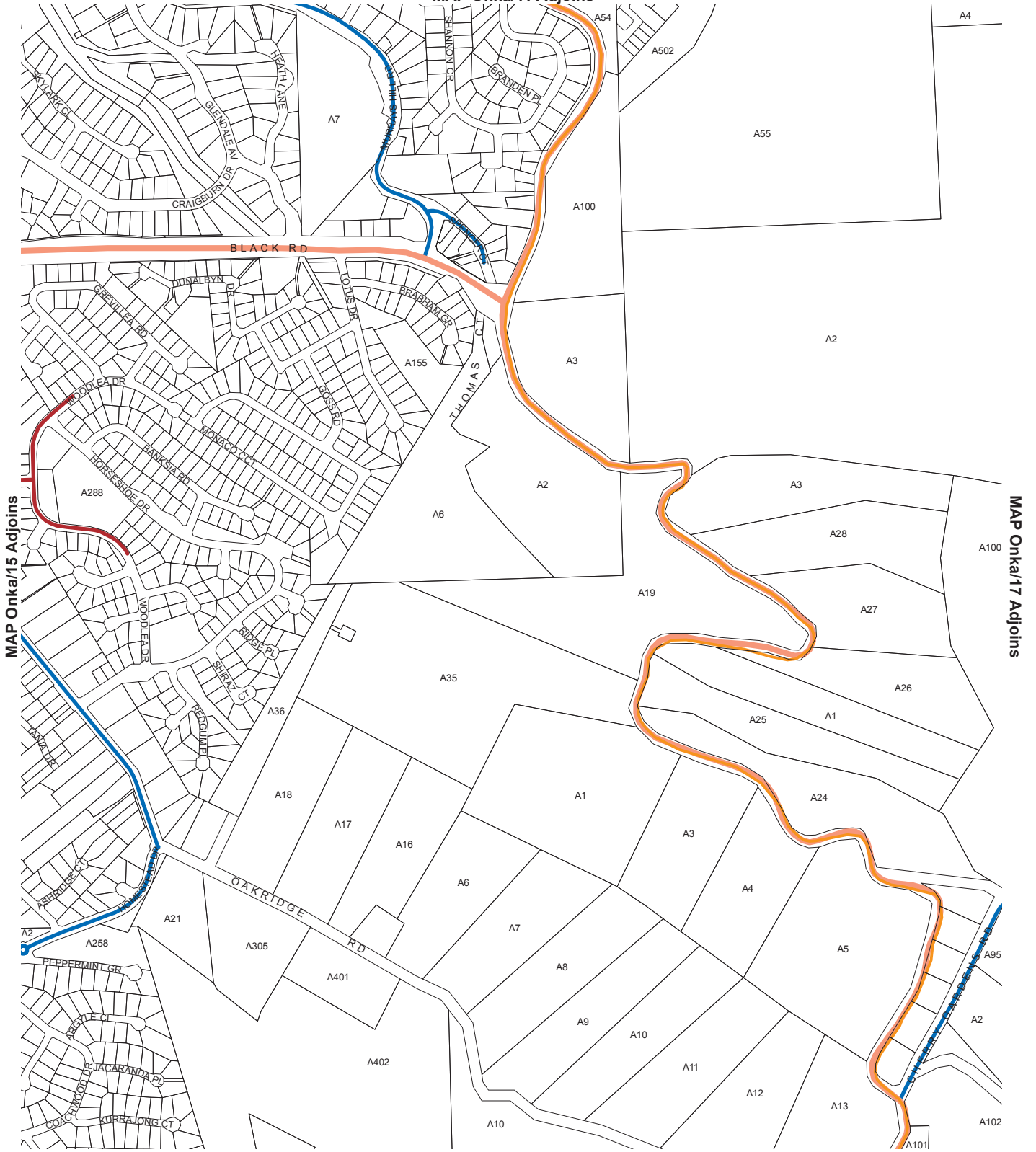
MAP Onka/26 Adjoins



# Location Map Onka/16

-  School
-  Local Reserves

MAP Onka/11 Adjoins



MAP Onka/26 Adjoins



# Overlay Map Onka/16

## TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads





MAP Onka/11 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

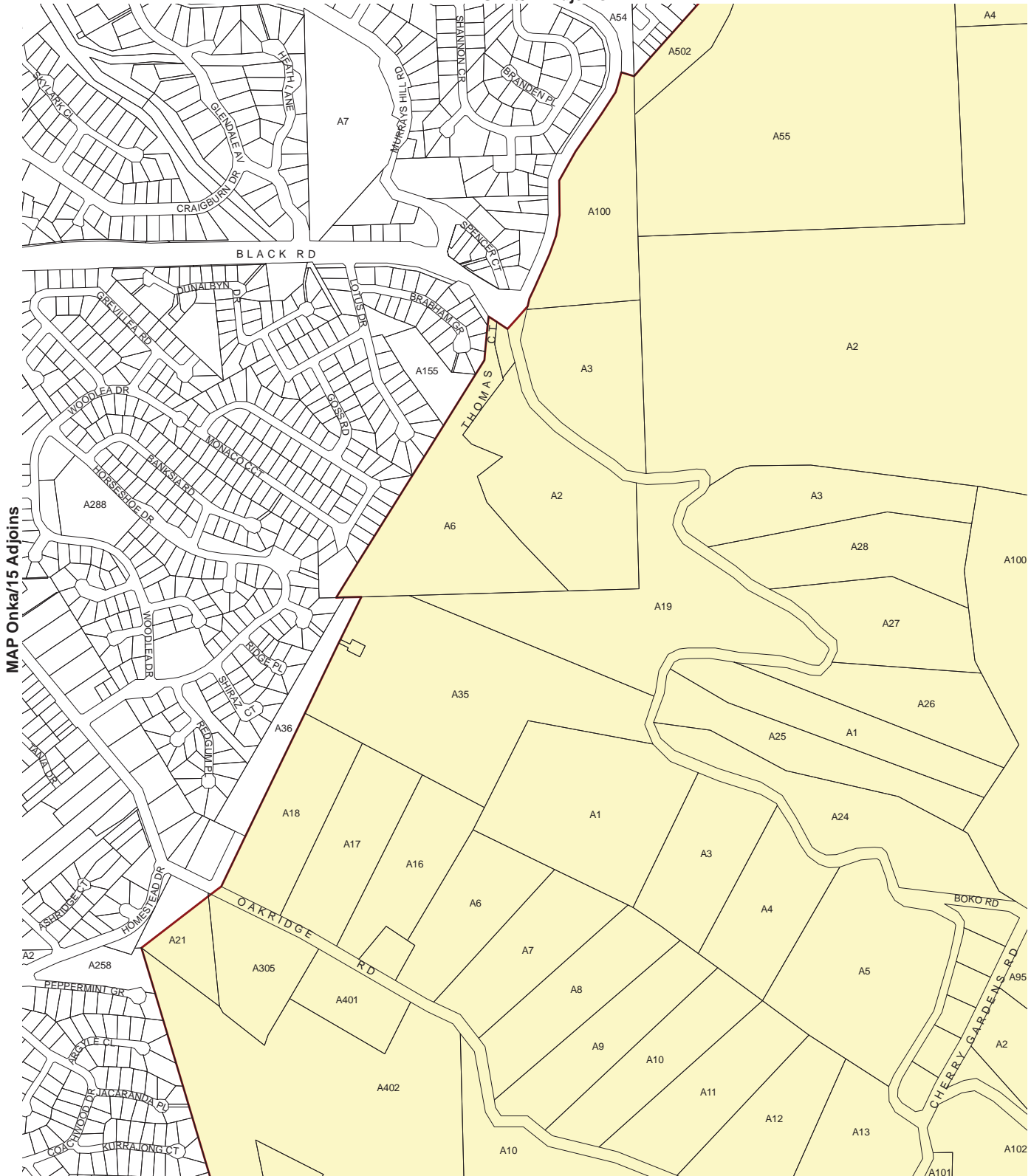


-  Flood 100 A.R.I.
-  Airport Building Heights
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)

# Overlay Map Onka/16

## DEVELOPMENT CONSTRAINTS

MAP Onka/11 Adjoins



MAP Onka/26 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.

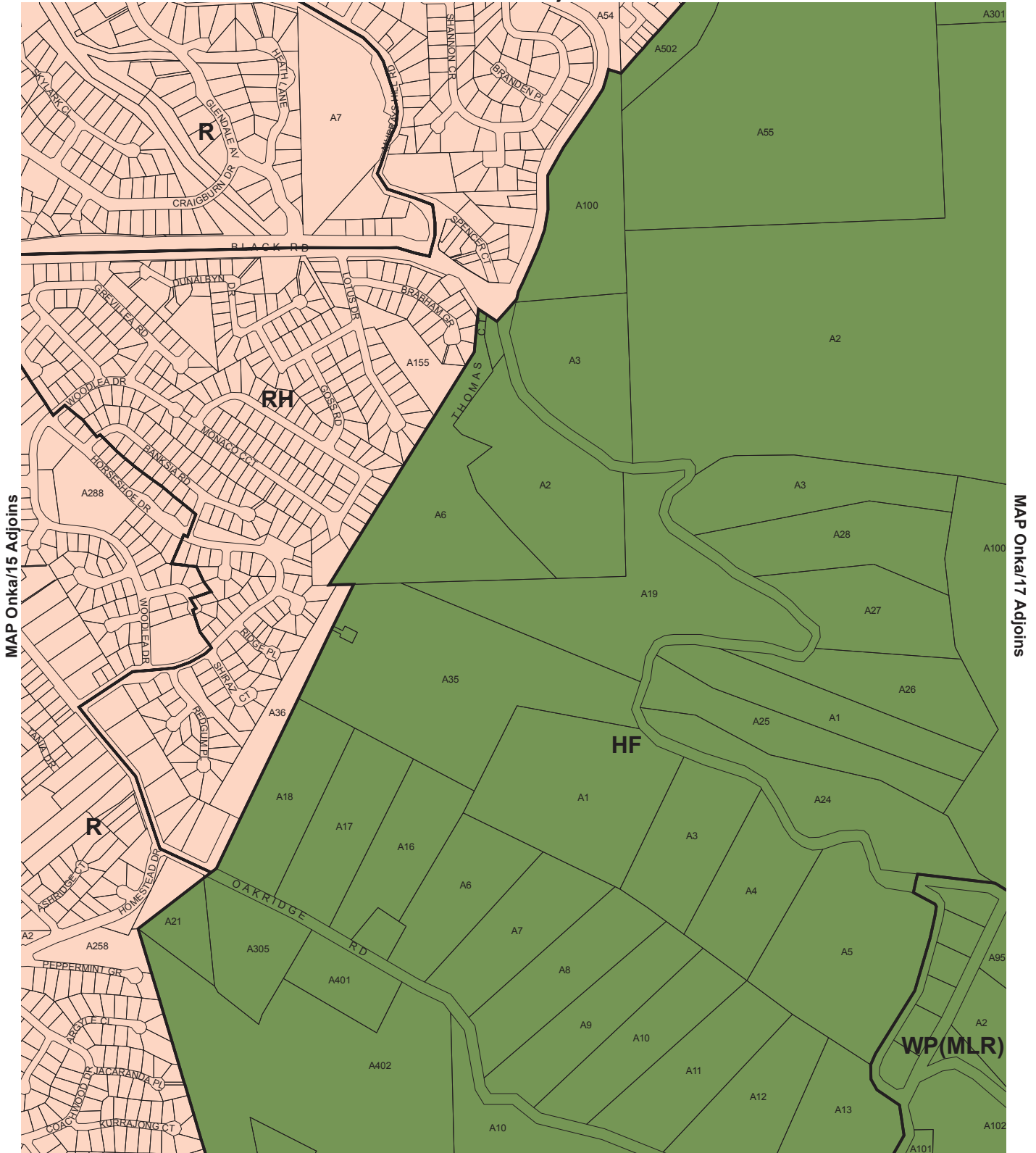


# Overlay Map Onka/16

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District

MAP Onka/11 Adjoins



MAP Onka/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

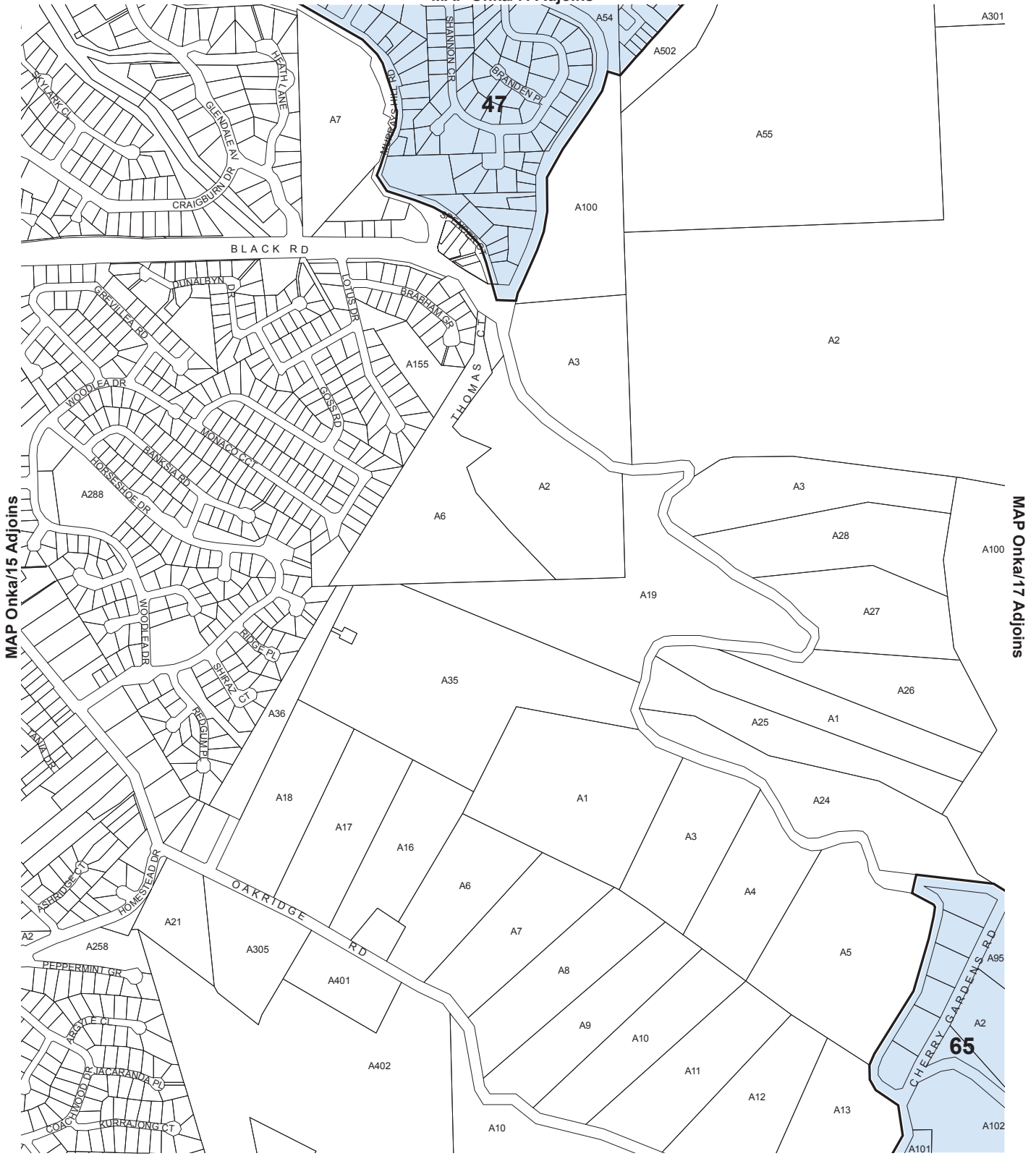


- Zones**
- HF Hills Face
  - R Residential
  - RH Residential Hills
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary

# Zone Map Onka/16



MAP Onka/11 Adjoins



Lamberts Conformal Conic Projection, GDA94

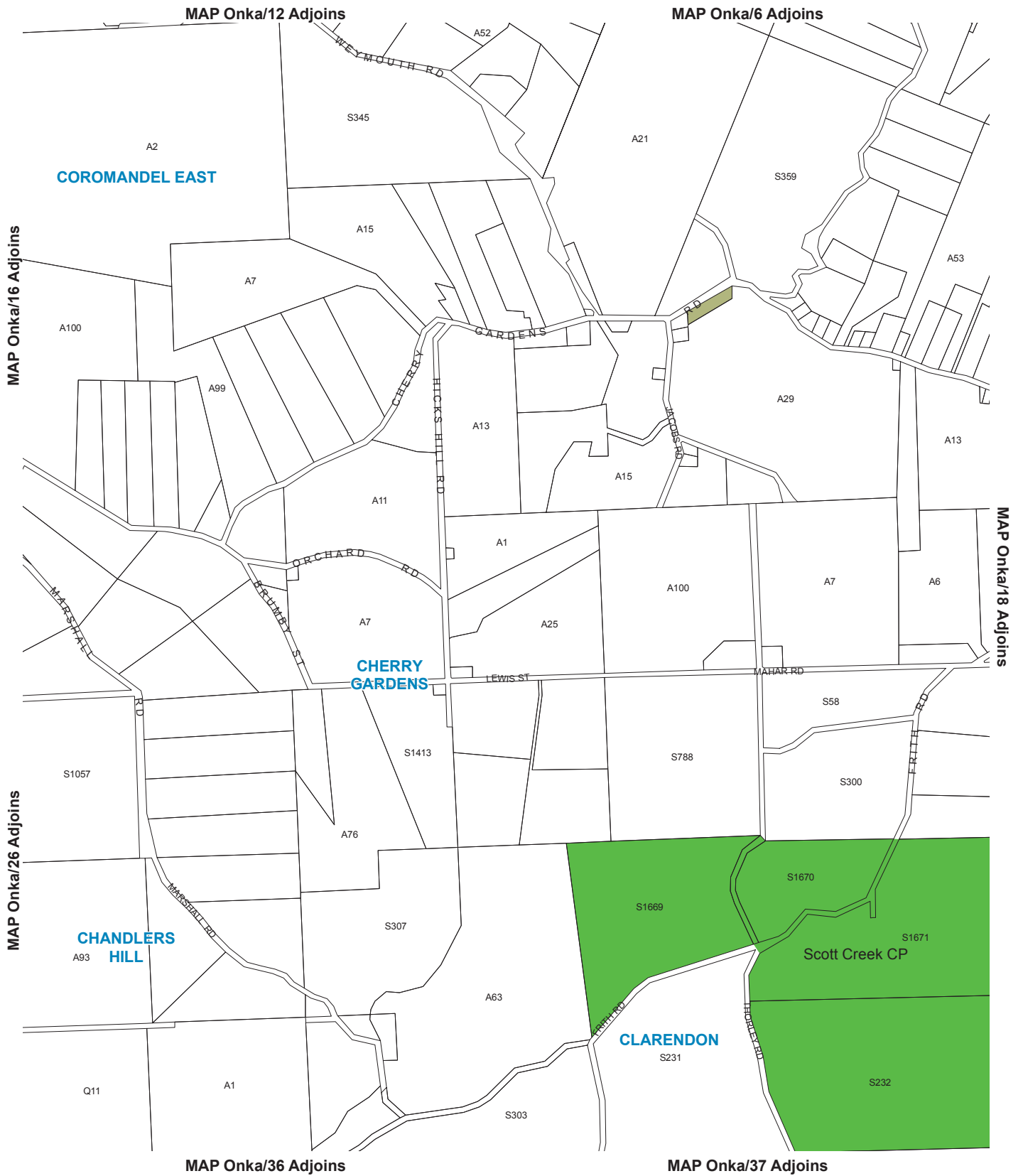
**Policy Area**

- 47 Coromandel Valley Policy Area
- 65 Watershed Priority Policy Area

Policy Area Boundary

MAP Onka/26 Adjoins

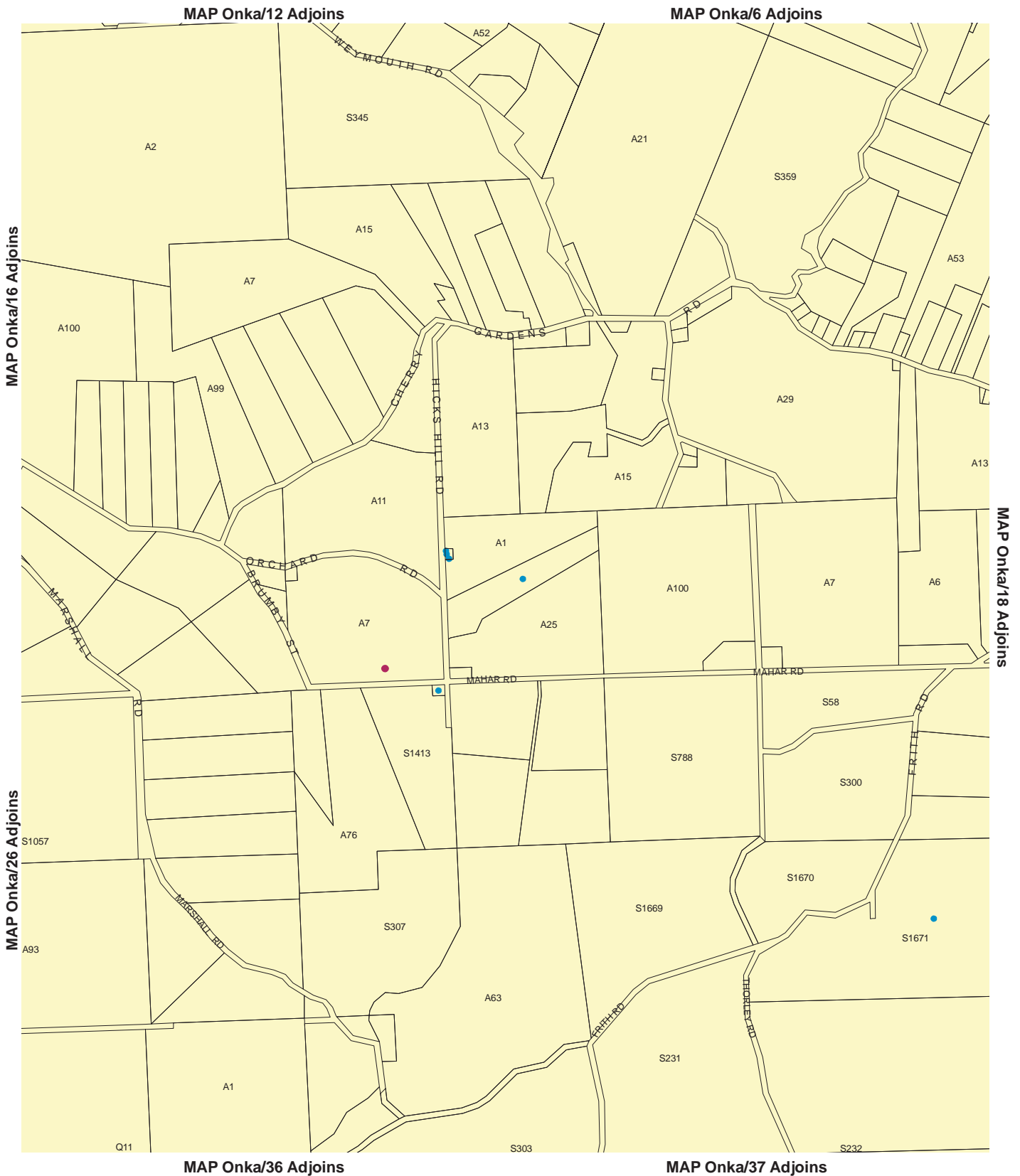
# Policy Area Map Onka/16



# Location Map Onka/17

- Local Reserves
- Conservation Park





Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.



# Overlay Map Onka/17

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District

MAP Onka/12 Adjoins

MAP Onka/6 Adjoins

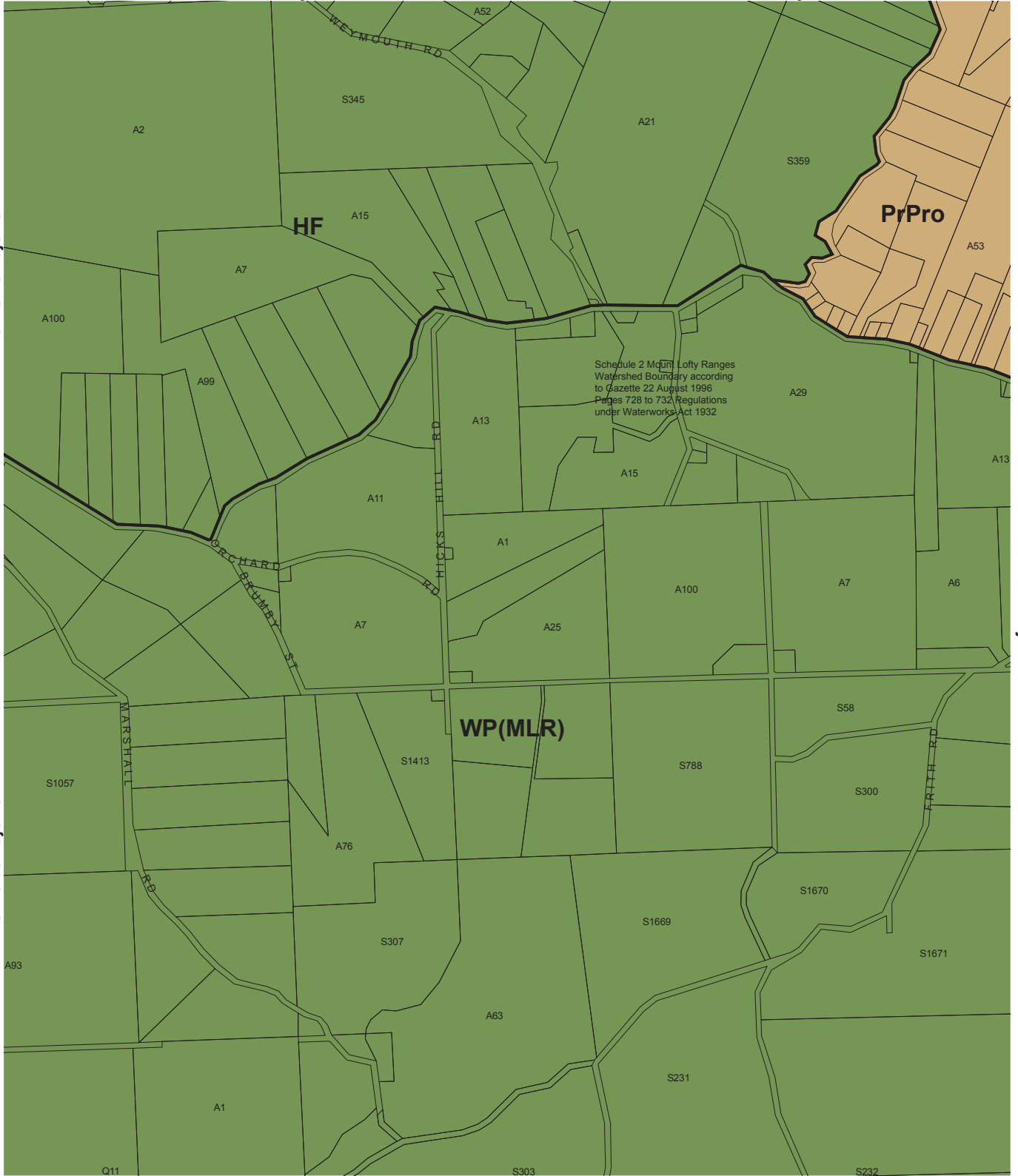
MAP Onka/16 Adjoins

MAP Onka/26 Adjoins

MAP Onka/18 Adjoins

MAP Onka/36 Adjoins

MAP Onka/37 Adjoins

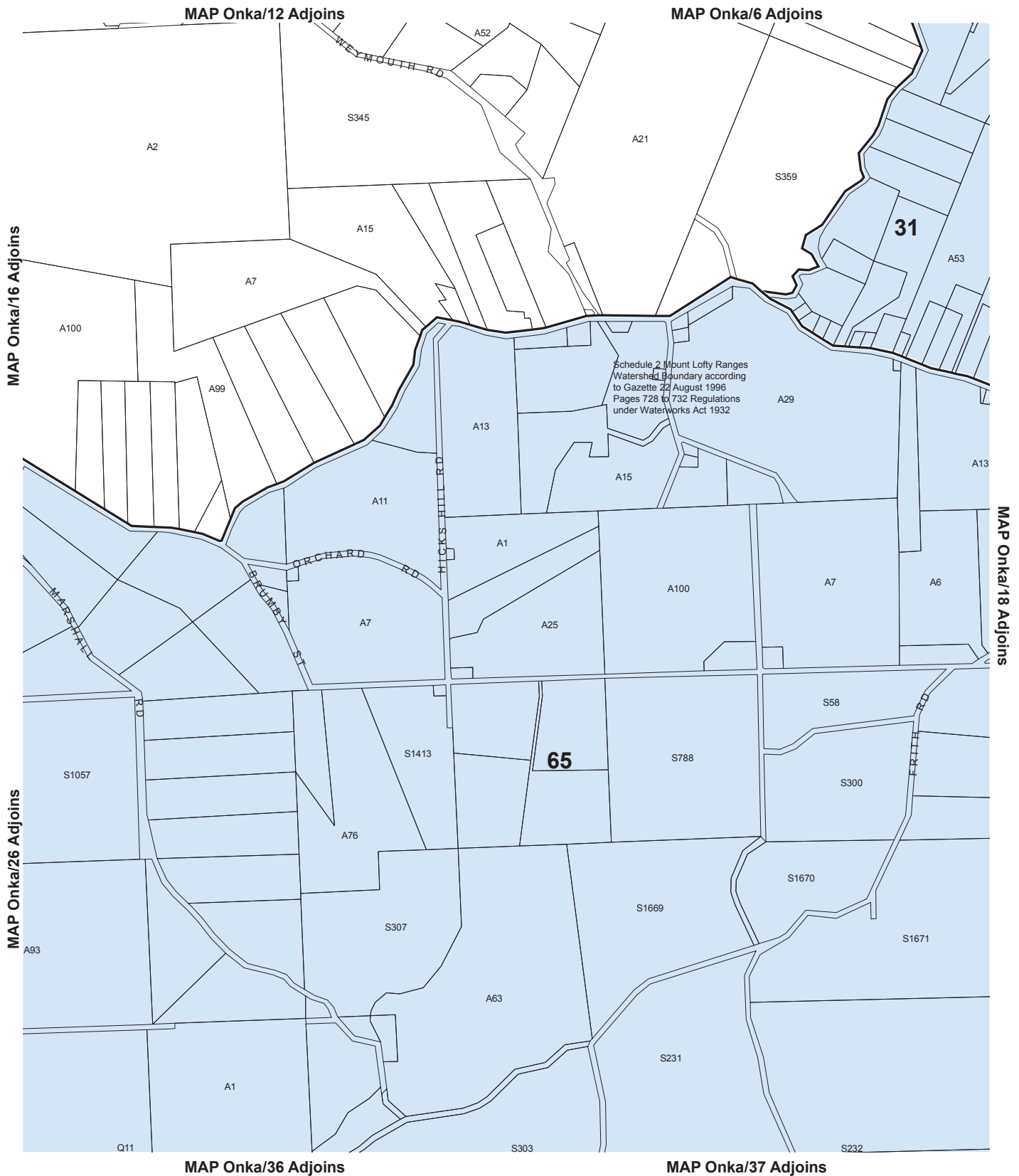


Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Primary Production
  - Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary

# Zone Map Onka/17



Lamberts Conformal Conic Projection, GDA94

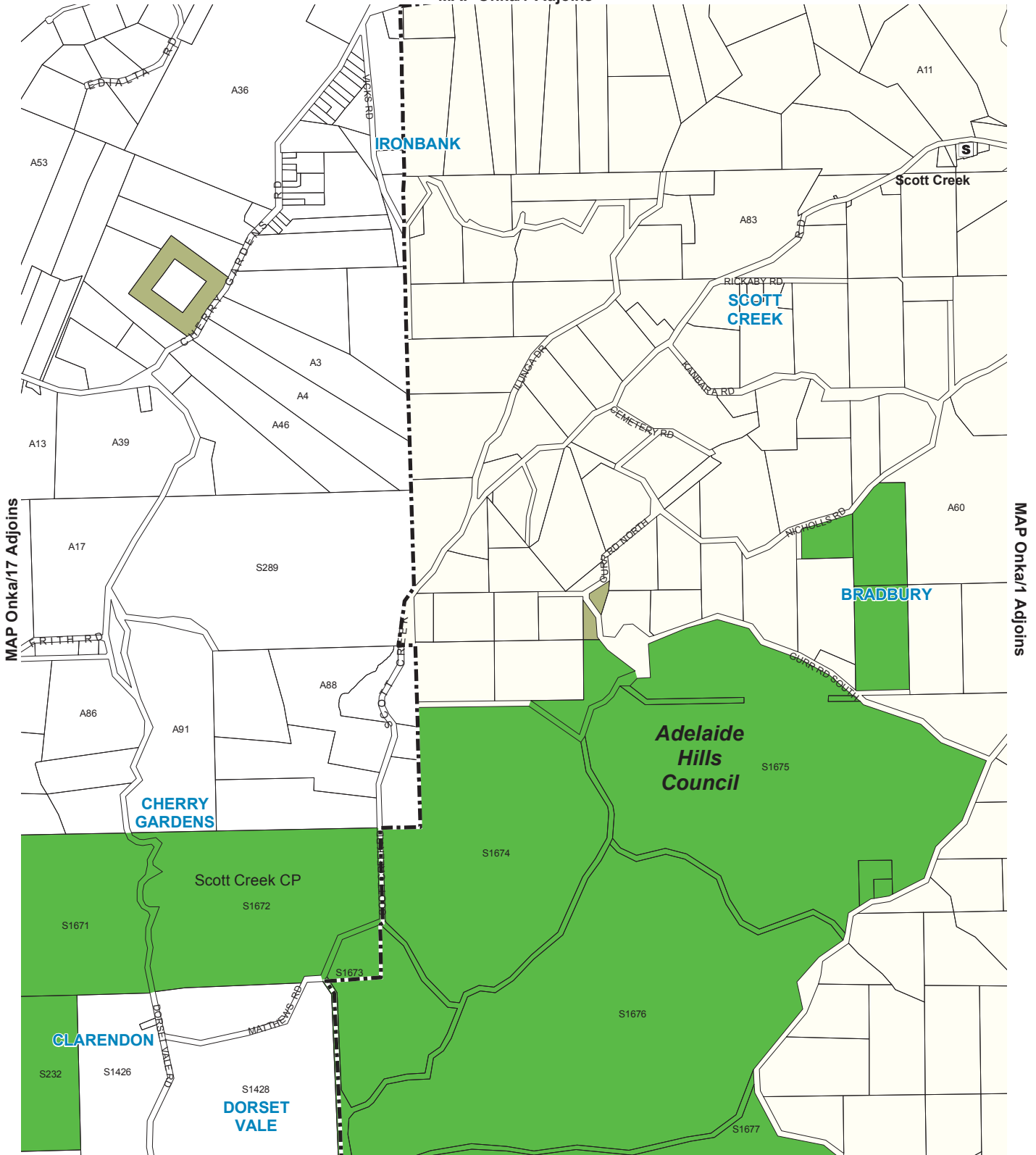
- Policy Area**  
 31 Landscape Protection Policy Area  
 65 Watershed Priority Policy Area



# Policy Area Map Onka/17

Policy Area Boundary





MAP Onka/7 Adjoins



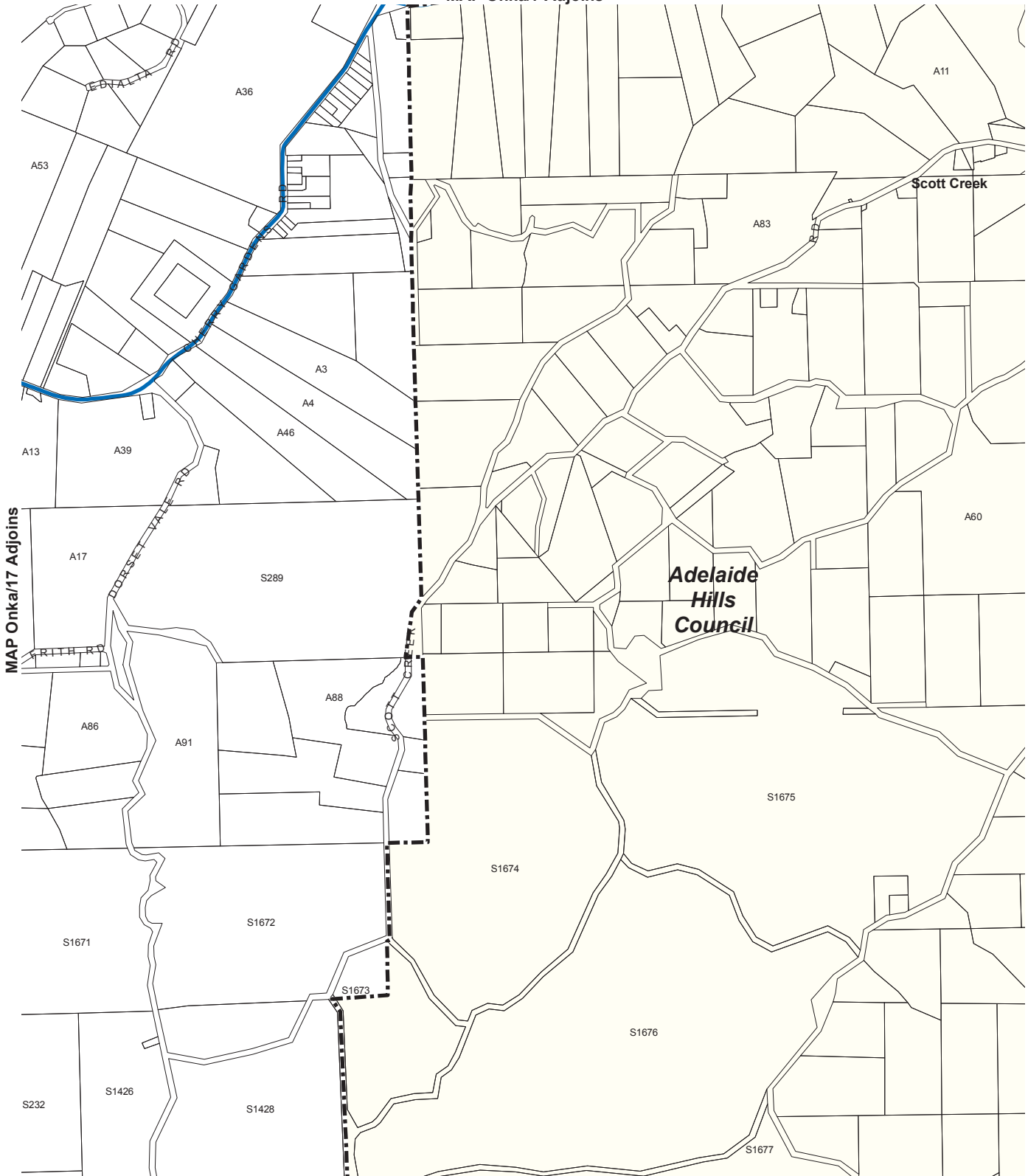
MAP Onka/38 Adjoins



# Location Map Onka/18

-  School
-  Local Reserves
-  Conservation Park
-  Development Plan Boundary

MAP Onka/7 Adjoins



MAP Onka/38 Adjoins



# Overlay Map Onka/18

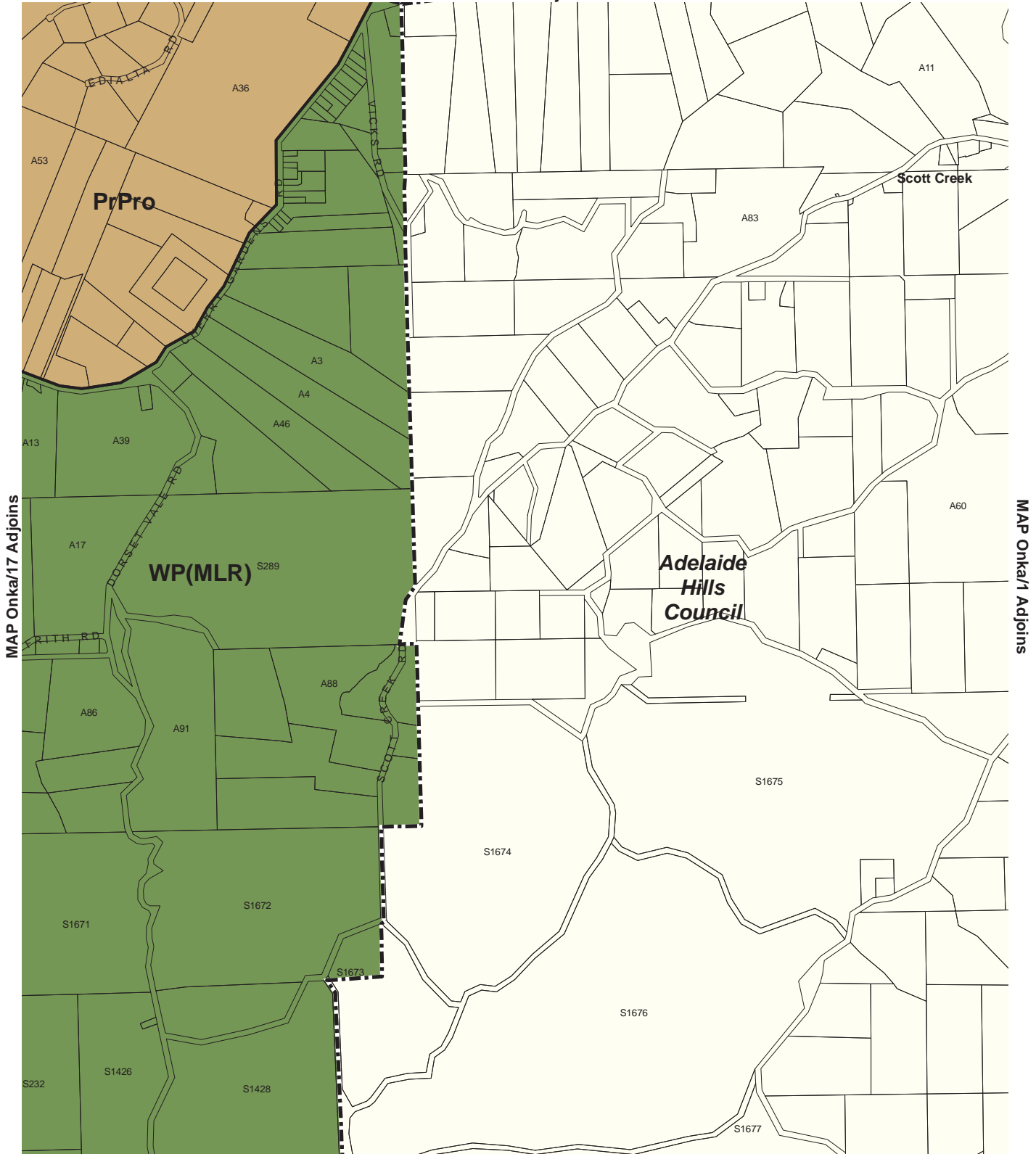
## TRANSPORT

- Distributor Roads
- Development Plan Boundary





MAP Onka/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

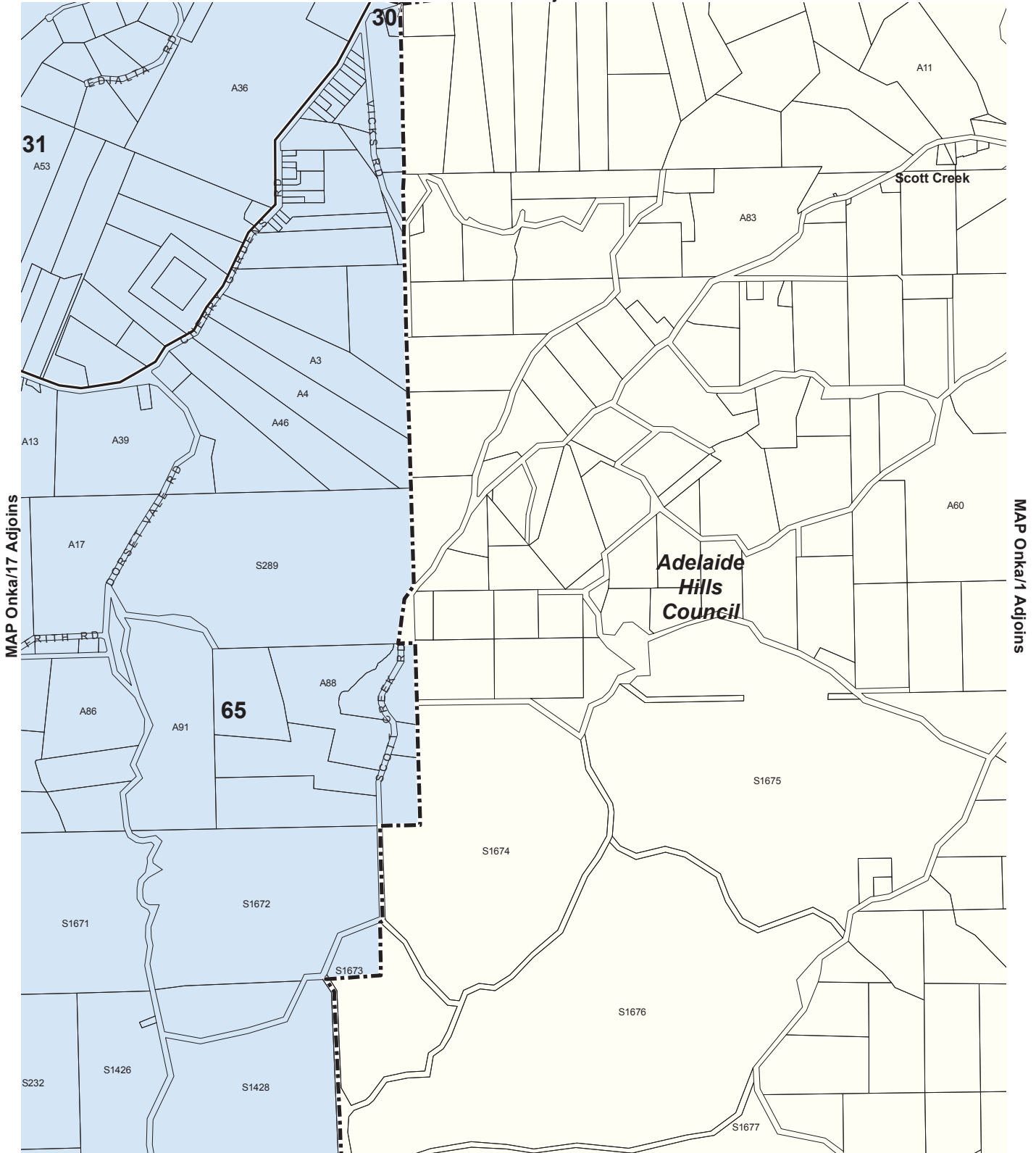


**Zones**

- PrPro Primary Production
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/18

MAP Onka/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 30 Environment Protection Policy Area
- 31 Landscape Protection Policy Area
- 65 Watershed Priority Policy Area



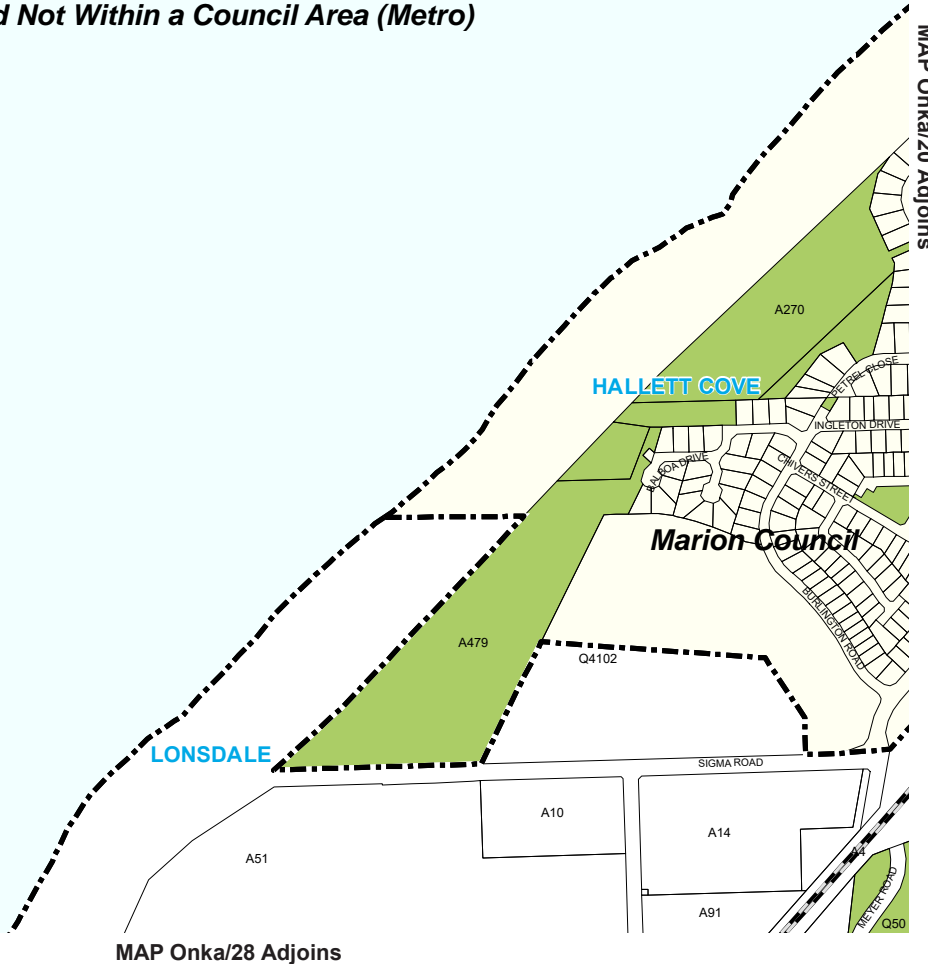
# Policy Area Map Onka/18

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins

MAP Onka/20 Adjoins

Land Not Within a Council Area (Metro)



MAP Onka/28 Adjoins



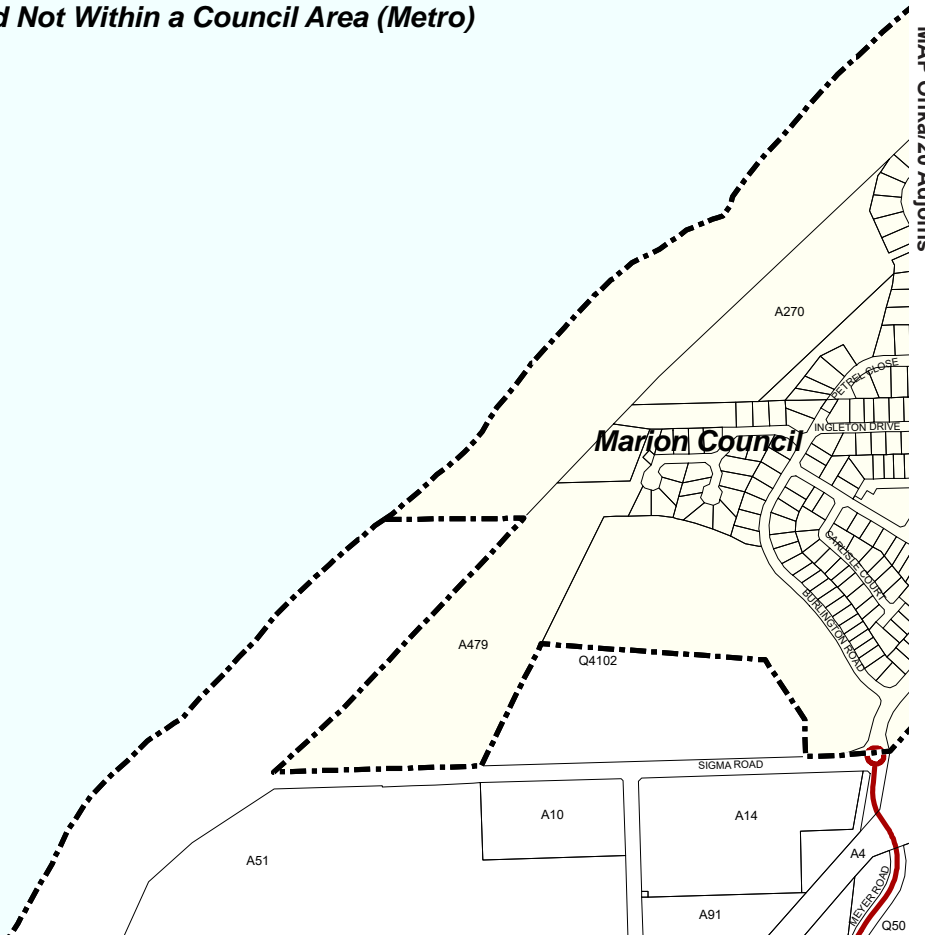
# Location Map Onka/19

- Railways
- Local Reserves
- Development Plan Boundary

MAP Onka/1 Adjoins

*Land Not Within a Council Area (Metro)*

MAP Onka/20 Adjoins



MAP Onka/28 Adjoins



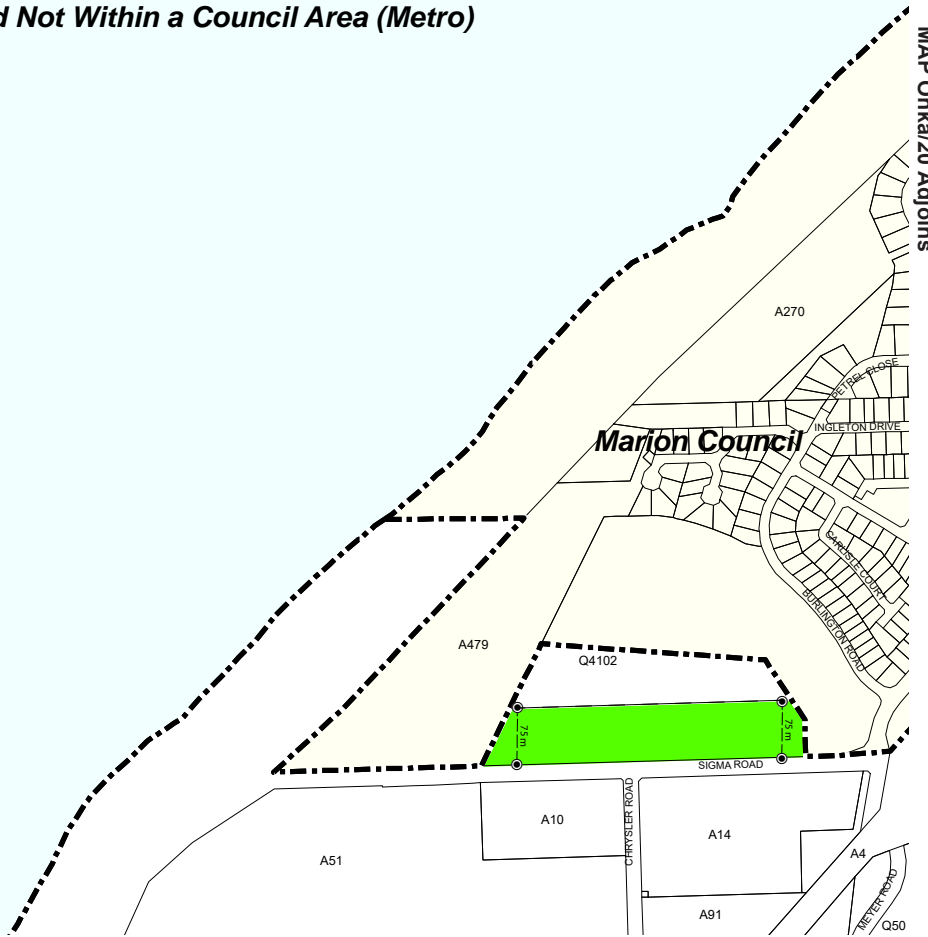
# Overlay Map Onka/19 TRANSPORT

- Collector Roads
- Development Plan Boundary

MAP Onka/1 Adjoins

Land Not Within a Council Area (Metro)

MAP Onka/20 Adjoins



MAP Onka/28 Adjoins



# Overlay Map Onka/19

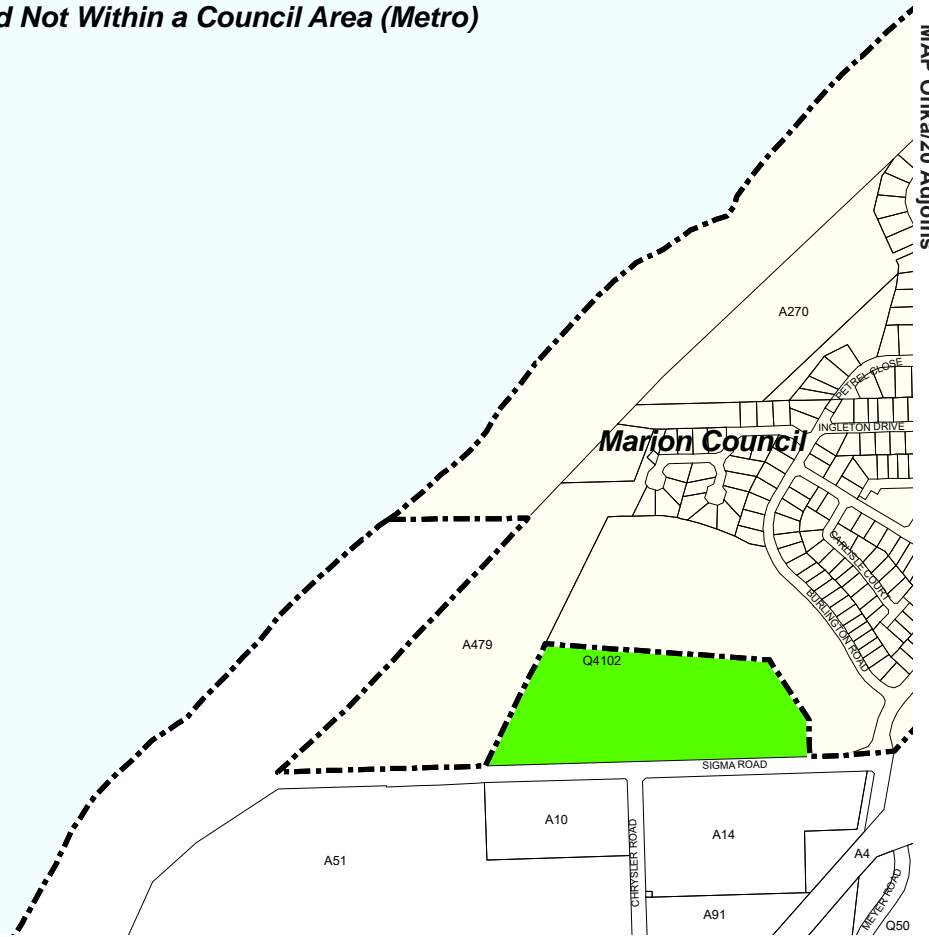
## NOISE AND AIR EMISSIONS

- Noise and Air Emissions Designated Area
- Development Plan Boundary

MAP Onka/1 Adjoins

MAP Onka/20 Adjoins

*Land Not Within a Council Area (Metro)*



MAP Onka/28 Adjoins



# Overlay Map Onka/19

## AFFORDABLE HOUSING

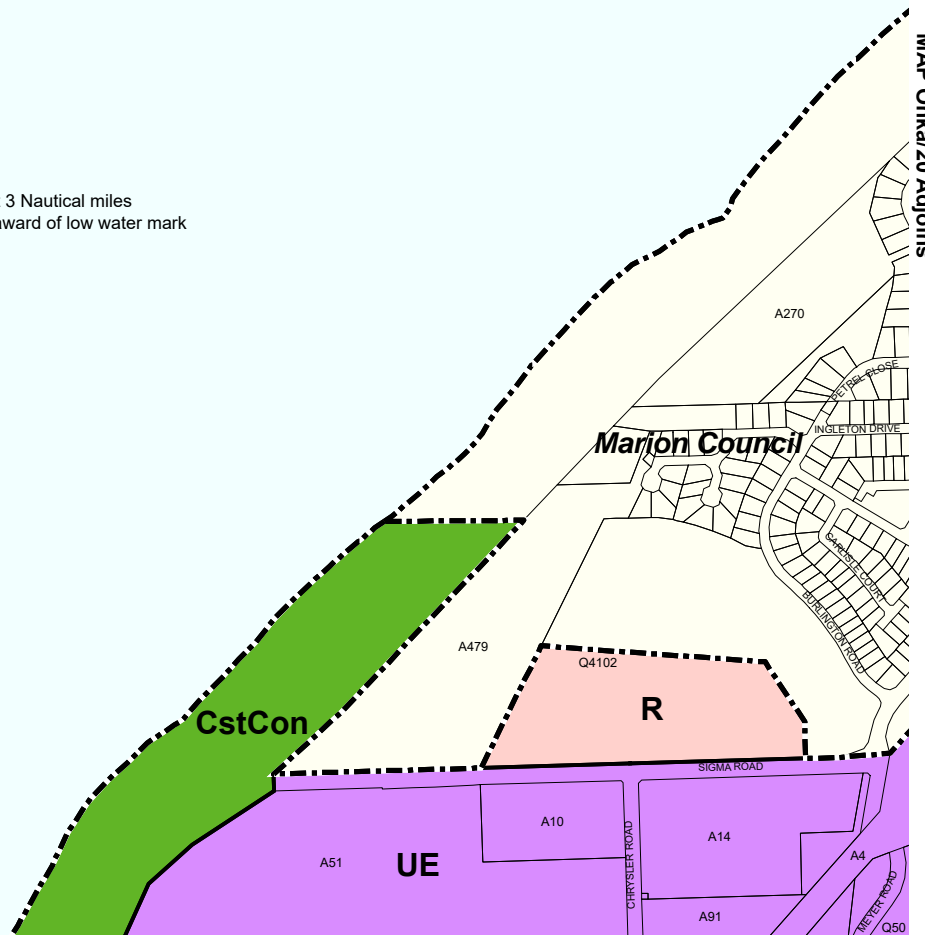
- Affordable Housing Designated Area
- Development Plan Boundary

Land Not Within  
a Council Area  
(Metro)

Cst 3 Nautical miles  
seaward of low water mark

MAP Onka/1 Adjoins

MAP Onka/20 Adjoins



MAP Onka/28 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- CstCon Coastal Conservation
- R Residential
- UE Urban Employment
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/19

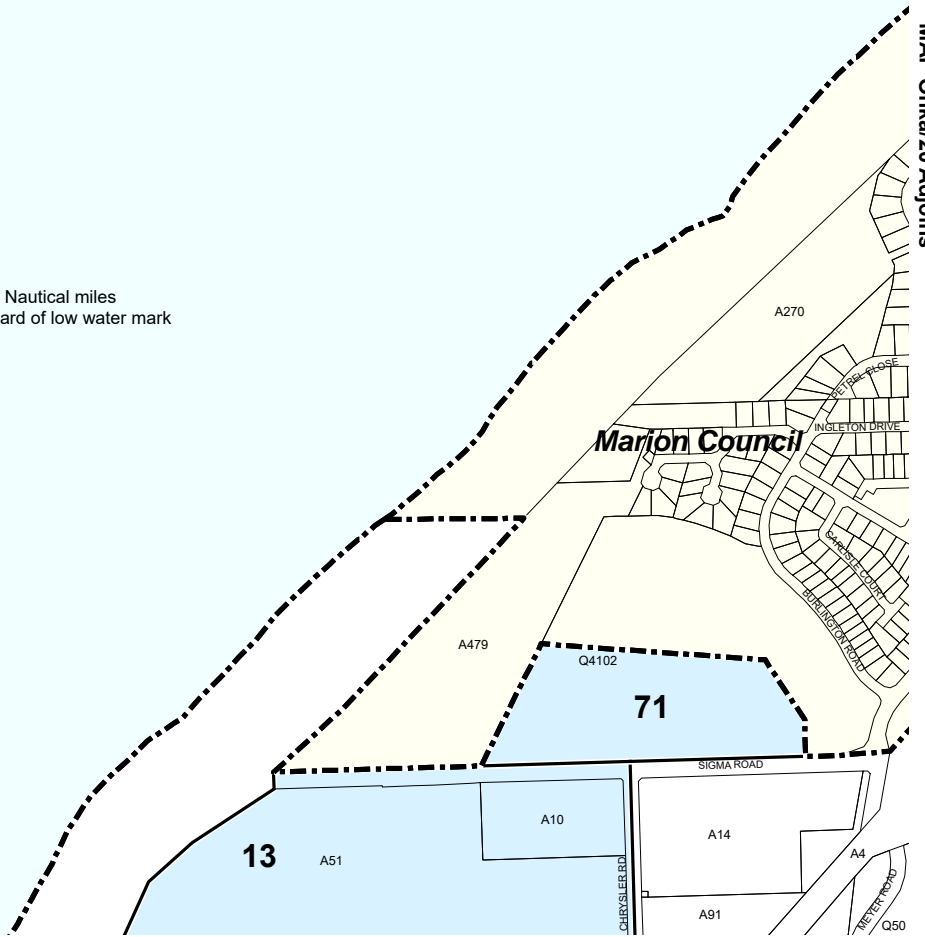


Land Not Within  
a Council Area  
(Metro)

MAP Onka/1 Adjoins

MAP Onka/20 Adjoins

Cst 3 Nautical miles  
seaward of low water mark



MAP Onka/28 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 13 Infrastructure Policy Area
- 71 Lonsdale Policy Area



# Policy Area Map Onka/19

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins

Land Not Within a Council Area (Metro)

Hallett Cove

Hallett Cove CP  
S1550

Hallett Cove Surf Lifesaving Club

Marion Council

LONSDALE

HALLETT COVE

REYNELLA

MAP Onka/29 Adjoins

0

500m

- S School
- P Post Office
- H Other Health Services
- Railways
- Local Reserves
- Conservation Park
- Development Plan Boundary

# Location Map Onka/20

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

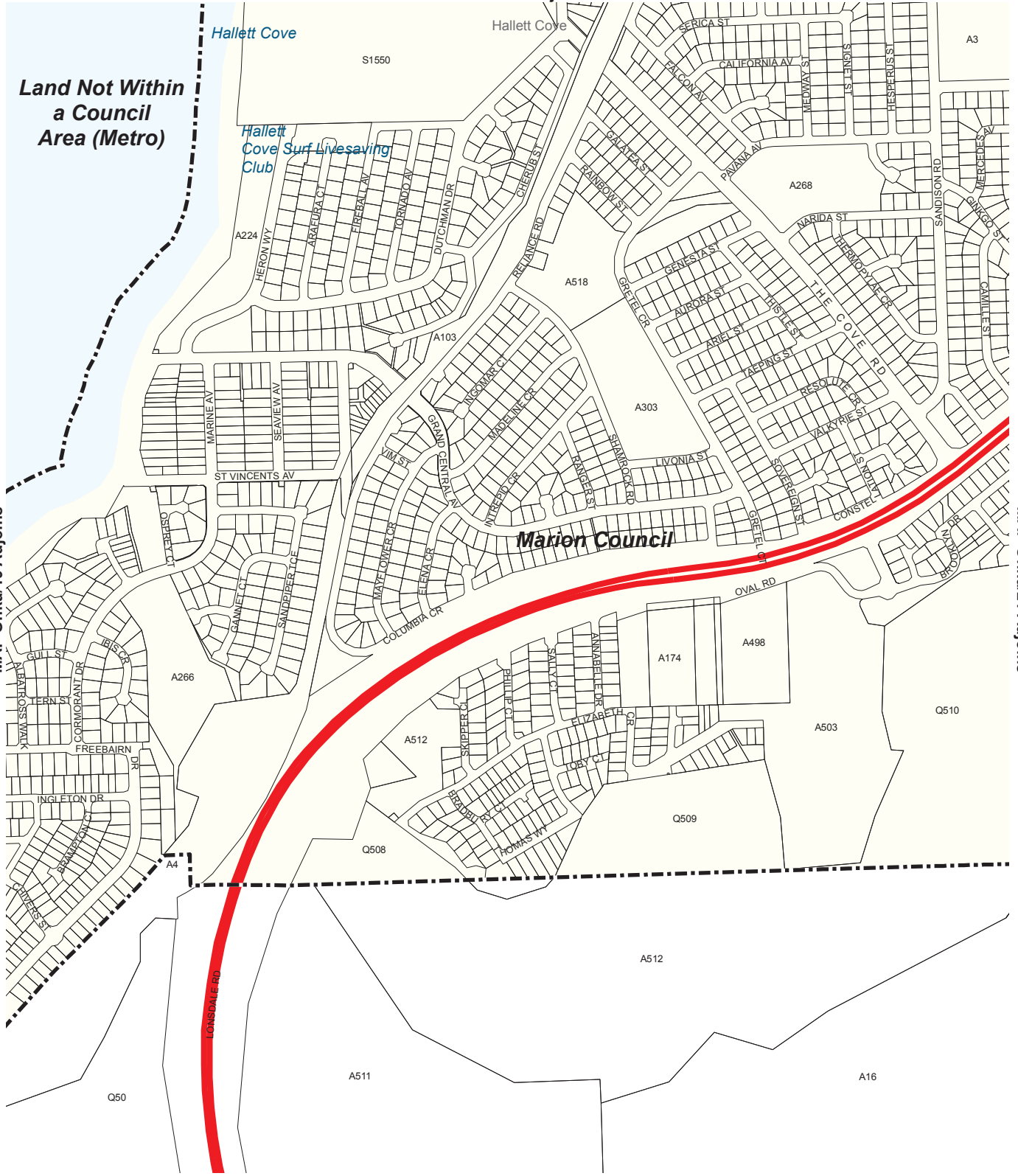
Hallett Cove

Hallett  
Cove Surf Lifesaving  
Club

Marion Council

MAP Onka/19 Adjoins

MAP Onka/21 Adjoins



MAP Onka/29 Adjoins

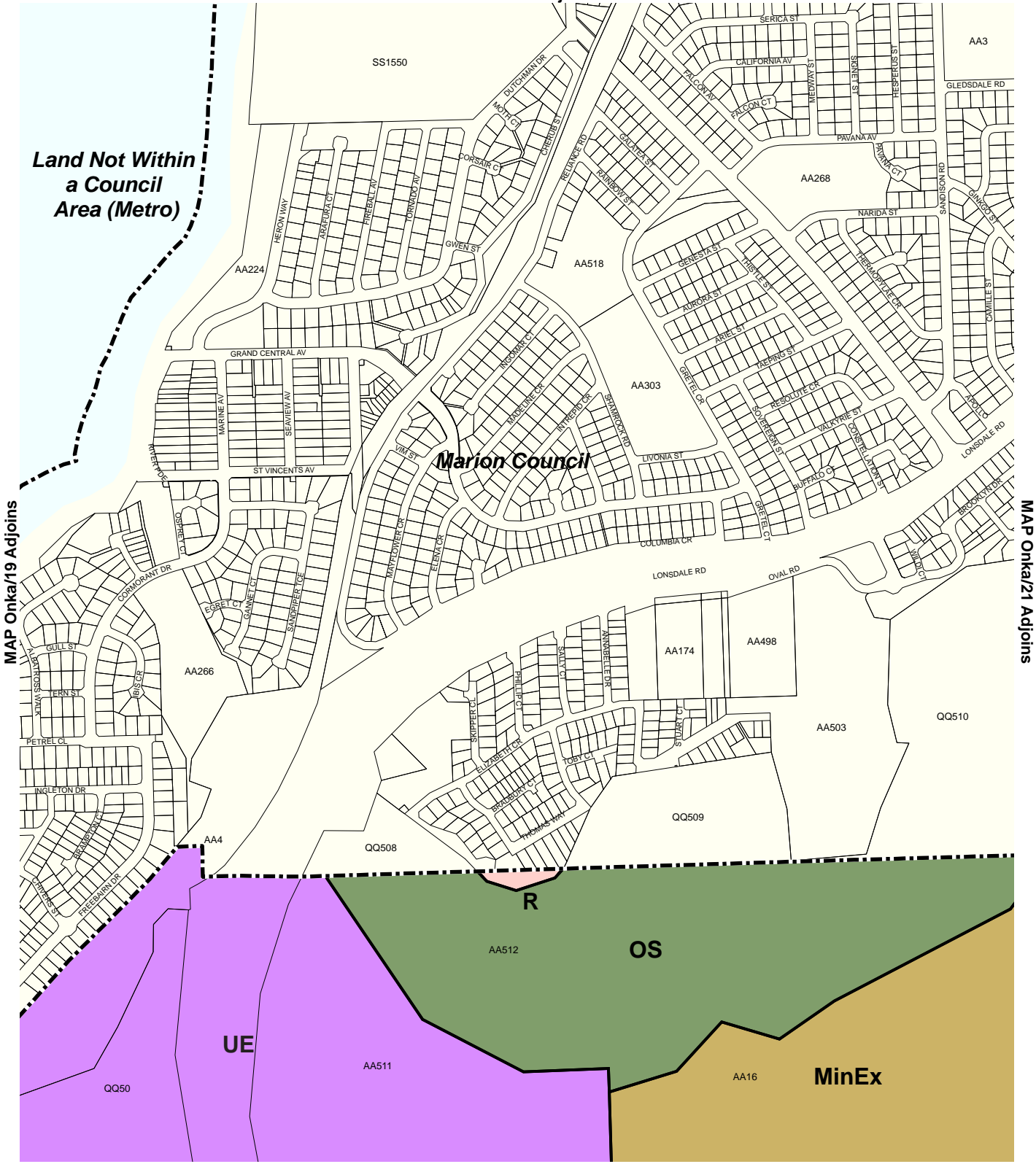


# Overlay Map Onka/20 TRANSPORT

- Primary Arterial Roads
- - - - - Development Plan Boundary

MAP Onka/1 Adjoins

Land Not Within a Council Area (Metro)



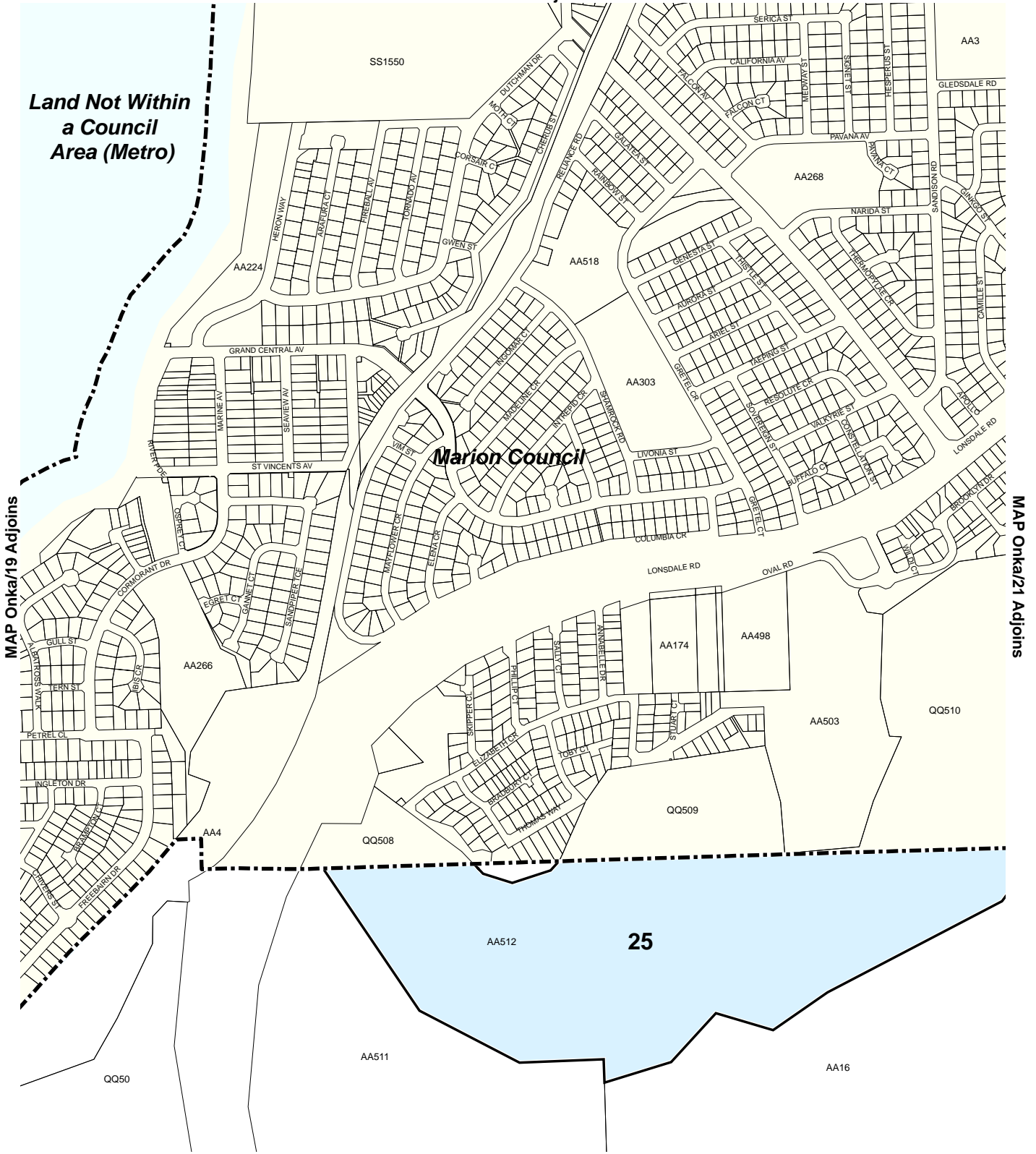
Lamberts Conformal Conic Projection, GDA94



- Zones**
- MinEx Mineral Extraction
- OS Open Space
- R Residential
- UE Urban Employment
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/20

MAP Onka/1 Adjoins



Land Not Within  
a Council  
Area (Metro)

Marion Council

Lamberts Conformal Conic Projection, GDA94

Policy Area  
25 Field River Valley Policy Area

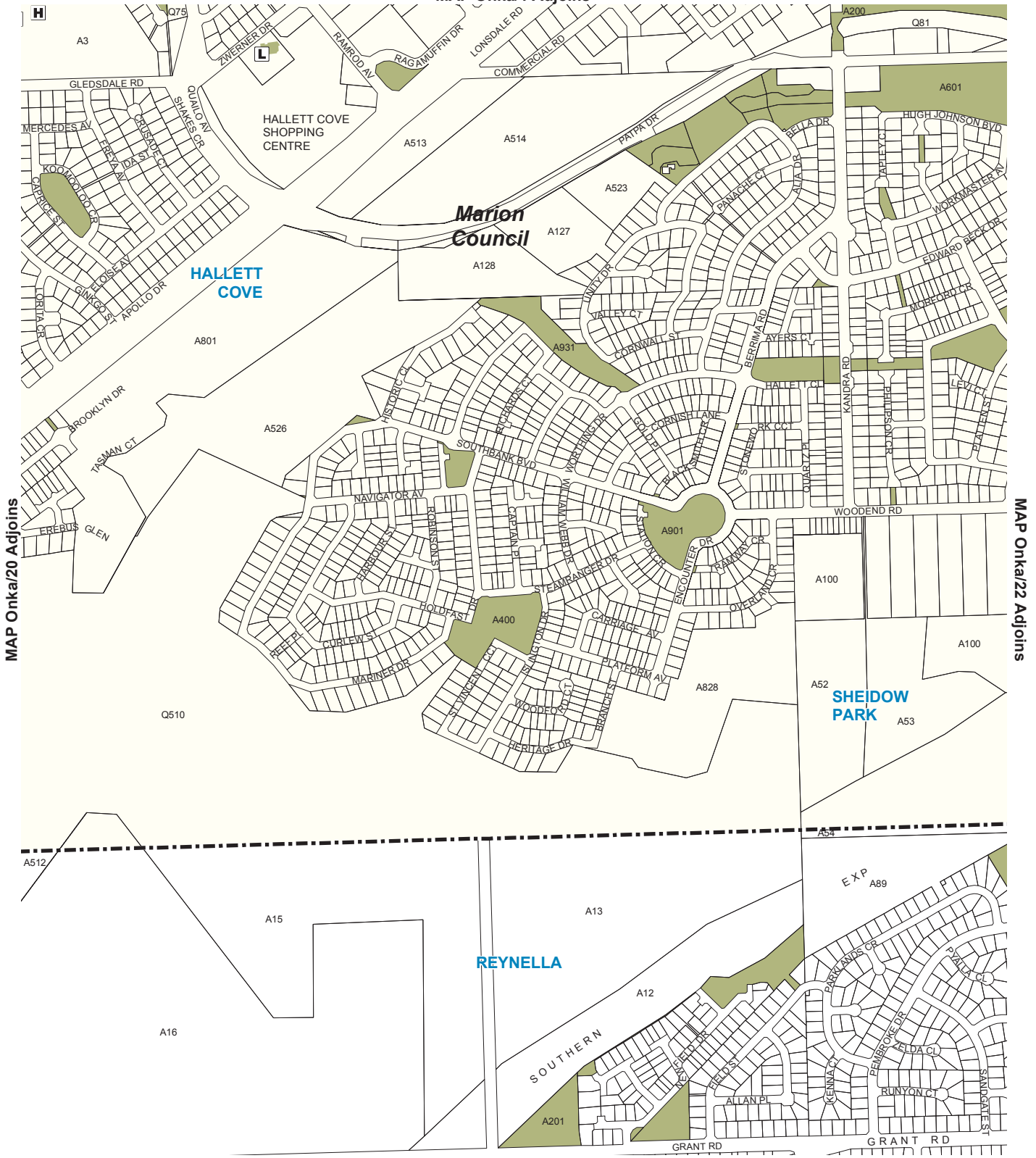


0 500m

# Policy Area Map Onka/20

- Policy Area Boundary
- Development Plan Boundary

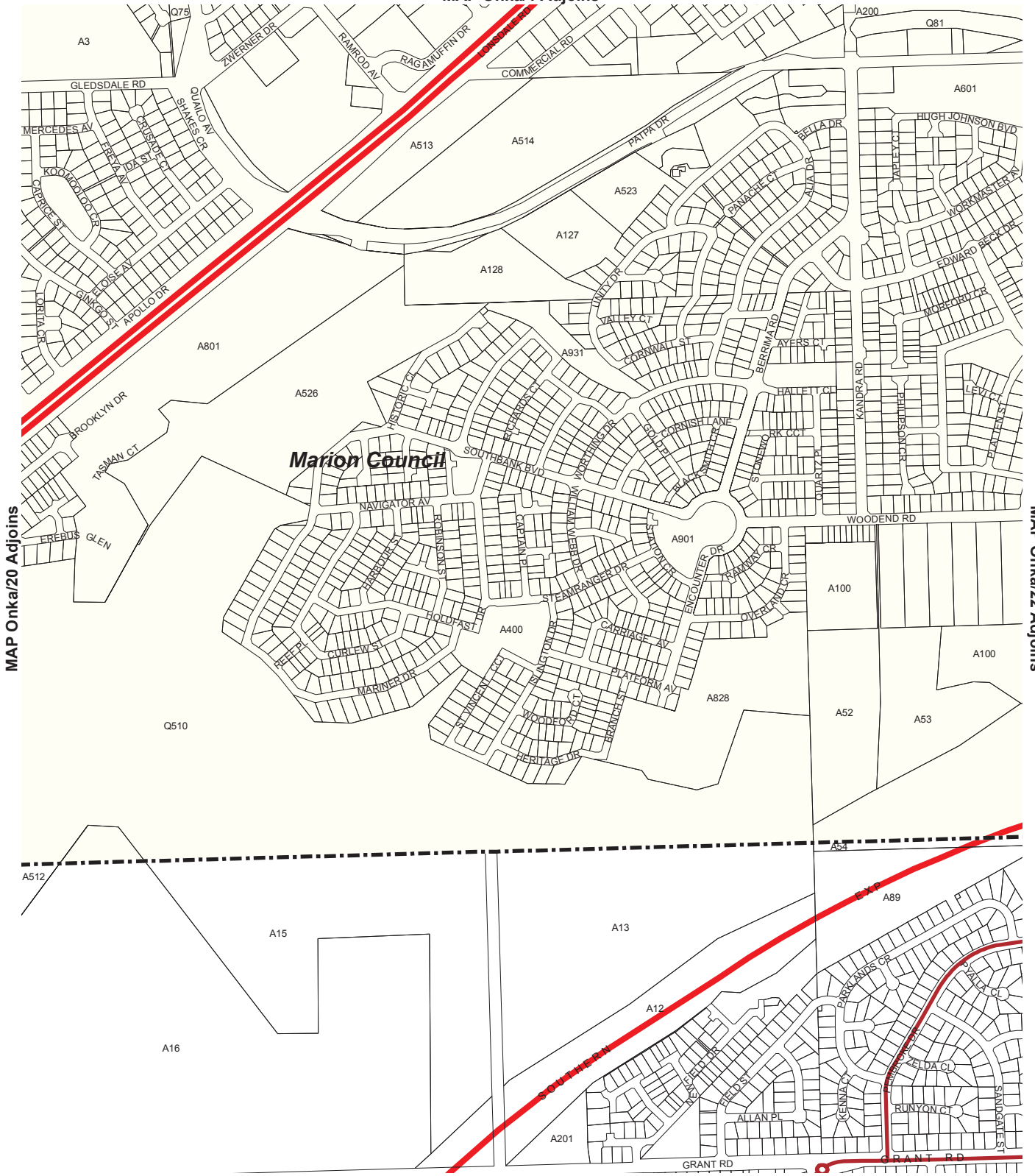
MAP Onka/1 Adjoins



# Location Map Onka/21

-  Public Library
-  Other Health Services
-  Local Reserves
-  Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/20 Adjoins

MAP Onka/22 Adjoins

MAP Onka/30 Adjoins

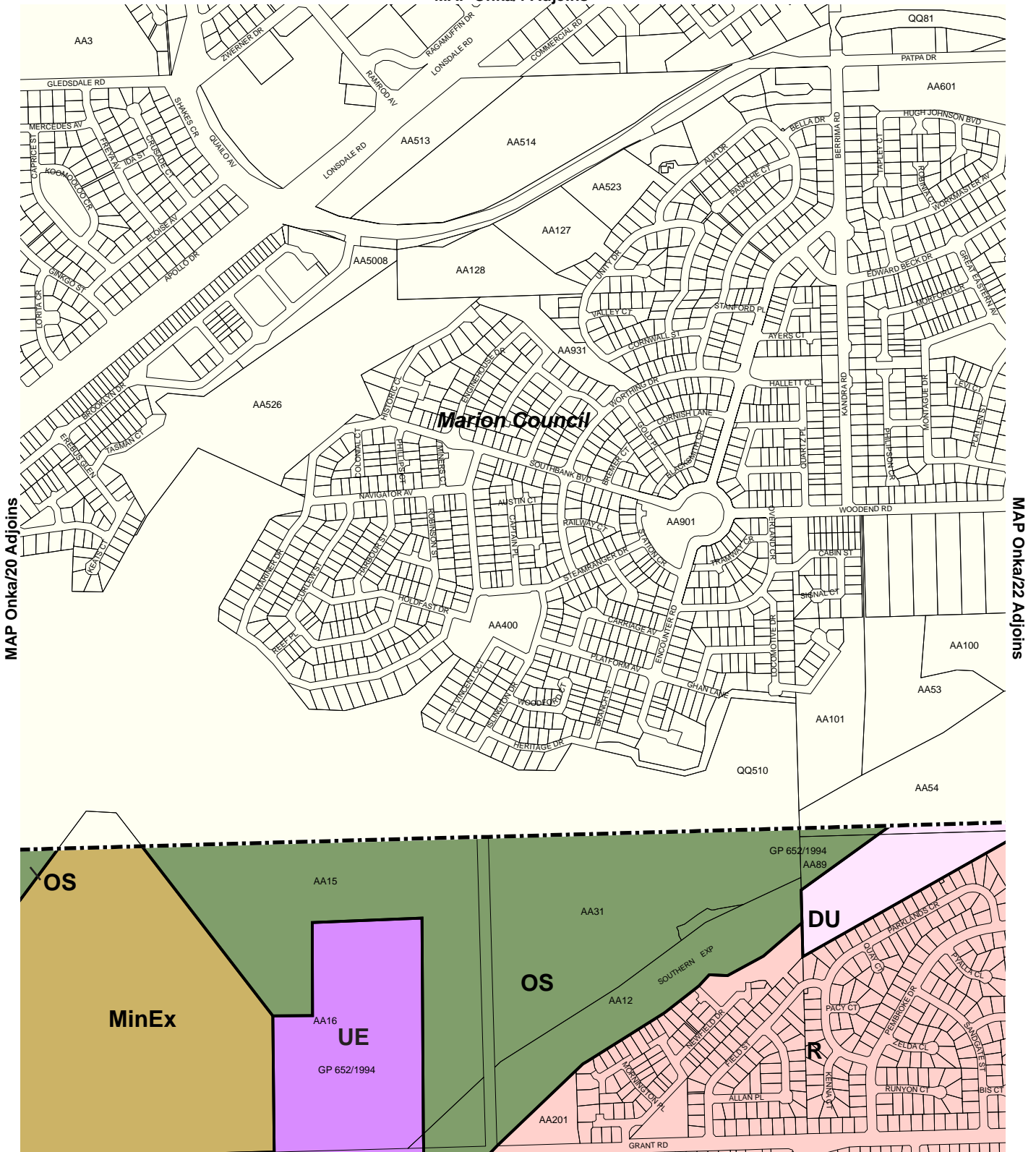


# Overlay Map Onka/21

## TRANSPORT

- ▬ Primary Arterial Roads
- ▬ Collector Roads
- Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/20 Adjoins

MAP Onka/22 Adjoins

MAP Onka/30 Adjoins

Lamberts Conformal Conic Projection, GDA94

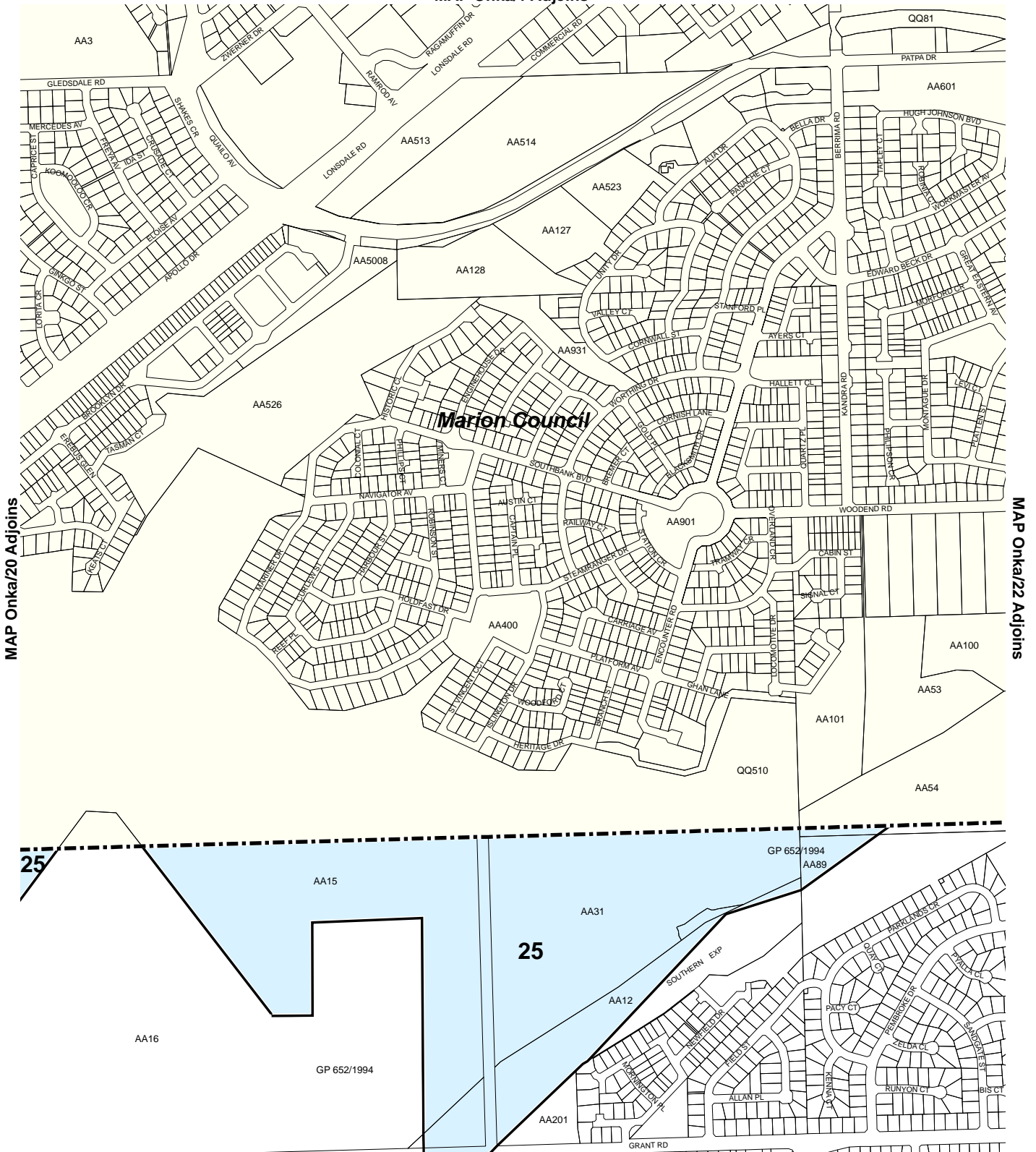


- Zones**
- DU Deferred Urban
  - MinEx Mineral Extraction
  - OS Open Space
  - R Residential
  - UE Urban Employment
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/21



MAP Onka/1 Adjoins





Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
25 Field River Valley Policy Area



# Policy Area Map Onka/21

-  Policy Area Boundary
-  Development Plan Boundary

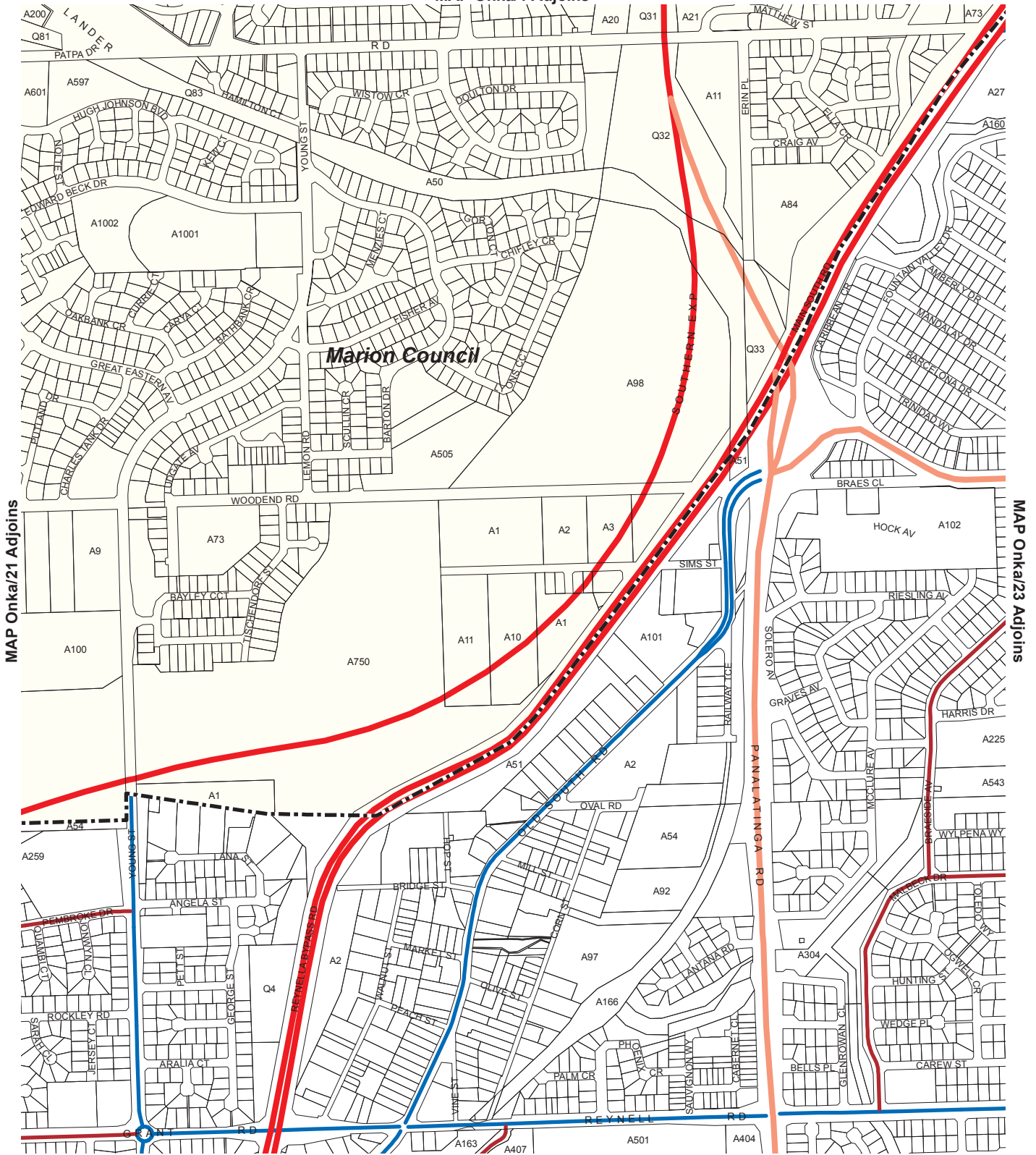
MAP Onka/1 Adjoins



# Location Map Onka/22

- S School
- P Post Office
- Local Reserves
- Development Plan Boundary

MAP Onka/1 Adjoins



MAP Onka/31 Adjoins

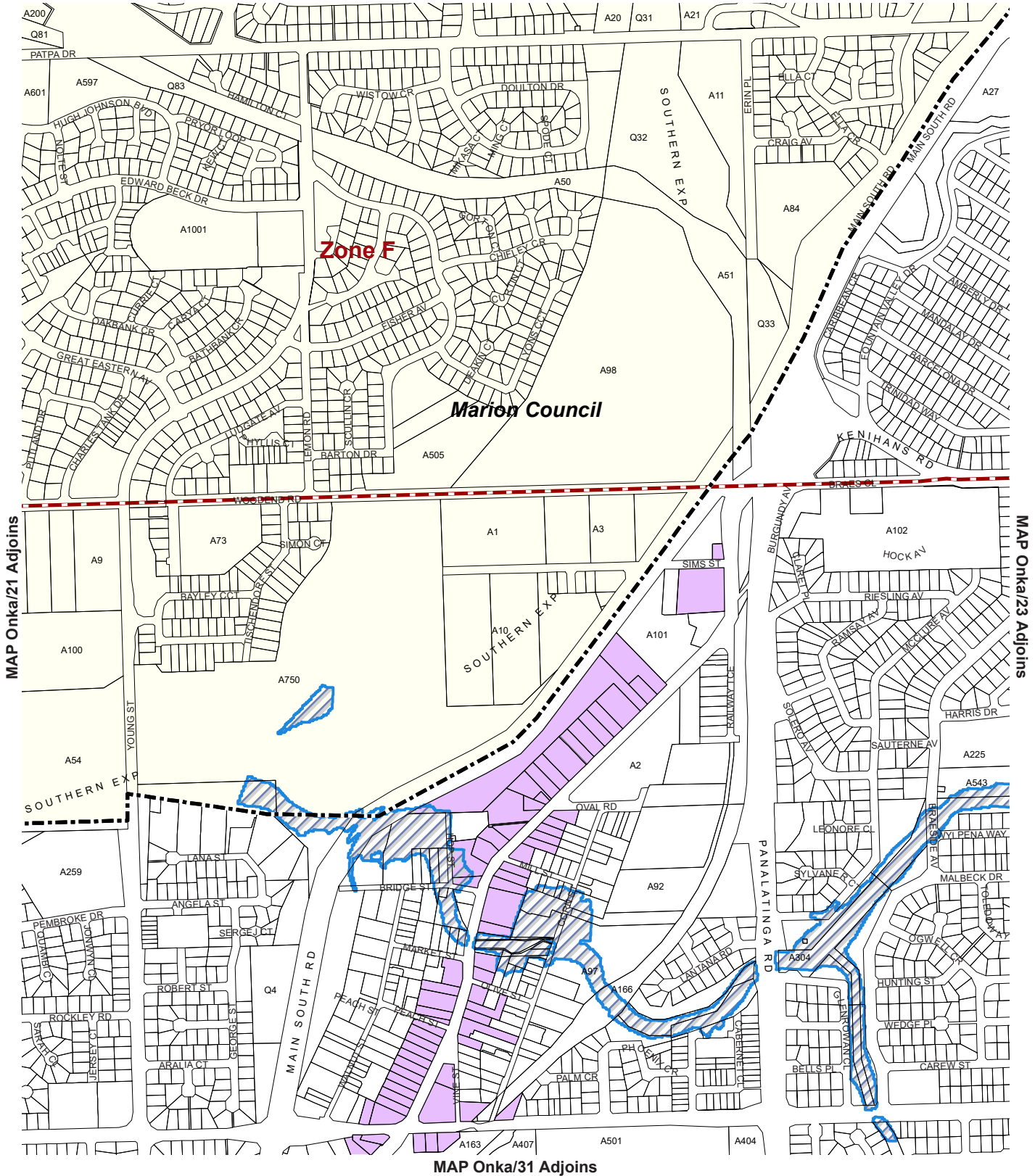
- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads
- - - - - Development Plan Boundary

# Overlay Map Onka/22

## TRANSPORT







MAP Onka/1 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

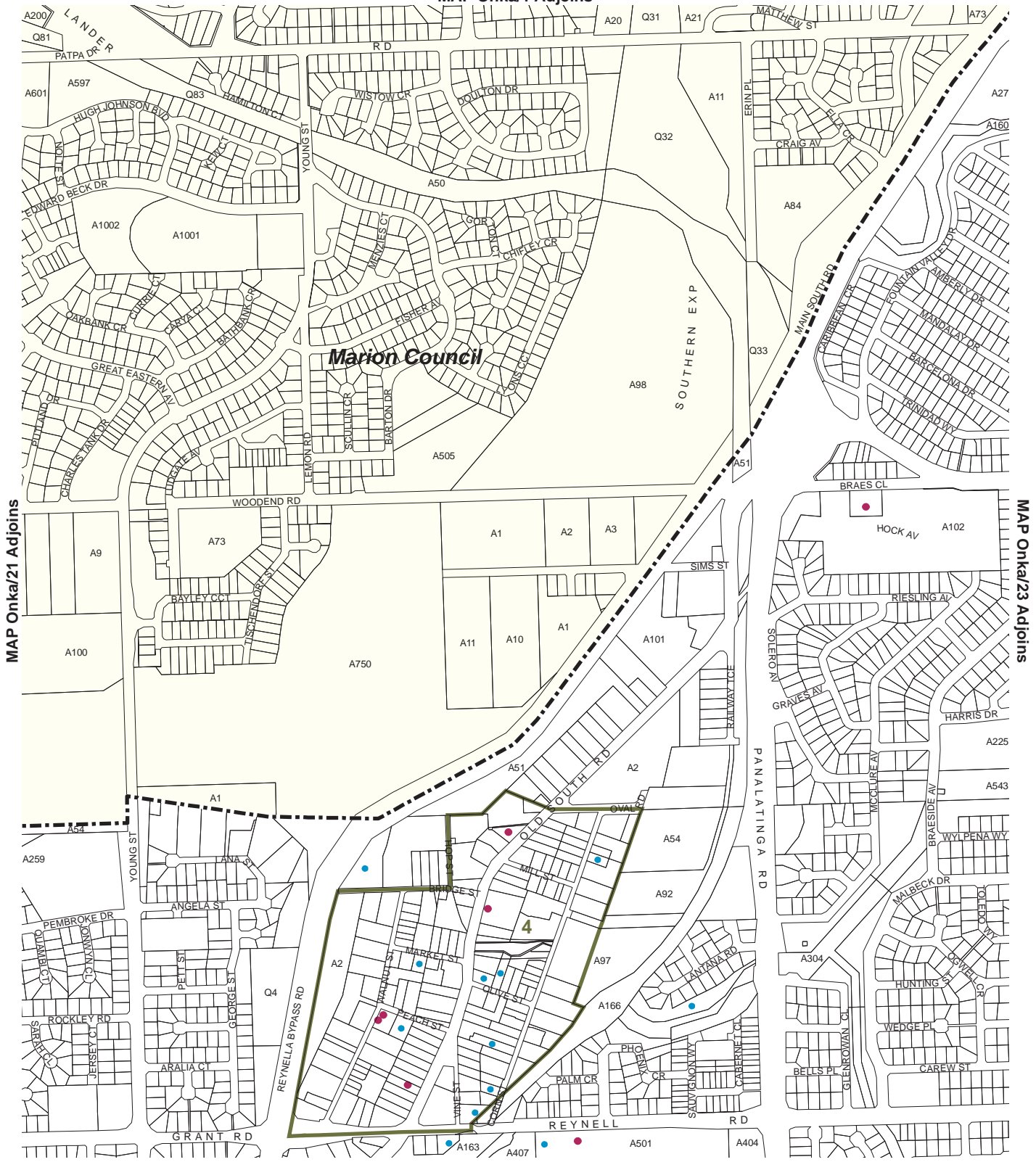


-  Flood 100 A.R.I.
-  Airport Building Heights
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

# Overlay Map Onka/22

## DEVELOPMENT CONSTRAINTS

MAP Onka/1 Adjoins



MAP Onka/21 Adjoins

MAP Onka/23 Adjoins

MAP Onka/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.

Historic Conservation Area  
4 Old Reynella

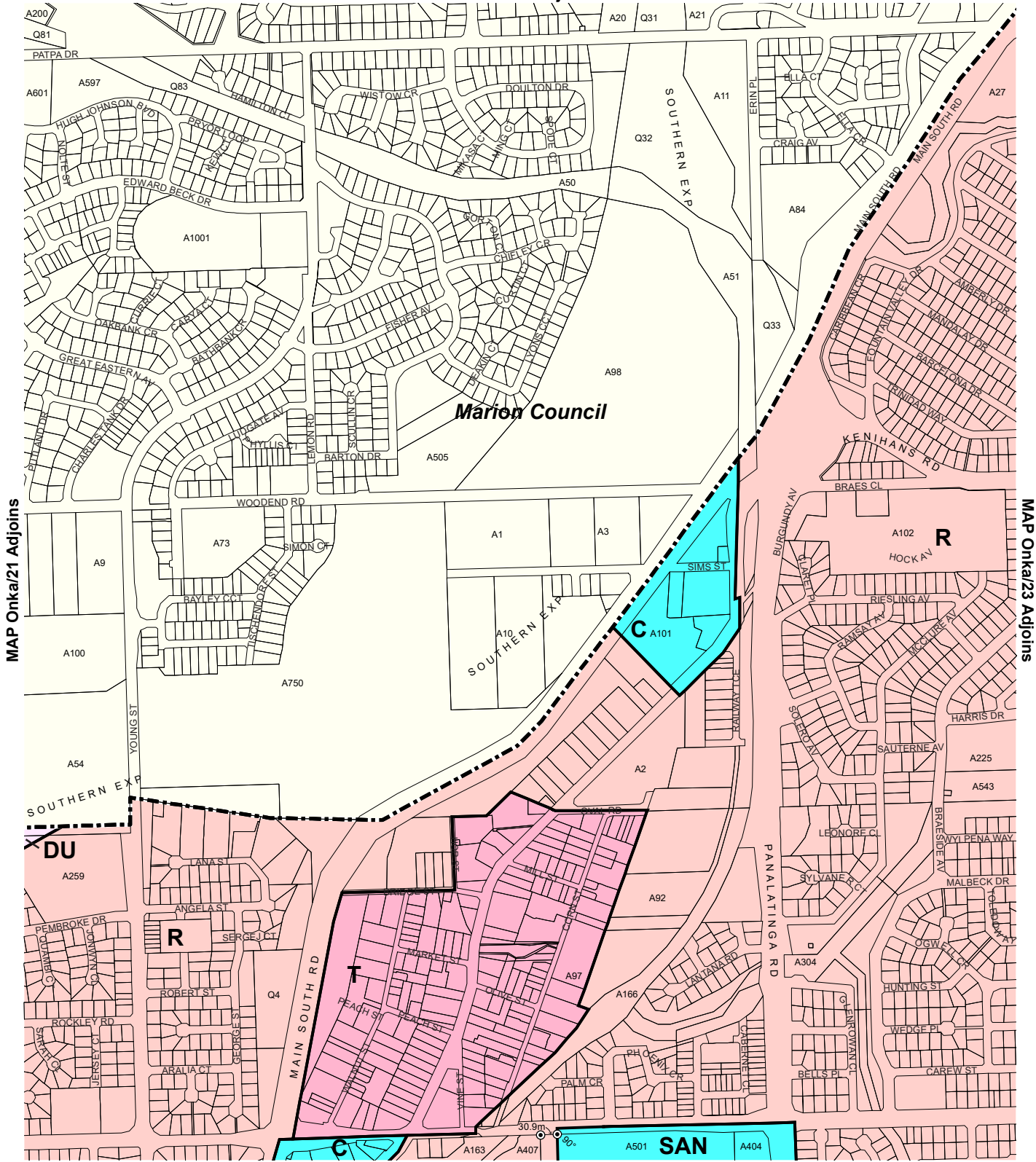


- State heritage place
- Local heritage place
- Historic Conservation Area
- Development Plan Boundary

# Overlay Map Onka/22

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

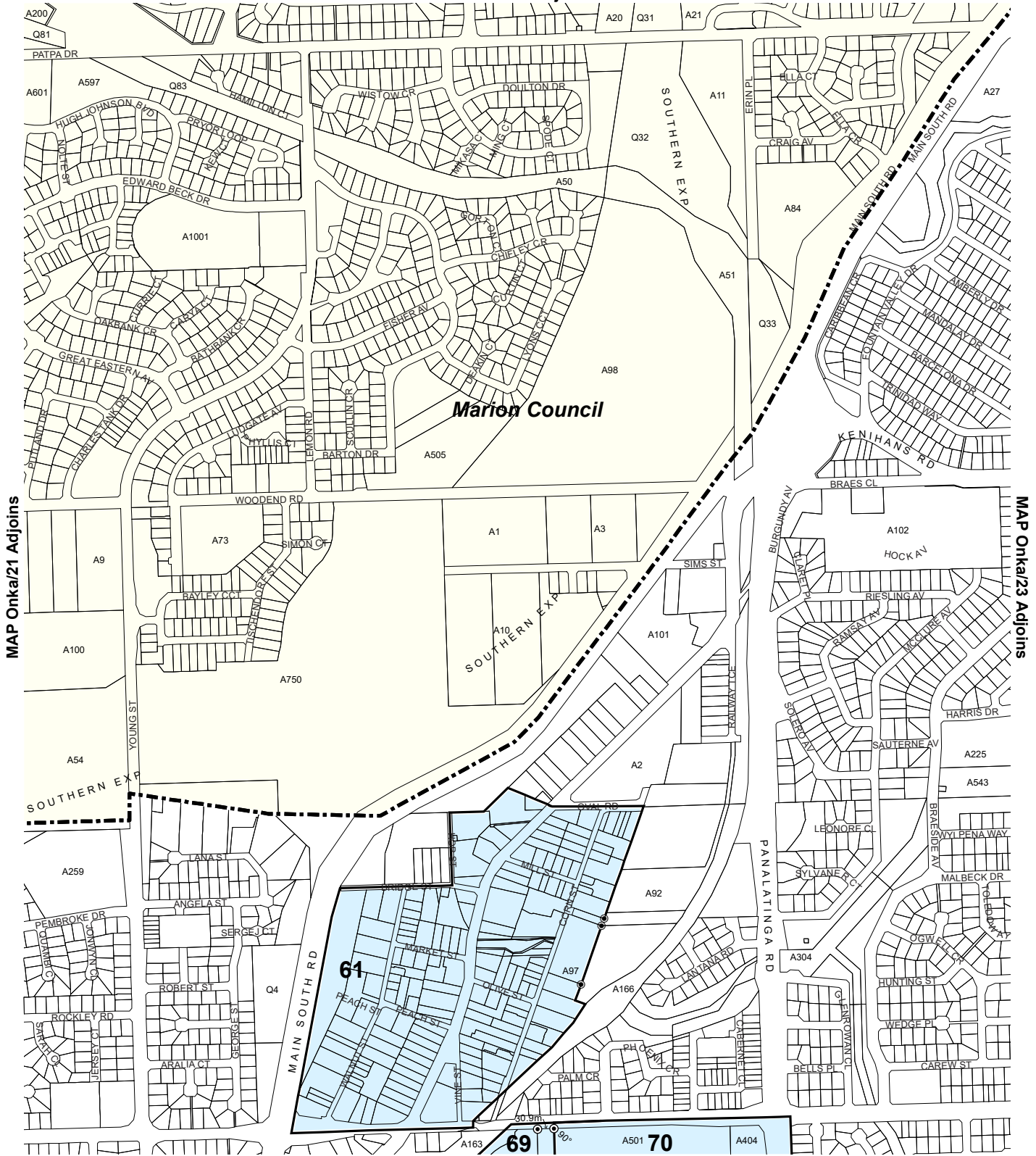


0 500m

- Zones**
- Commercial
  - Deferred Urban
  - Residential
  - Suburban Activity Node
  - Township
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/22

MAP Onka/1 Adjoins



Marion Council

61

69

70

Lamberts Conformal Conic Projection, GDA94

Policy Area

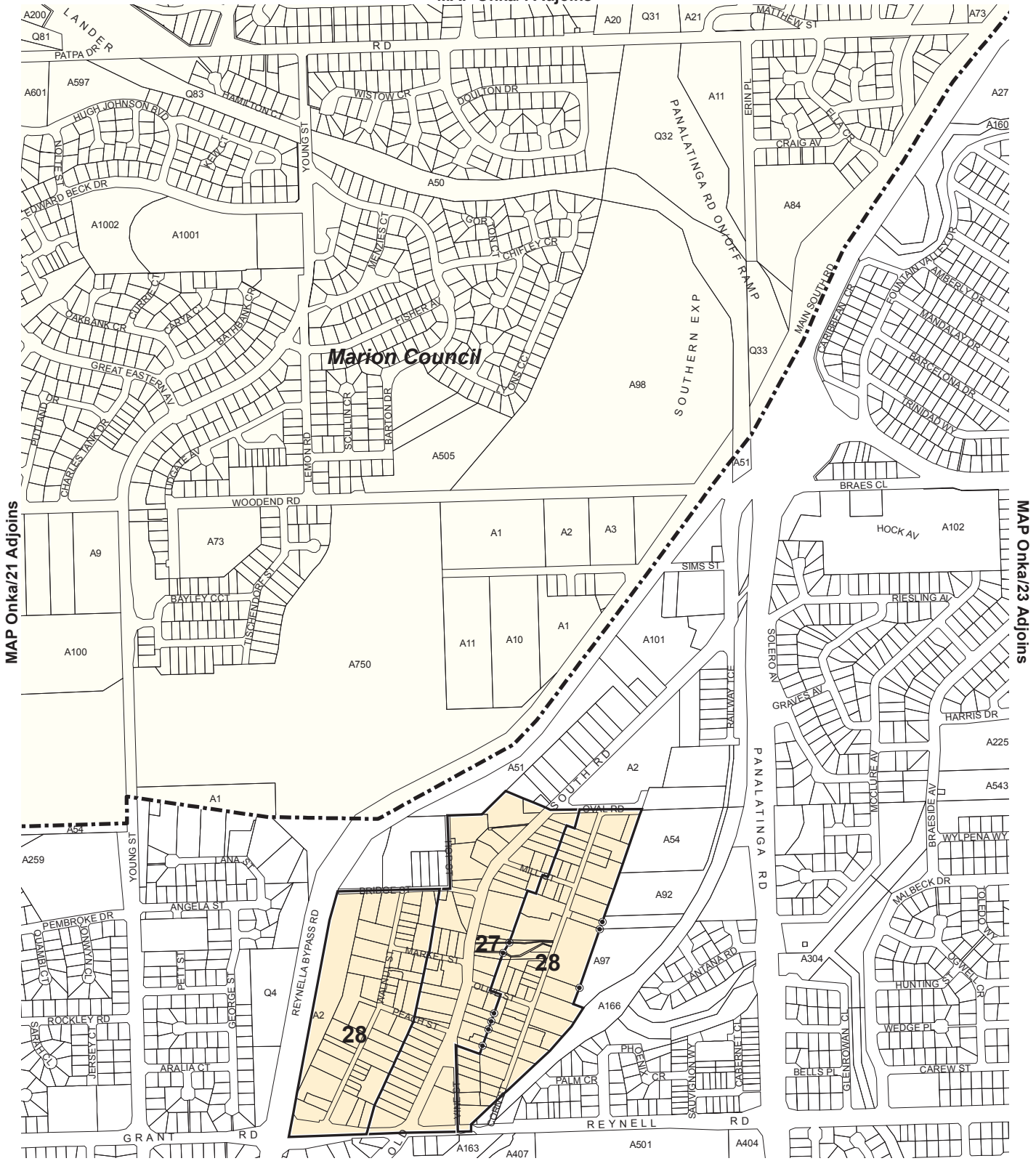
- 61 Old Reynella Policy Area
- 69 Old Reynella Policy Area
- 70 Old Reynella Policy Area



# Policy Area Map Onka/22

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 27 Town Centre Precinct  
 28 Residential Precinct



# Precinct Map Onka/22

- Precinct Boundary
- Development Plan Boundary

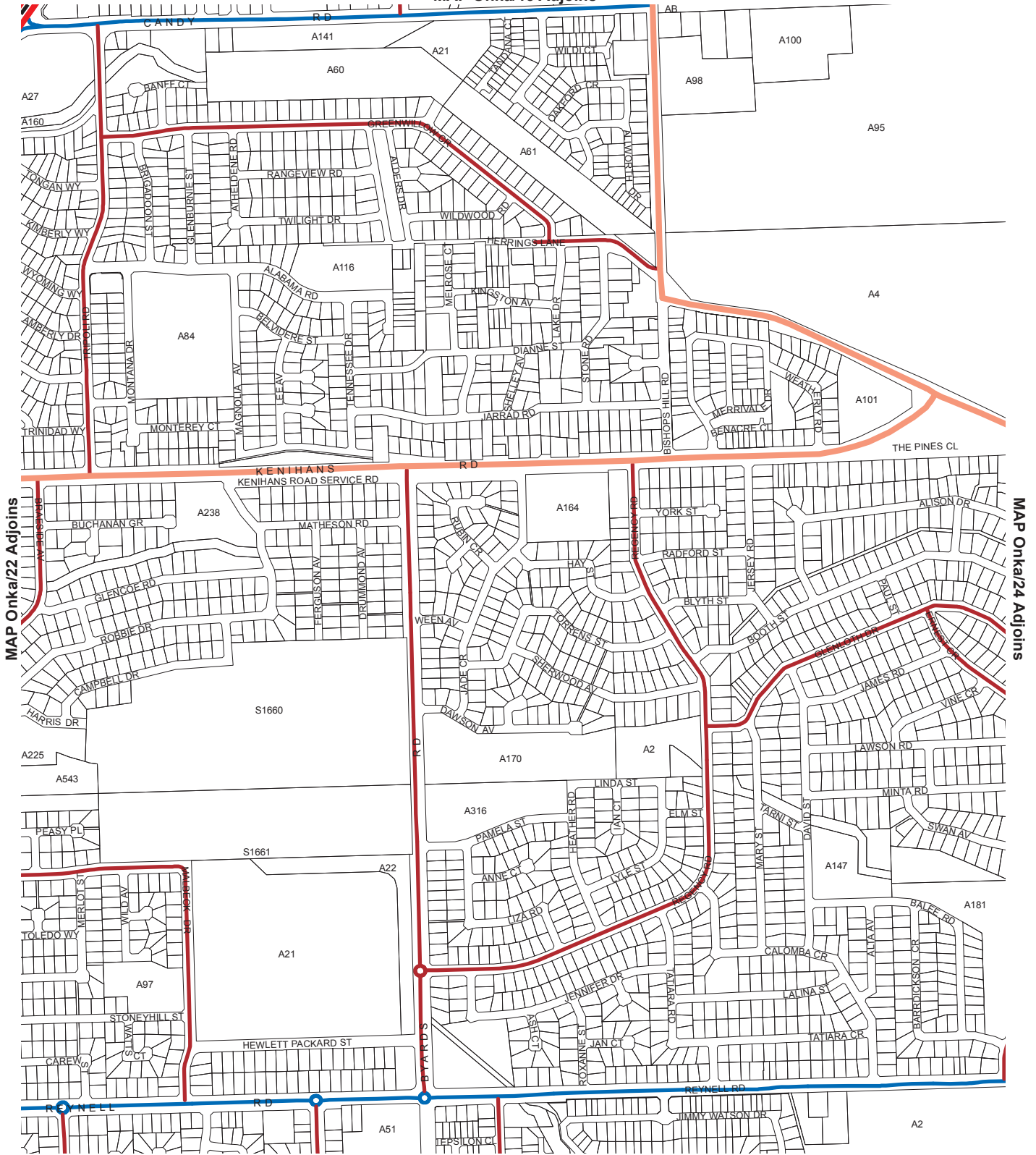




# Location Map Onka/23

- S School
- P Post Office
- Local Reserves
- Development Plan Boundary

MAP Onka/13 Adjoins



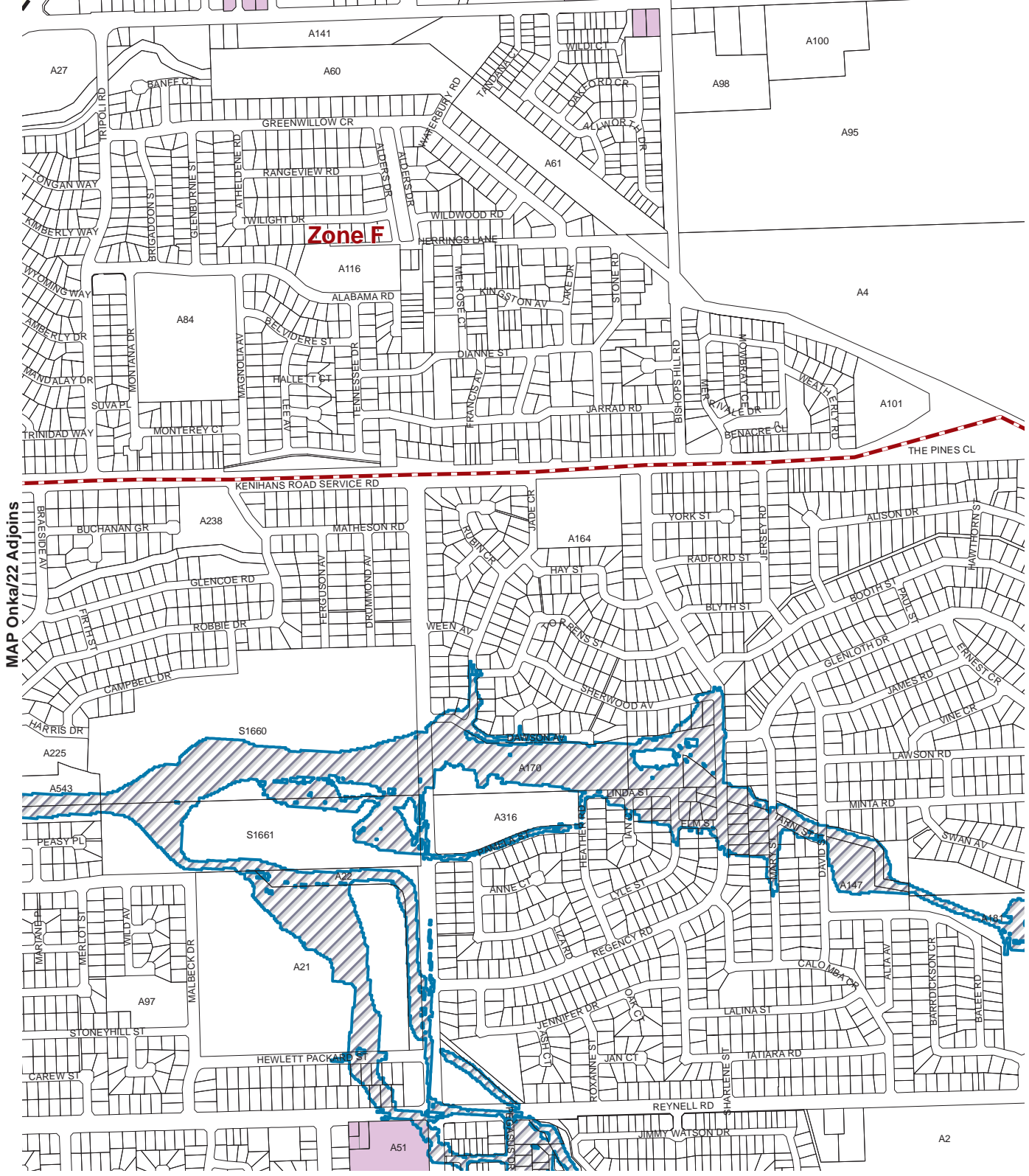
- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads
- Development Plan Boundary

# Overlay Map Onka/23

## TRANSPORT







MAP Onka/13 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Airport Building Heights
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary



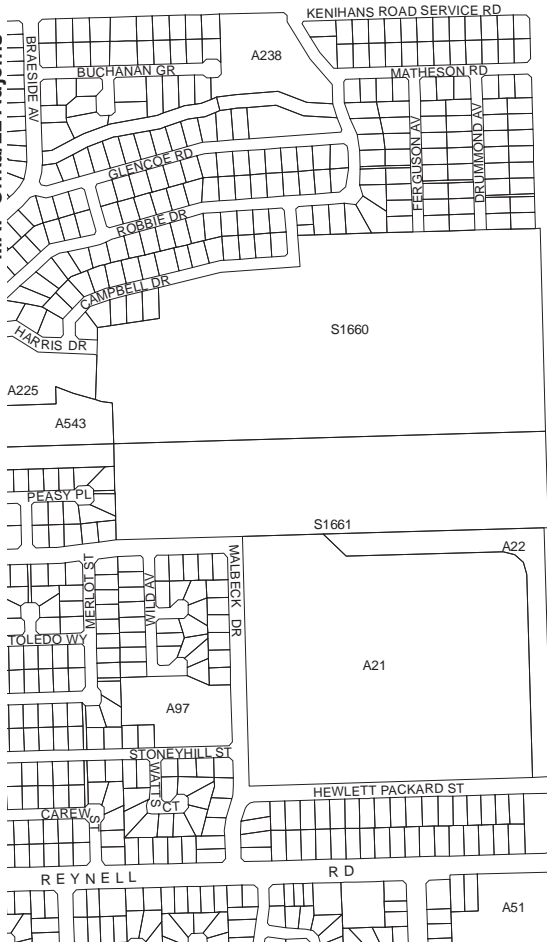
# Overlay Map Onka/23

## DEVELOPMENT CONSTRAINTS

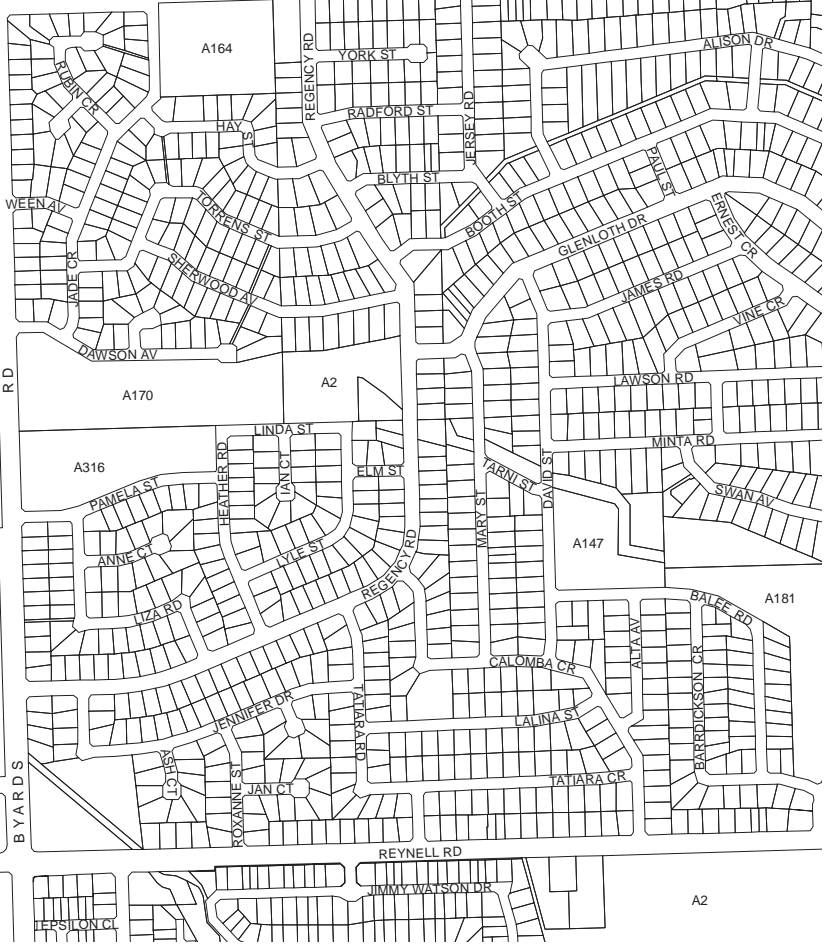
MAP Onka/13 Adjoins



MAP Onka/22 Adjoins



MAP Onka/24 Adjoins



MAP Onka/32 Adjoins

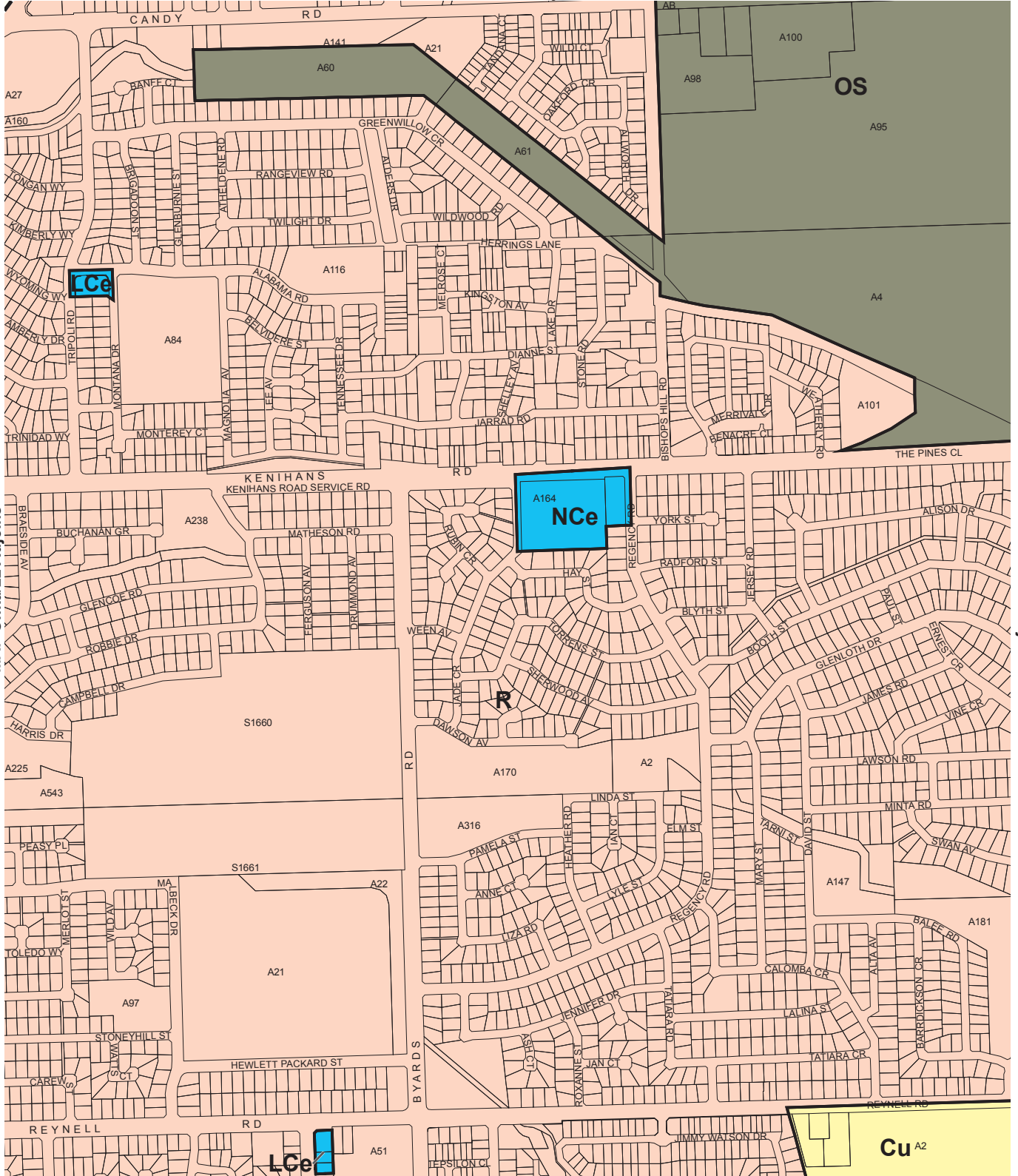
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.



# Overlay Map Onka/23 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Development Plan Boundary

MAP Onka/13 Adjoins



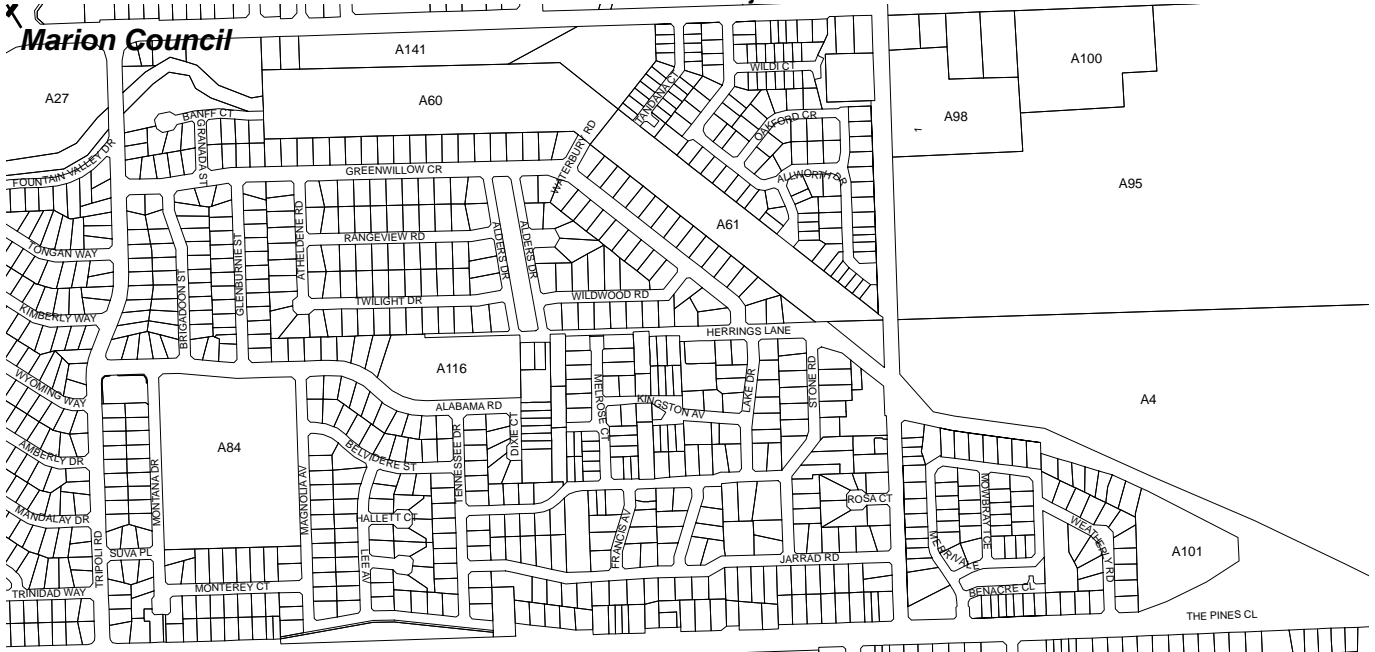
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Cu Community
  - LCe Local Centre
  - NCe Neighbourhood Centre
  - OS Open Space
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/23

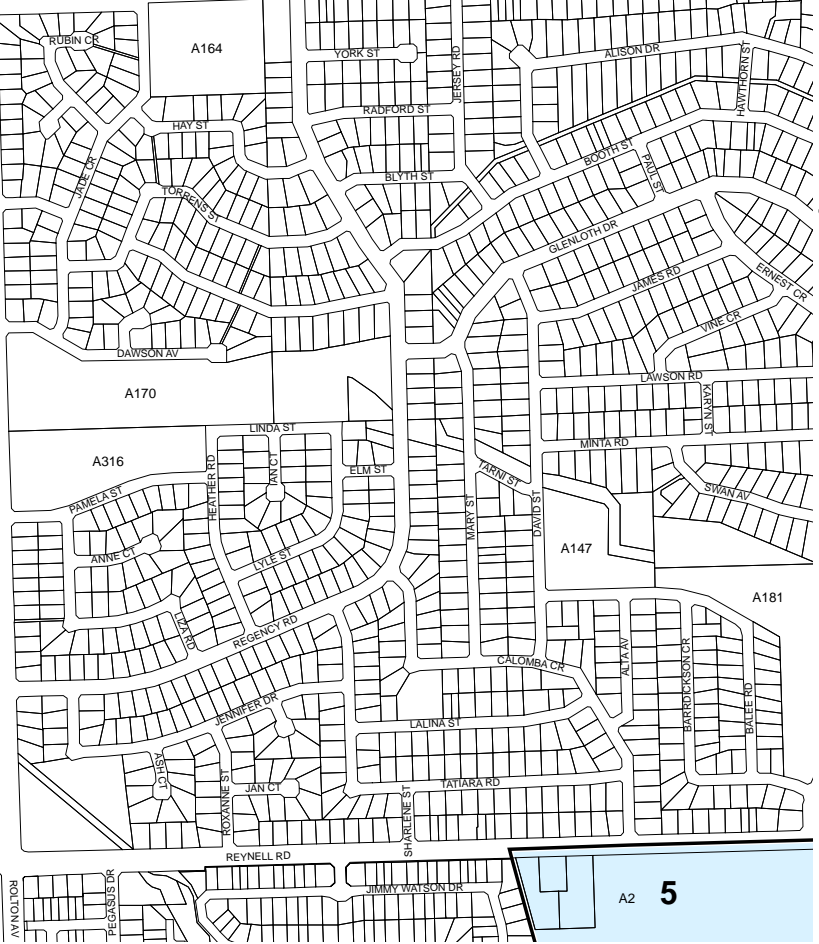
MAP Onka/13 Adjoins



MAP Onka/22 Adjoins



MAP Onka/24 Adjoins



MAP Onka/32 Adjoins



Lamberts Conformal Conic Projection, GDA94  
**Policy Area**  
**5** Recreation Policy Area



# Policy Area Map Onka/23



- Policy Area Boundary
- Development Plan Boundary

MAP Onka/14 Adjoins

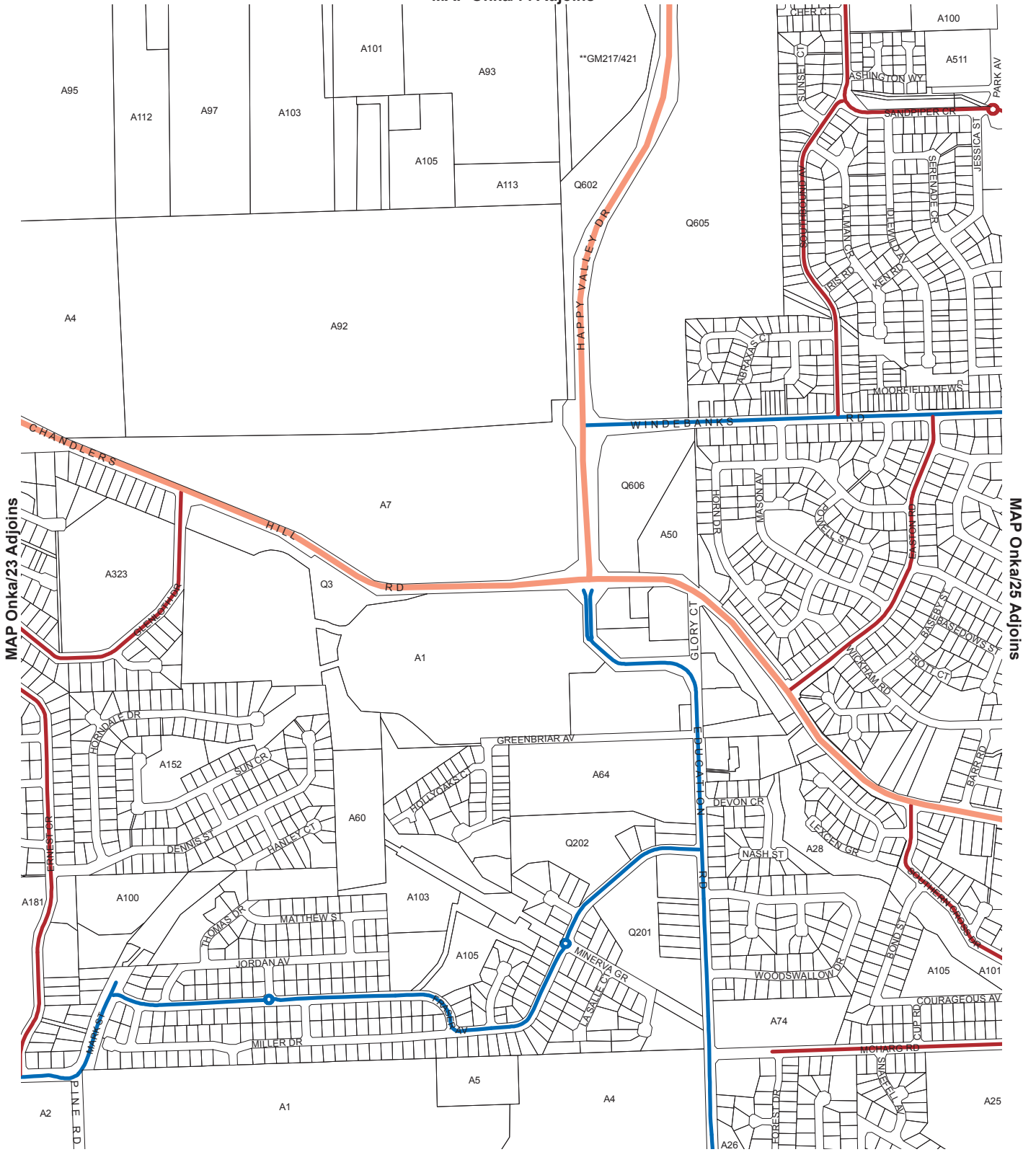


MAP Onka/33 Adjoins

# Location Map Onka/24

-  School
-  Local Reserves

MAP Onka/14 Adjoins



MAP Onka/33 Adjoins



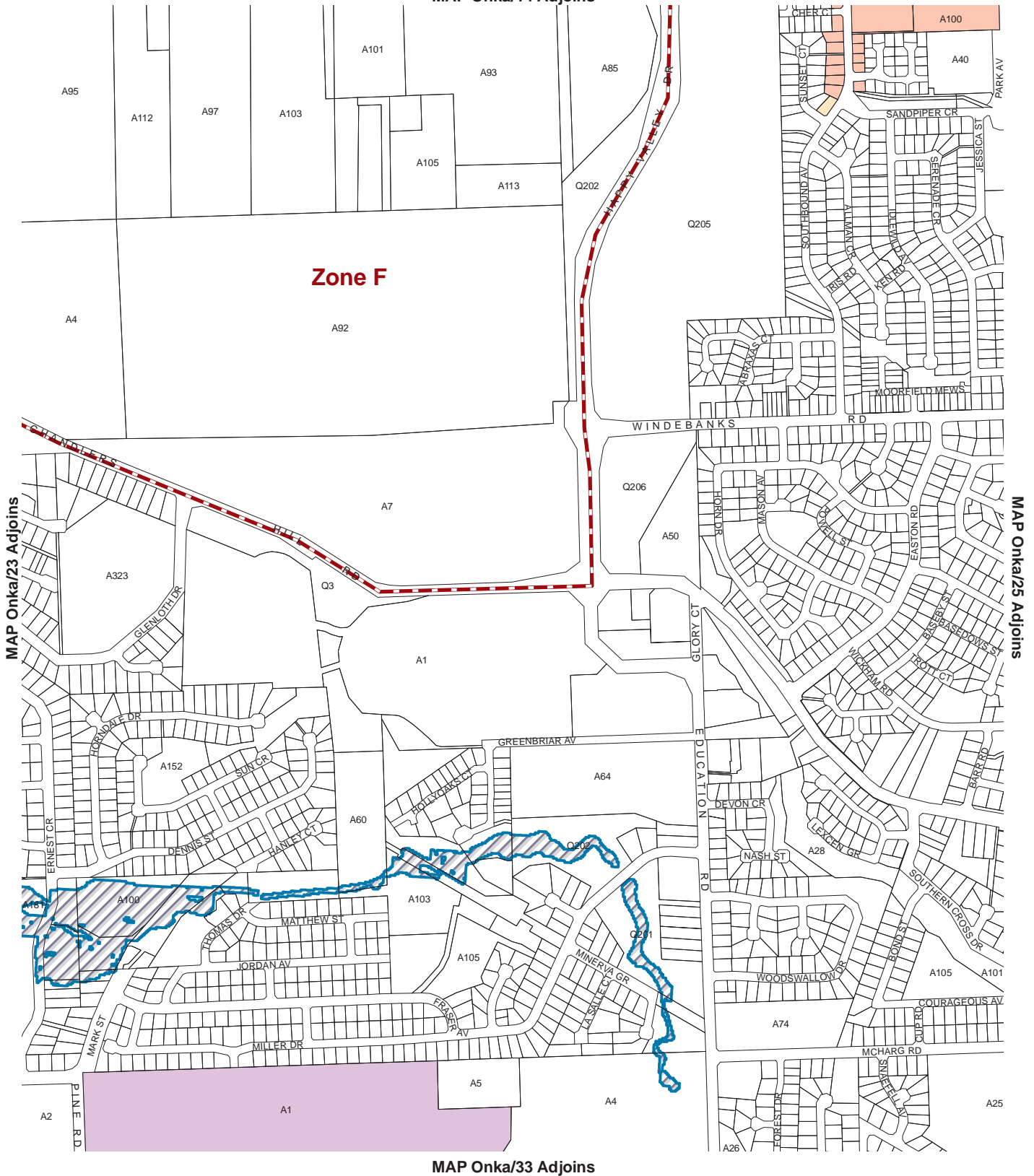
# Overlay Map Onka/24

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads








MAP Onka/14 Adjoins



**Airport Building Heights**  
**Zone F** APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

The road reserve distance required for future road widening of the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



-  Flood 100 A.R.I.
-  Airport Building Heights
-  Collector Major (parcel identified for future road widening)
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)

# Overlay Map Onka/24

## DEVELOPMENT CONSTRAINTS

MAP Onka/14 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.

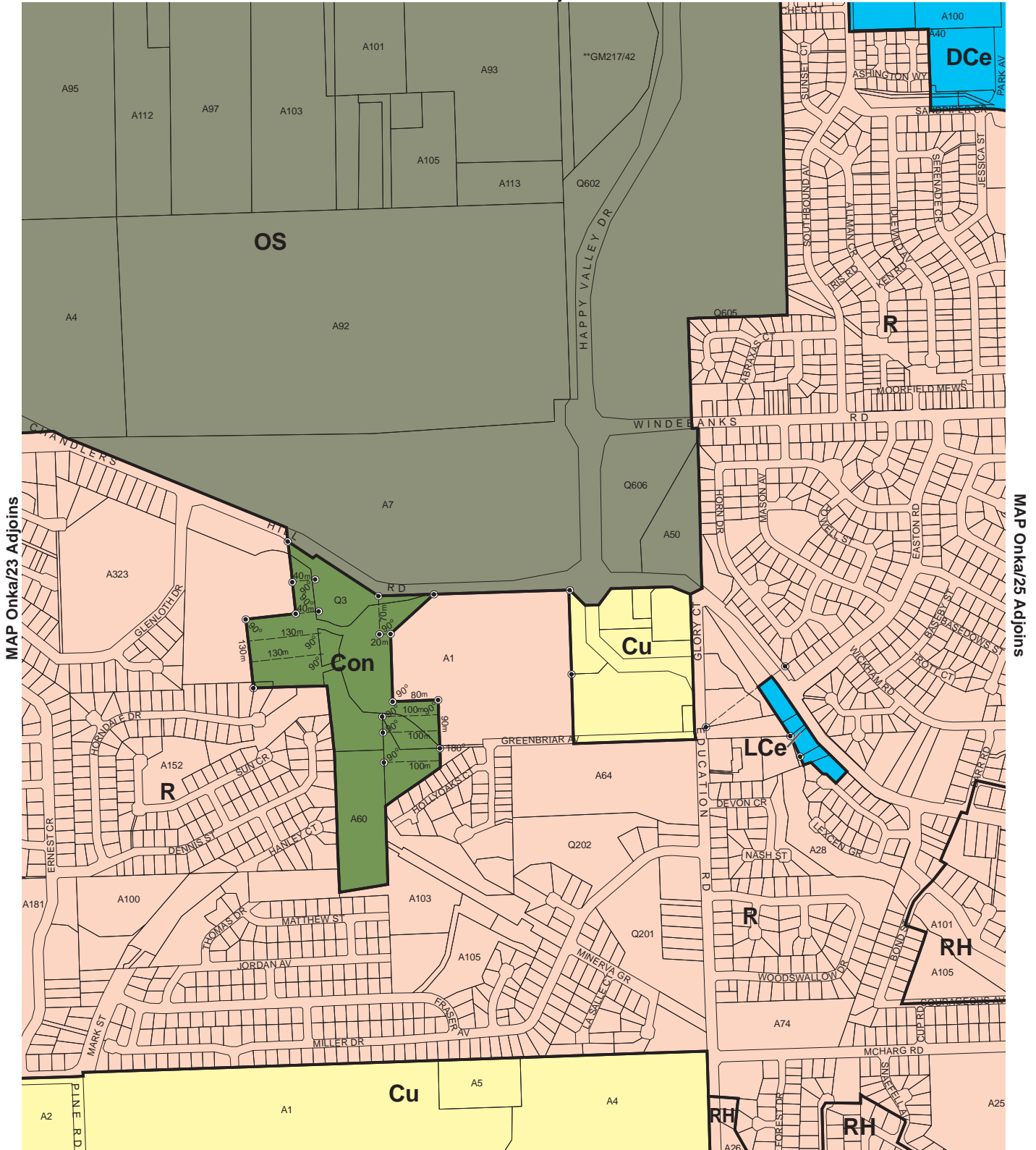


# Overlay Map Onka/24

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place

MAP Onka/14 Adjoins



MAP Onka/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

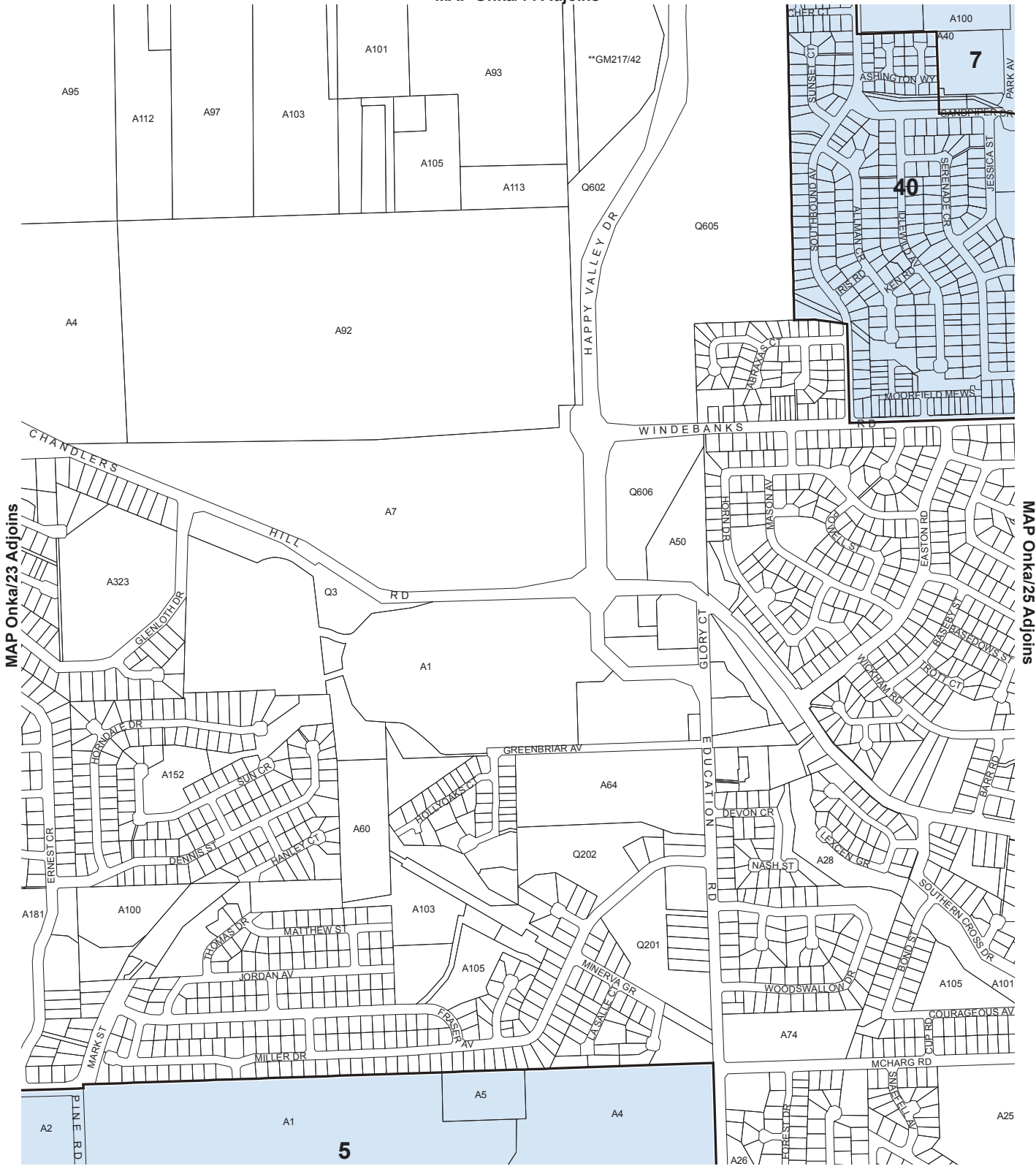
Zones

- Community
- Conservation
- District Centre
- Local Centre
- Open Space
- Residential
- Residential Hills
- Zone Boundary



# Zone Map Onka/24

MAP Onka/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

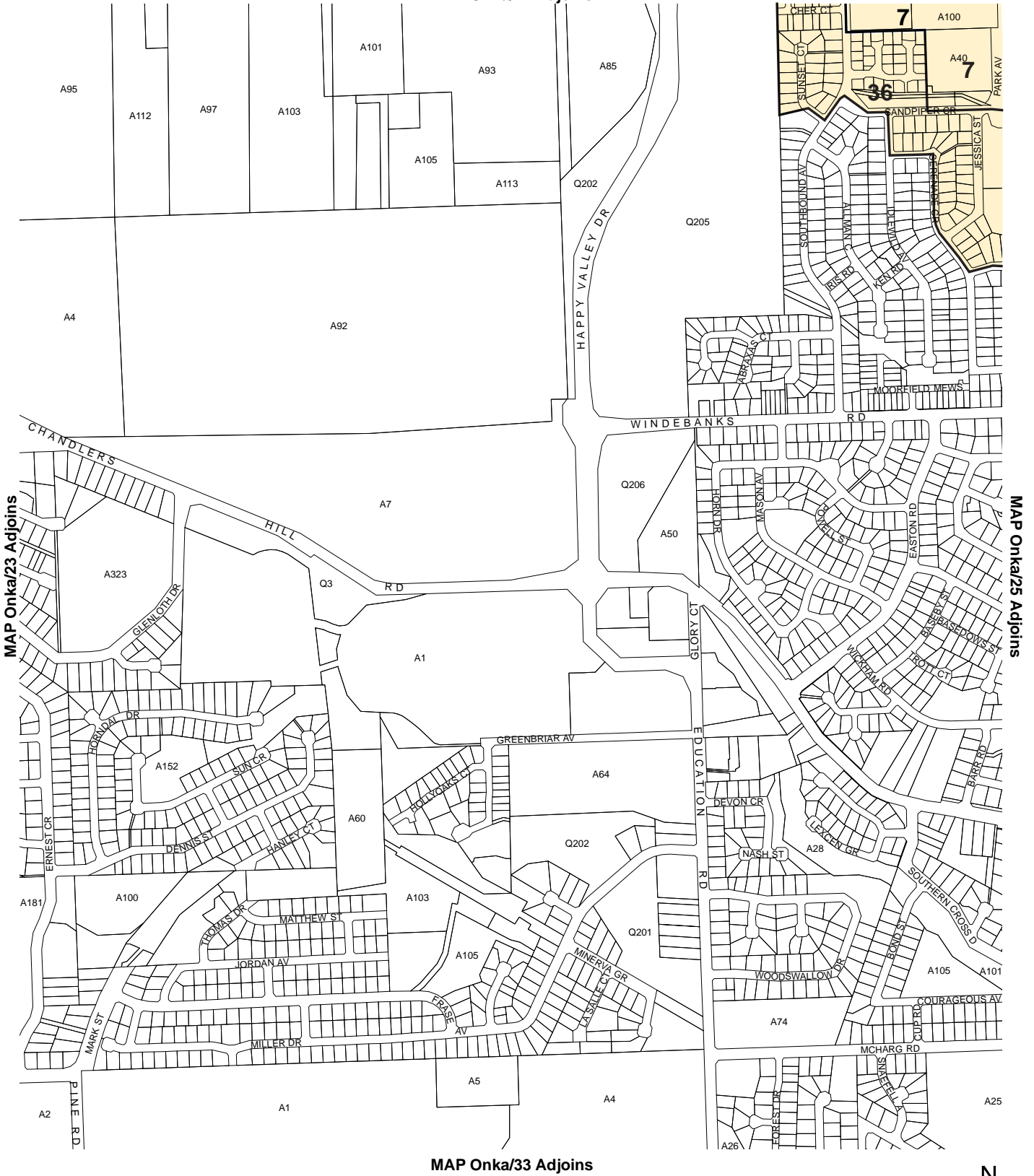
- Policy Area**  
 40 Medium Density Policy Area  
 5 Recreation Policy Area  
 7 Aberfoyle Park Policy Area



# Policy Area Map Onka/24

Policy Area Boundary

MAP Onka/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 7 Western Precinct
- 36 Targeted Infill Precinct



# Precinct Map Onka/24

Precinct Boundary

MAP Onka/15 Adjoins

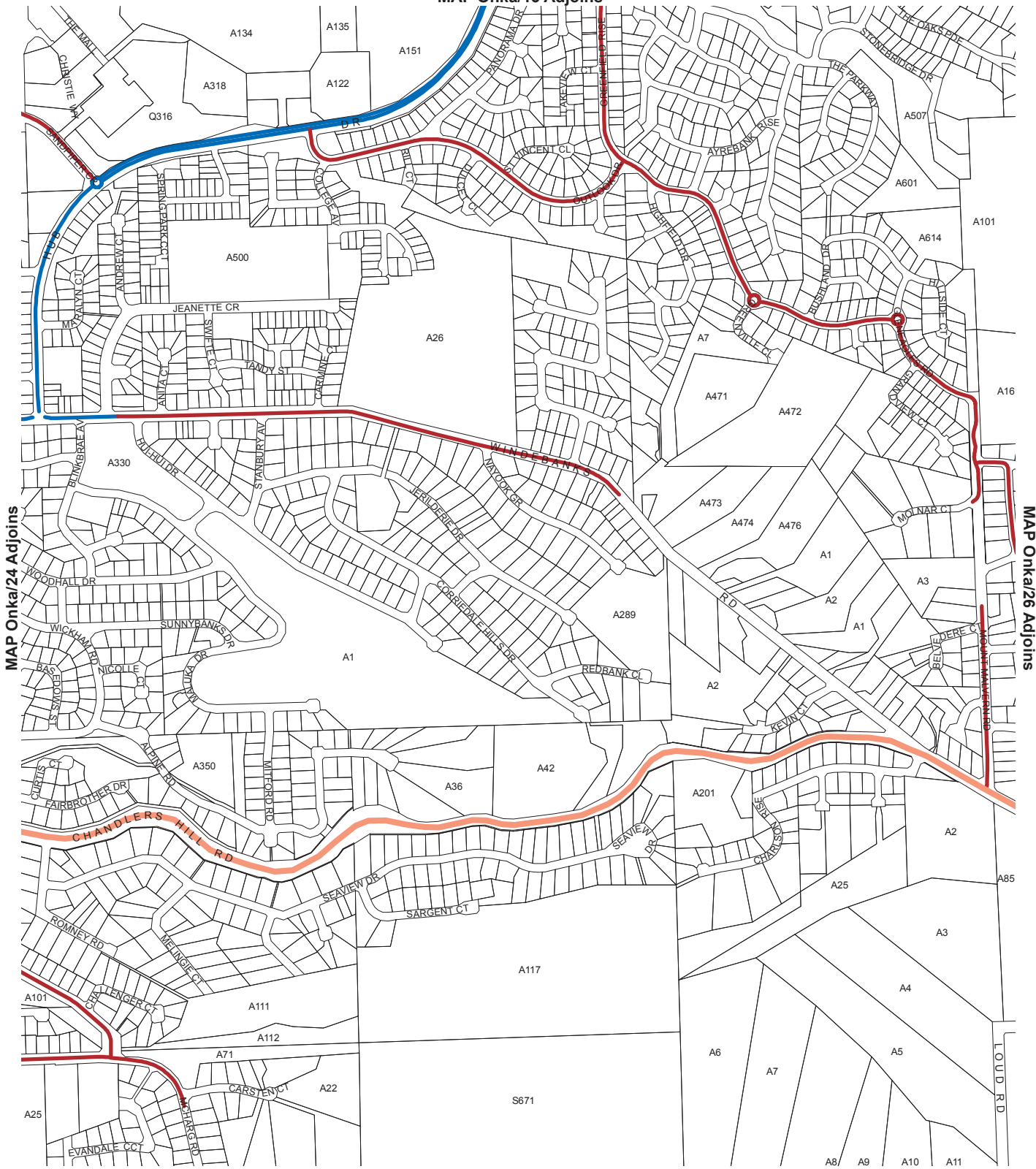


MAP Onka/34 Adjoins

# Location Map Onka/25

- S** School
- L** Public Library
- H** Other Health Services
- Local Reserves

MAP Onka/15 Adjoins



MAP Onka/34 Adjoins

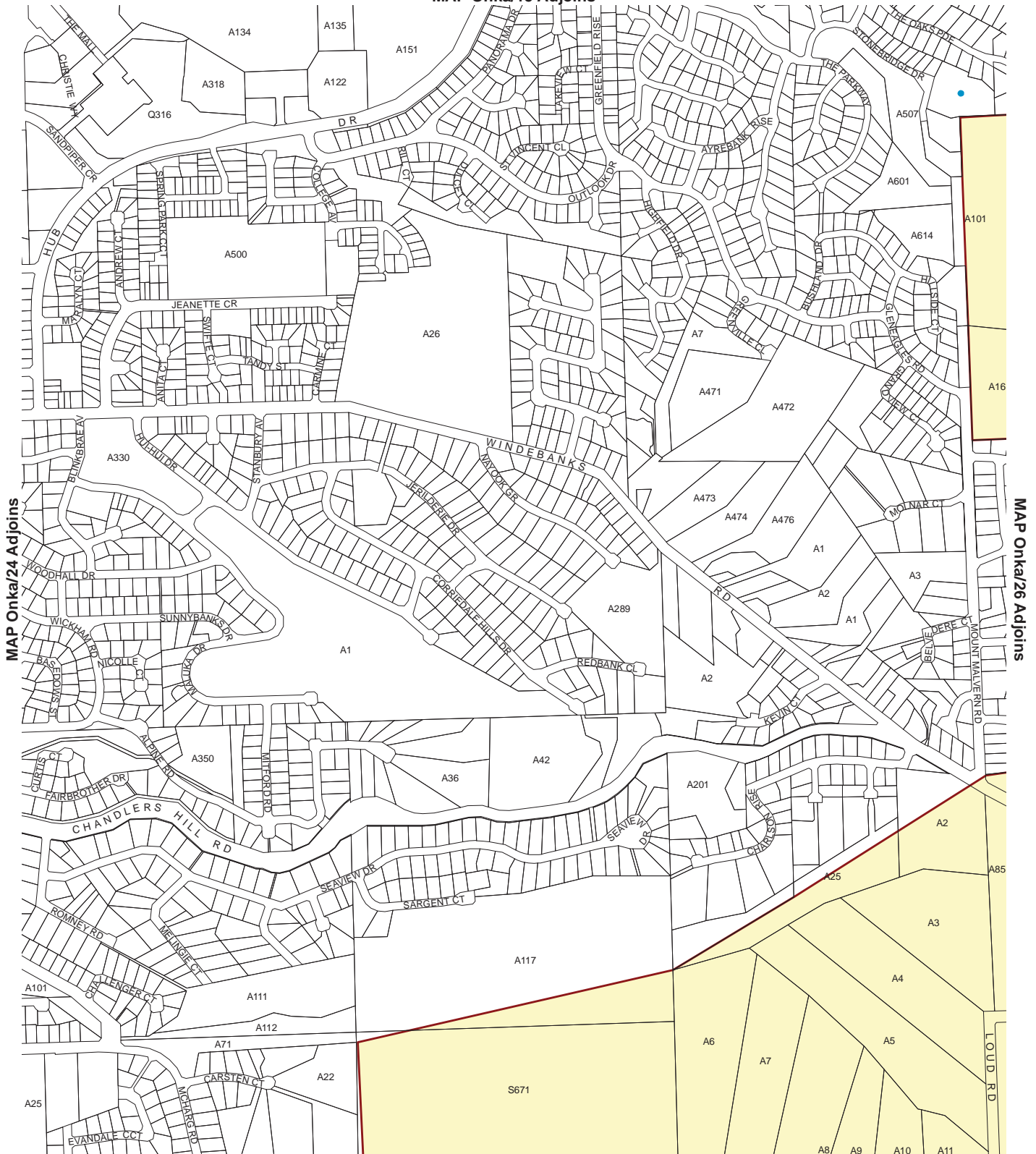


# Overlay Map Onka/25

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

MAP Onka/15 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.

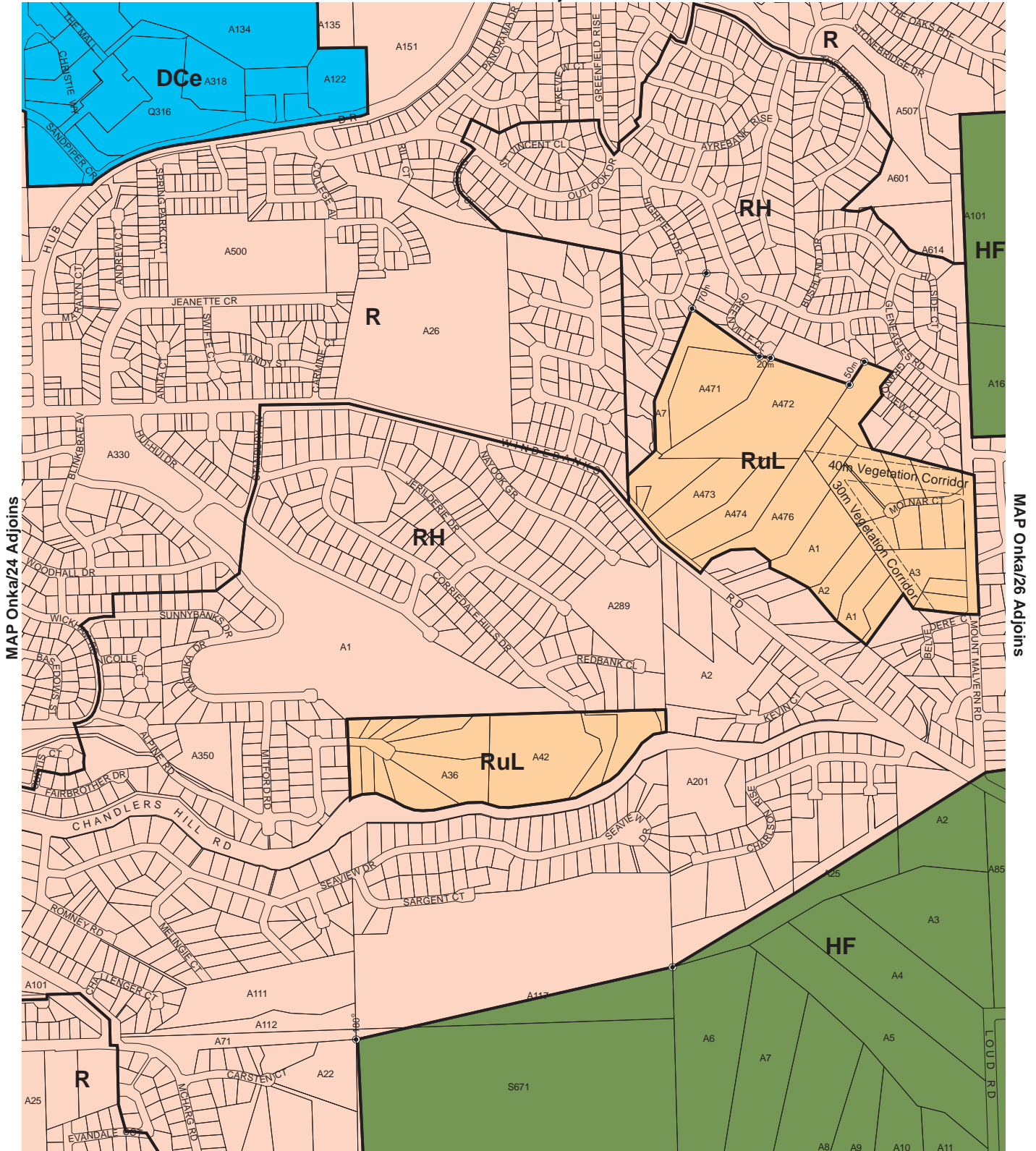


# Overlay Map Onka/25 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District



MAP Onka/15 Adjoins



MAP Onka/34 Adjoins

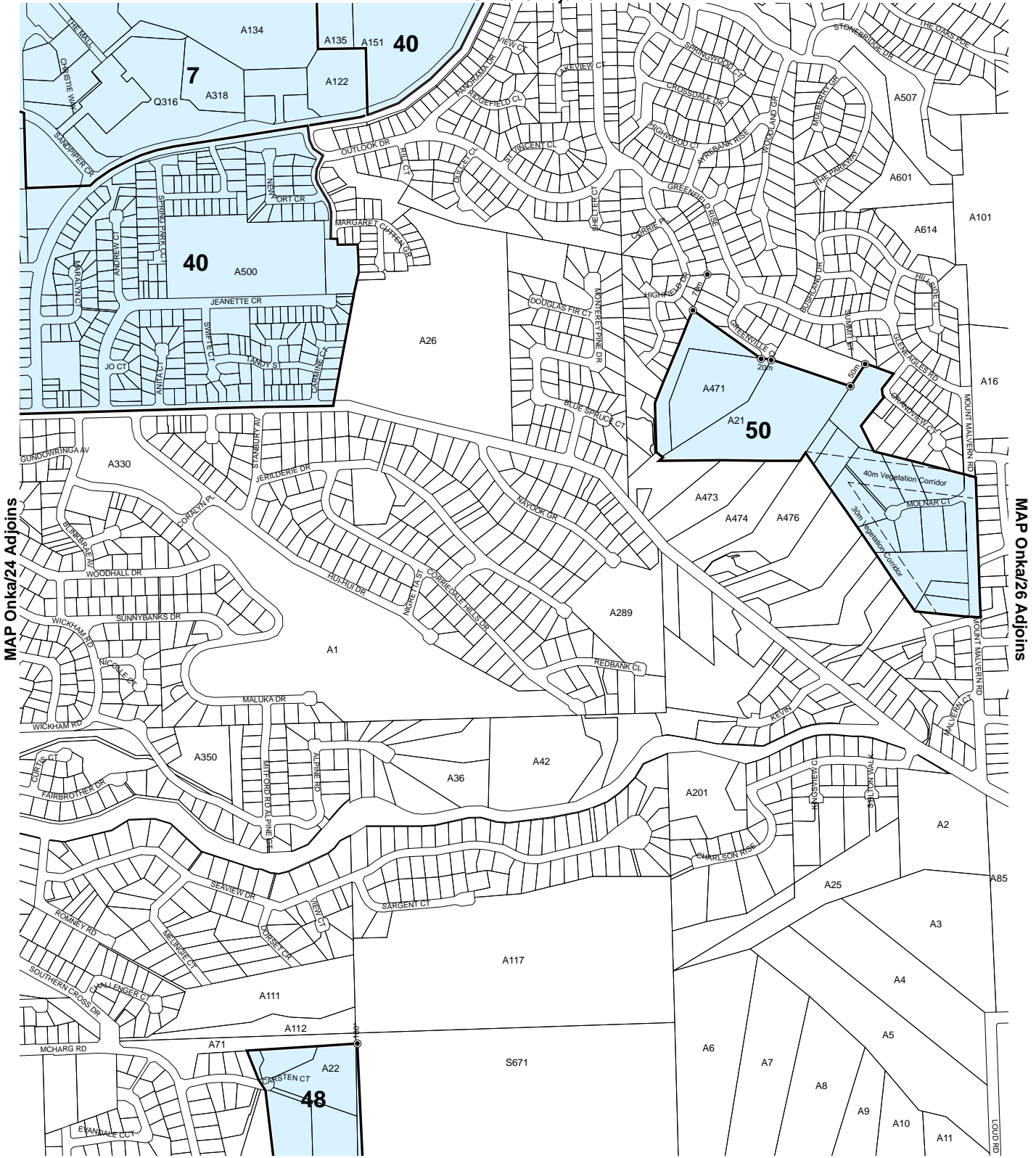
Lamberts Conformal Conic Projection, GDA94



- Zones**
- DCe District Centre
  - HF Hills Face
  - R Residential
  - RH Residential Hills
  - RuL Rural Living
  - Zone Boundary

# Zone Map Onka/25

MAP Onka/15 Adjoins



MAP Onka/34 Adjoins

Lamberts Conformal Conic Projection, GDA94

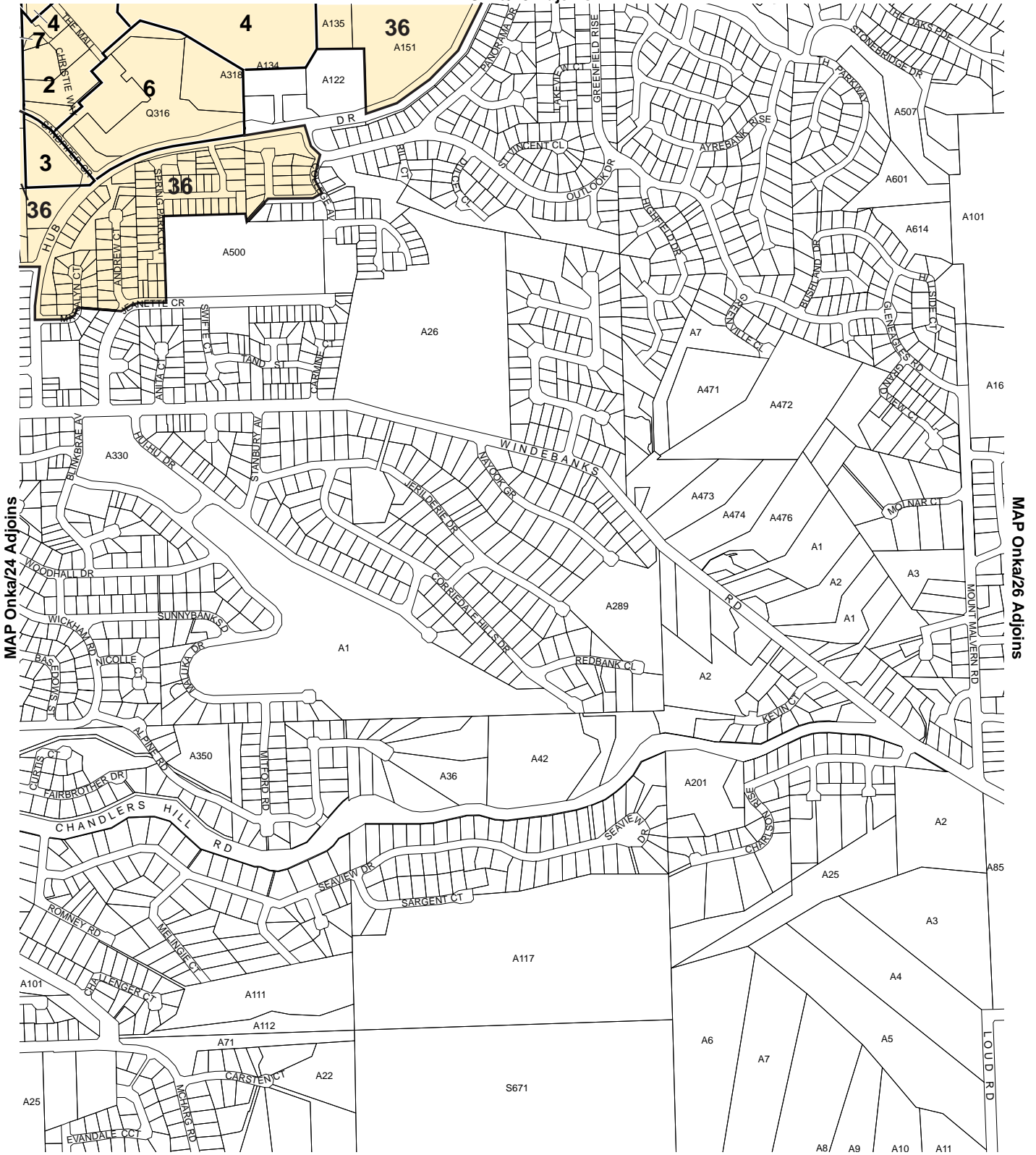
- Policy Area**
- 7 Aberfoyle Park Policy Area
  - 40 Medium Density Policy Area
  - 48 Happy Valley Interface Policy Area
  - 50 Vegetation Management Policy Area



# Policy Area Map Onka/25

Policy Area Boundary

MAP Onka/15 Adjoins



MAP Onka/34 Adjoins

Lamberts Conformal Conic Projection, GDA94

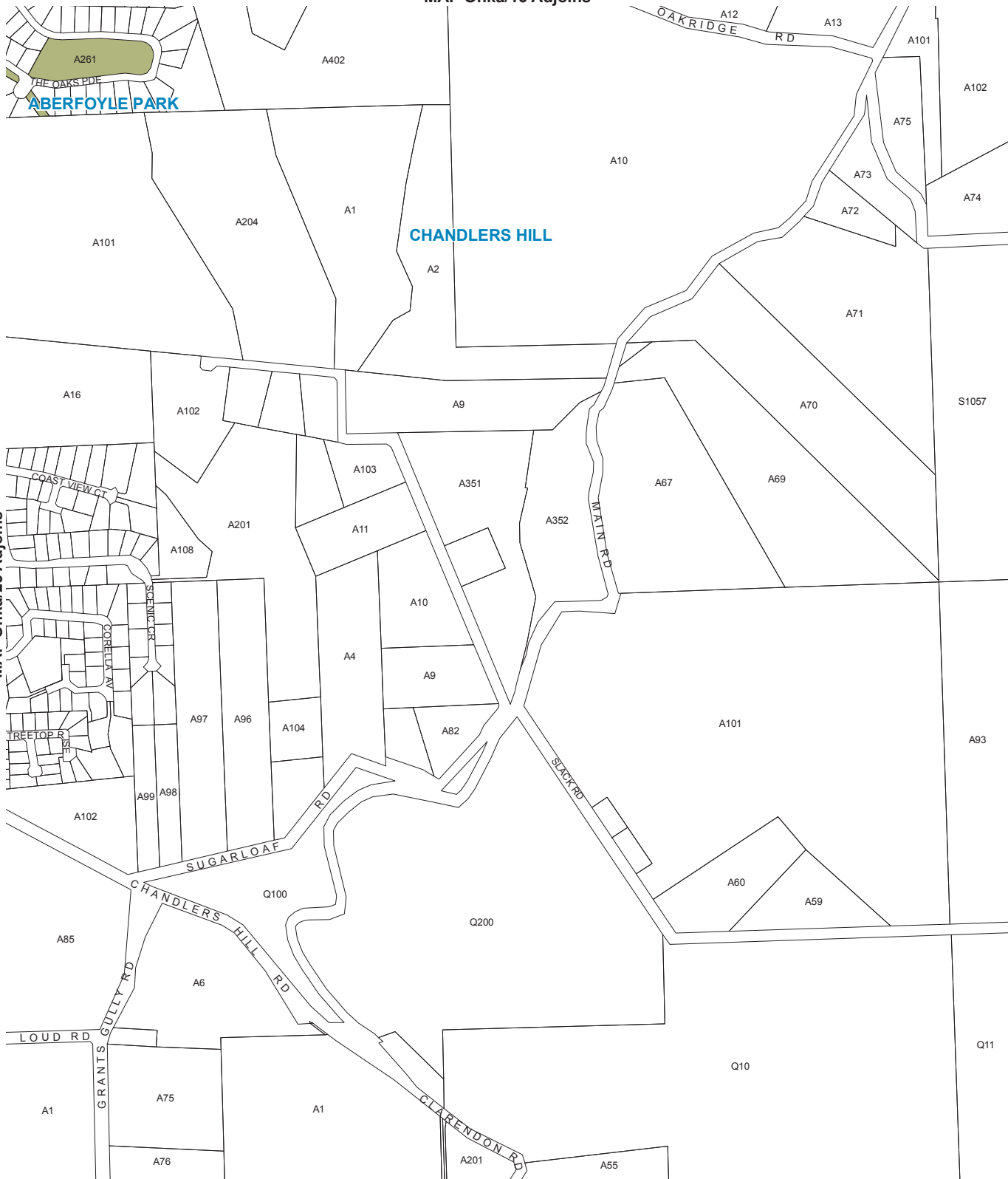
Precinct

- 2 Business Precinct
- 3 Car Park Precinct
- 4 Education Precinct
- 6 Retail Precinct
- 7 Western Precinct
- 36 Targeted Infill Precinct

Precinct Boundary

# Precinct Map Onka/25

MAP Onka/16 Adjoins



MAP Onka/17 Adjoins

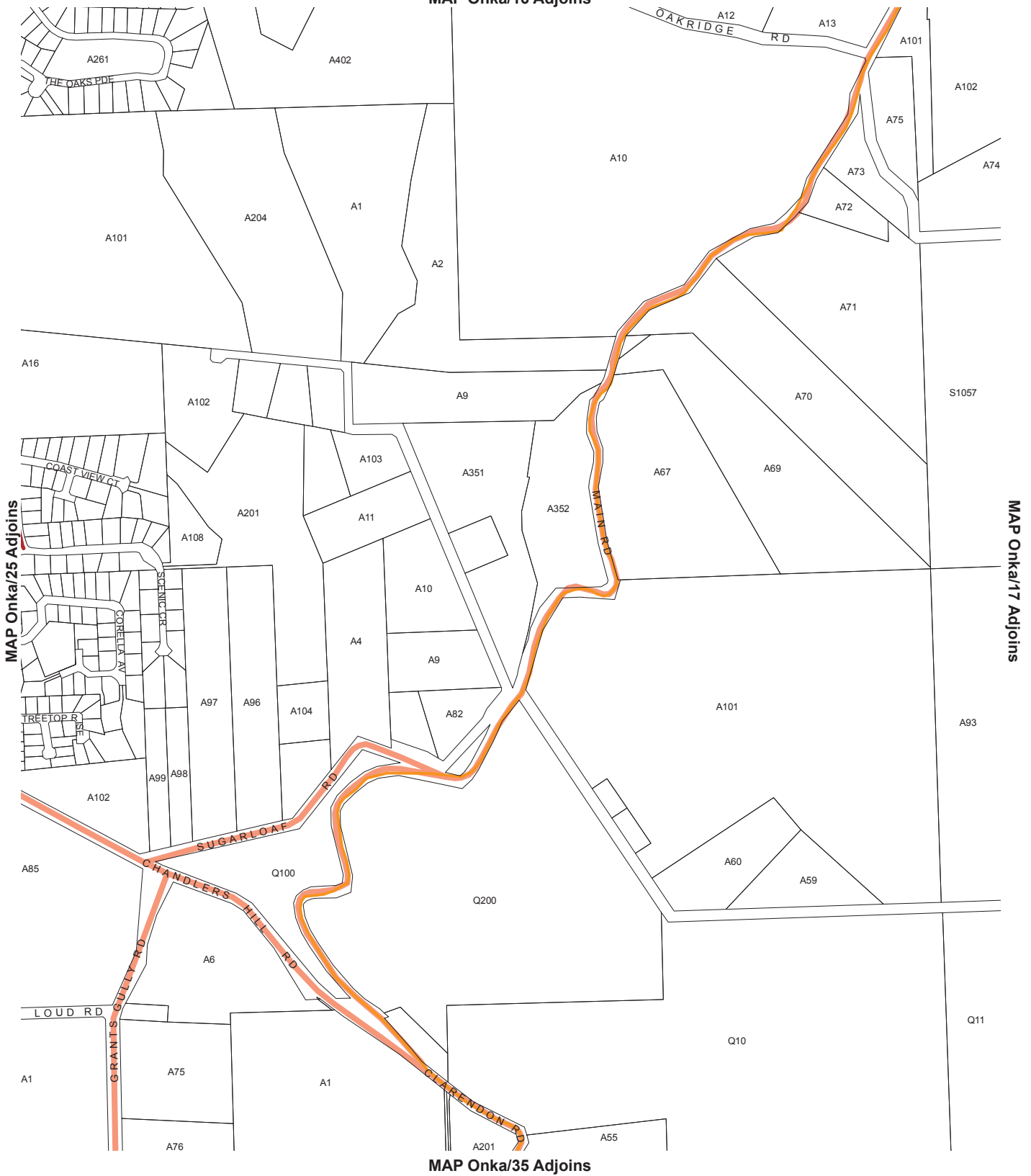
MAP Onka/25 Adjoins

MAP Onka/35 Adjoins



# Location Map Onka/26

MAP Onka/16 Adjoins

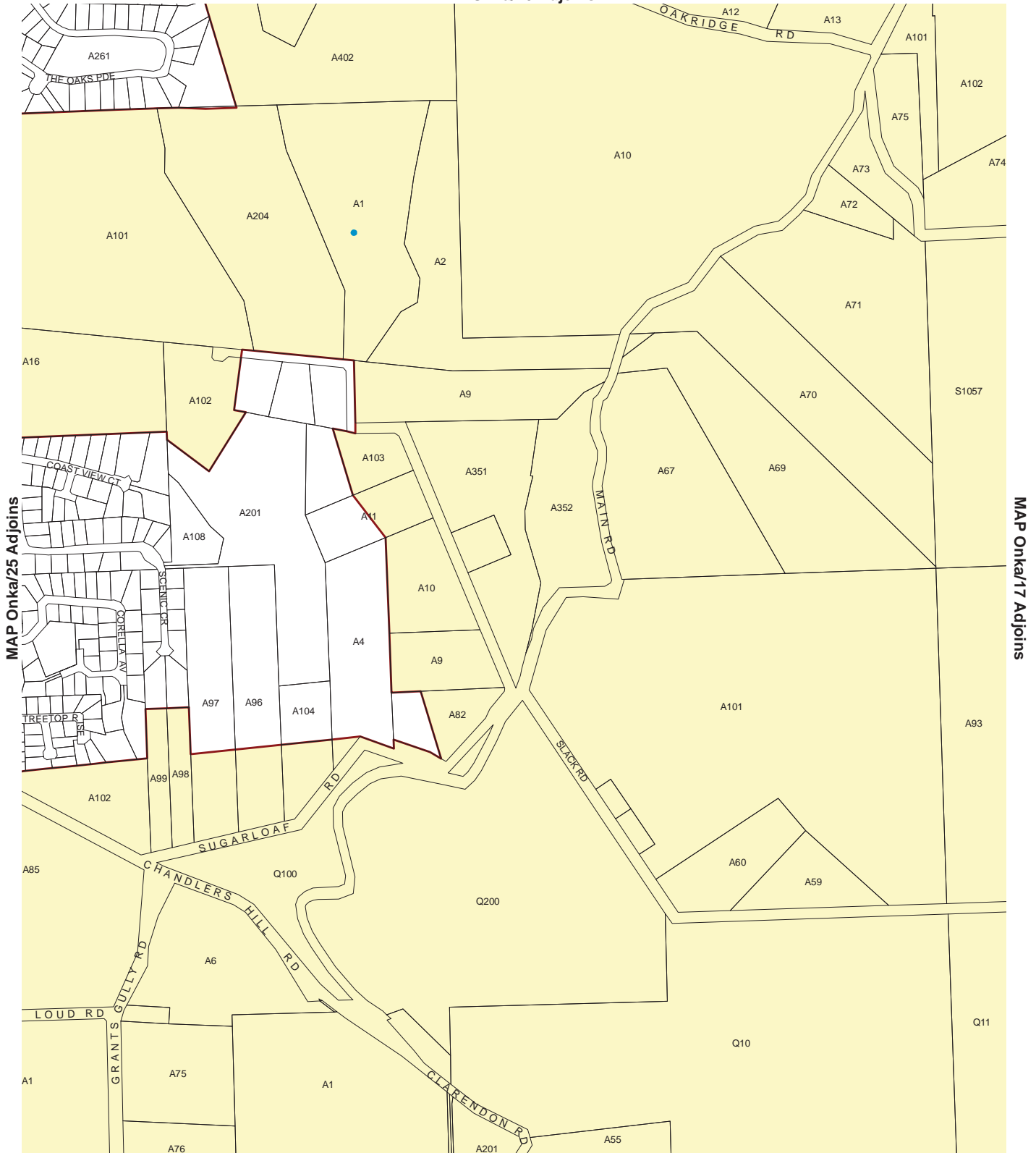


- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Collector Roads

# Overlay Map Onka/26

## TRANSPORT

MAP Onka/16 Adjoins



MAP Onka/35 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.

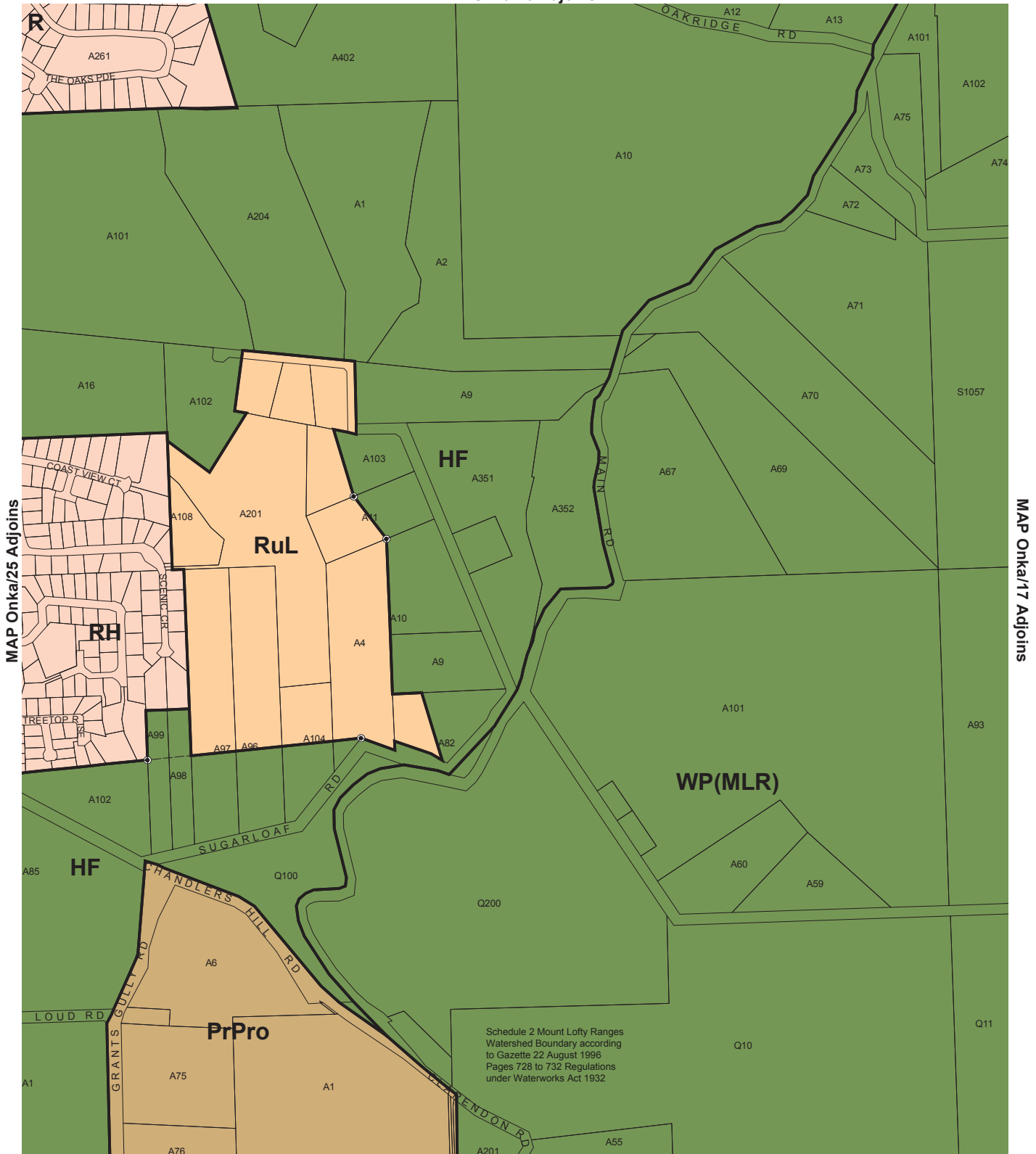


# Overlay Map Onka/26

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/16 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

- HF Hills Face
- PrPro Primary Production
- R Residential
- RH Residential Hills
- RuL Rural Living
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

# Zone Map Onka/26





MAP Onka/1 Adjoins

MAP Onka/1 Adjoins

MAP Onka/28 Adjoins

*Land Not Within  
a Council  
Area (Metro)*

Port  
Stanvac

**LONSDALE**  
Curlew Point

A1

MAP Onka/39 Adjoins



# Location Map Onka/27

----- Development Plan Boundary

MAP Onka/1 Adjoins

MAP Onka/28 Adjoins

*Land Not Within a Council Area (Metro)*

Cst 3 Nautical miles seaward of low water mark

Port Starvac

UE

Curlew Point  
AA1

MAP Onka/39 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/27

**Zones**

UE Urban Employment

Zone Boundary

Development Plan Boundary

MAP Onka/1 Adjoins

MAP Onka/28 Adjoins

*Land Not Within a Council Area (Metro)*

Cst 3 Nautical miles seaward of low water mark

Port Stanvac

15  
Curlew Point  
AA1

MAP Onka/39 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

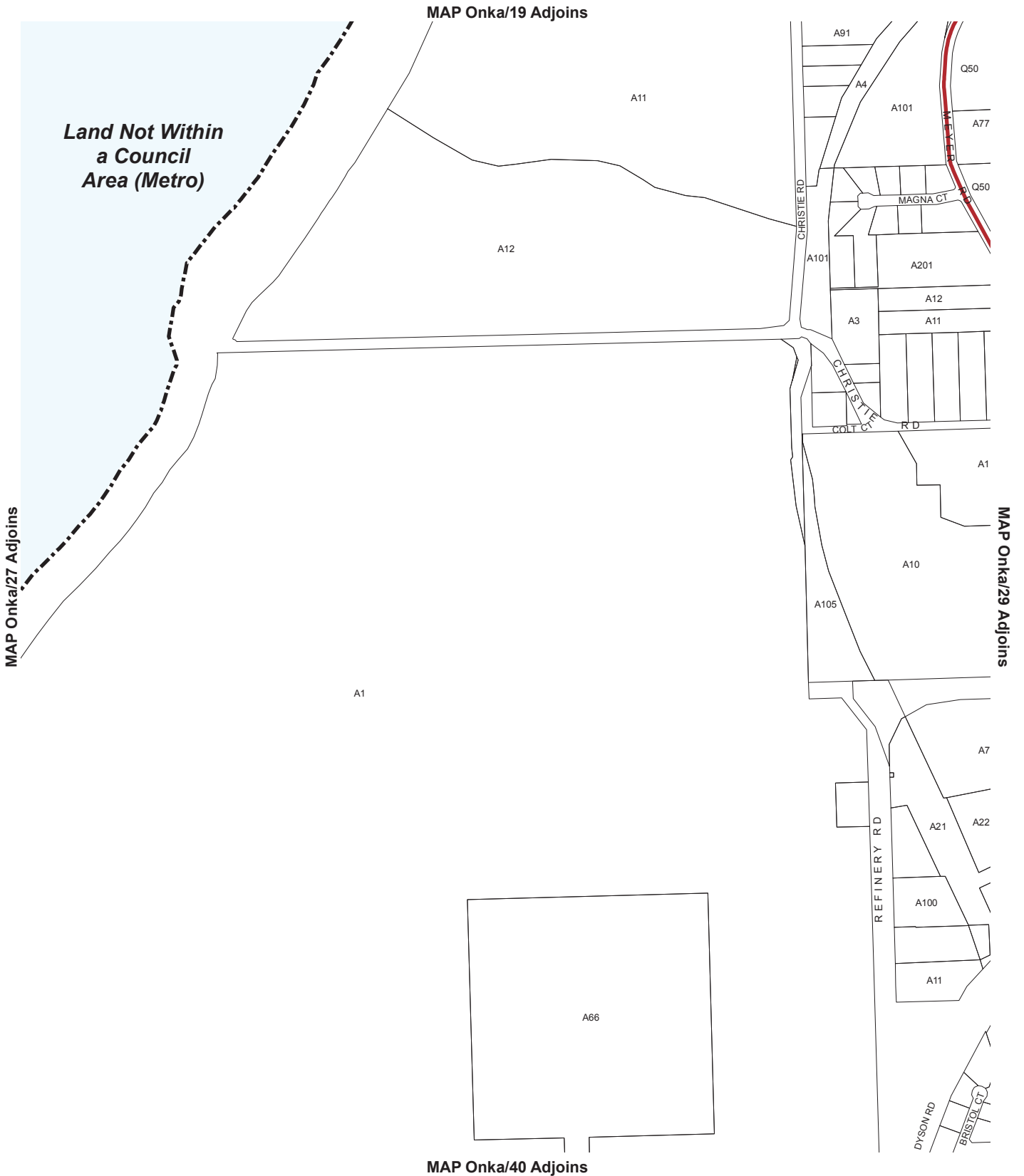
15 Port Stanvac Policy Area



# Policy Area Map Onka/27

-  Policy Area Boundary
-  Development Plan Boundary





# Overlay Map Onka/28 TRANSPORT

- Collector Roads
- Development Plan Boundary

MAP Onka/19 Adjoins

Cst 3 Nautical miles seaward of low water mark

Land Not Within a Council Area (Metro)

CstCon

AA51

AA12

AA91

AA4

QQ50

AA101

AA77

MAGNA CT

AA201

AA3

COLL CT

AA10

AA105

UE

AA1

AA7

AA21

AA22

AA100

AA11

DYSON RD

DYSON RD

BRISTOL CT

AA66

MAP Onka/27 Adjoins

MAP Onka/29 Adjoins

MAP Onka/40 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 500m

Zones

CstCon Coastal Conservation

UE Urban Employment

Zone Boundary

Development Plan Boundary

# Zone Map Onka/28

MAP Onka/19 Adjoins

Cst 3 Nautical miles seaward of low water mark

**Land Not Within a Council Area (Metro)**

MAP Onka/27 Adjoins

MAP Onka/29 Adjoins

MAP Onka/40 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 13 Infrastructure Policy Area
- 15 Port Stanvac Policy Area



# Policy Area Map Onka/28

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/20 Adjoins

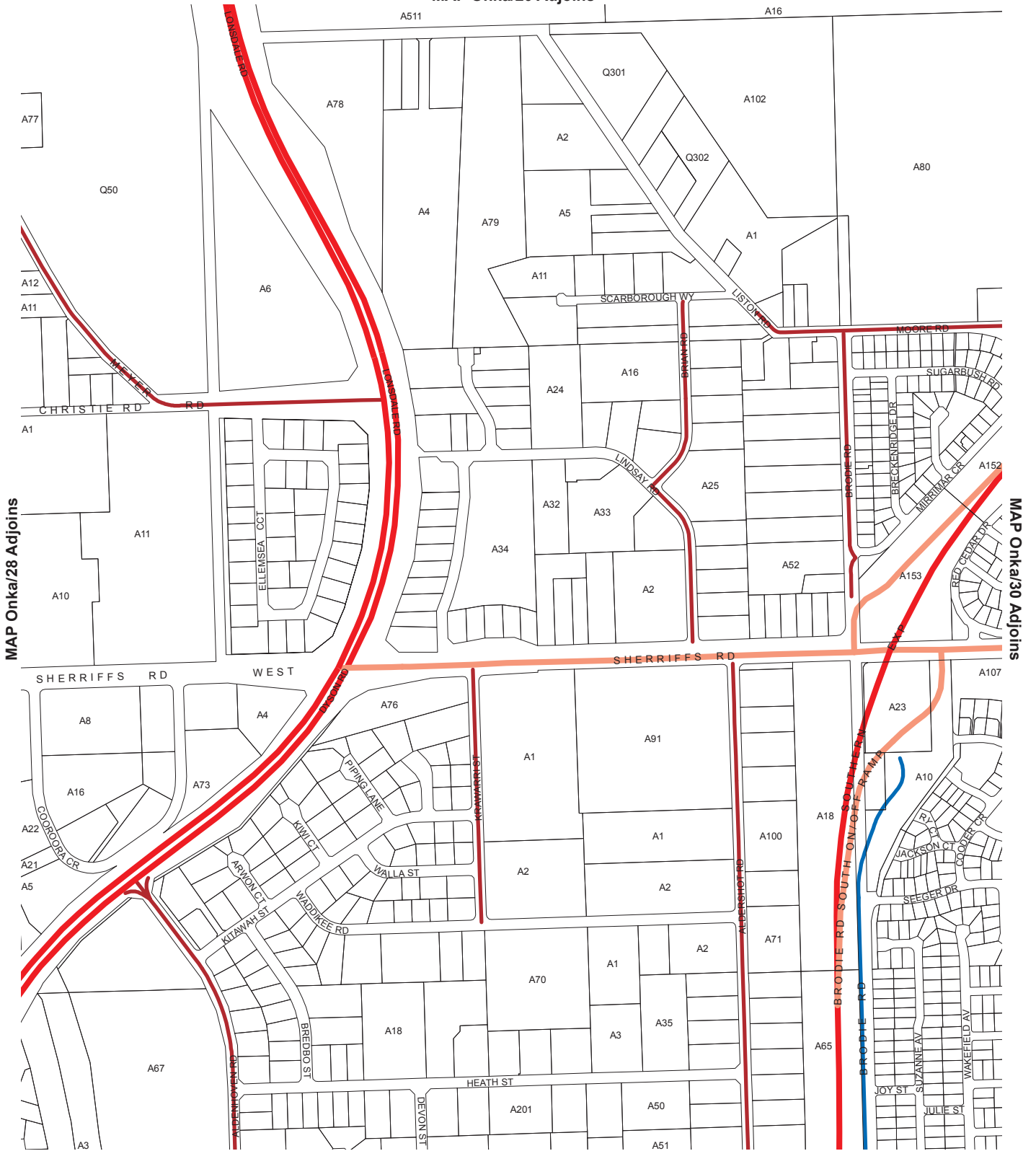


# Location Map Onka/29

-  Railways
-  Local Reserves



MAP Onka/20 Adjoins



MAP Onka/41 Adjoins

# Overlay Map Onka/29

## TRANSPORT

- █ Primary Arterial Roads
- █ Secondary Arterial Roads
- █ Collector Roads
- █ Distributor Roads

MAP Onka/20 Adjoins



MAP Onka/28 Adjoins

MAP Onka/30 Adjoins



MAP Onka/41 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 - Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/29

## DEVELOPMENT CONSTRAINTS

- Distributor (parcel identified for future road widening)
- Interface Area

MAP Onka/20 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.

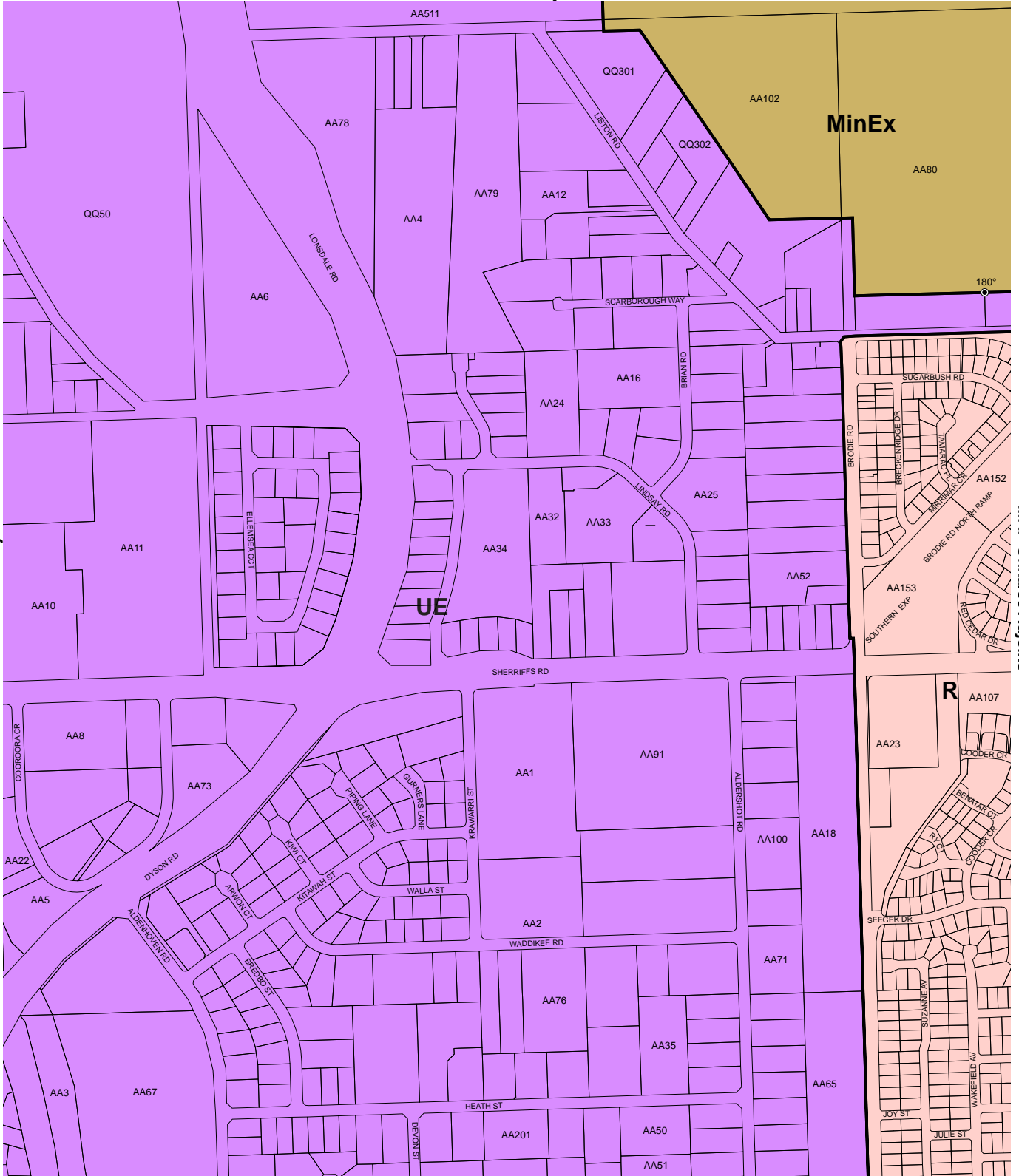


# Overlay Map Onka/29

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

● State heritage place

MAP Onka/20 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Zones**
- MinEx Mineral Extraction
  - R Residential
  - UE Urban Employment
  - Zone Boundary

# Zone Map Onka/29

**MAP Onka/20 Adjoins**



MAP Onka/28 Adjoins

MAP Onka/30 Adjoins



**MAP Onka/41 Adjoins**

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 12 Main Road Policy Area
- 21 Reynella Policy Area
- 40 Medium Density Policy Area



# Policy Area Map Onka/29

 Policy Area Boundary

MAP Onka/21 Adjoins



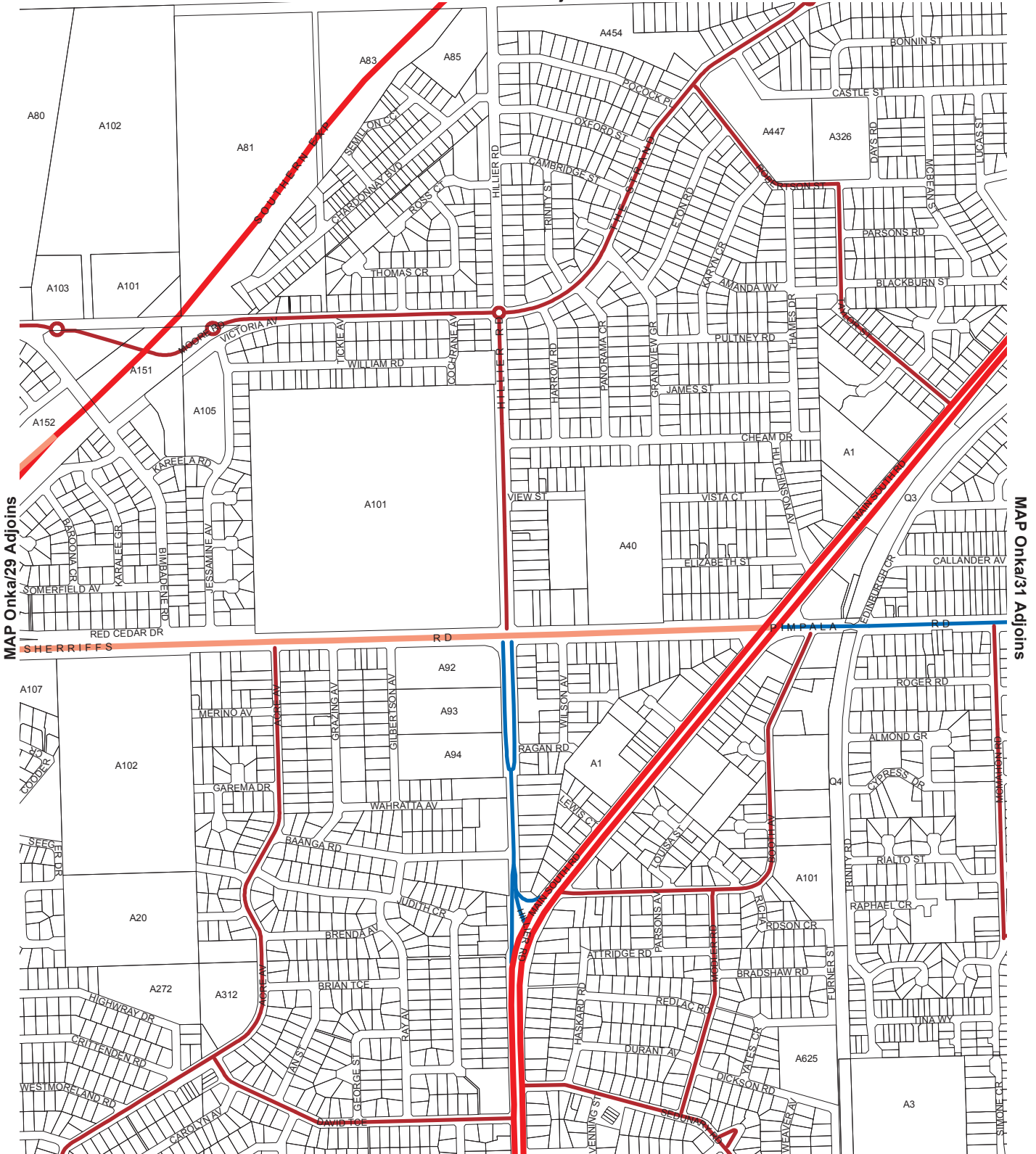
MAP Onka/42 Adjoins



# Location Map Onka/30

- S** School
- P** Post Office
- H** Other Health Services
- Local Reserves

### MAP Onka/21 Adjoins



### MAP Onka/42 Adjoins



- █ Primary Arterial Roads
- █ Secondary Arterial Roads
- █ Collector Roads
- █ Distributor Roads

# Overlay Map Onka/30

## TRANSPORT

MAP Onka/21 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



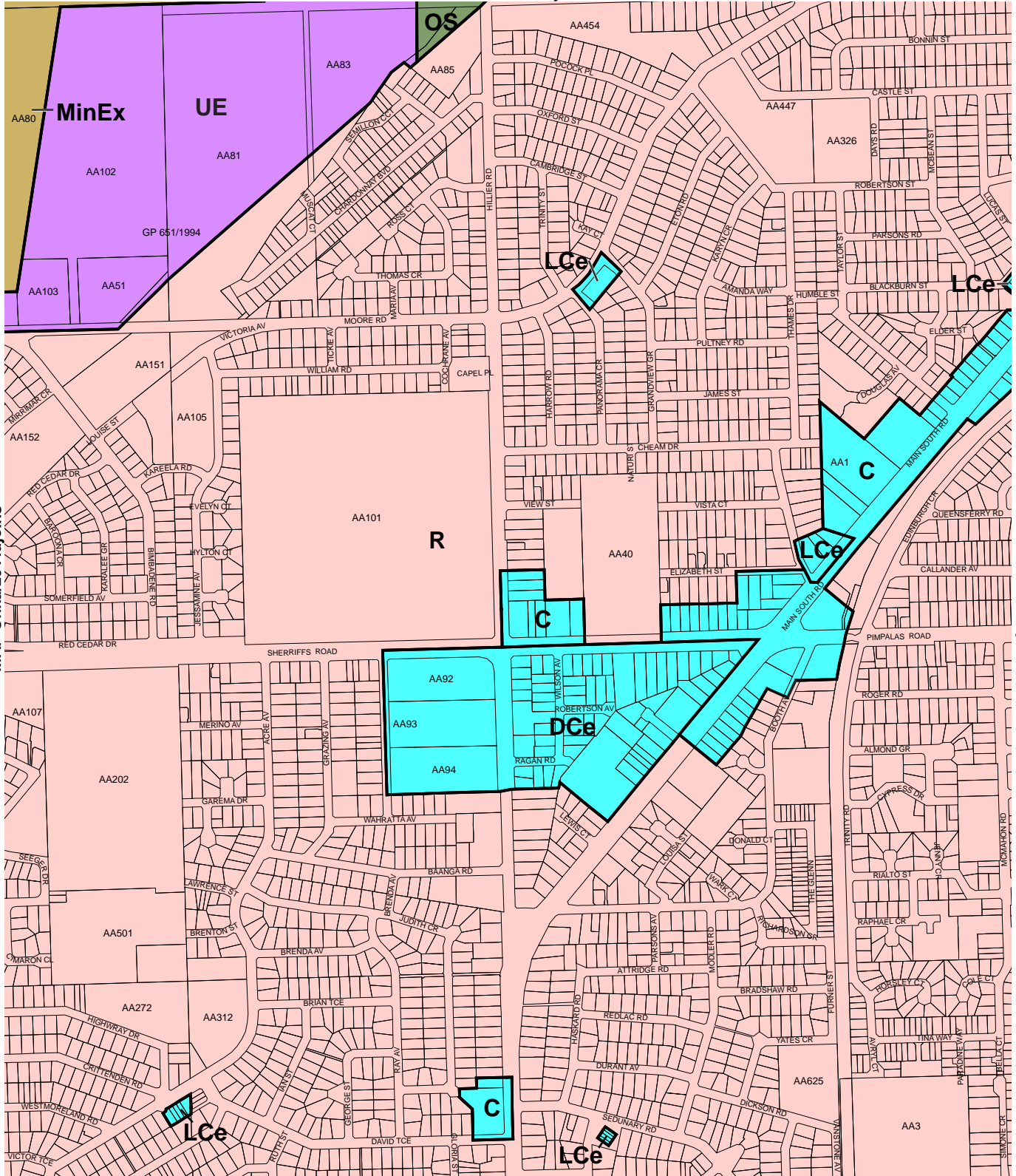
- Collector Major (parcel identified for future road widening)
- Collector Minor (parcel identified for future road widening)
- Distributor (parcel identified for future road widening)
- Secondary Arterial (parcel identified for future road widening)

# Overlay Map Onka/30 DEVELOPMENT CONSTRAINTS





MAP Onka/21 Adjoins



MAP Onka/29 Adjoins

MAP Onka/31 Adjoins

MAP Onka/42 Adjoins

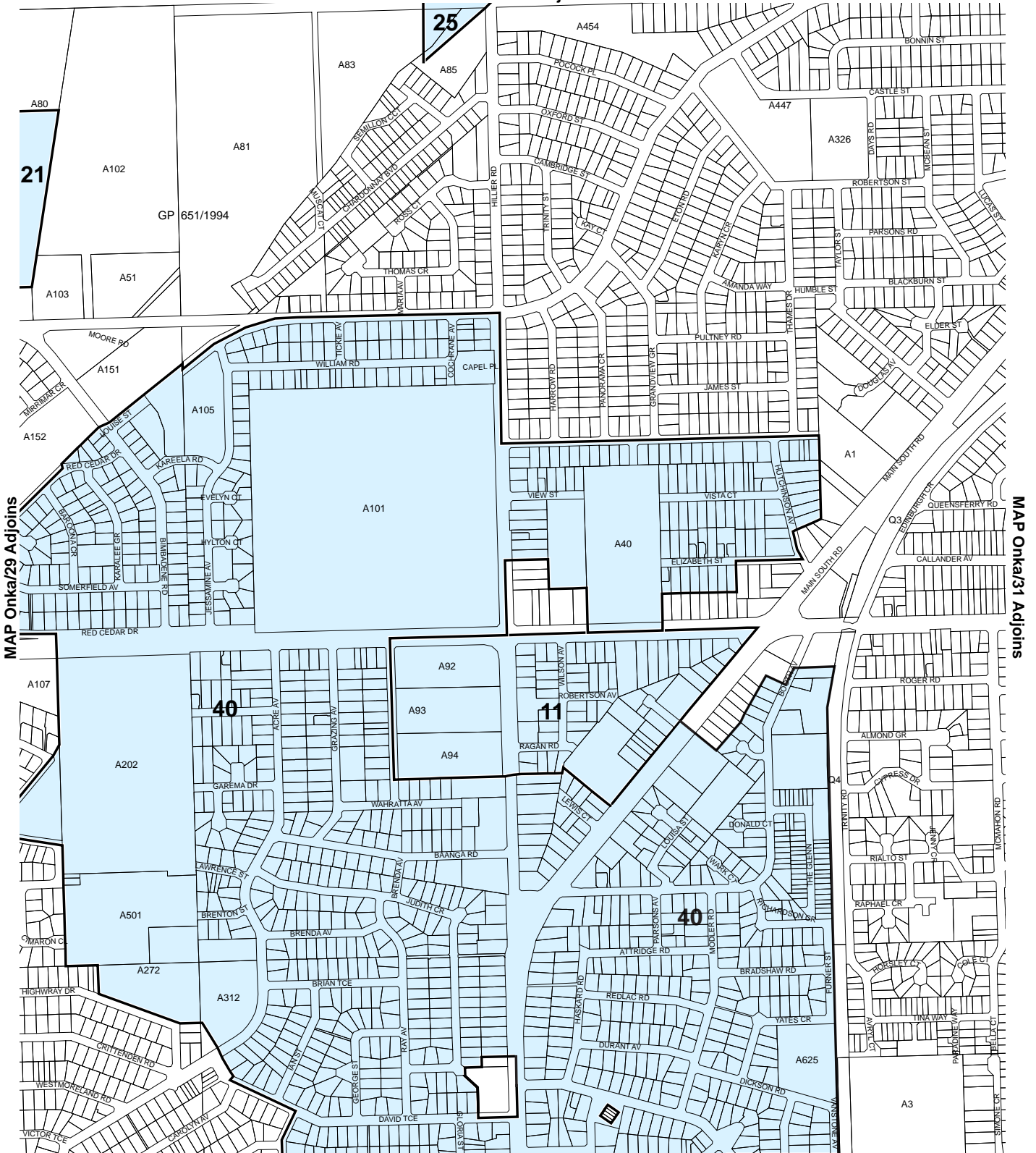
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
  - District Centre
  - Local Centre
  - Mineral Extraction
  - Open Space
  - Residential
  - Urban Employment
  - Zone Boundary



# Zone Map Onka/30

MAP Onka/21 Adjoins



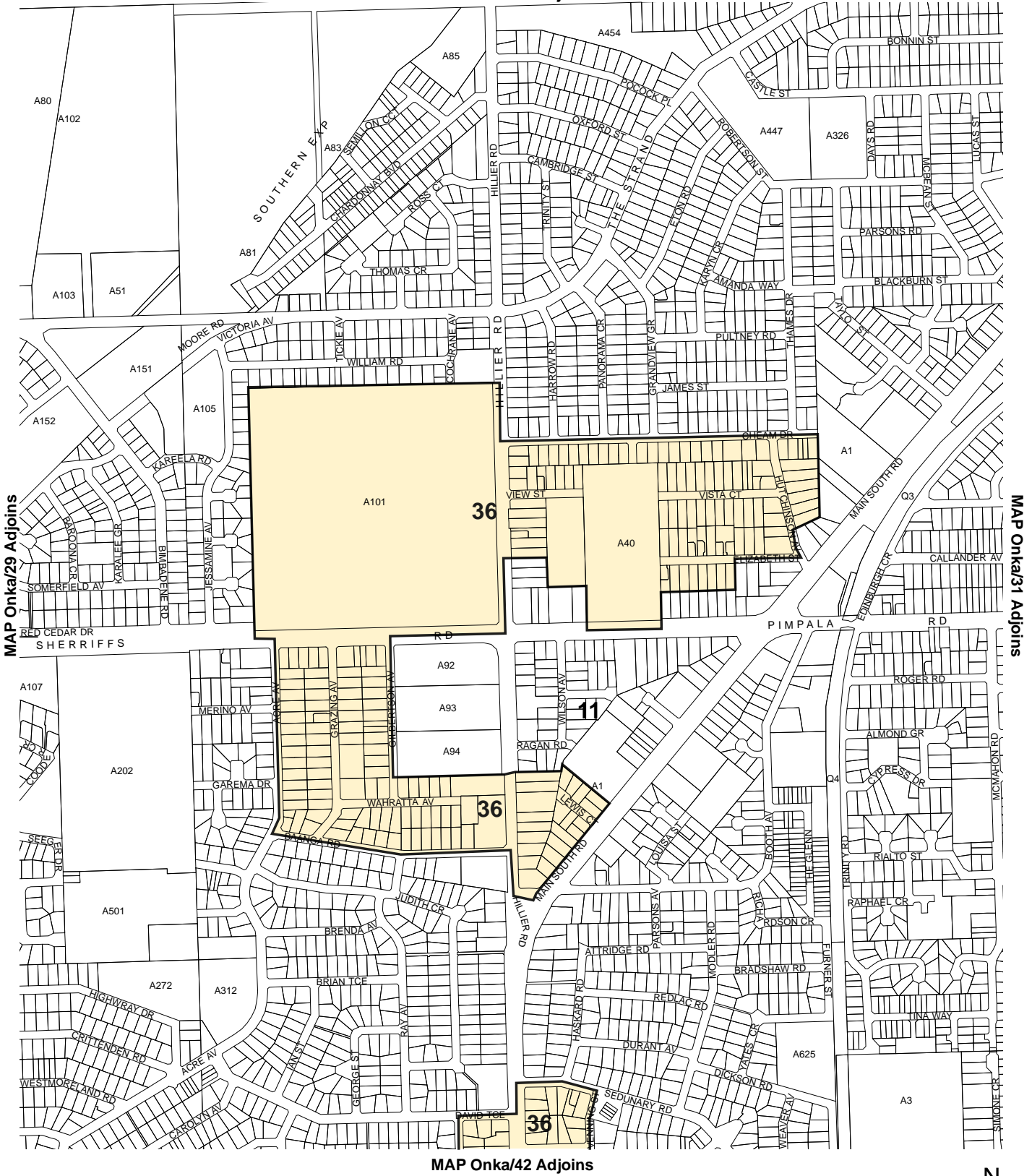
- Lamberts Conformal Conic Projection, GDA94
- Policy Area**
- 11 Sherriffs Road Policy Area
  - 21 Reynella Policy Area
  - 25 Field River Valley Policy Area
  - 40 Medium Density Policy Area



# Policy Area Map Onka/30

 Policy Area Boundary

MAP Onka/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

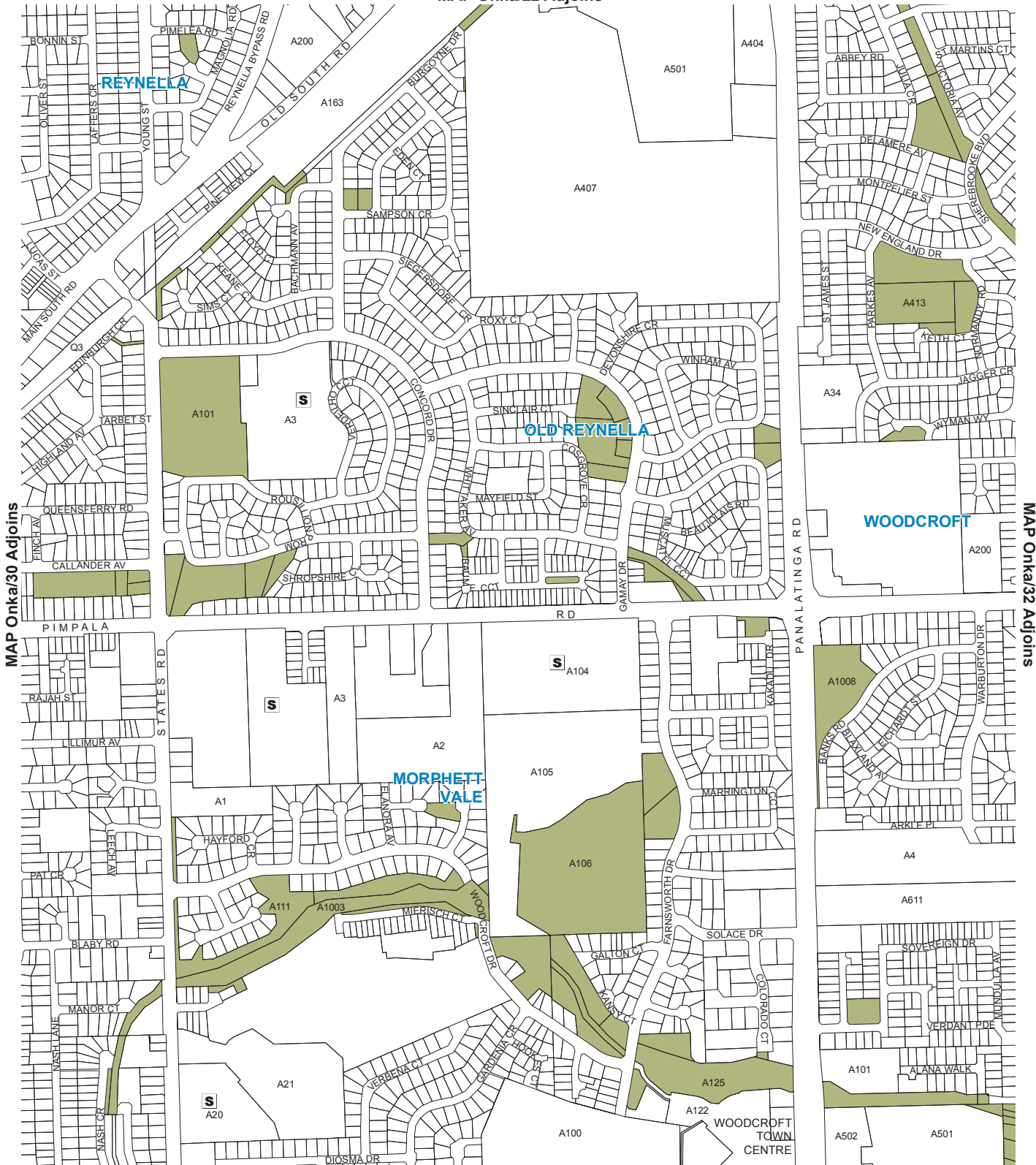
36 Targeted Infill Precinct



# Precinct Map Onka/30

Precinct Boundary

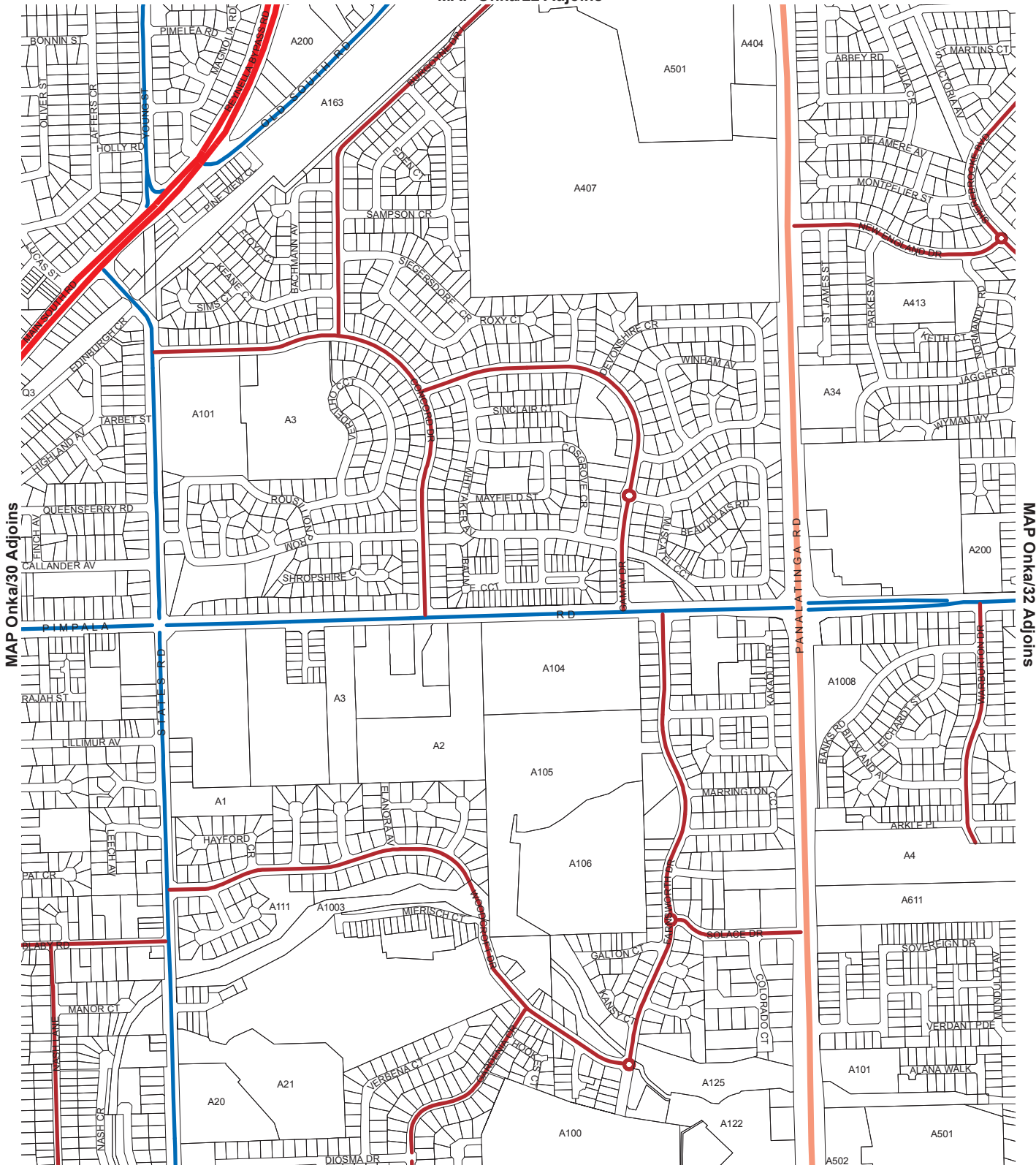
MAP Onka/22 Adjoins



# Location Map Onka/31

- S School
- Local Reserves

MAP Onka/22 Adjoins



MAP Onka/43 Adjoins

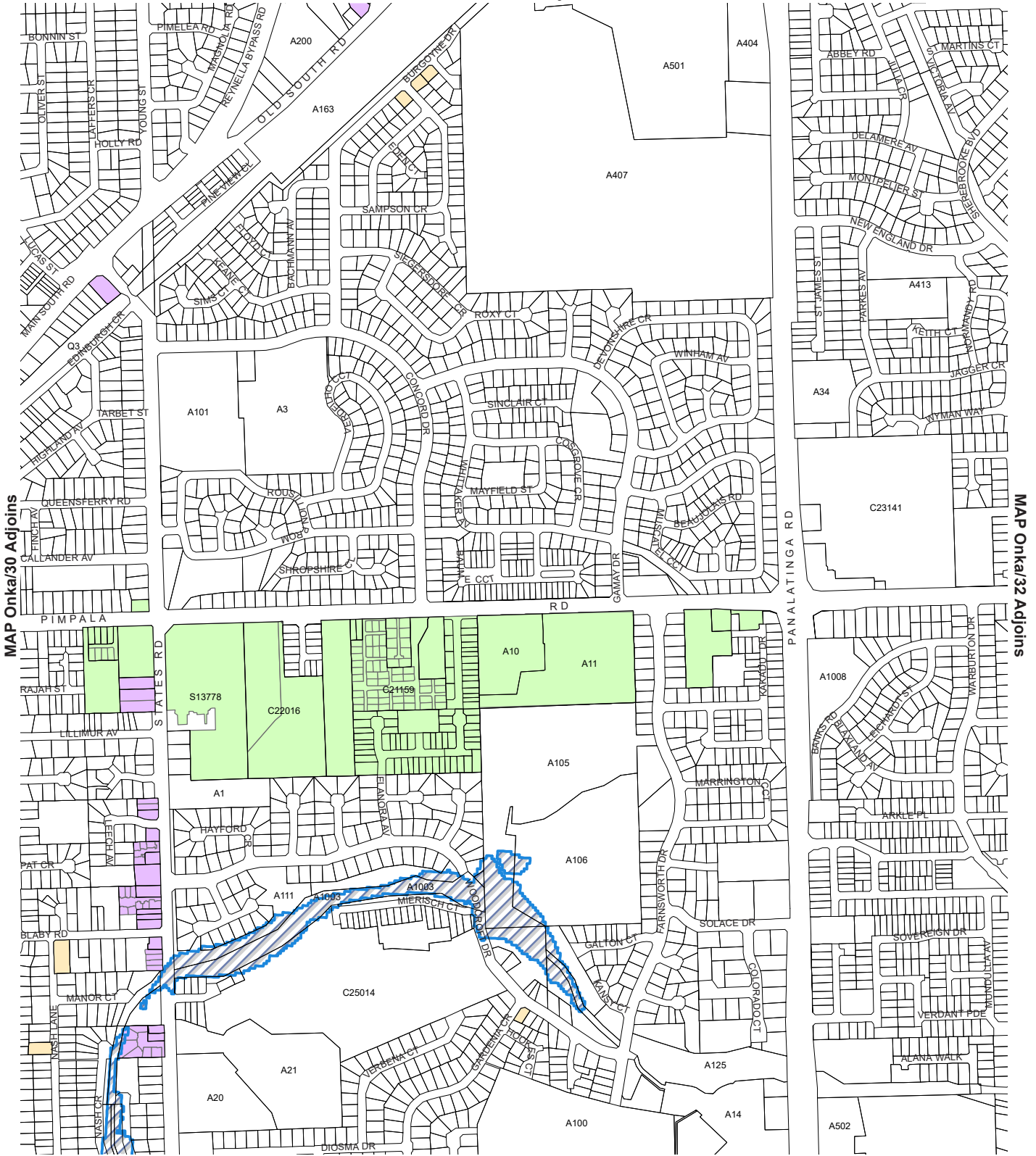


- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads





# Overlay Map Onka/31

## TRANSPORT

MAP Onka/22 Adjoins



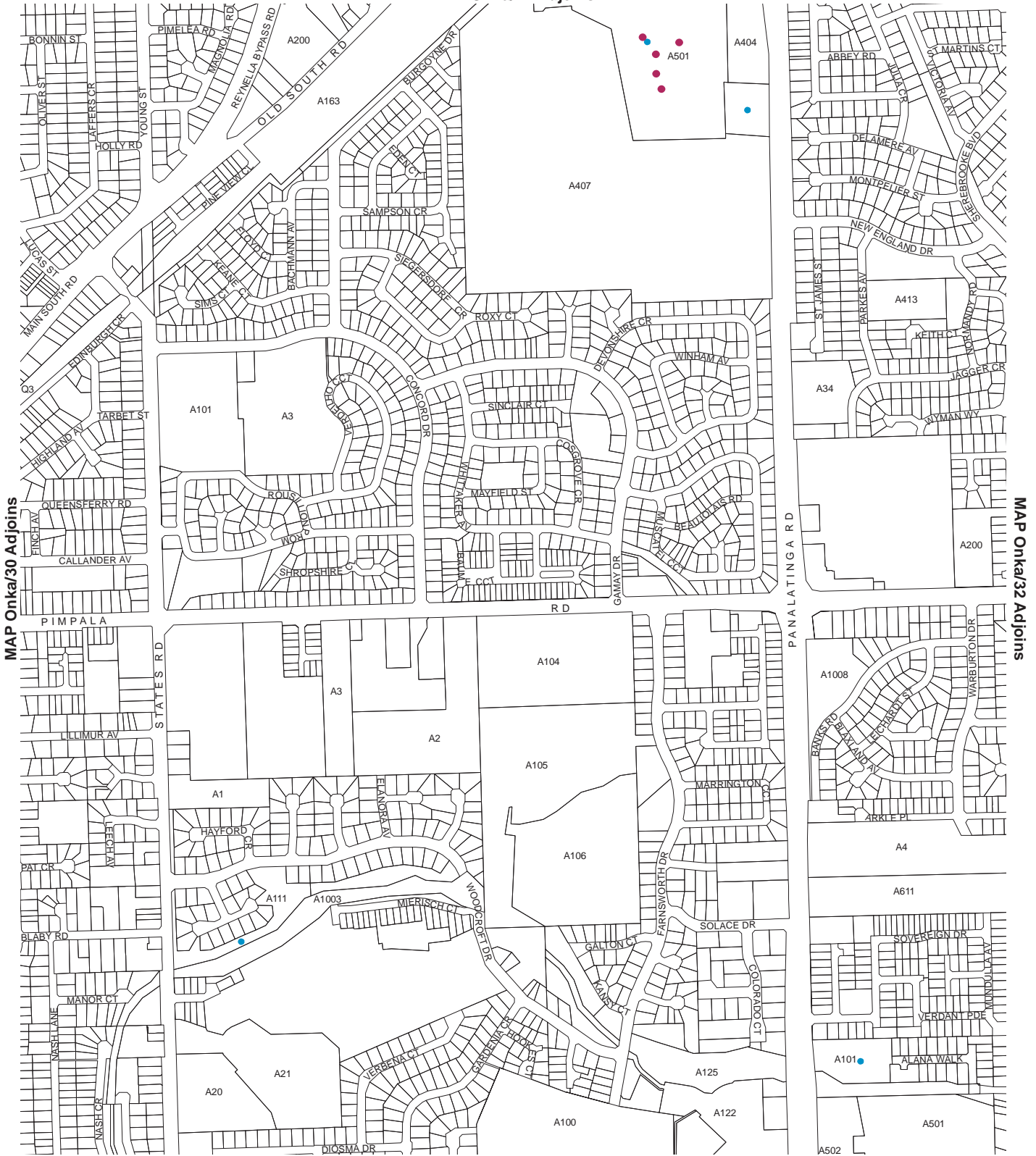
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)
-  Secondary Arterial (parcel identified for future road widening)



# Overlay Map Onka/31 DEVELOPMENT CONSTRAINTS

MAP Onka/22 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.

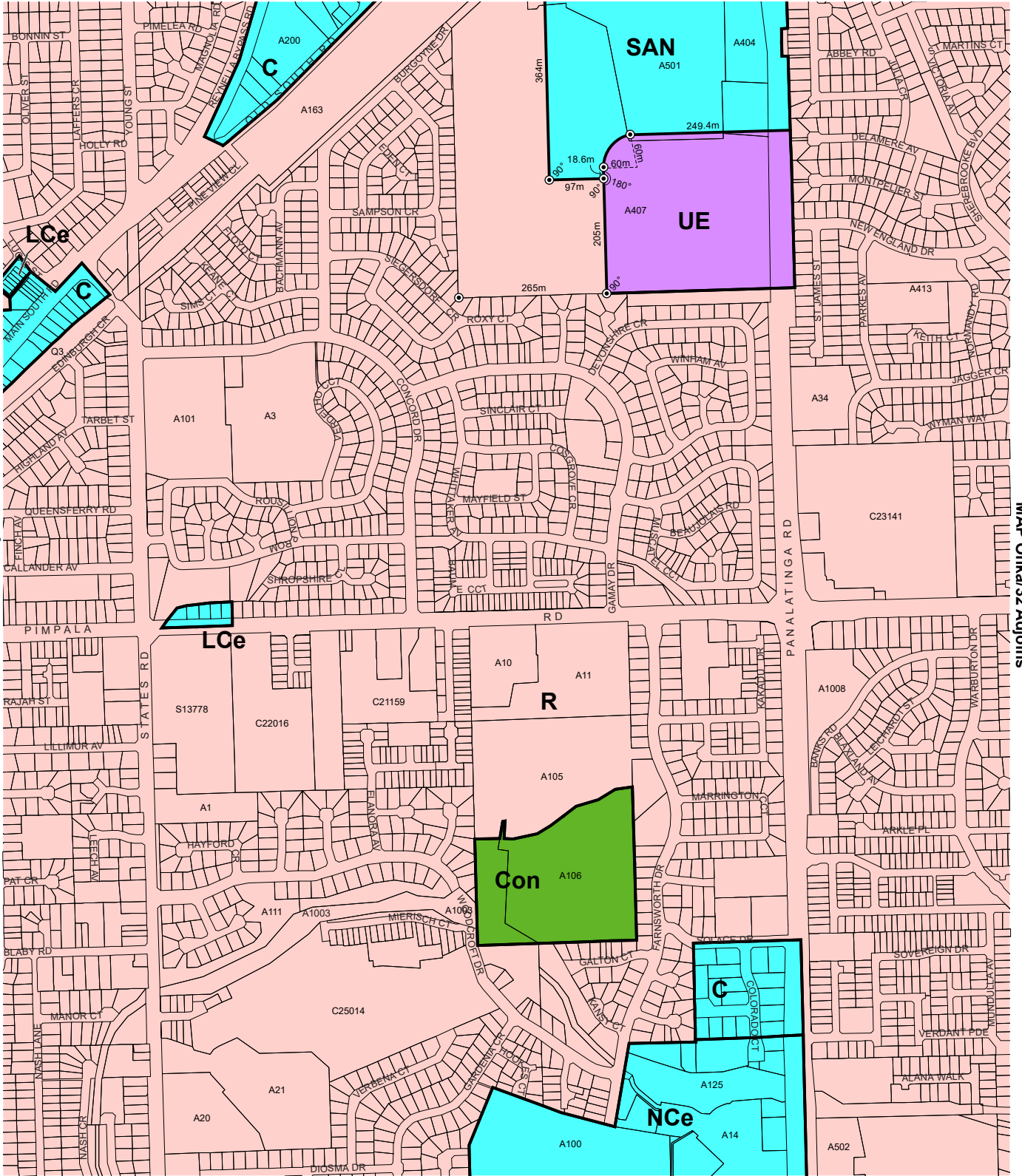


# Overlay Map Onka/31 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place



MAP Onka/22 Adjoins



MAP Onka/30 Adjoins

MAP Onka/32 Adjoins

MAP Onka/43 Adjoins

Lamberts Conformal Conic Projection, GDA94

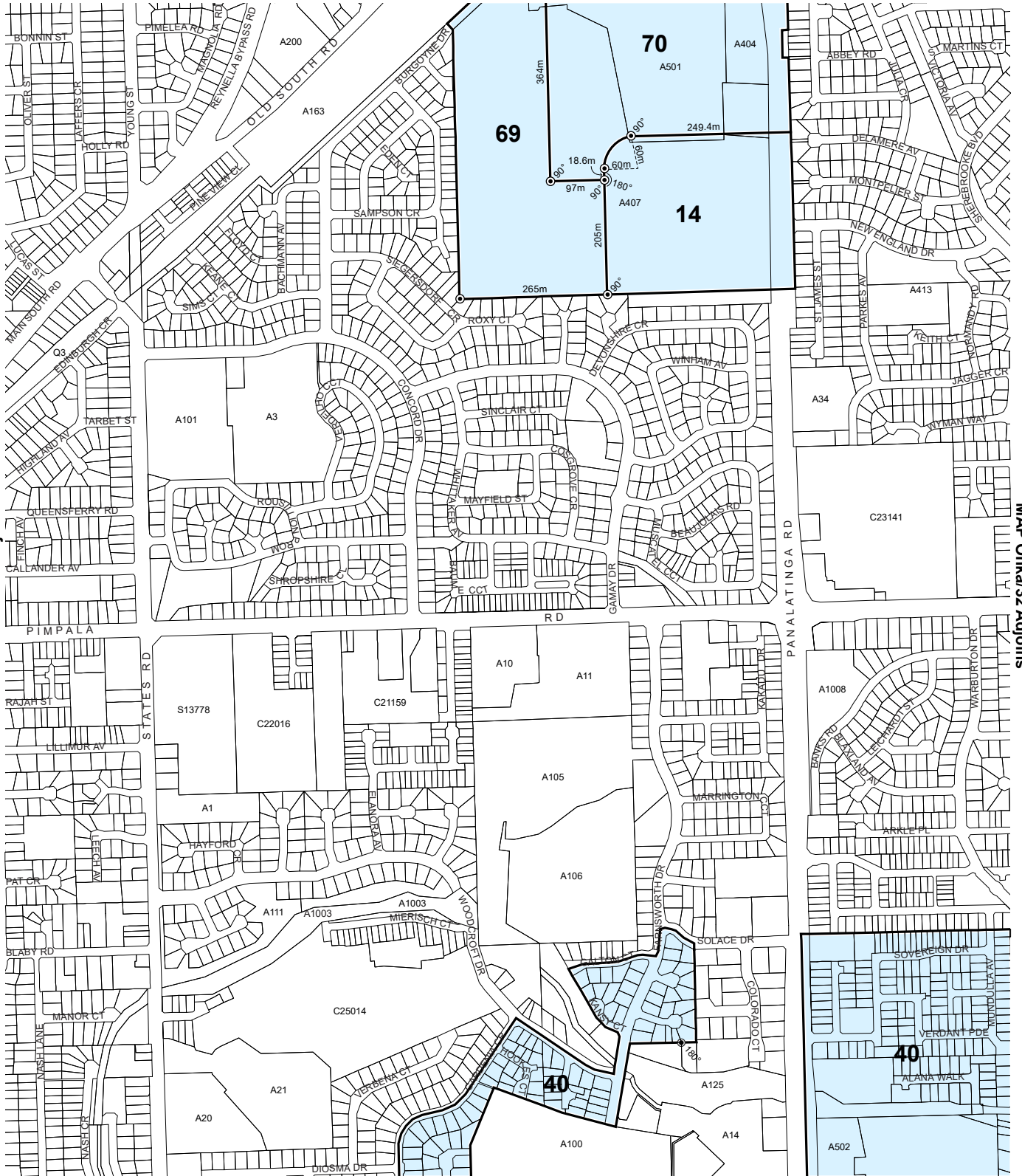
- Zones**
- Commercial
  - Conservation
  - Local Centre
  - Neighbourhood Centre
  - Residential
  - Suburban Activity Node
  - Urban Employment
  - Zone Boundary



0 500m

# Zone Map Onka/31

MAP Onka/22 Adjoins



MAP Onka/30 Adjoins

MAP Onka/32 Adjoins

MAP Onka/43 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

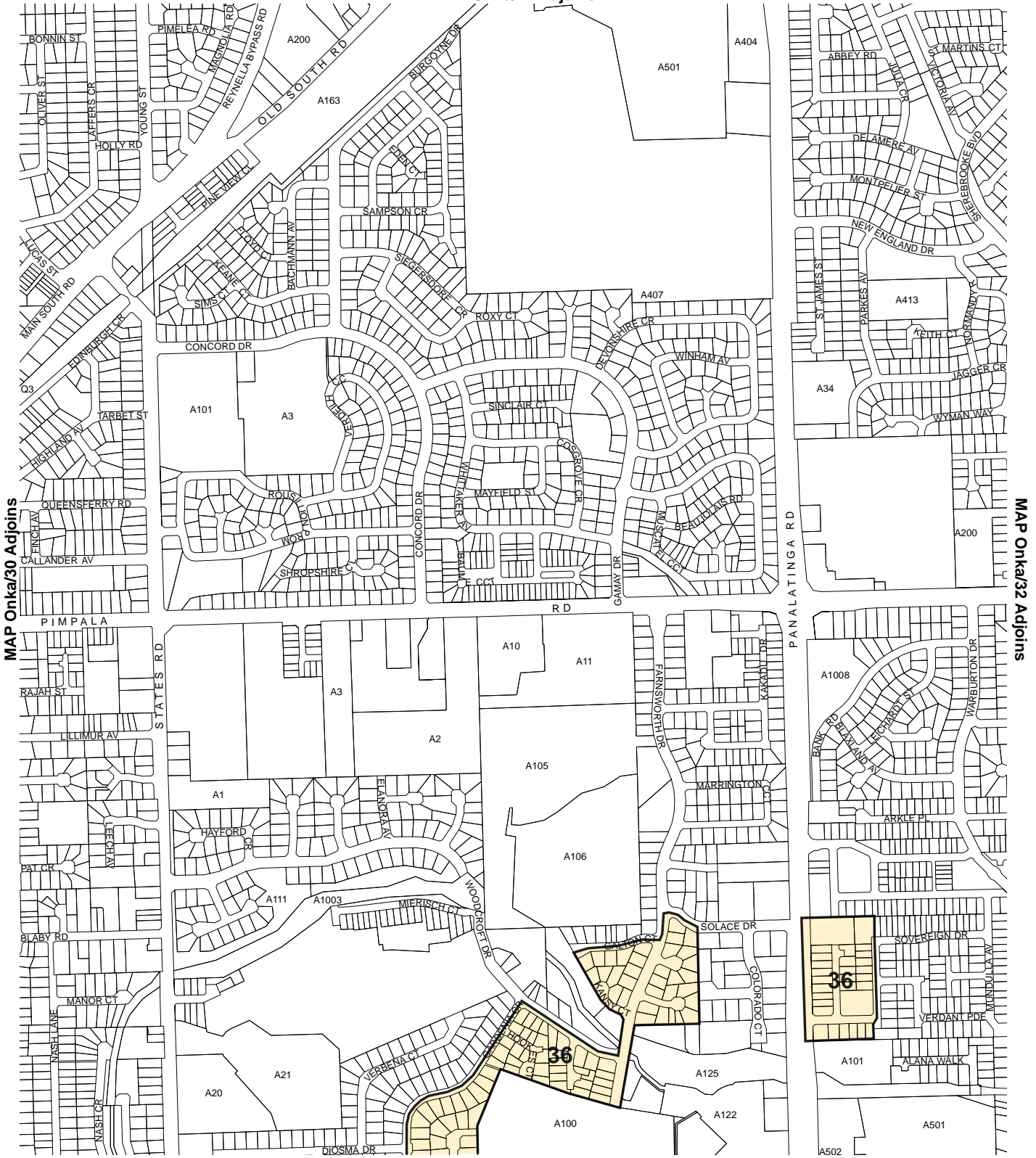
- 14 Old Reynella Policy Area
- 40 Medium Density Policy Area
- 69 Old Reynella Policy Area
- 70 Old Reynella Policy Area



# Policy Area Map Onka/31

 Policy Area Boundary


MAP Onka/22 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

36 Targeted Infill Precinct

 Precinct Boundary

# Precinct Map Onka/31

MAP Onka/23 Adjoins



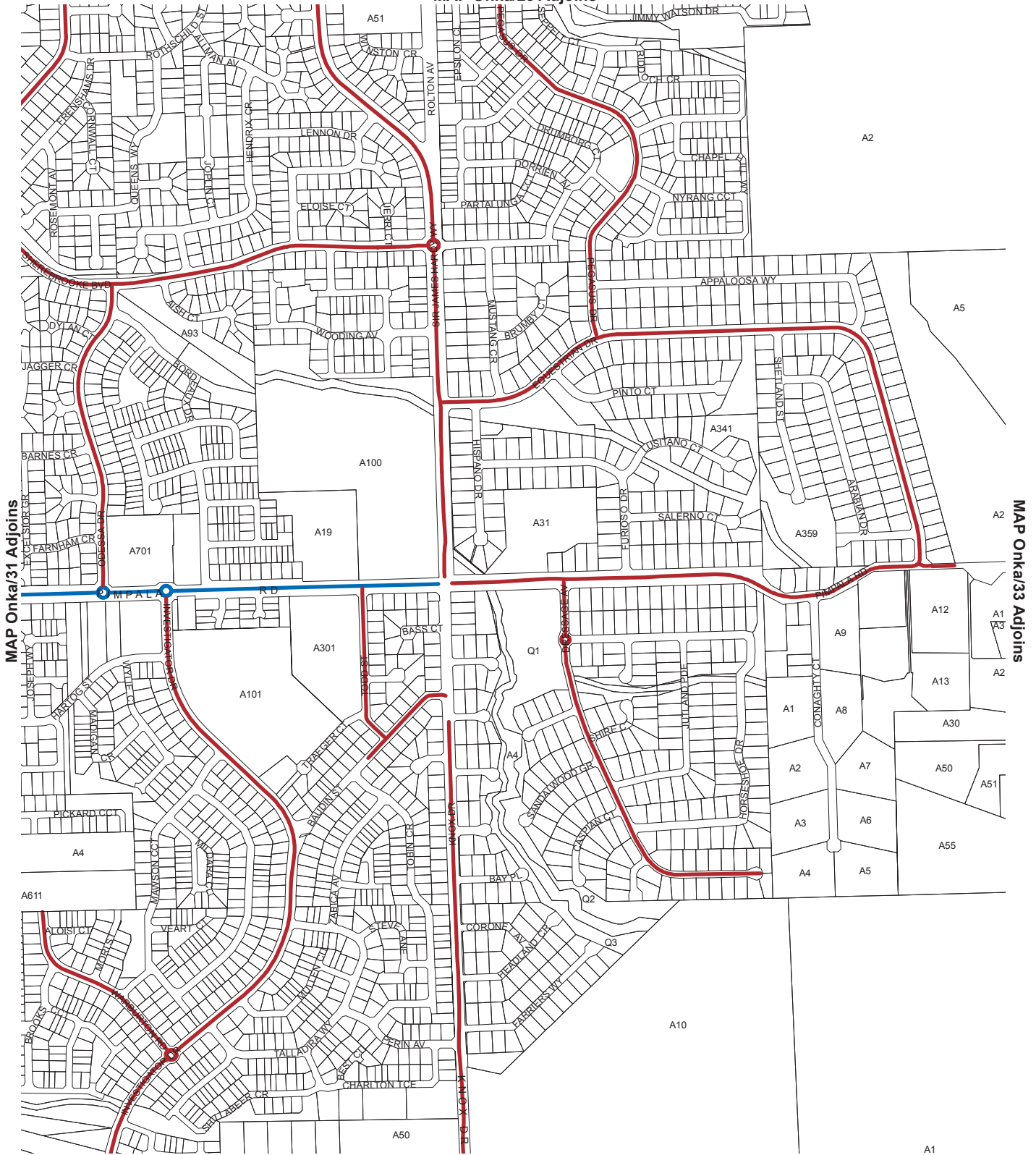
MAP Onka/44 Adjoins



# Location Map Onka/32

- S School
- Local Reserves

MAP Onka/23 Adjoins



MAP Onka/31 Adjoins

MAP Onka/33 Adjoins

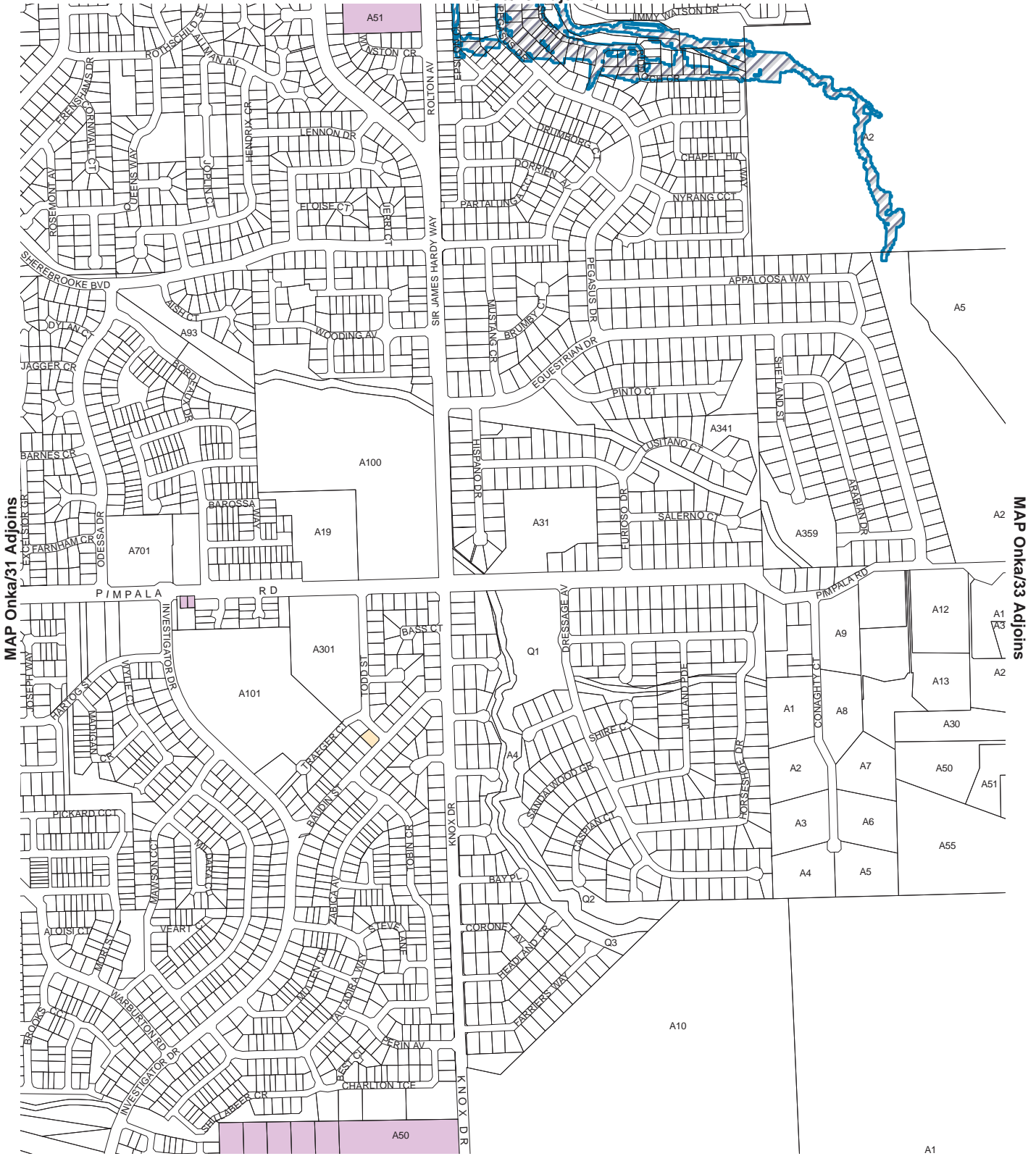
MAP Onka/44 Adjoins



# Overlay Map Onka/32 TRANSPORT




- Collector Roads
- Distributor Roads

MAP Onka/23 Adjoins



MAP Onka/44 Adjoins

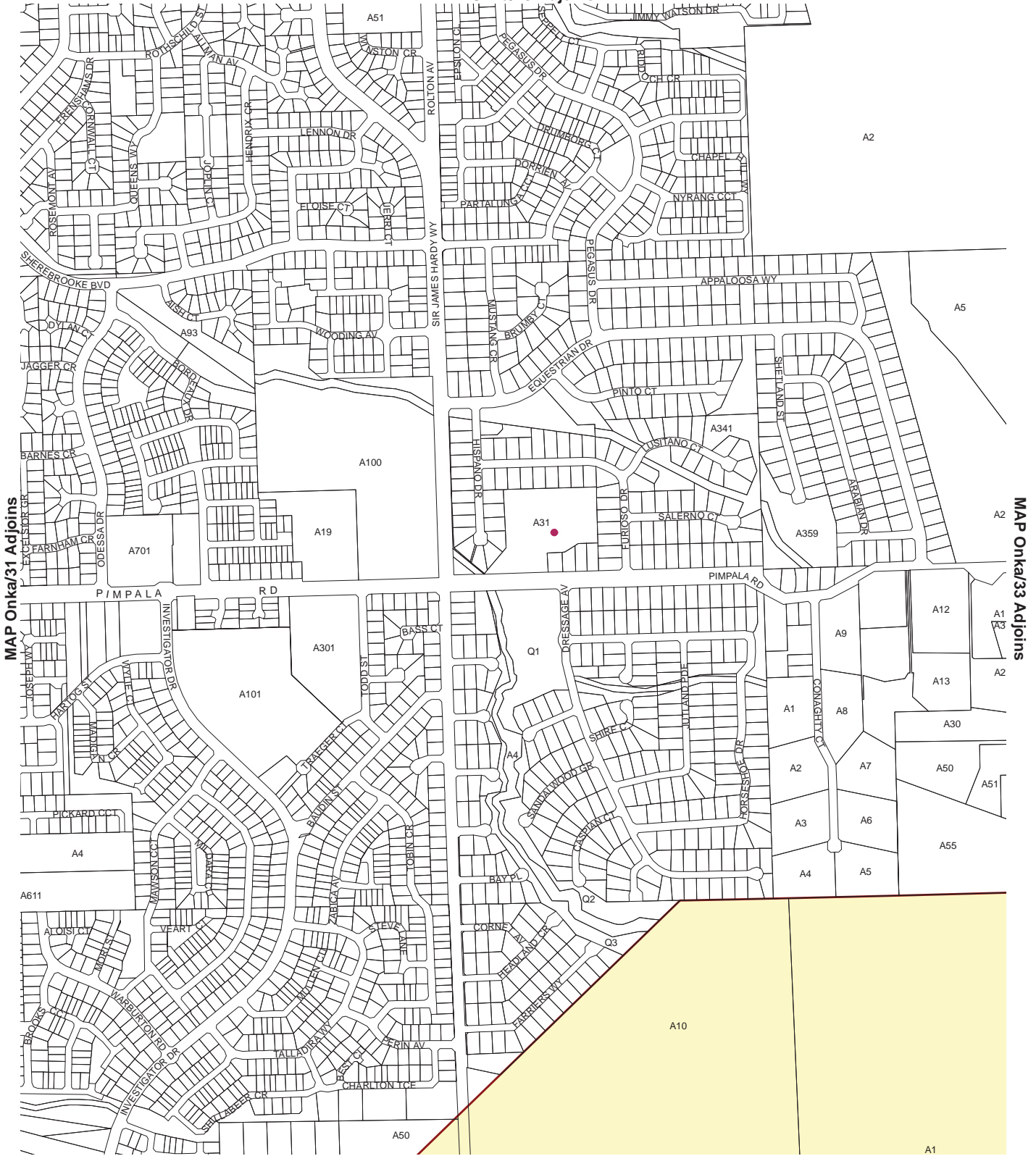
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)



# Overlay Map Onka/32 DEVELOPMENT CONSTRAINTS

MAP Onka/23 Adjoins



MAP Onka/44 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.

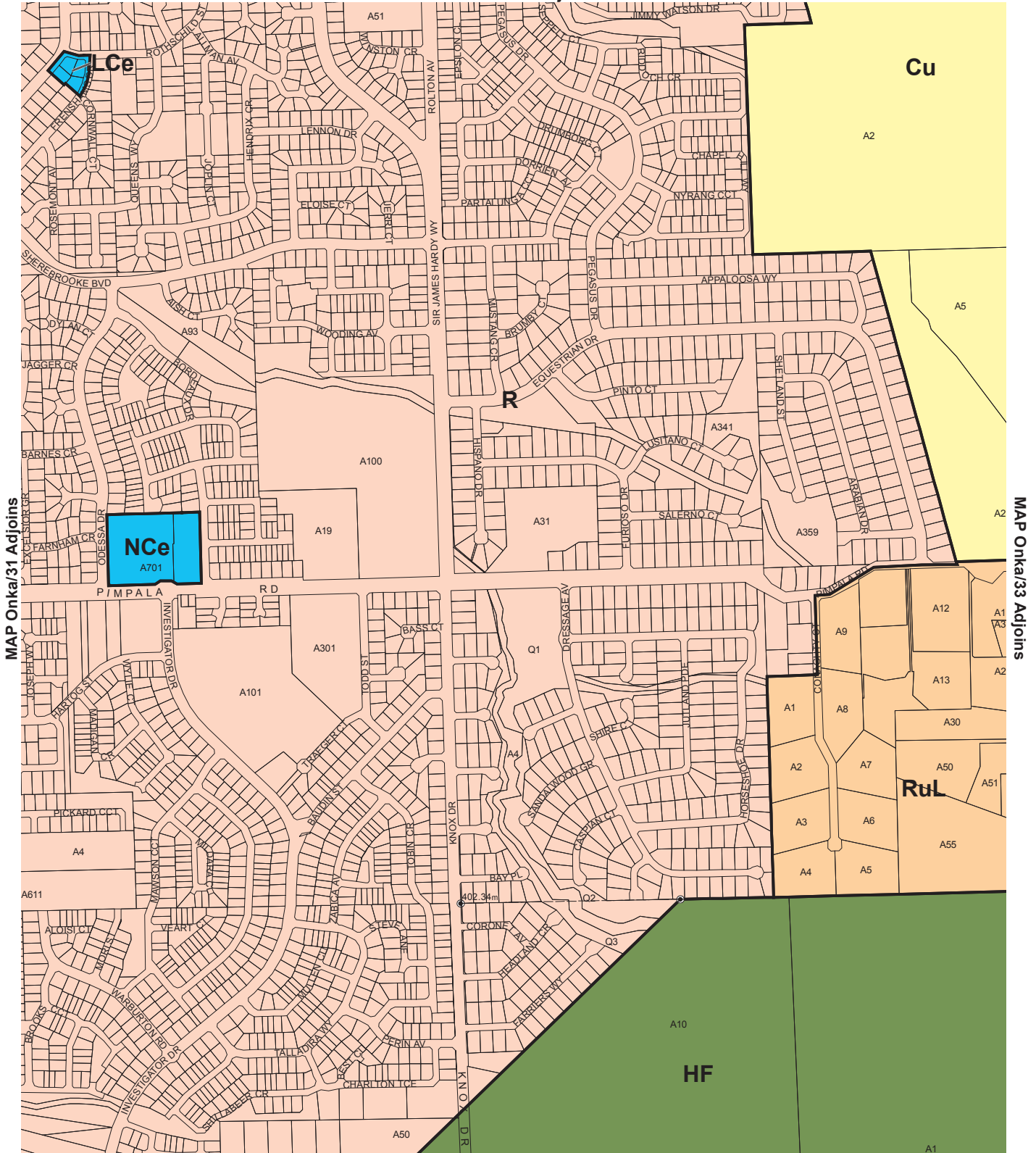


# Overlay Map Onka/32

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Character Preservation District

MAP Onka/23 Adjoins



MAP Onka/31 Adjoins

MAP Onka/33 Adjoins

MAP Onka/44 Adjoins

Lamberts Conformal Conic Projection, GDA94

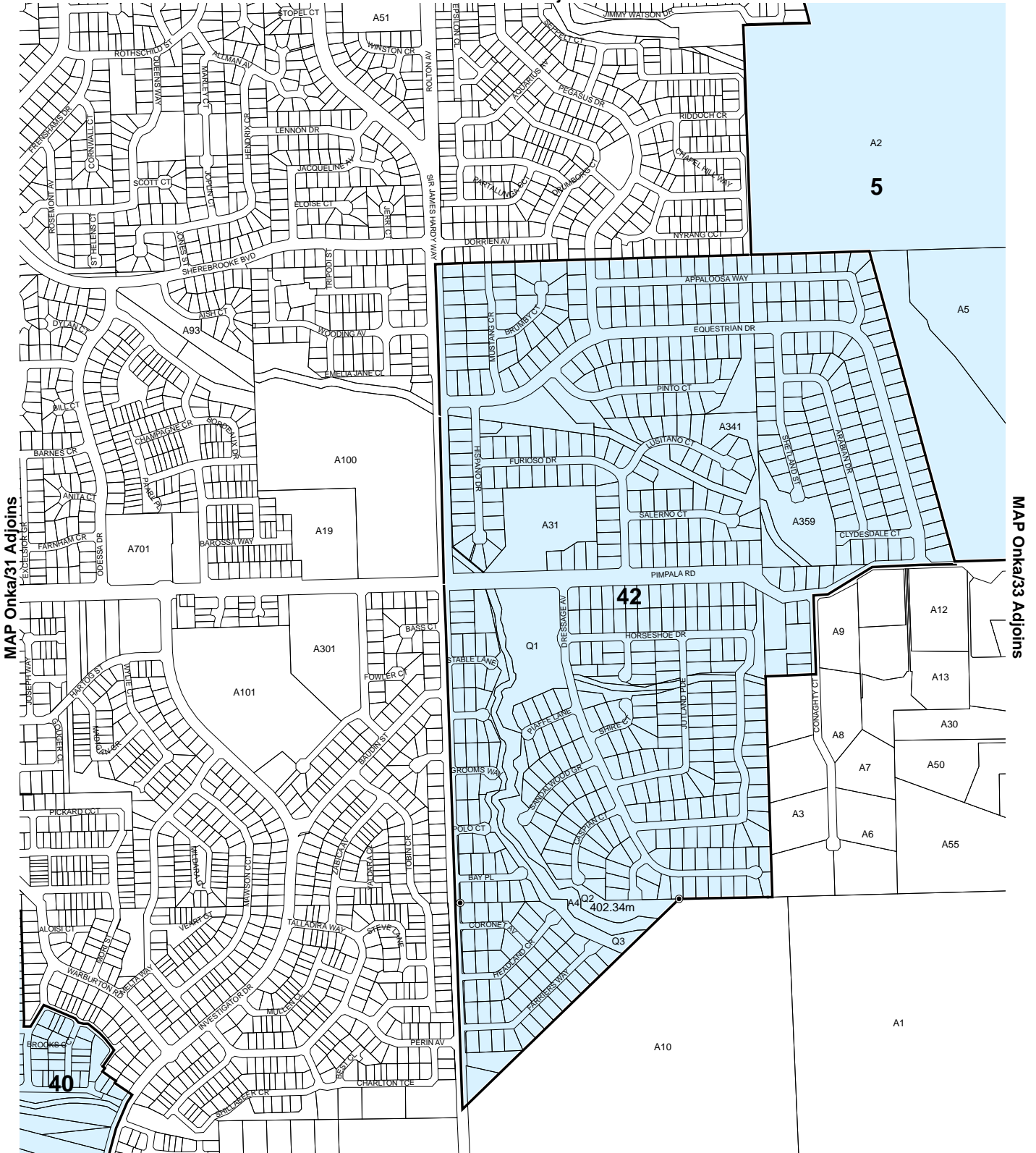


- Zones**
- Community
  - Hills Face
  - Local Centre
  - Neighbourhood Centre
  - Residential
  - Rural Living
  - Zone Boundary

# Zone Map Onka/32



MAP Onka/23 Adjoins



MAP Onka/44 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 5 Recreation Policy Area
- 40 Medium Density Policy Area
- 42 Onkaparinga Hills/Woodcroft Policy Area



# Policy Area Map Onka/32

Policy Area Boundary

MAP Onka/24 Adjoins



# Location Map Onka/33

MAP Onka/24 Adjoins

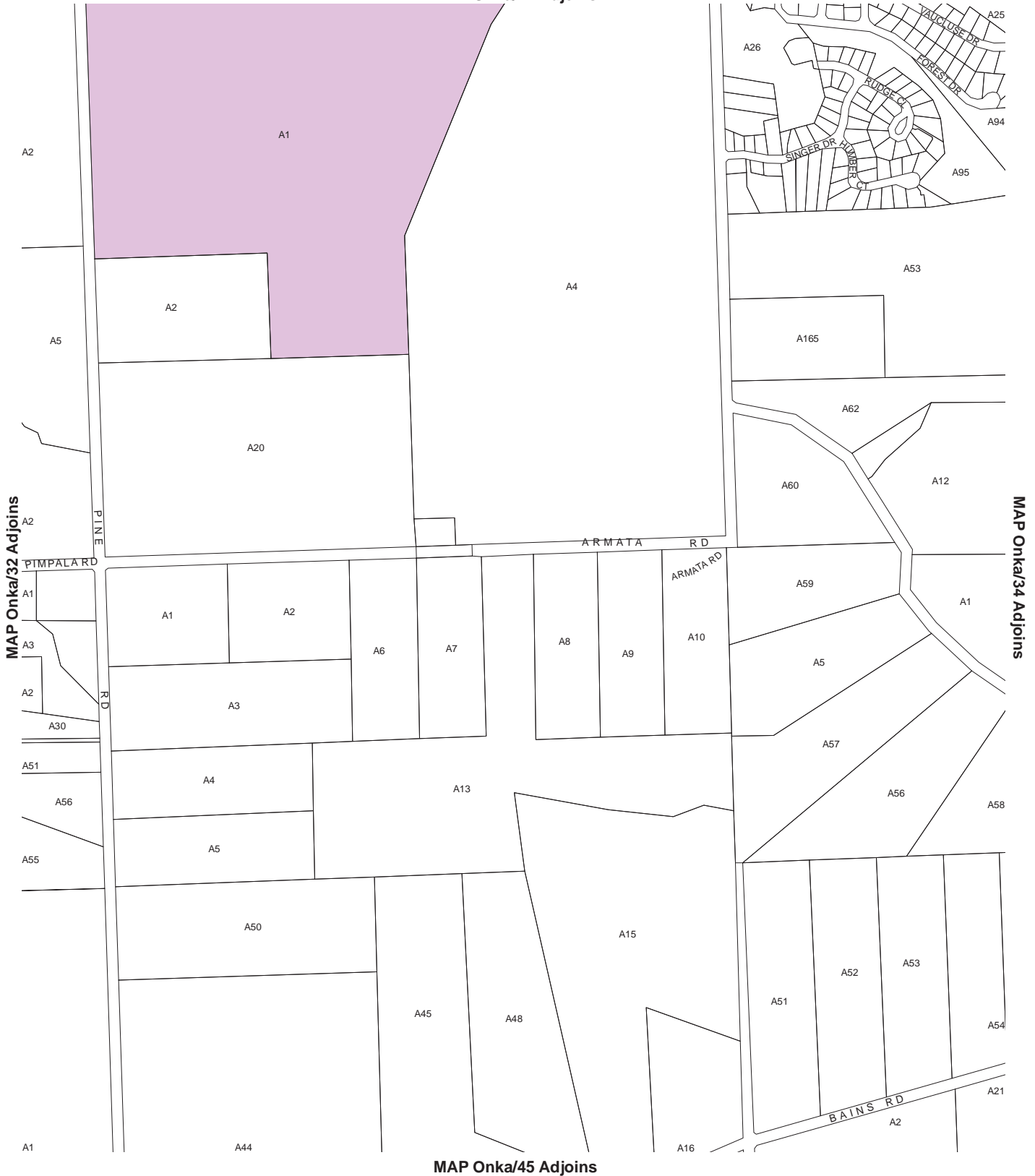


# Overlay Map Onka/33

## TRANSPORT

 Distributor Roads

MAP Onka/24 Adjoins



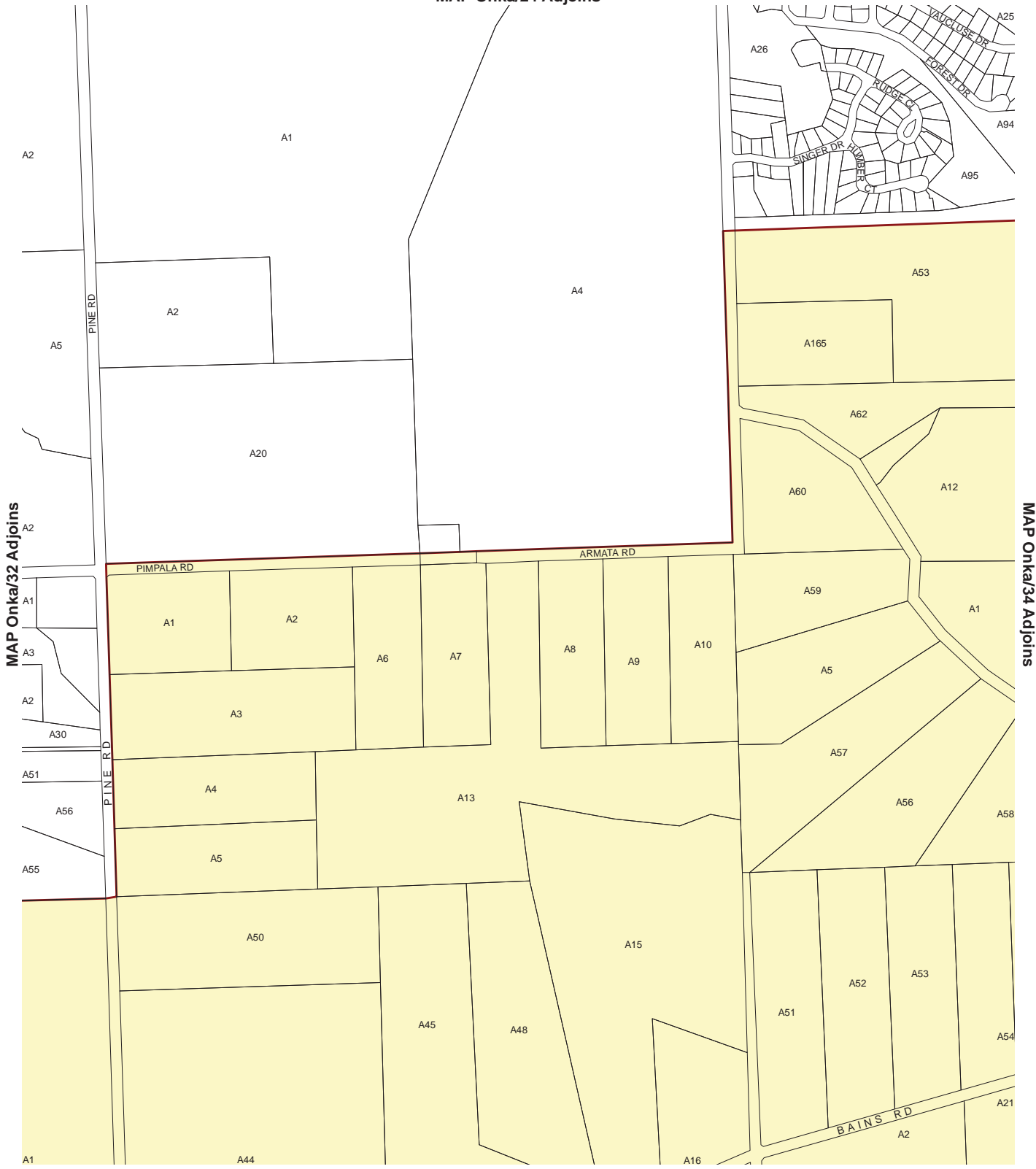
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/33 DEVELOPMENT CONSTRAINTS

Distributor (parcel identified for future road widening)

MAP Onka/24 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.

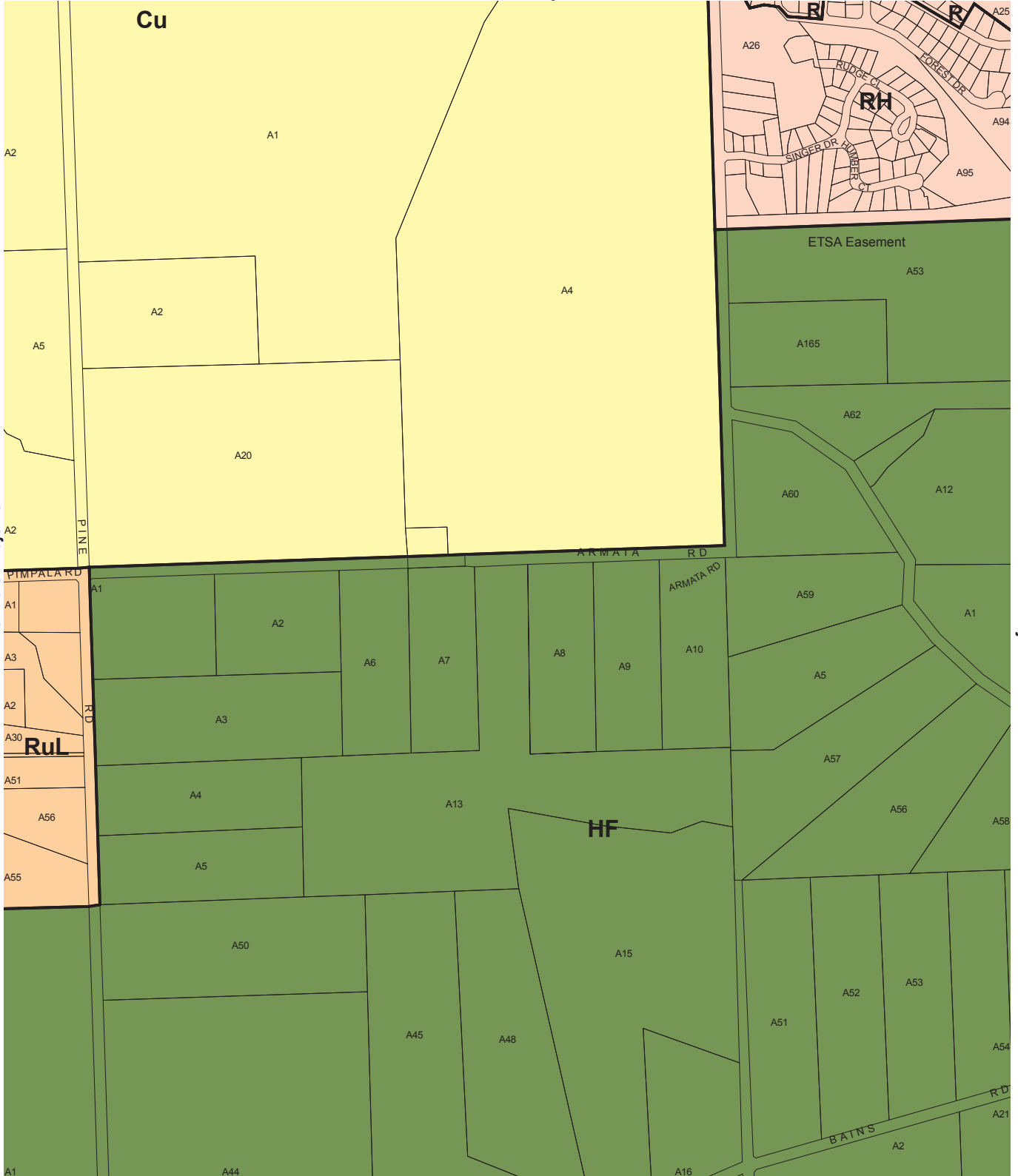


# Overlay Map Onka/33

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District

MAP Onka/24 Adjoins



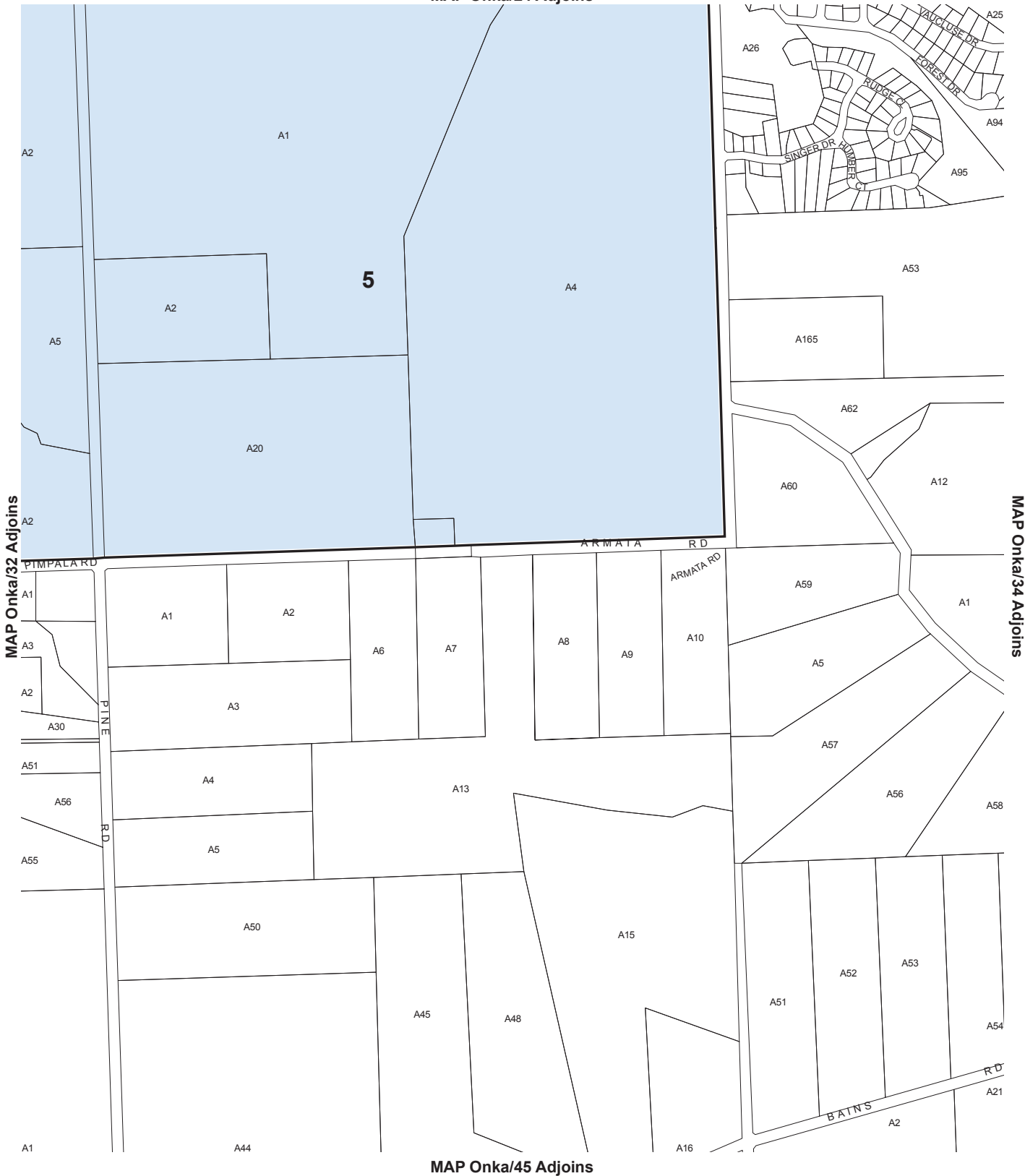
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Cu Community
  - HF Hills Face
  - R Residential
  - RH Residential Hills
  - RuL Rural Living
  - Zone Boundary

# Zone Map Onka/33

MAP Onka/24 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**5** Recreation Policy Area



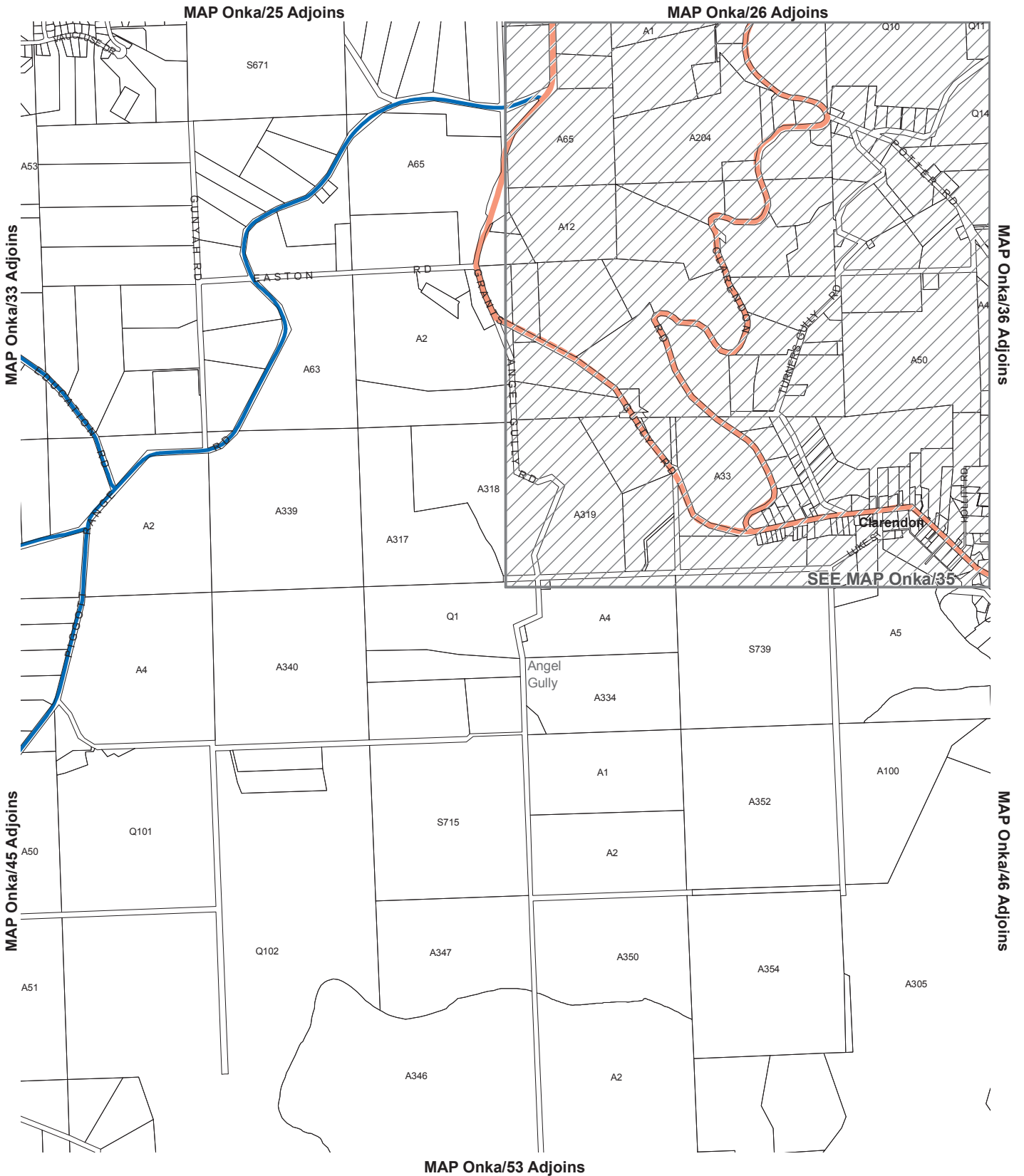
# Policy Area Map Onka/33

 Policy Area Boundary



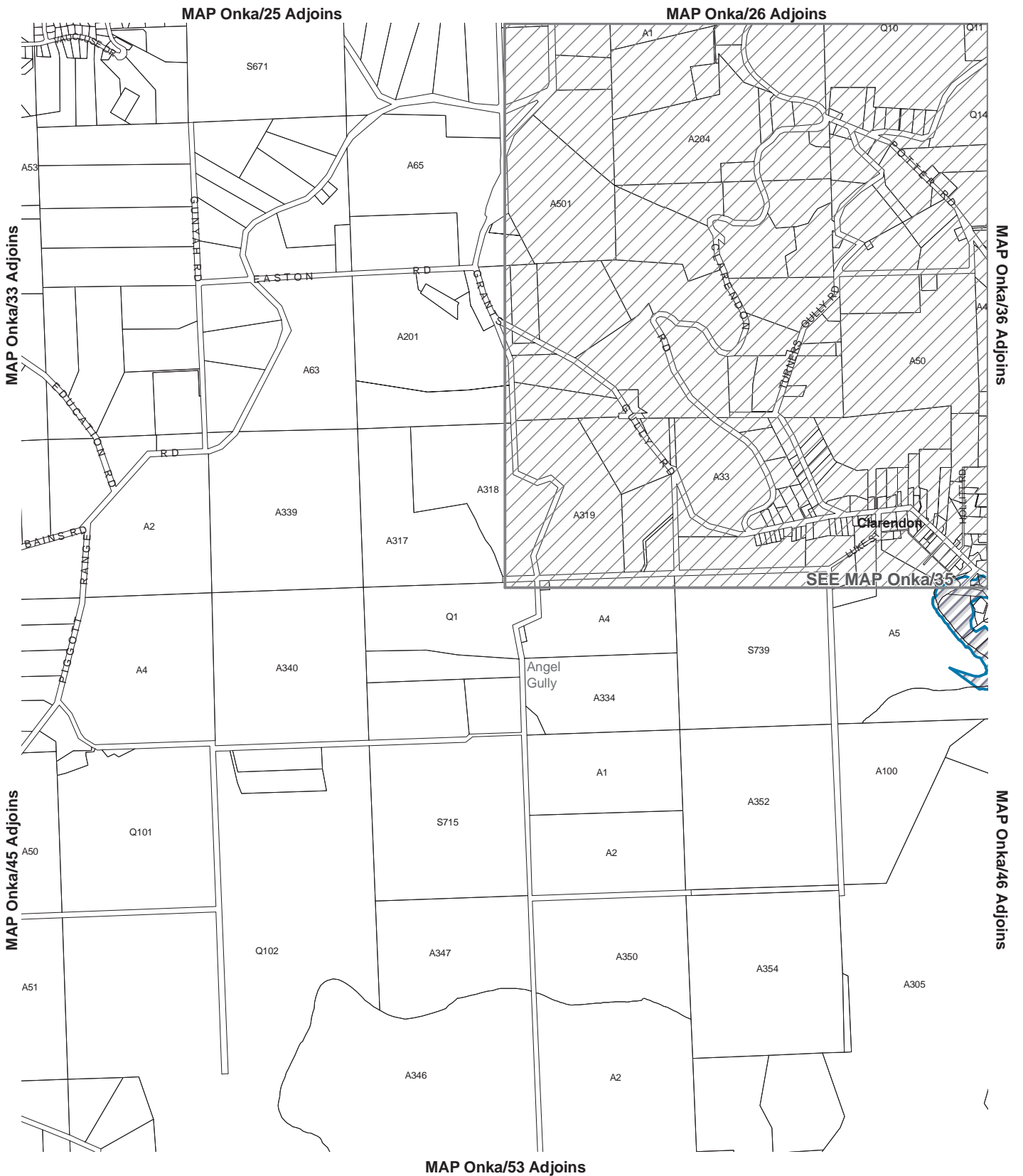
# Location Map Onka/34





# Overlay Map Onka/34

## TRANSPORT



SEE MAP Onka/35

MAP Onka/53 Adjoins



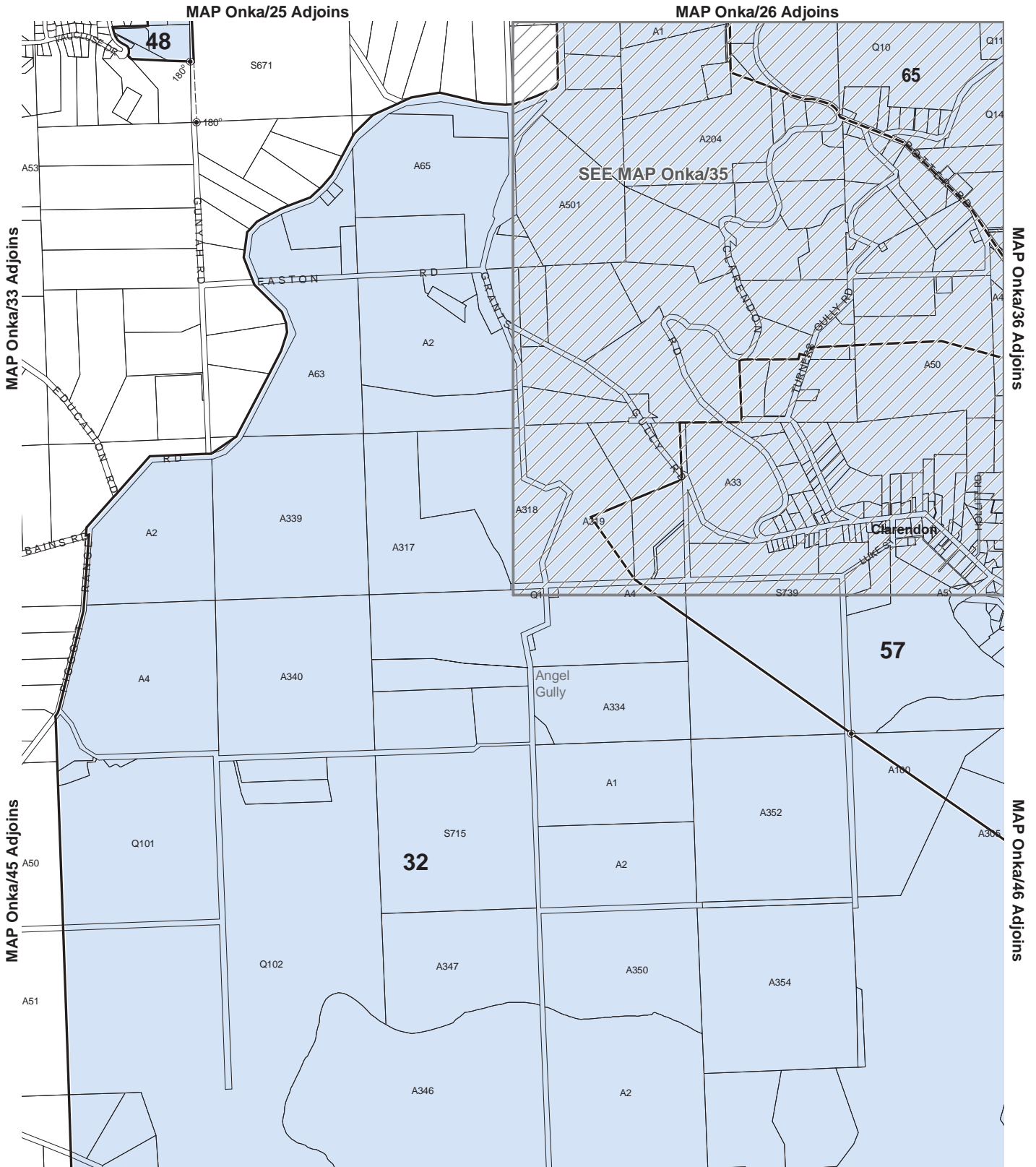
# Overlay Map Onka/34

## DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.







See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

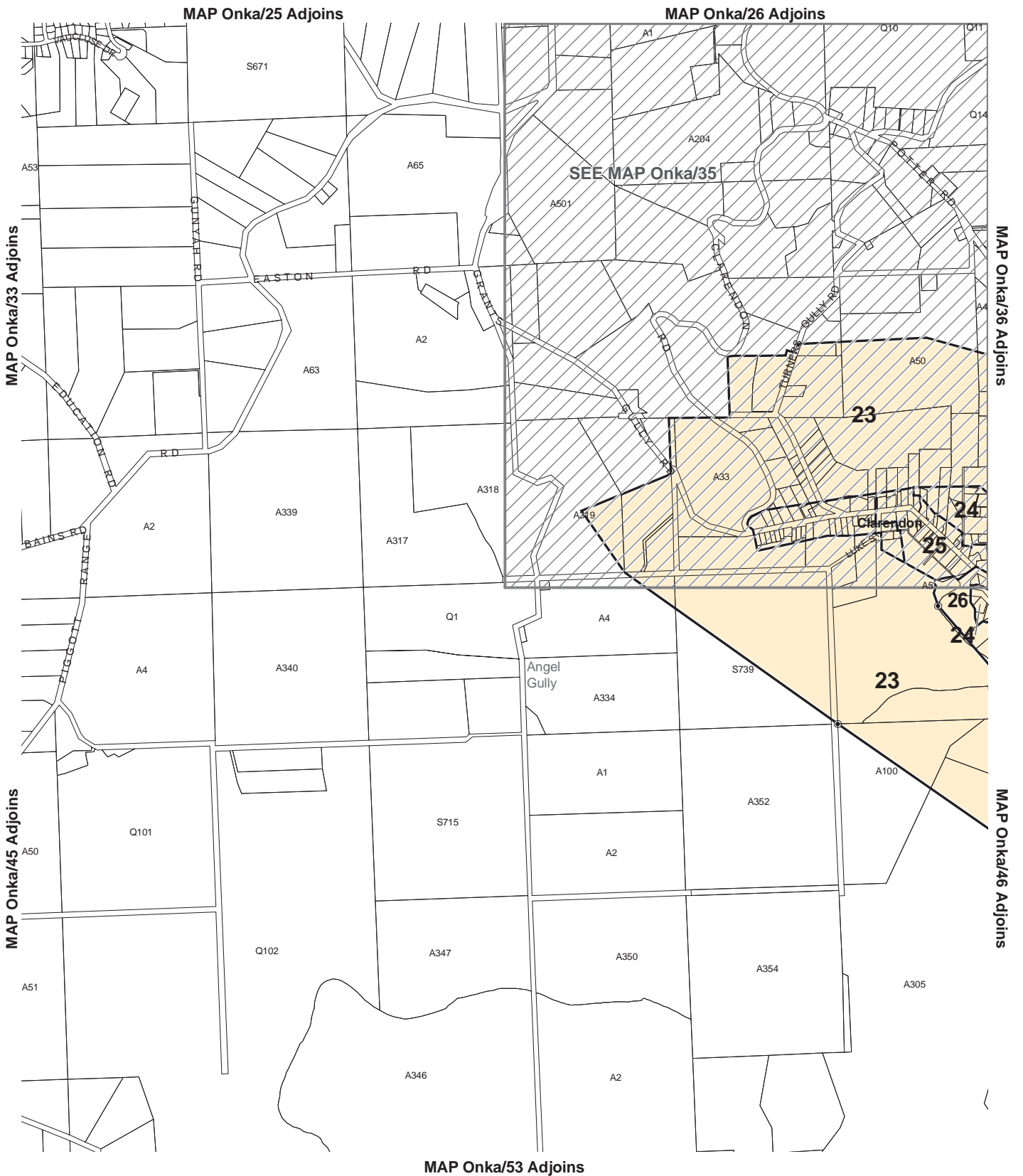
- Policy Area**
- 32** Mount Lofty Ranges Policy Area
  - 48** Happy Valley Interface Policy Area
  - 57** Clarendon Policy Area
  - 65** Watershed Priority Policy Area



MAP Onka/53 Adjoins

# Policy Area Map Onka/34

Policy Area Boundary



See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 23 Landscape Environs Precinct
- 24 Living Precinct
- 25 Mixed Use Precinct
- 26 Recreation/Open Space Precinct



# Precinct Map Onka/34

Precinct Boundary

MAP Onka/26 Adjoins



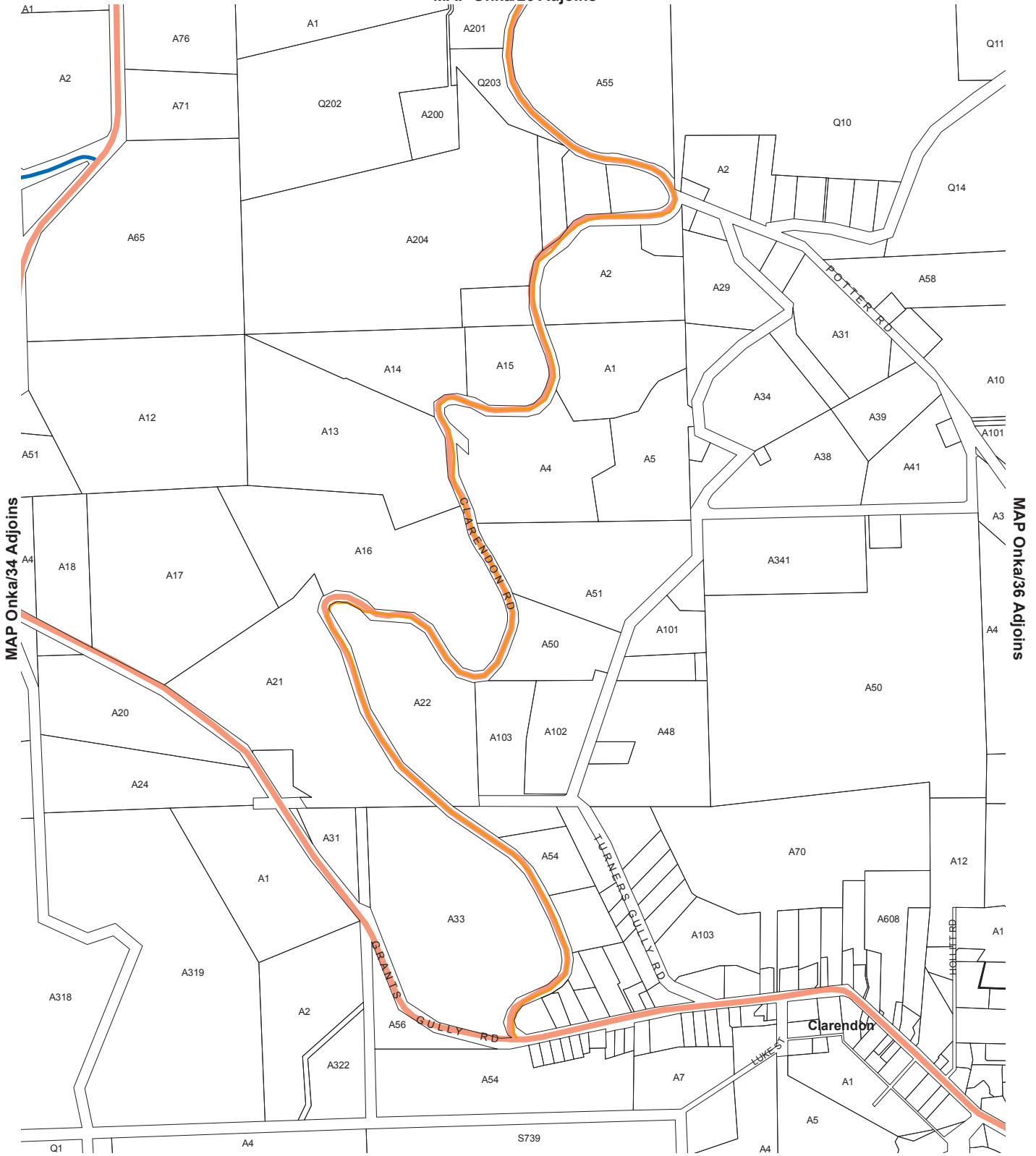
MAP Onka/34 Adjoins



# Location Map Onka/35

-  Post Office
-  Local Reserves

MAP Onka/26 Adjoins



MAP Onka/34 Adjoins



# Overlay Map Onka/35 TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Distributor Roads



MAP Onka/26 Adjoins



MAP Onka/34 Adjoins

MAP Onka/36 Adjoins

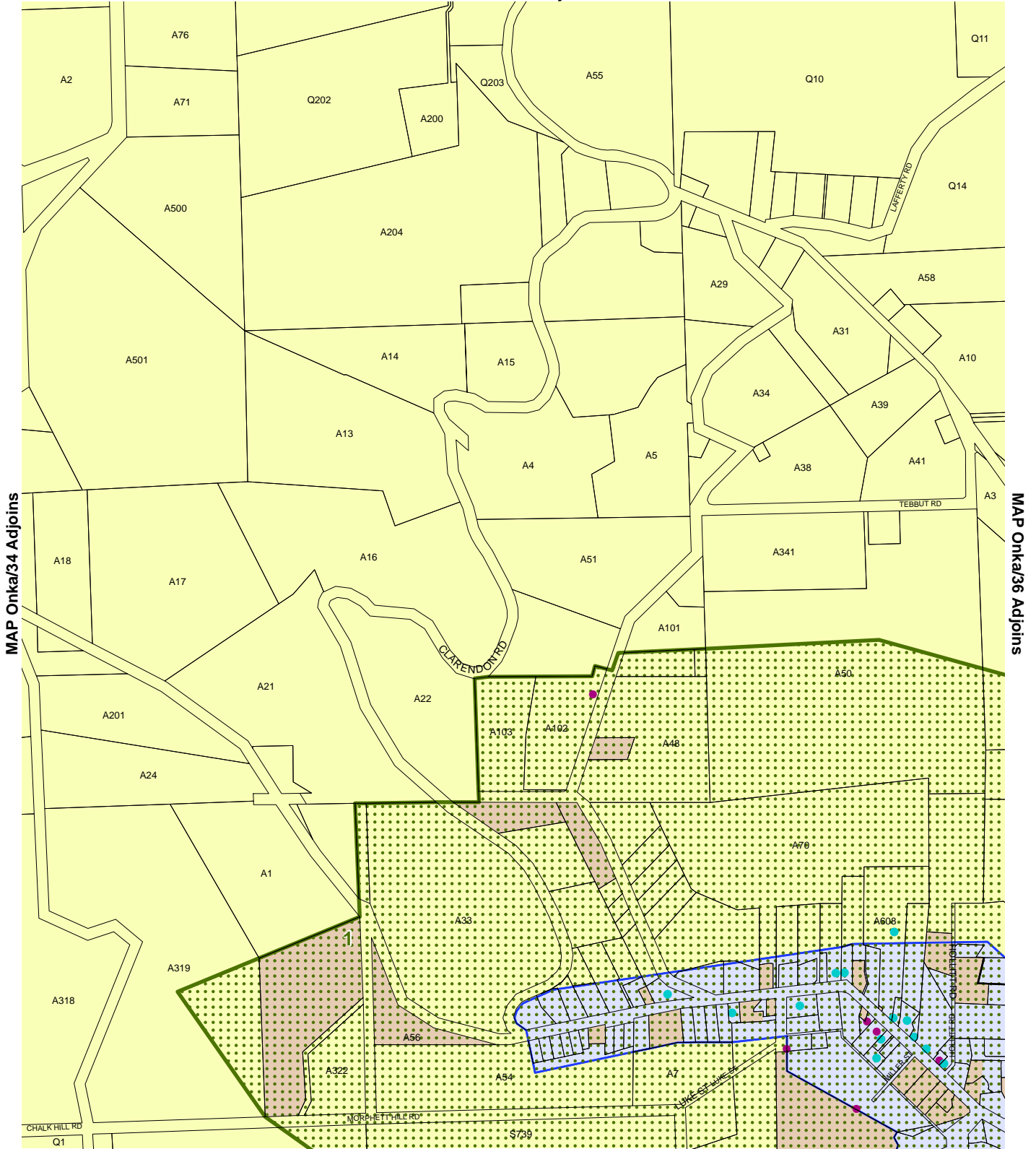
MAP Onka/34 Adjoins



# Overlay Map Onka/35 DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.

MAP Onka/26 Adjoins



MAP Onka/34 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.

Historic Conservation Area  
 1 Clarendon

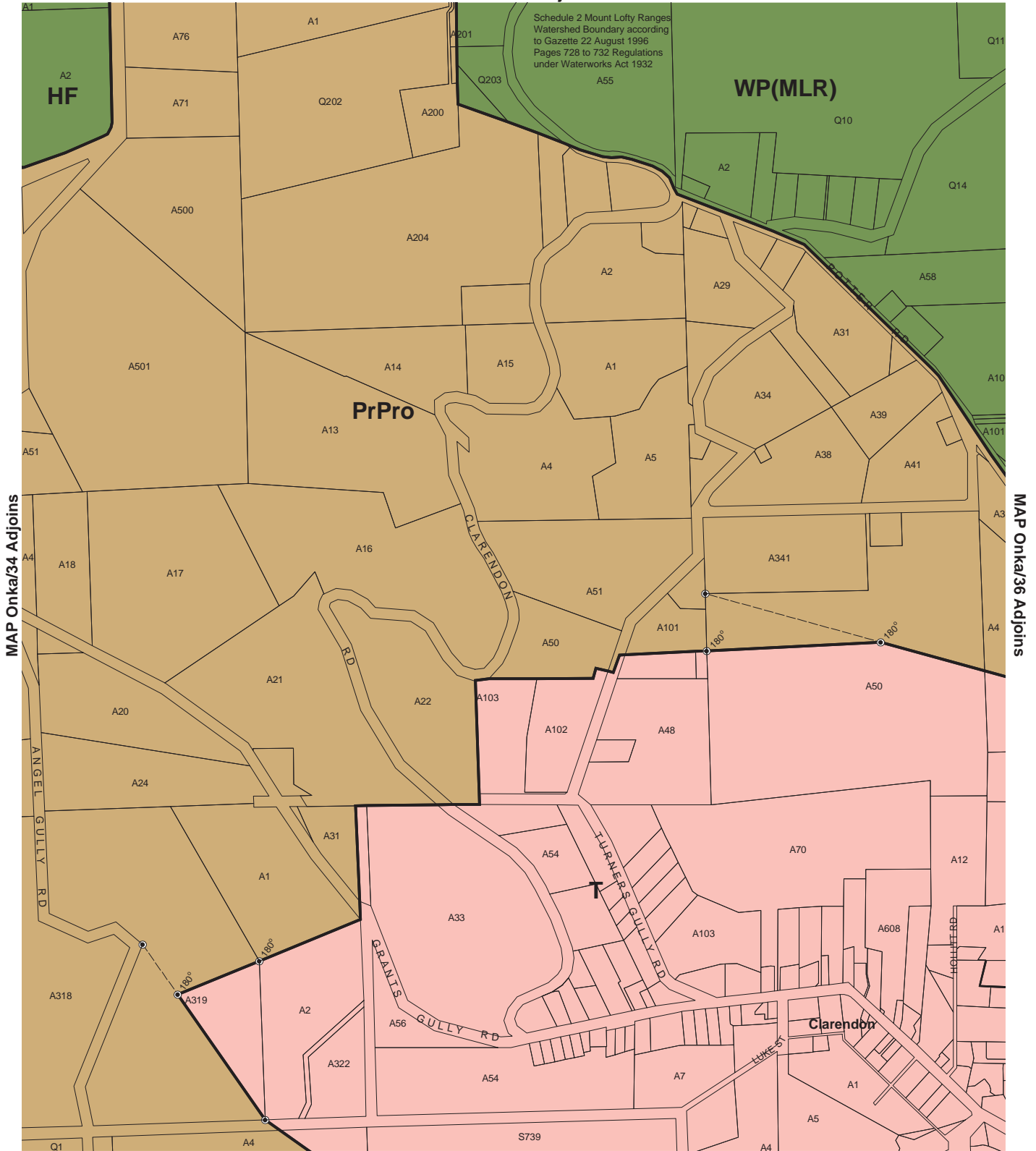


- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District

# Overlay Map Onka/35

## HERITAGE

MAP Onka/26 Adjoins



MAP Onka/34 Adjoins

Lamberts Conformal Conic Projection, GDA94

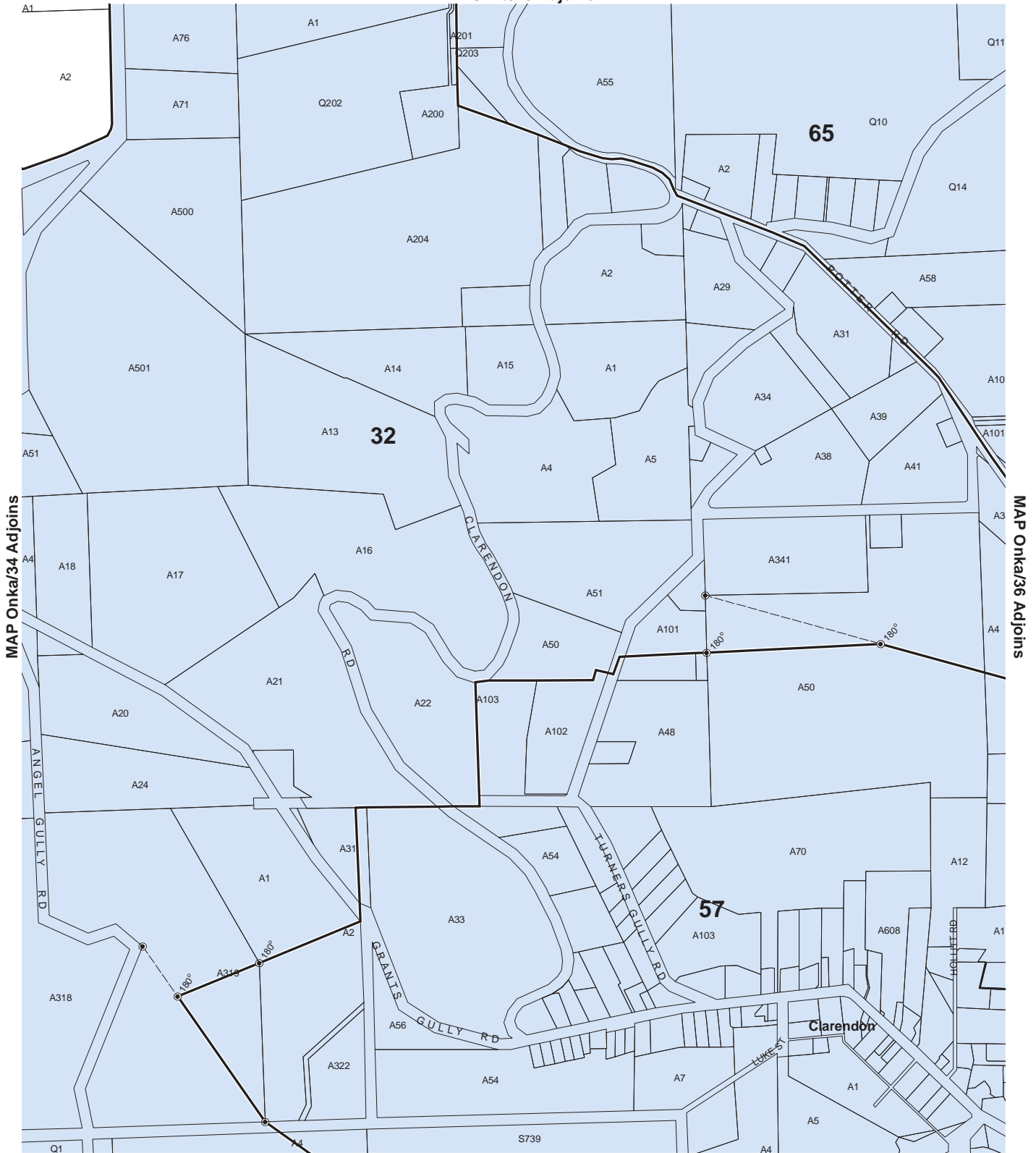


Zones

- HF Hills Face
- PrPro Primary Production
- T Township
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

# Zone Map Onka/35

MAP Onka/26 Adjoins



MAP Onka/34 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

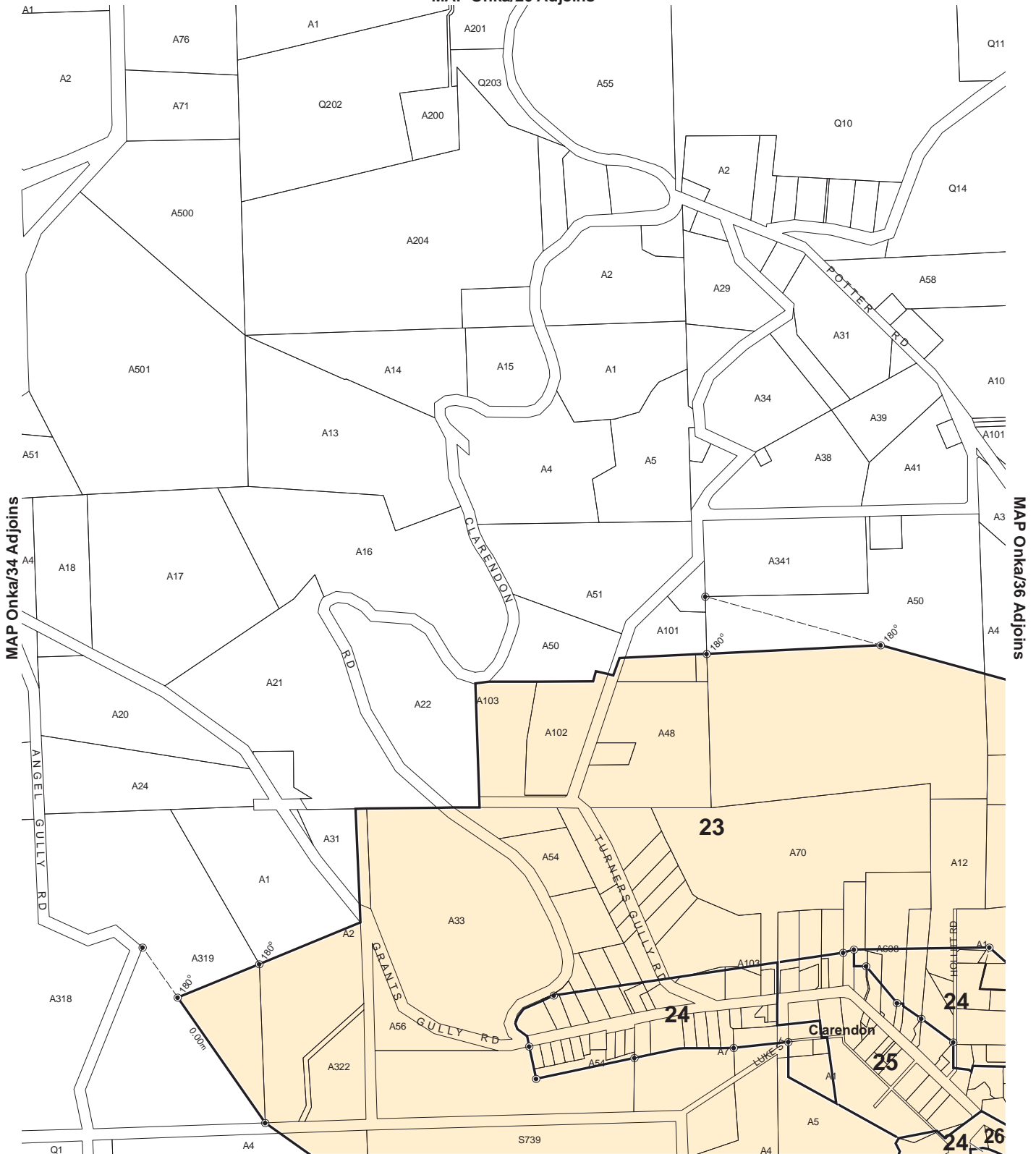
- 32** Mount Lofty Ranges Policy Area
- 57** Clarendon Policy Area
- 65** Watershed Priority Policy Area



# Policy Area Map Onka/35

Policy Area Boundary

MAP Onka/26 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 23 Landscape Environs Precinct
- 24 Living Precinct
- 25 Mixed Use Precinct
- 26 Recreation/Open Space Precinct



# Precinct Map Onka/35

 Precinct Boundary

MAP Onka/17 Adjoins



MAP Onka/46 Adjoins



# Location Map Onka/36

- School
- Local Reserves

MAP Onka/17 Adjoins



MAP Onka/35 Adjoins

MAP Onka/37 Adjoins

MAP Onka/46 Adjoins



# Overlay Map Onka/36 TRANSPORT

Secondary Arterial Roads

MAP Onka/17 Adjoins



MAP Onka/37 Adjoins

MAP Onka/35 Adjoins

MAP Onka/46 Adjoins



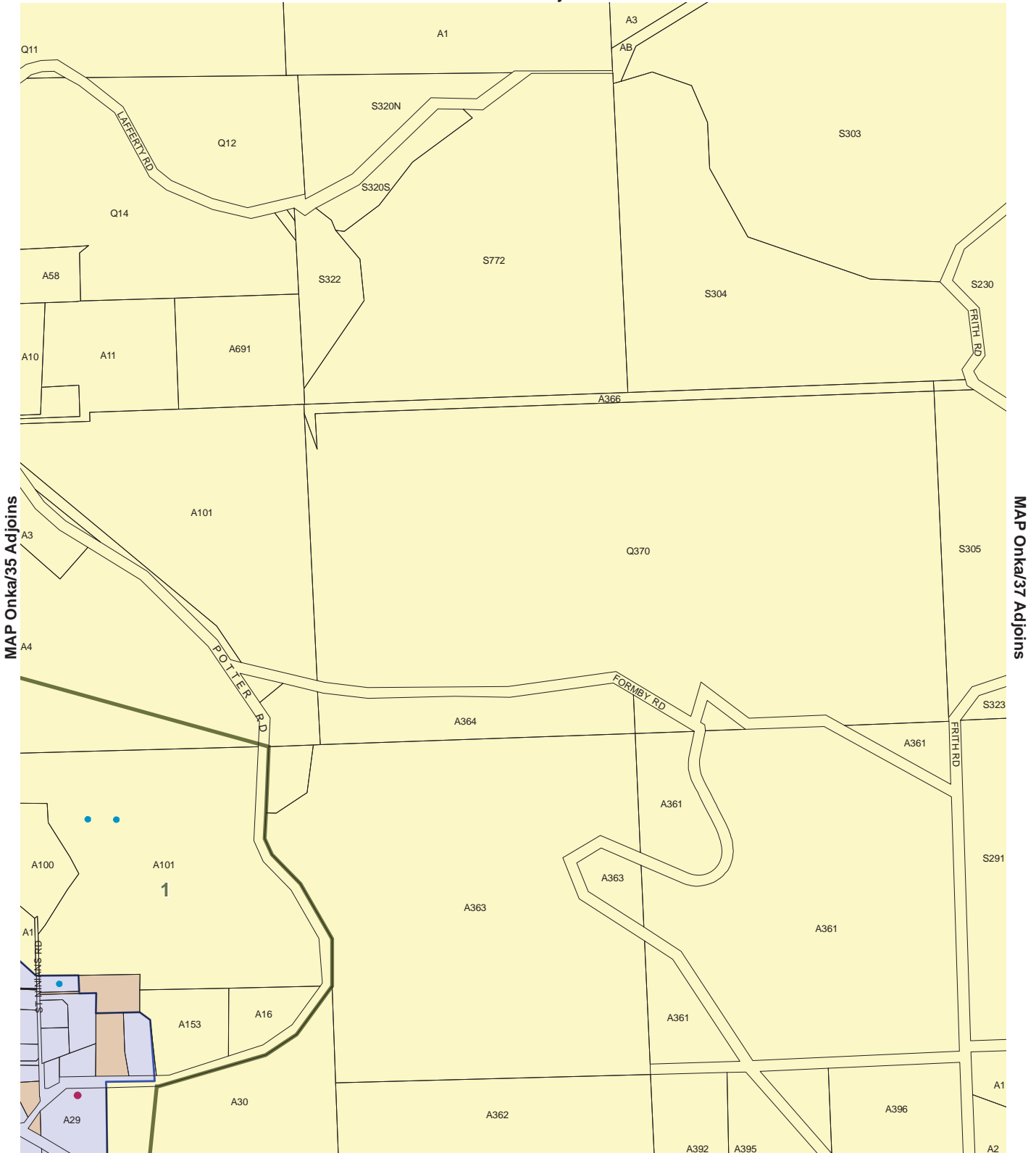
# Overlay Map Onka/36

## DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.



MAP Onka/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.

Historic Conservation Area  
1 Clarendon

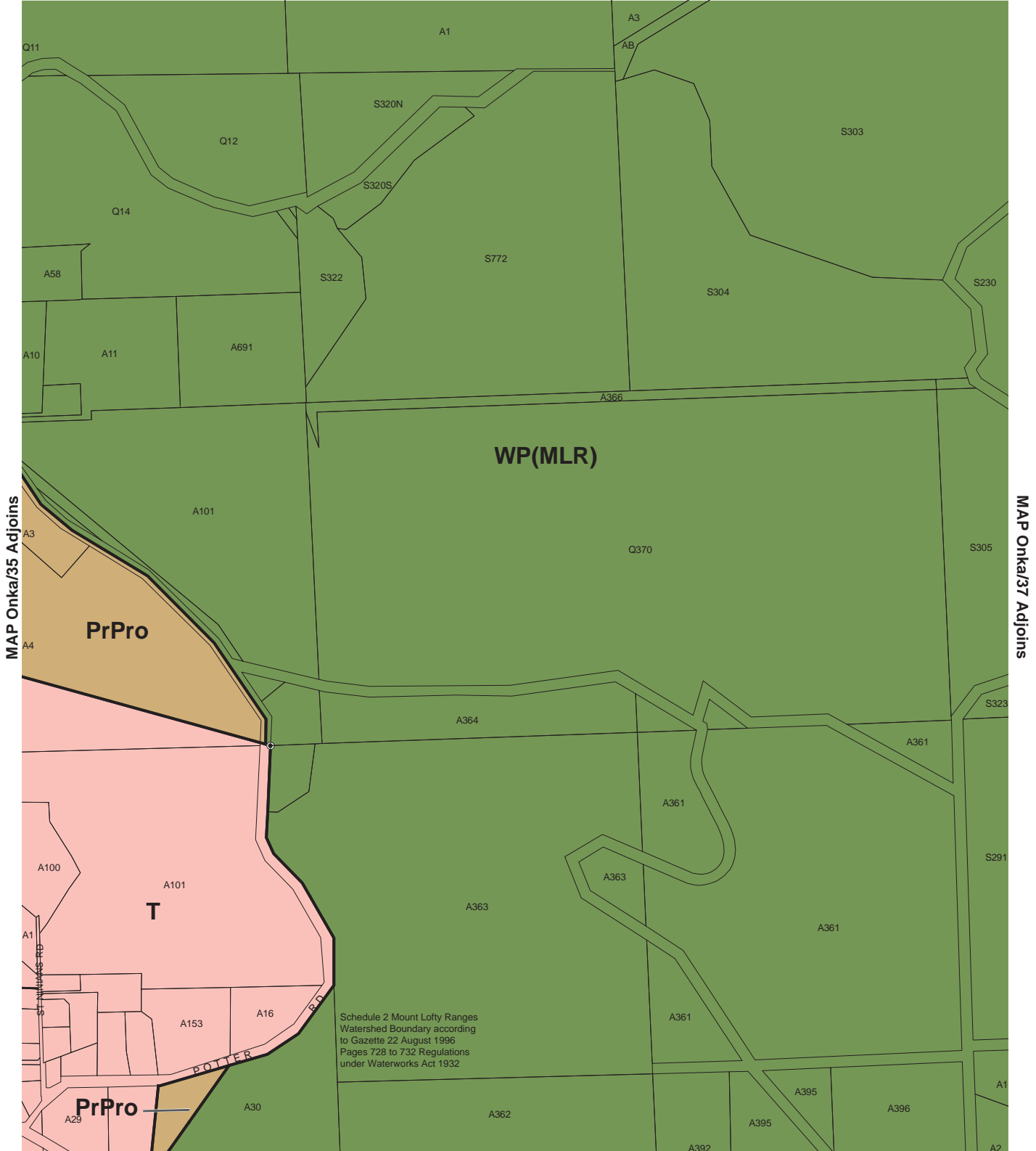


- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District

# Overlay Map Onka/36

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/17 Adjoins



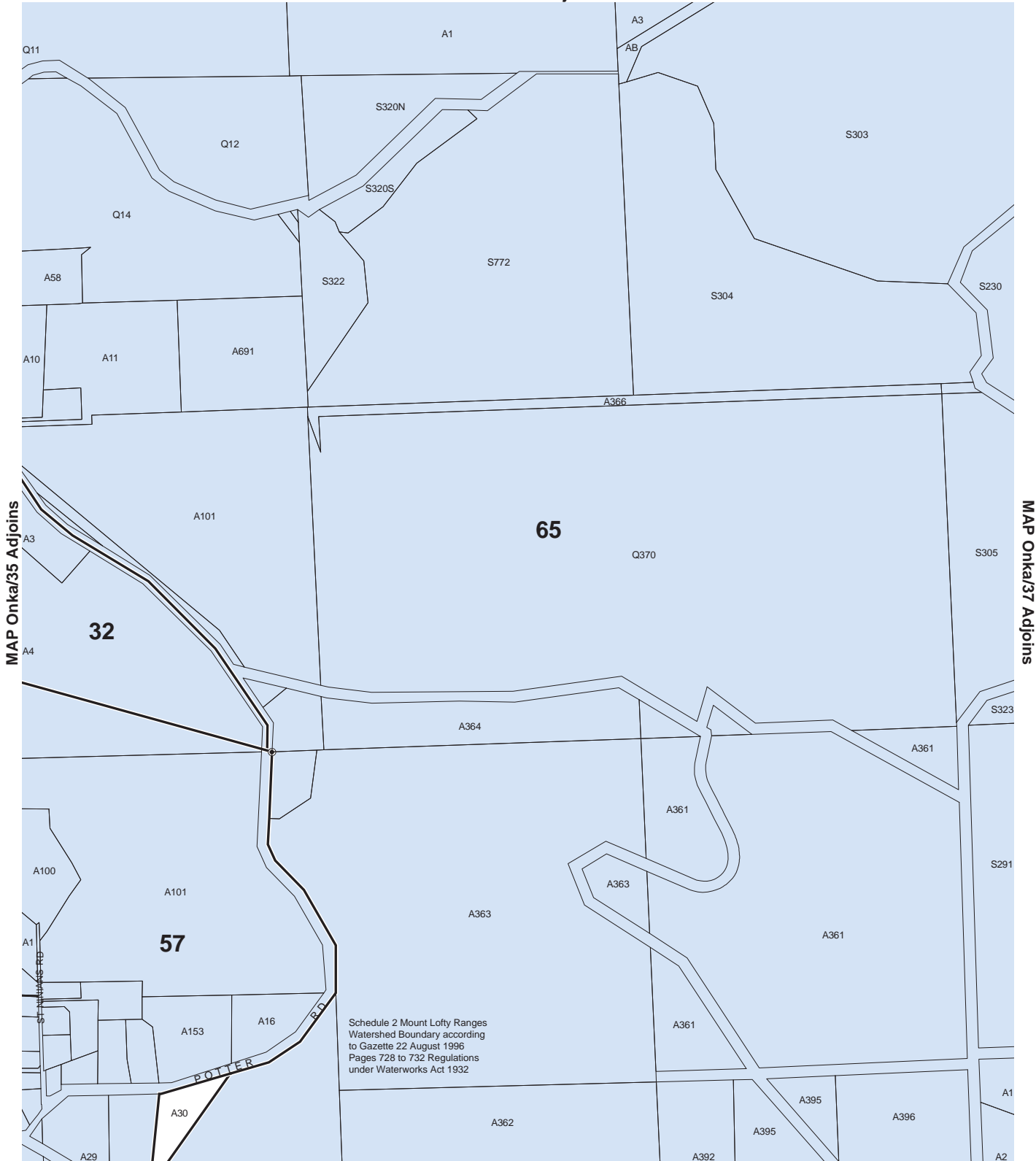
Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
  - T Township
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary

# Zone Map Onka/36

MAP Onka/17 Adjoins



MAP Onka/46 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

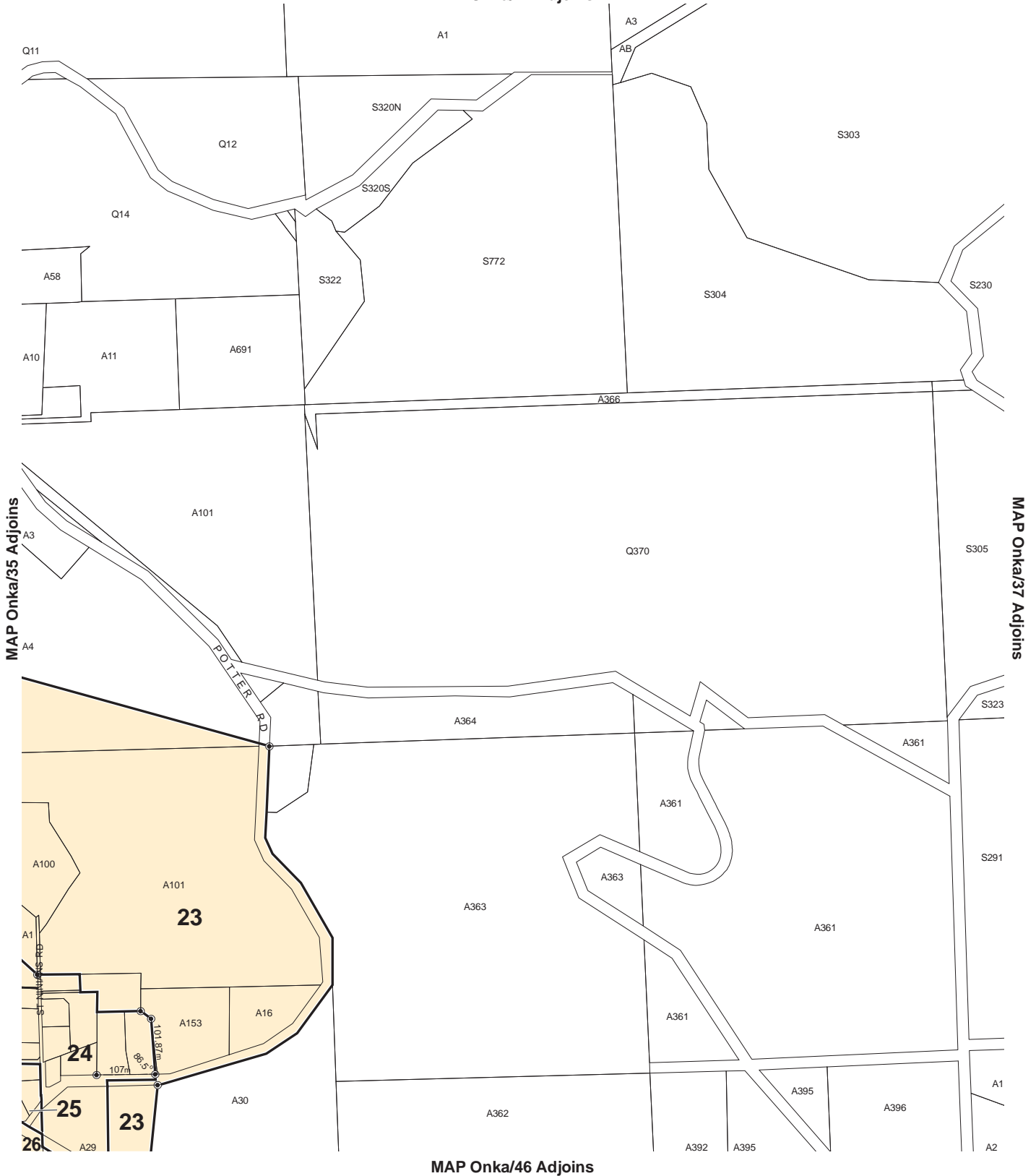
- 32** Mount Lofty Ranges Policy Area
- 57** Clarendon Policy Area
- 65** Watershed Priority Policy Area



# Policy Area Map Onka/36

 Policy Area Boundary

MAP Onka/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

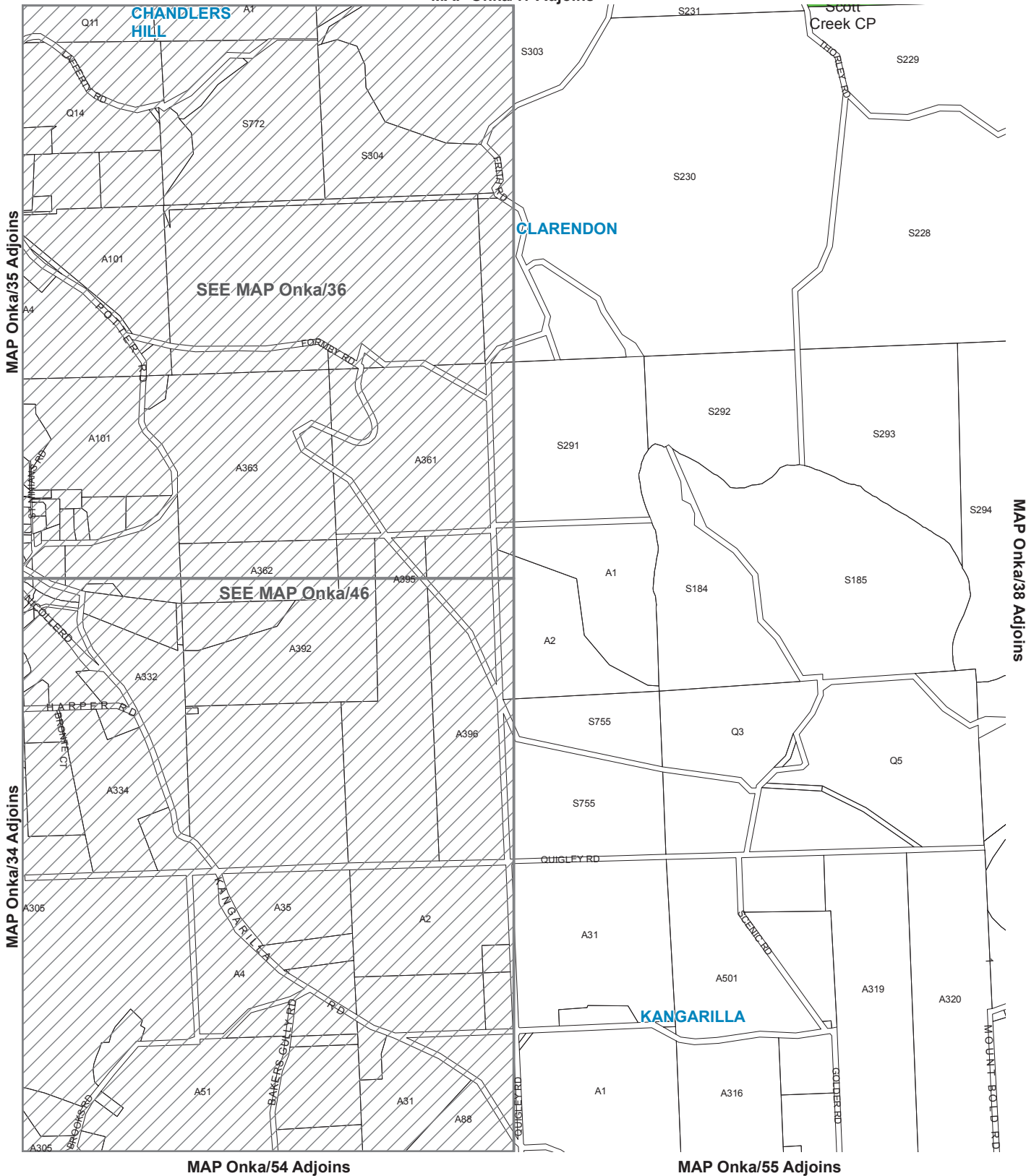
- 23 Landscape Environs Precinct
- 24 Living Precinct
- 25 Mixed Use Precinct
- 26 Recreation/Open Space Precinct

 Precinct Boundary



# Precinct Map Onka/36

MAP Onka/17 Adjoins



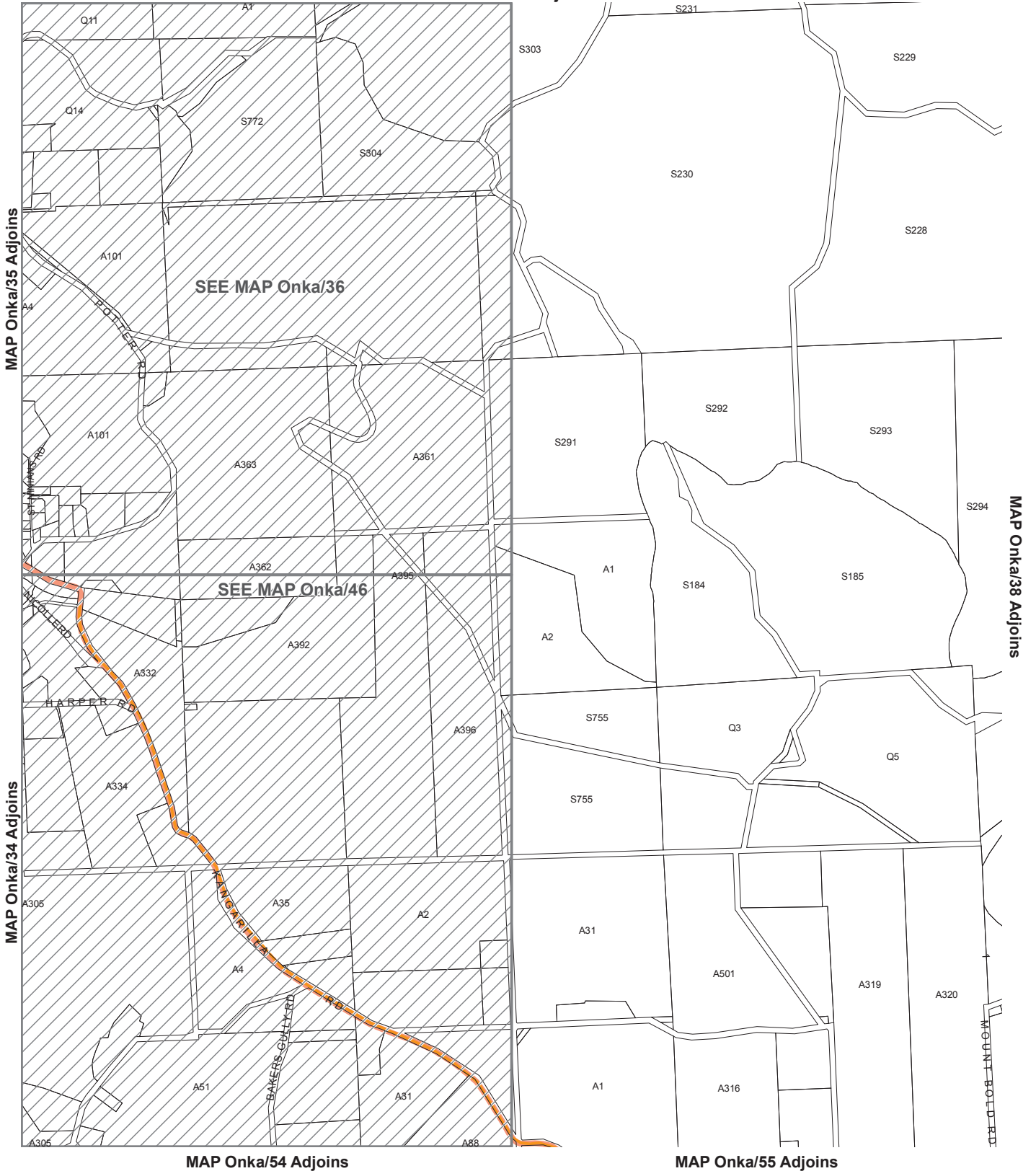
MAP Onka/38 Adjoins



0 1,000 m

# Location Map Onka/37

MAP Onka/17 Adjoins

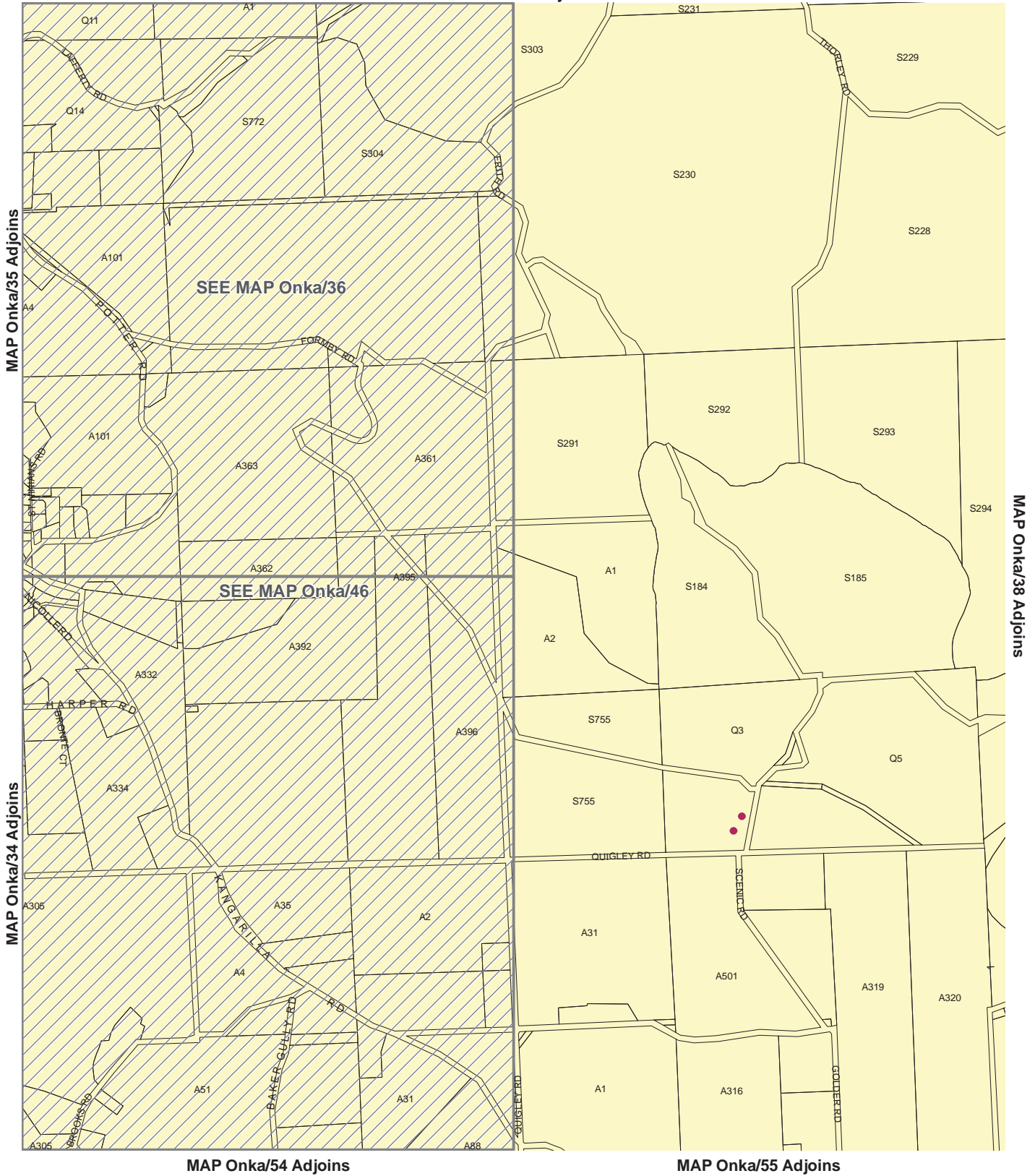


# Overlay Map Onka/37

## TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads

MAP Onka/17 Adjoins



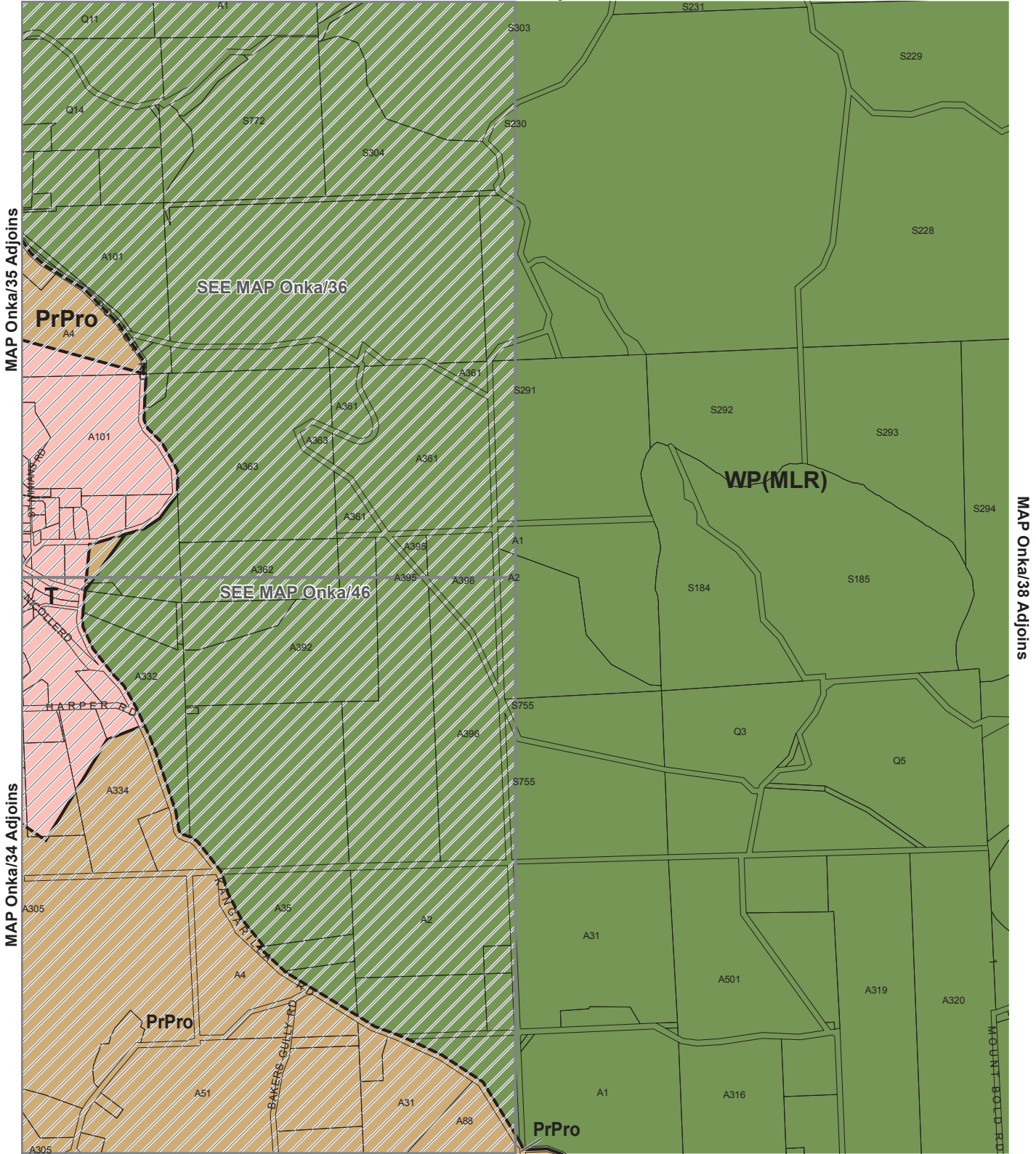
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



# Overlay Map Onka/37 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Character Preservation District

MAP Onka/17 Adjoins



MAP Onka/54 Adjoins

MAP Onka/55 Adjoins

See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



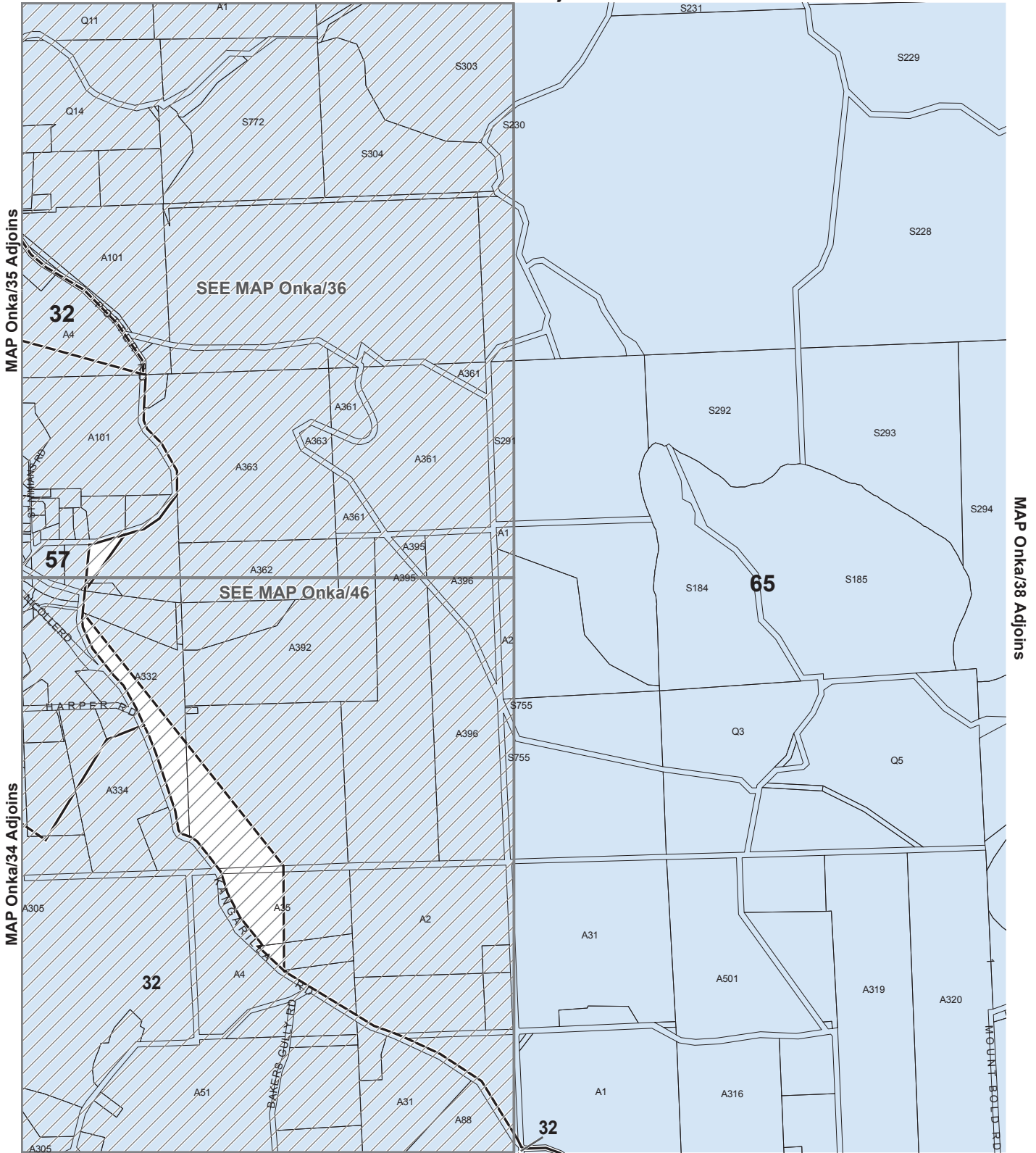
Zones

- PrPro Primary Production
- T Township
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

# Zone Map Onka/37



MAP Onka/17 Adjoins



MAP Onka/54 Adjoins

MAP Onka/55 Adjoins

See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

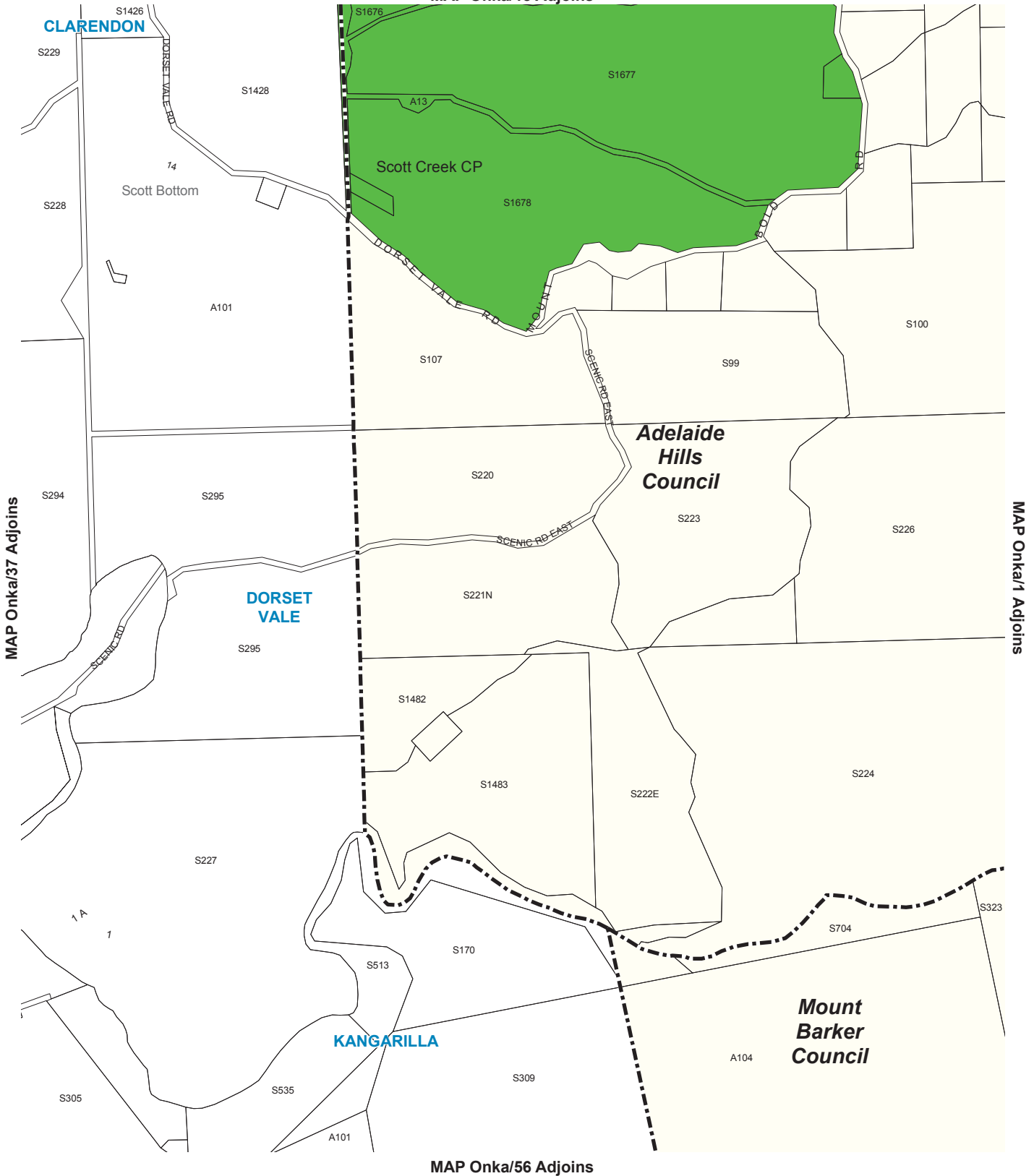
- Policy Area**
- 32 Mount Lofty Ranges Policy Area
  - 57 Clarendon Policy Area
  - 65 Watershed Priority Policy Area



# Policy Area Map Onka/37

 Policy Area Boundary

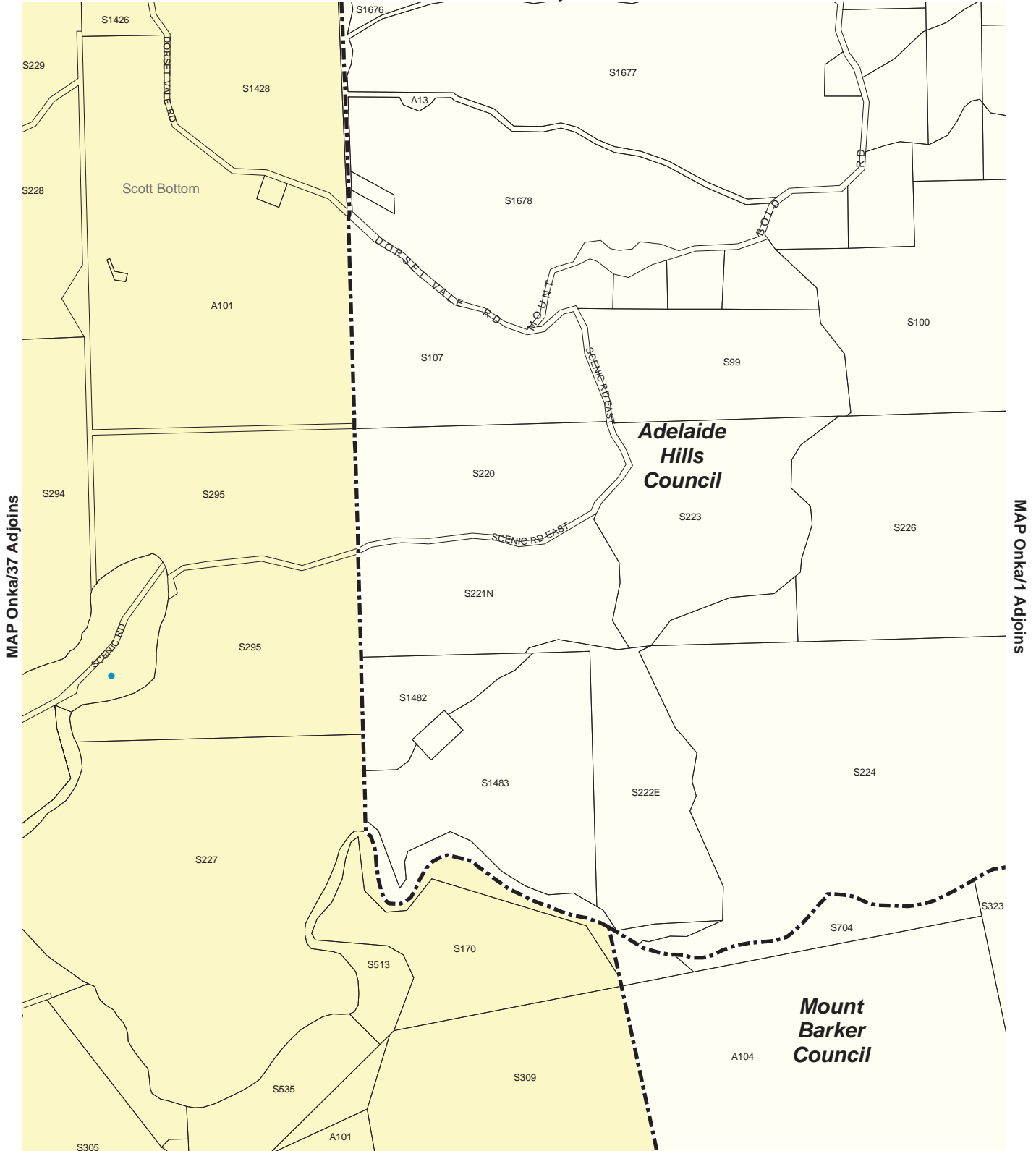
MAP Onka/18 Adjoins



# Location Map Onka/38

- Conservation Park
- Development Plan Boundary

MAP Onka/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.

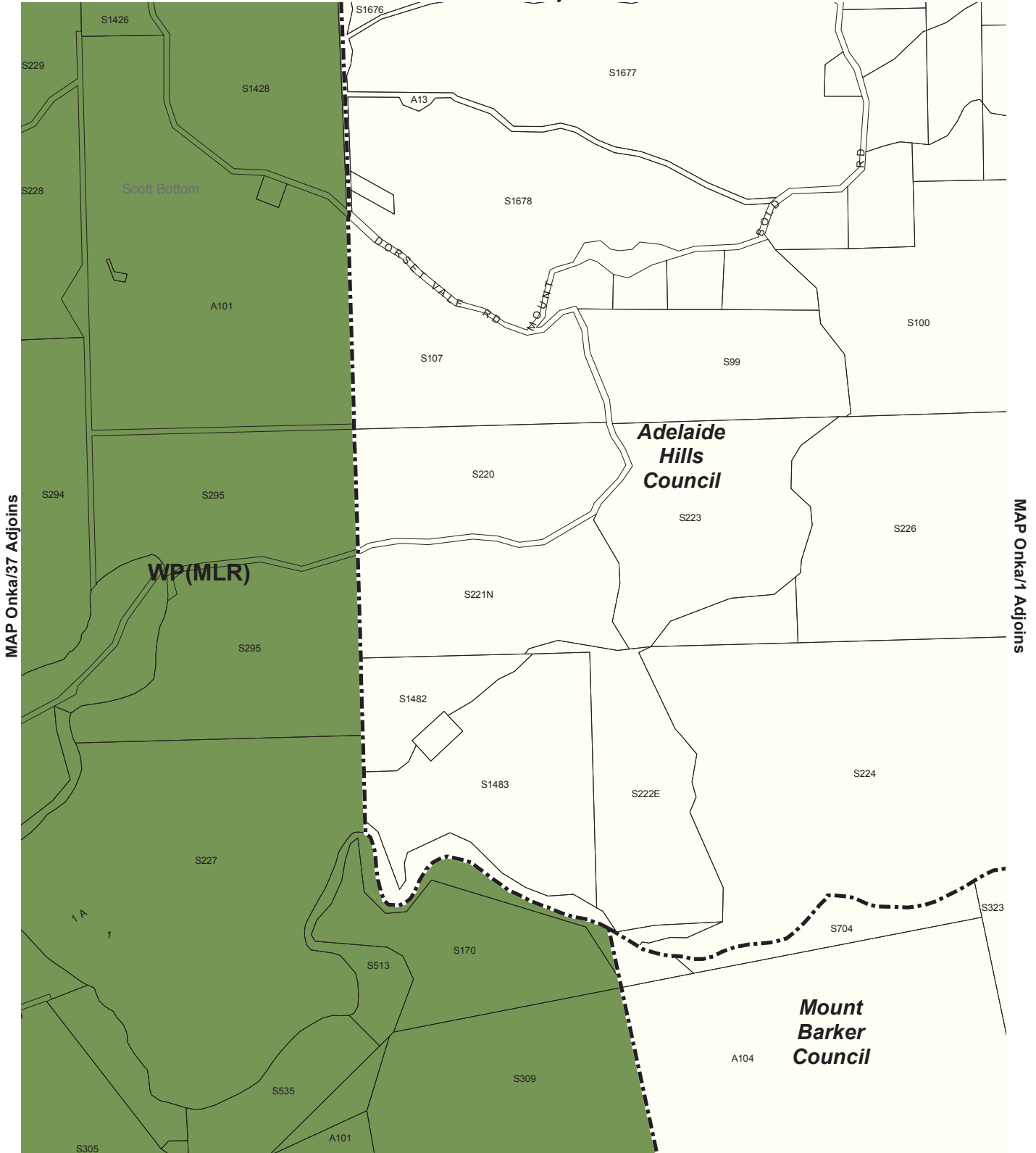


# Overlay Map Onka/38

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Onka/18 Adjoins



Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/38

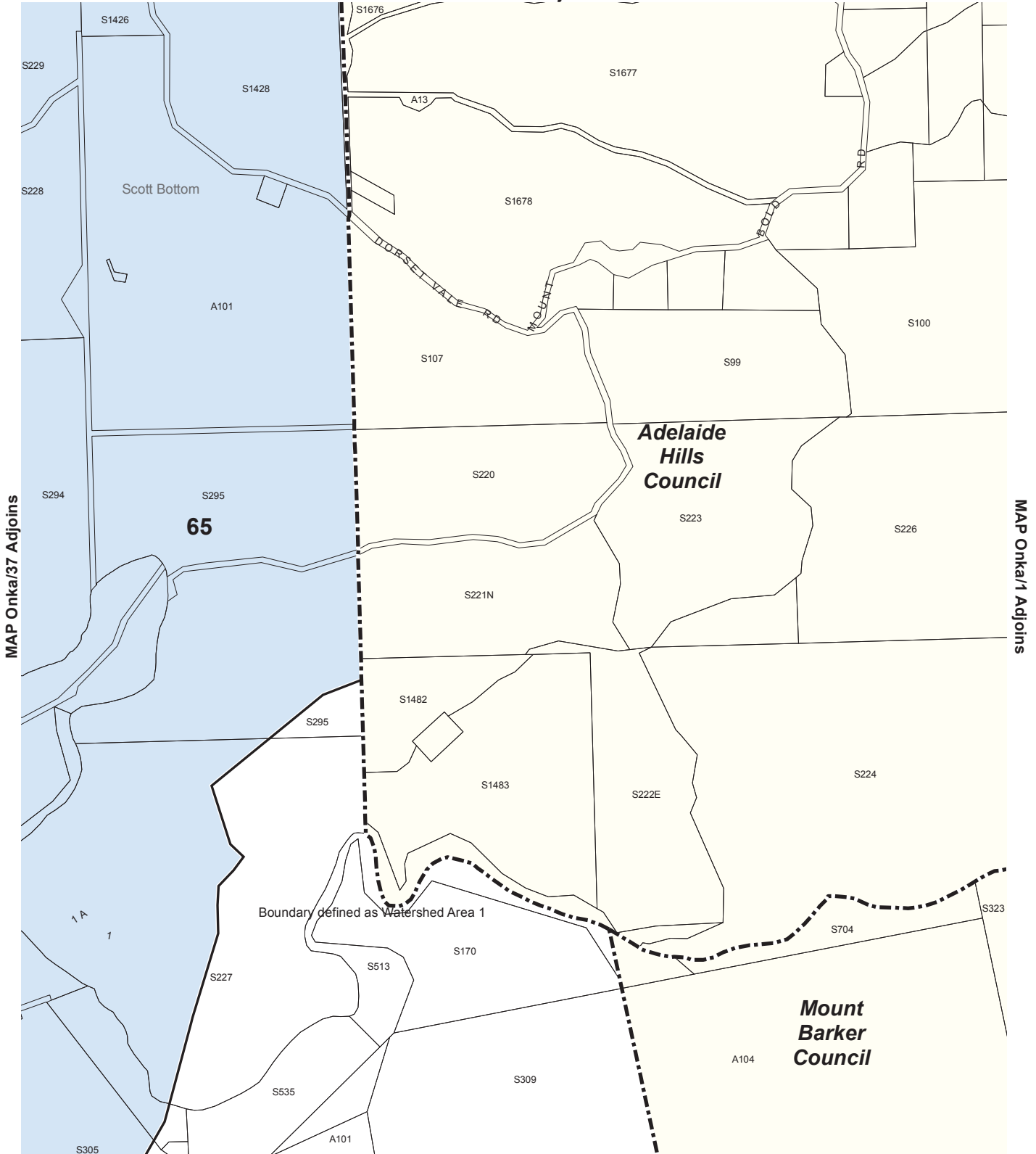
**Zones**

 WP(MLR) Watershed Protection (Mount Lofty Ranges)

 Zone Boundary

 Development Plan Boundary

MAP Onka/18 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
65 Watershed Priority Policy Area

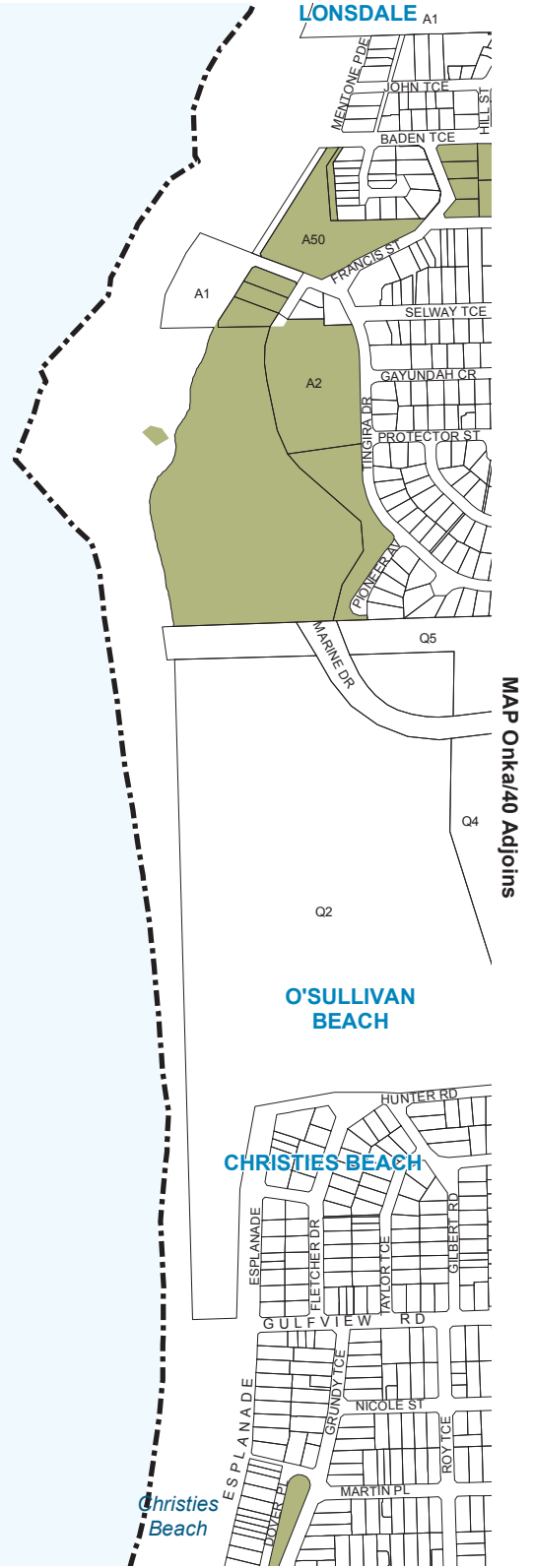


# Policy Area Map Onka/38

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins

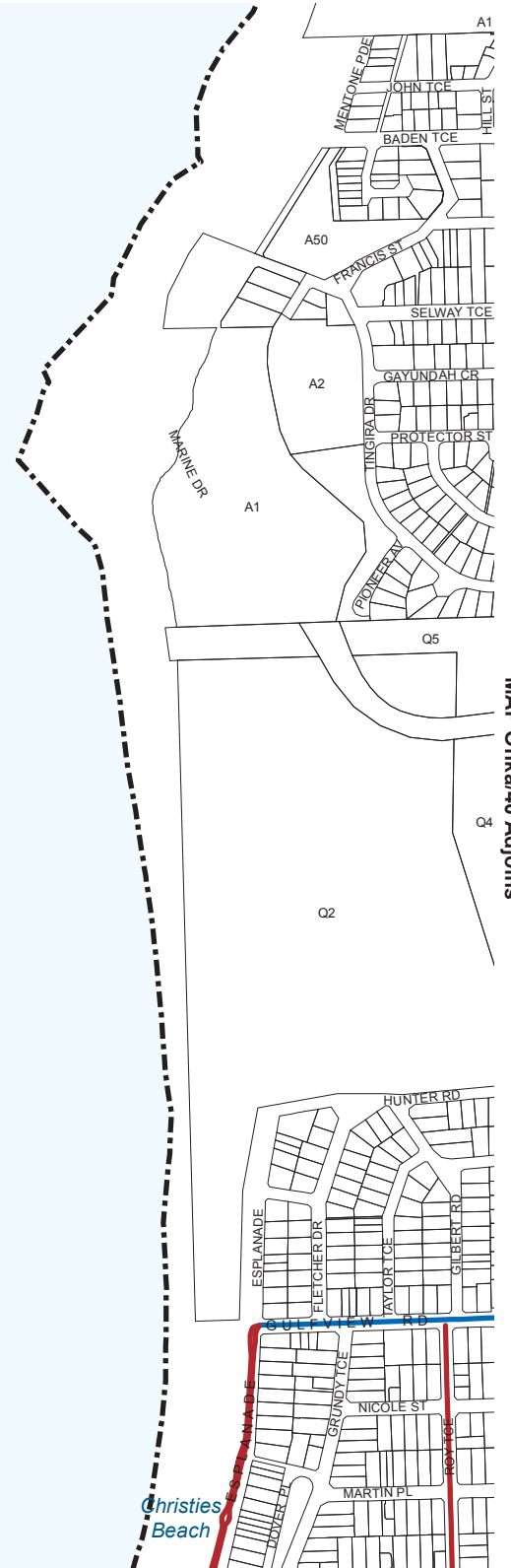
Land Not Within  
a Council  
Area (Metro)



# Location Map Onka/39

- Local Reserves
- Development Plan Boundary

*Land Not Within  
a Council  
Area (Metro)*

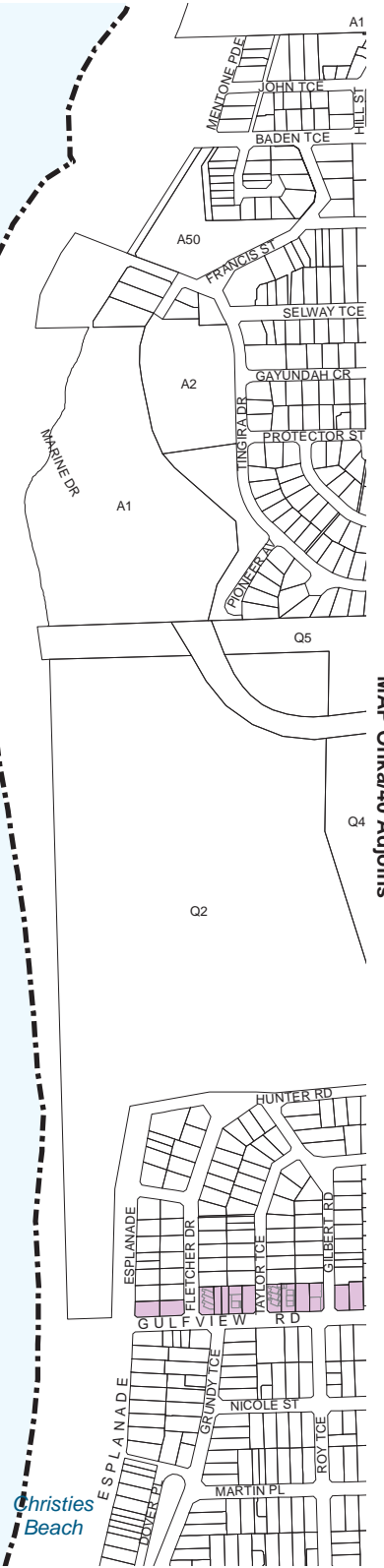


# Overlay Map Onka/39 TRANSPORT

- Collector Roads
- Distributor Roads
- Development Plan Boundary

Land Not Within  
a Council  
Area (Metro)

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

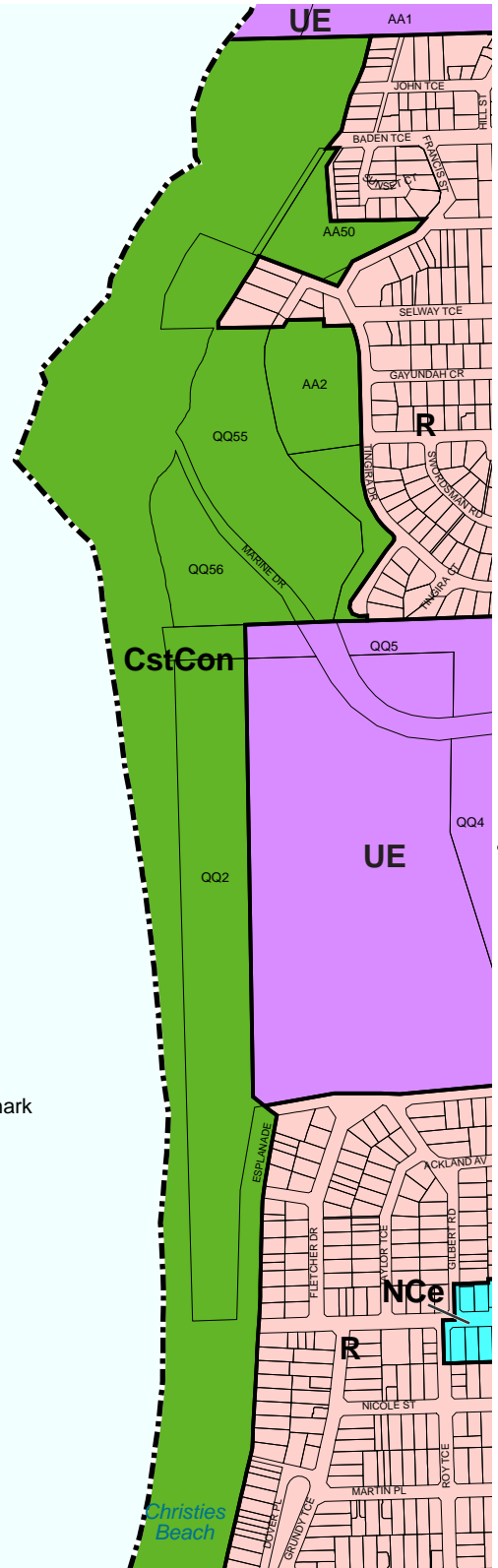


# Overlay Map Onka/39 DEVELOPMENT CONSTRAINTS

- Distributor (parcel identified for future road widening)
- Development Plan Boundary



MAP Onka/1 Adjoins



Land Not Within a Council Area (Metro)

Cst 3 Nautical miles seaward of low water mark

Christies Beach

Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
  - NCe Neighbourhood Centre
  - R Residential
  - UE Urban Employment
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/39

MAP Onka/27 Adjoins

MAP Onka/1 Adjoins

**Land Not Within a Council Area (Metro)**

Cst 3 Nautical miles seaward of low water mark

MAP Onka/40 Adjoins

MAP Onka/47 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

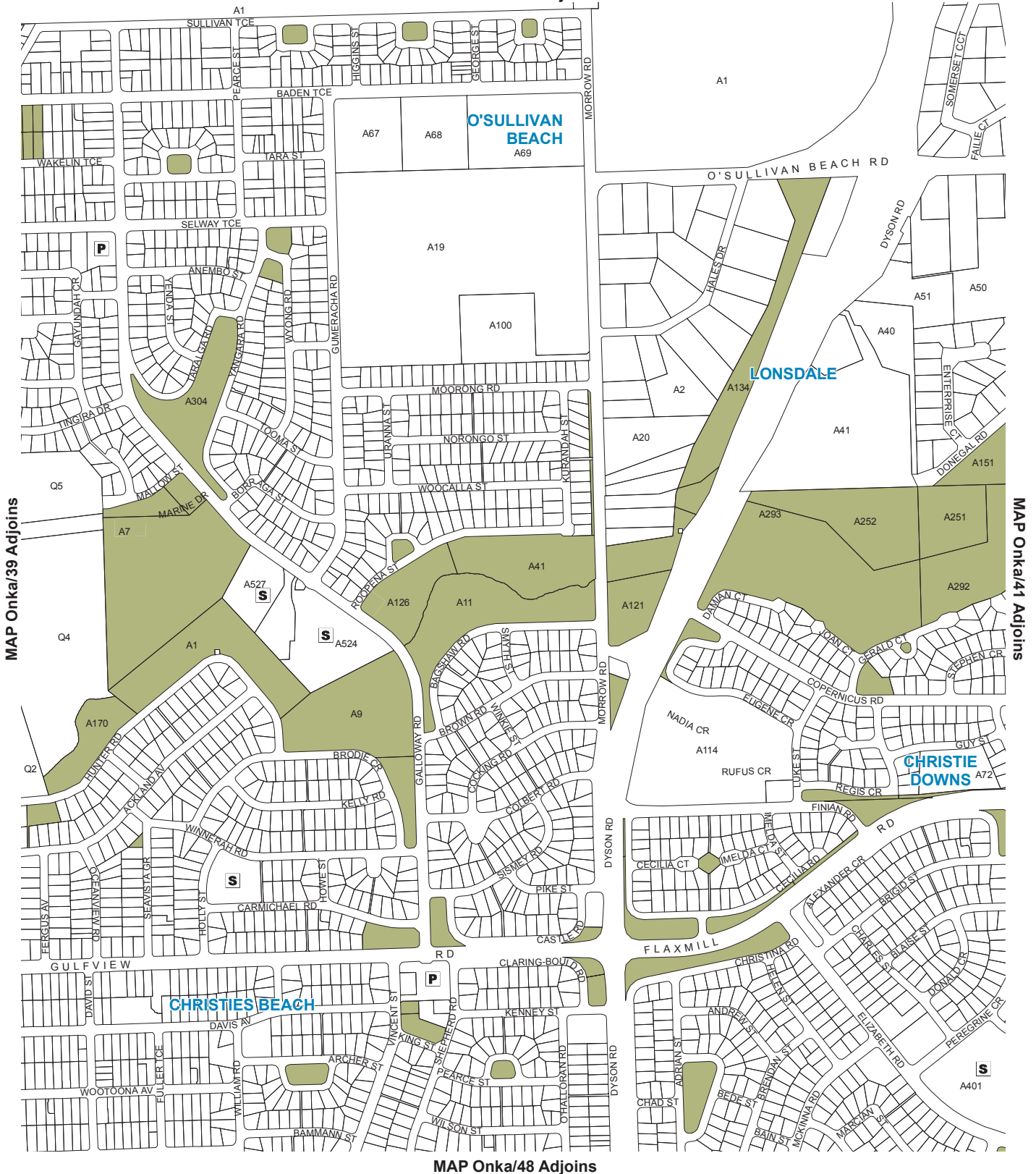
- 13 Infrastructure Policy Area
- 15 Port Stanvac Policy Area
- 40 Medium Density Policy Area



# Policy Area Map Onka/39

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/28 Adjoins



# Location Map Onka/40

- S School
- P Post Office
- Local Reserves



MAP Onka/28 Adjoins



MAP Onka/39 Adjoins

MAP Onka/41 Adjoins

MAP Onka/48 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 - Building Set Backs from Road Boundaries and Road Widening

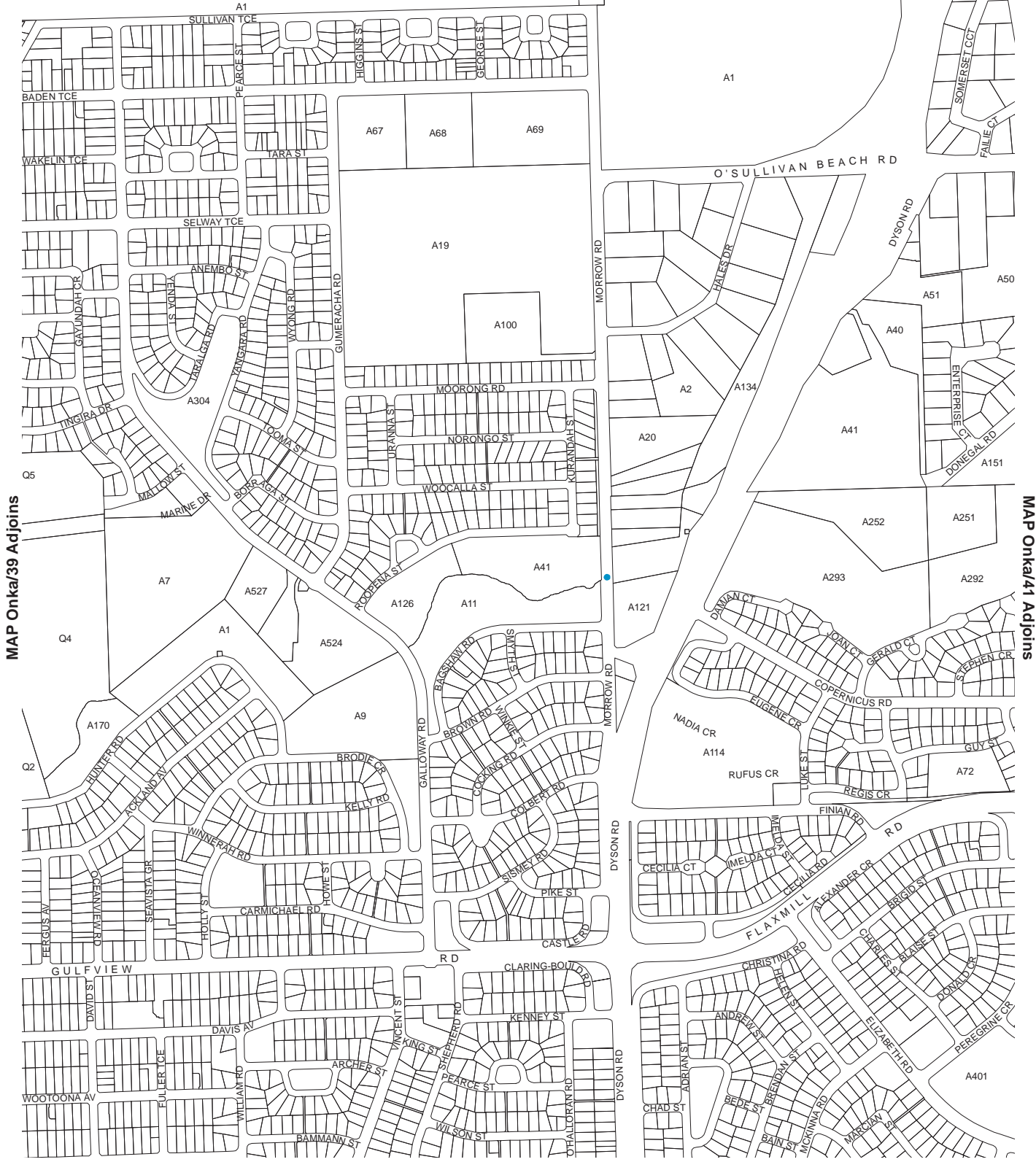


# Overlay Map Onka/40

## DEVELOPMENT CONSTRAINTS

- Distributor (parcel identified for future road widening)
- Interface Area

MAP Onka/28 Adjoins



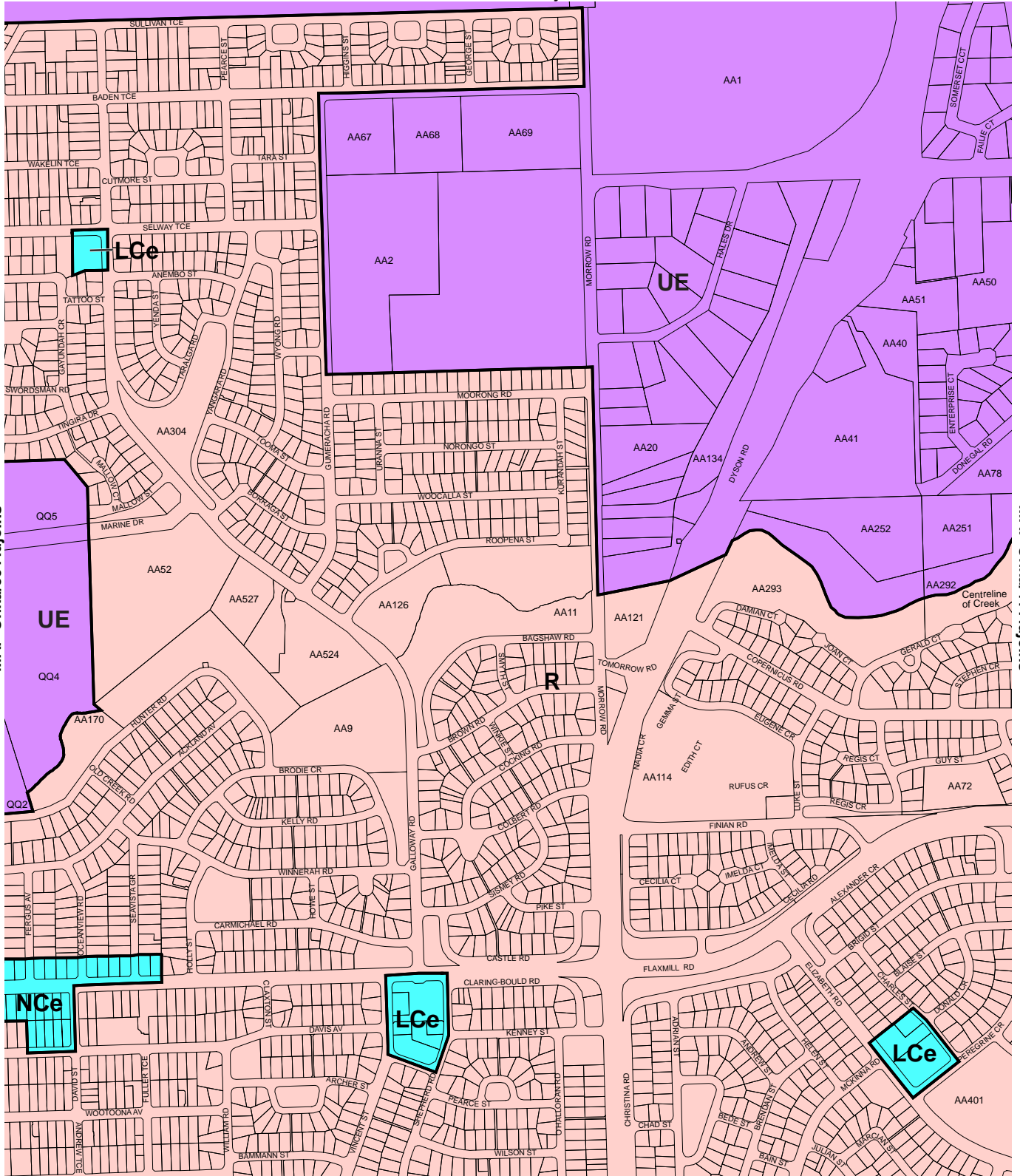
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Onka/40 HERITAGE AND CHARACTER PRESERVATION DISTRICT

• Local heritage place

MAP Onka/28 Adjoins



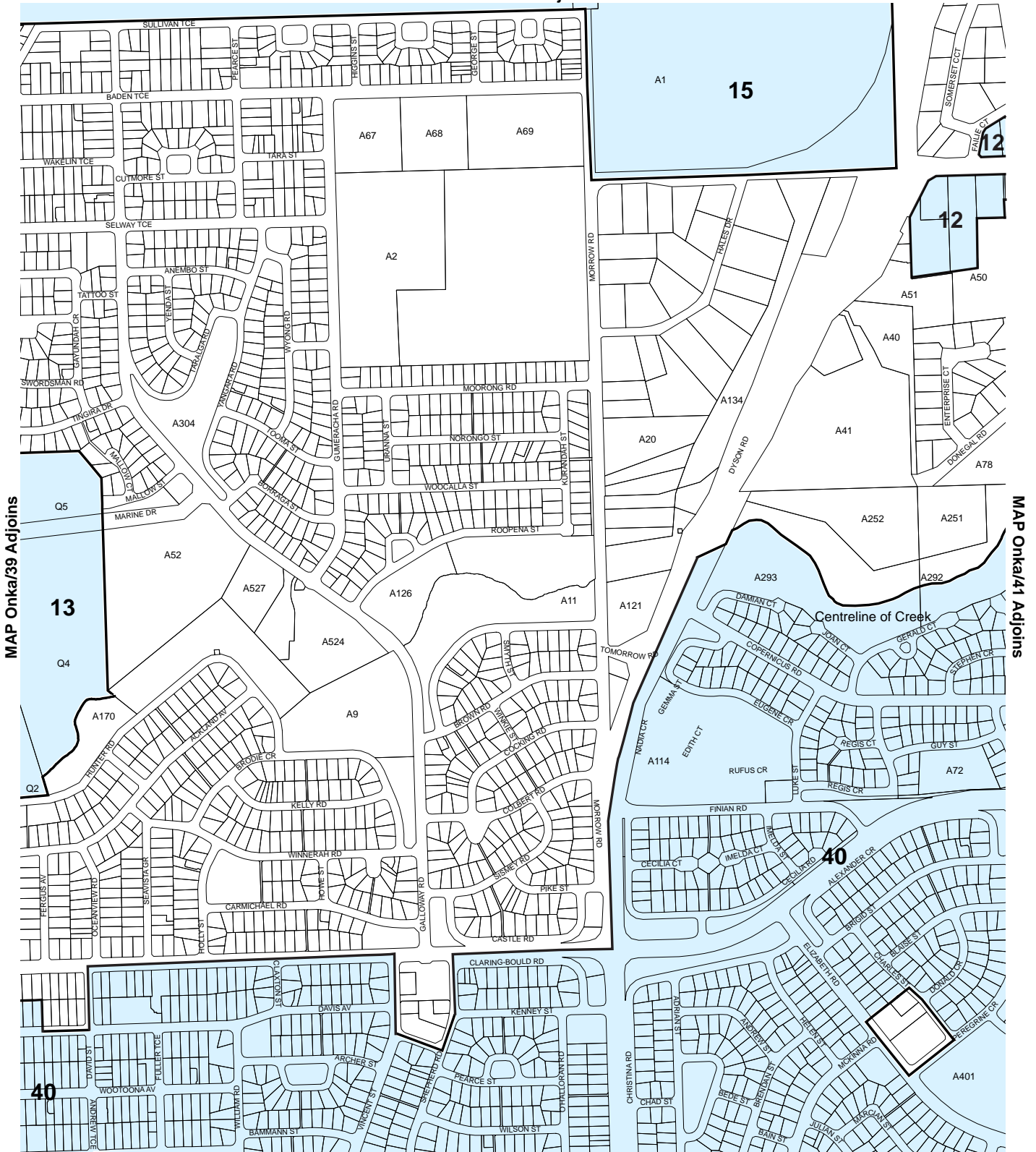
Lamberts Conformal Conic Projection, GDA94



- Zones**
- LCe Local Centre
  - NCe Neighbourhood Centre
  - R Residential
  - UE Urban Employment
  - Zone Boundary

# Zone Map Onka/40

MAP Onka/28 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 12 Main Road Policy Area
- 13 Infrastructure Policy Area
- 15 Port Stanvac Policy Area
- 40 Medium Density Policy Area



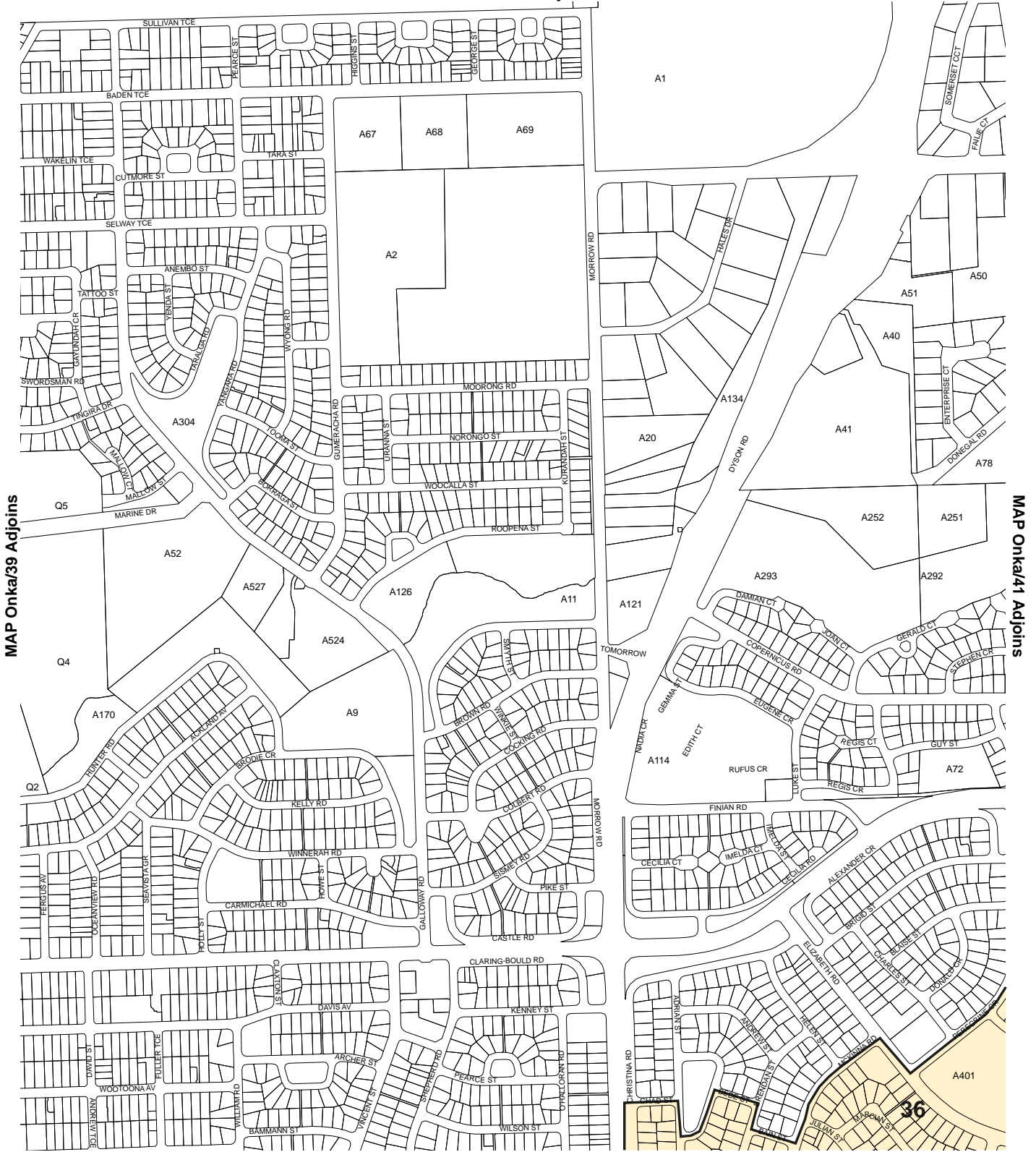
MAP Onka/48 Adjoins

# Policy Area Map Onka/40

 Policy Area Boundary



MAP Onka/28 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

36 Targeted Infill Precinct



# Precinct Map Onka/40

 Precinct Boundary

MAP Onka/29 Adjoins



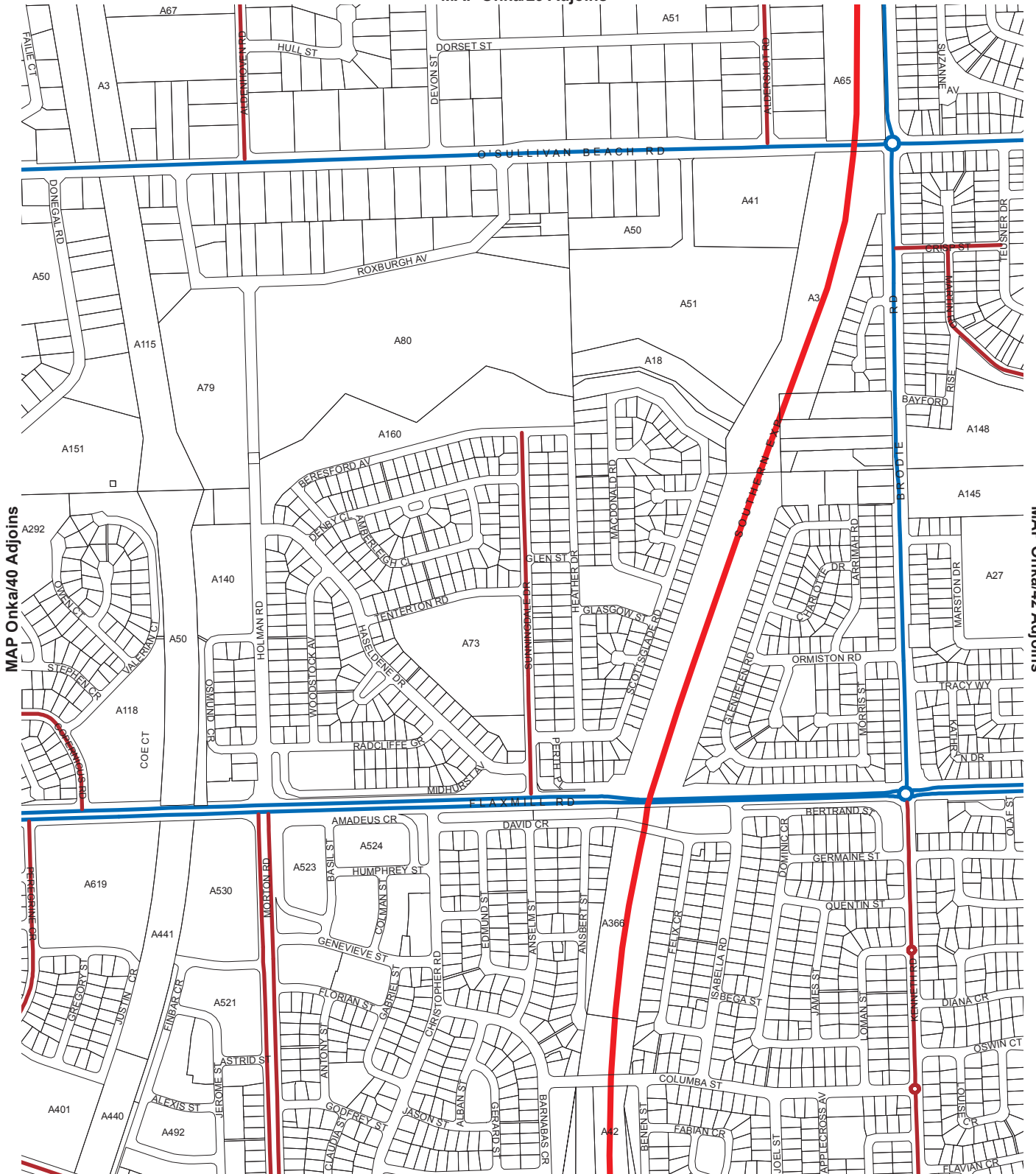
MAP Onka/49 Adjoins



# Location Map Onka/41

- S School
- H Other Health Services
- Railways
- Local Reserves

MAP Onka/29 Adjoins



MAP Onka/49 Adjoins

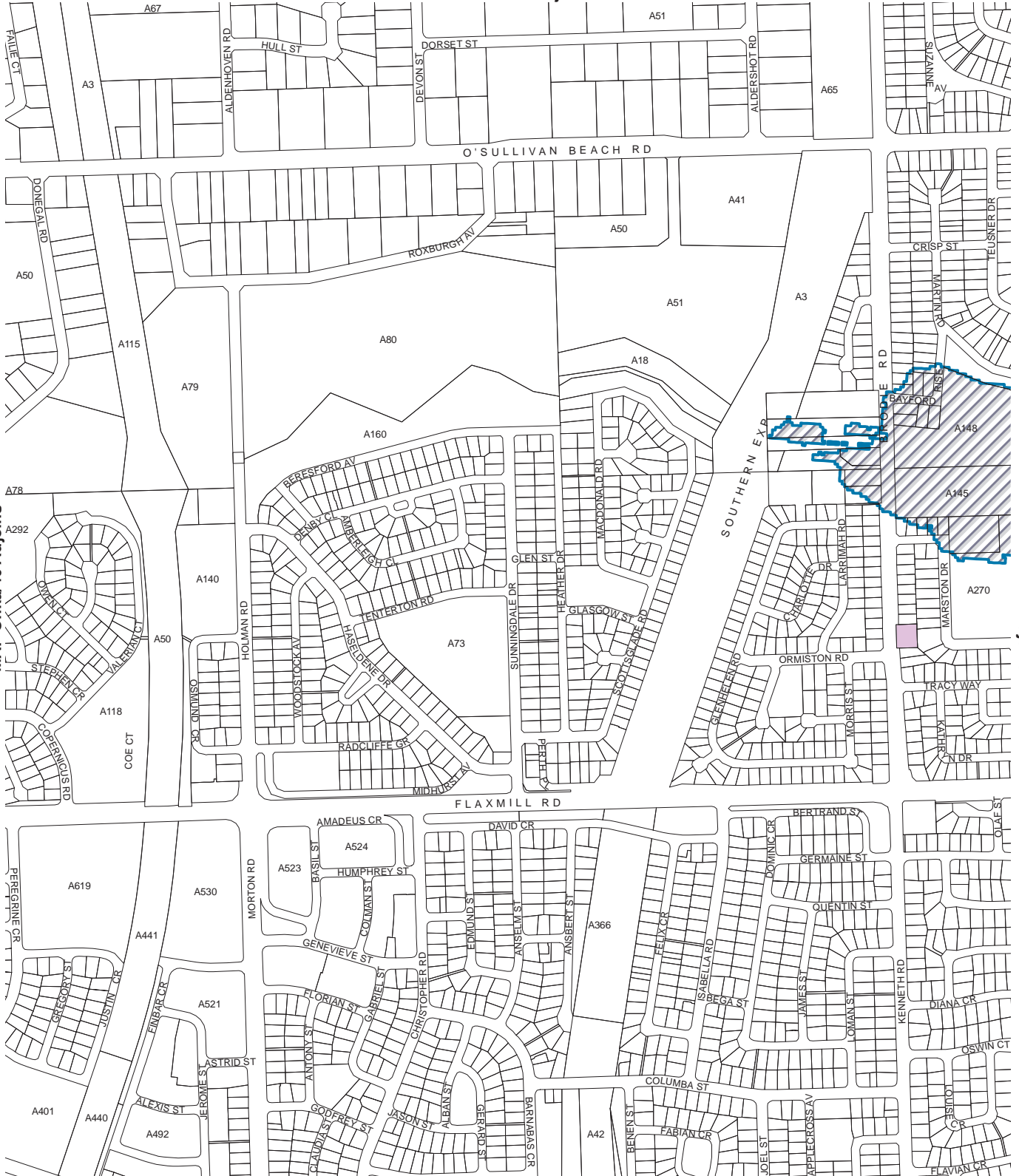


# Overlay Map Onka/41

## TRANSPORT

- Primary Arterial Roads
- Collector Roads
- Distributor Roads

MAP Onka/29 Adjoins



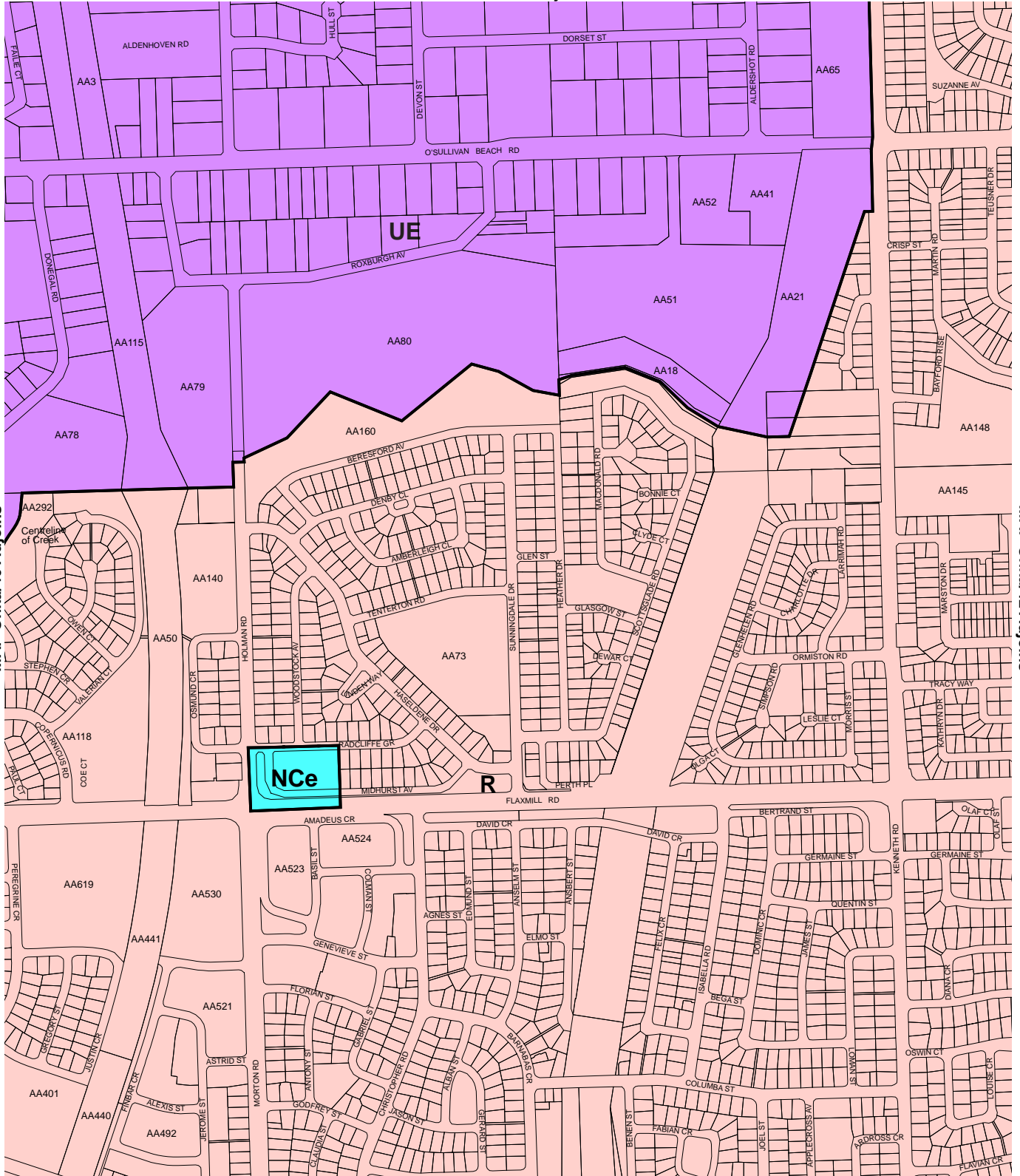
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



- Flood 100 A.R.I
- Distributor (parcel identified for future road widening)

# Overlay Map Onka/41 DEVELOPMENT CONSTRAINTS

MAP Onka/29 Adjoins



MAP Onka/40 Adjoins

MAP Onka/42 Adjoins

MAP Onka/49 Adjoins

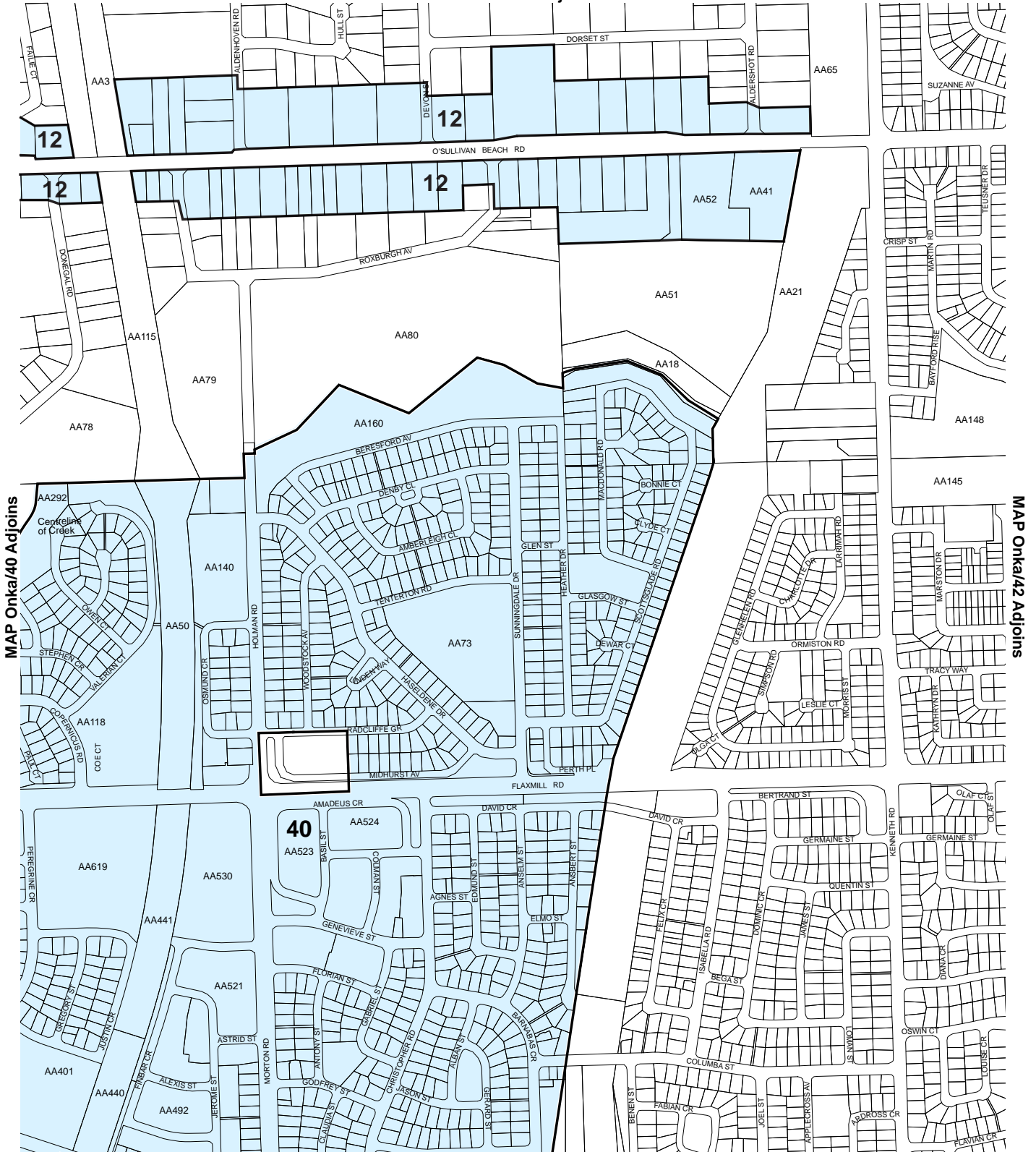
Lamberts Conformal Conic Projection, GDA94



- Zones**
- NCe Neighbourhood Centre
  - R Residential
  - UE Urban Employment
  - Zone Boundary

# Zone Map Onka/41

MAP Onka/29 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

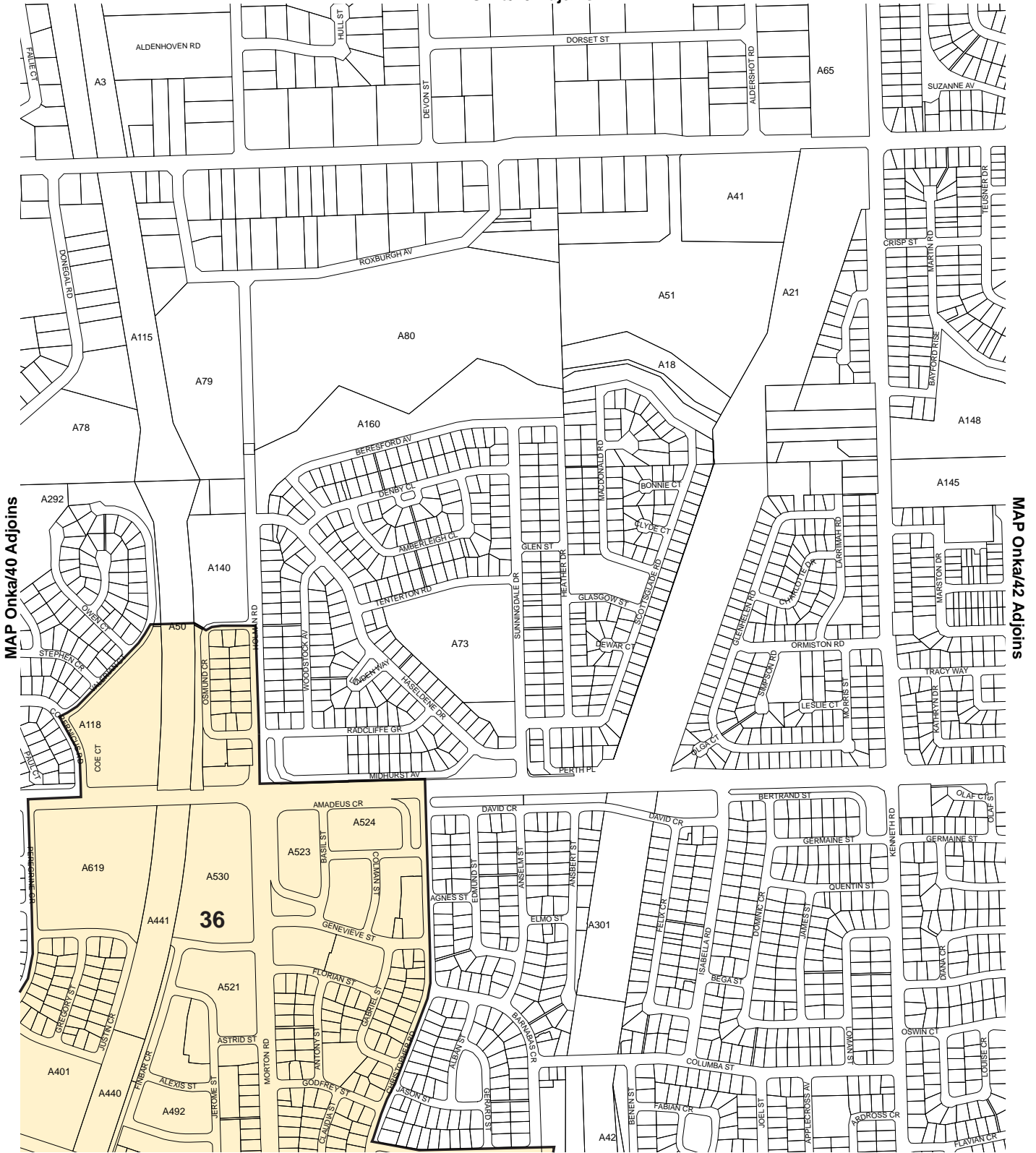
- 12 Main Road Policy Area
- 40 Medium Density Policy Area



# Policy Area Map Onka/41

Policy Area Boundary

MAP Onka/29 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

**36** Targeted Infill Precinct

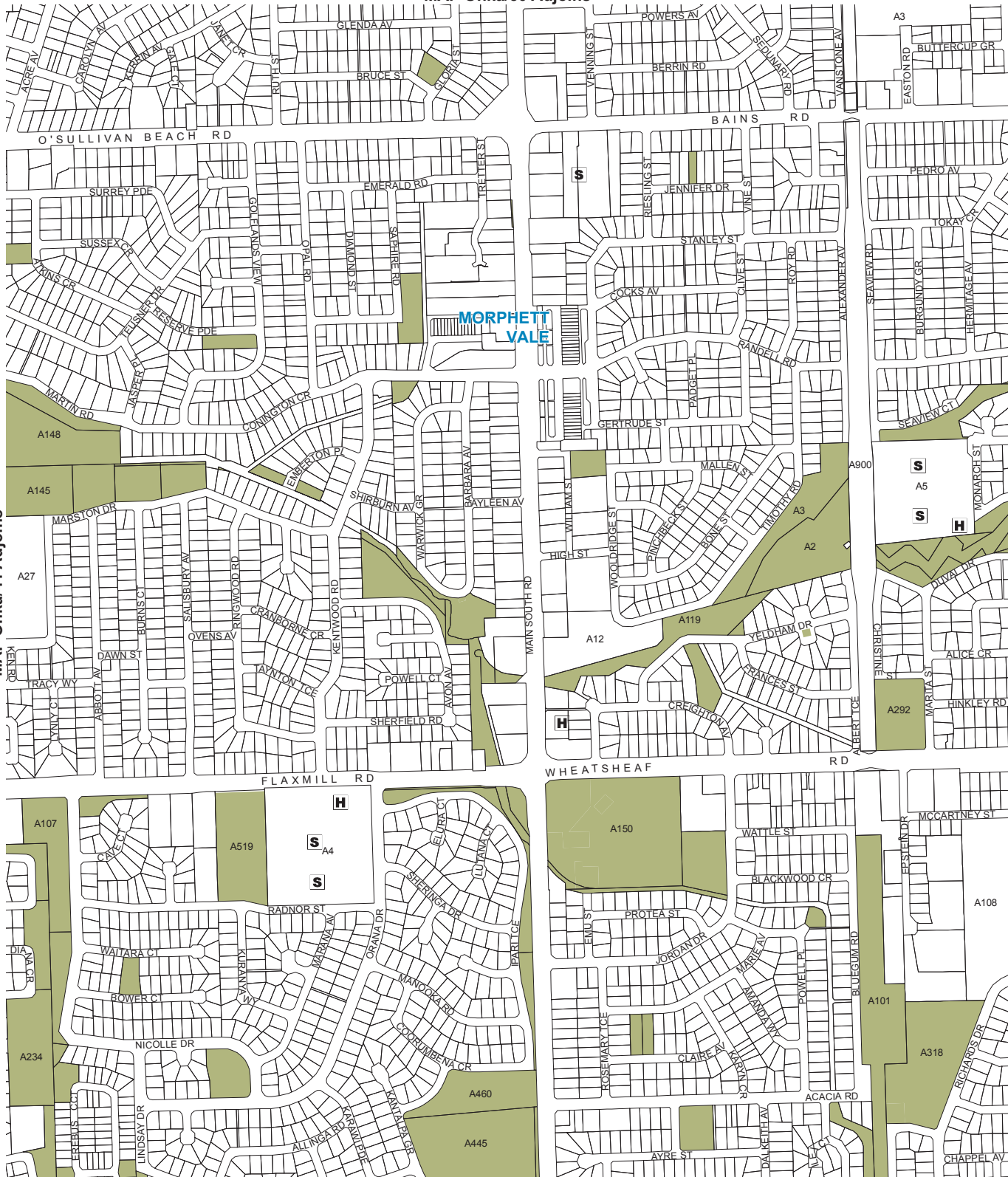


0 500m

# Precinct Map Onka/41

 Precinct Boundary

MAP Onka/30 Adjoins



MAP Onka/50 Adjoins

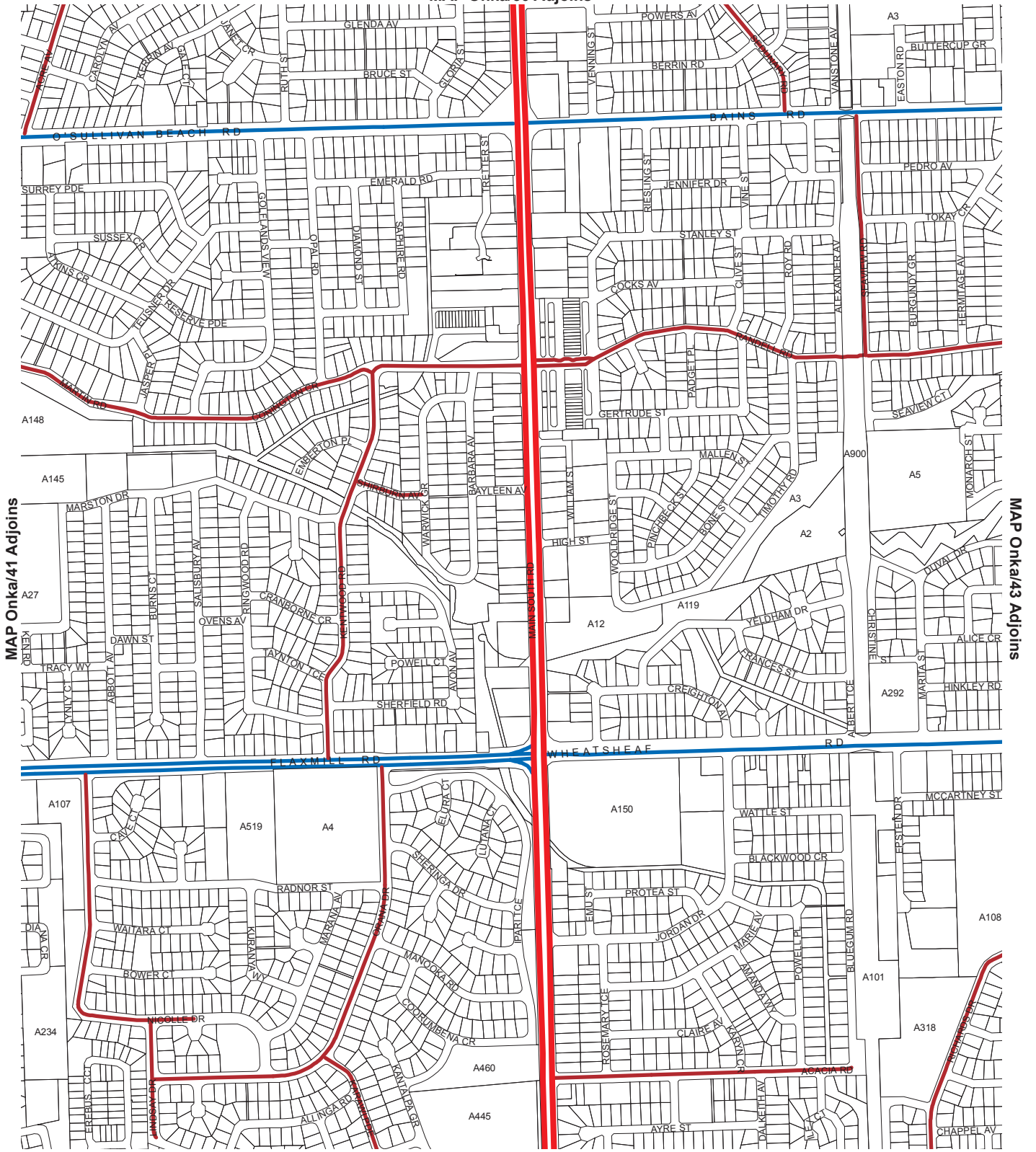
# Location Map Onka/42

- S School
- H Other Health Services
- Local Reserves





MAP Onka/30 Adjoins



MAP Onka/41 Adjoins

MAP Onka/43 Adjoins

MAP Onka/50 Adjoins

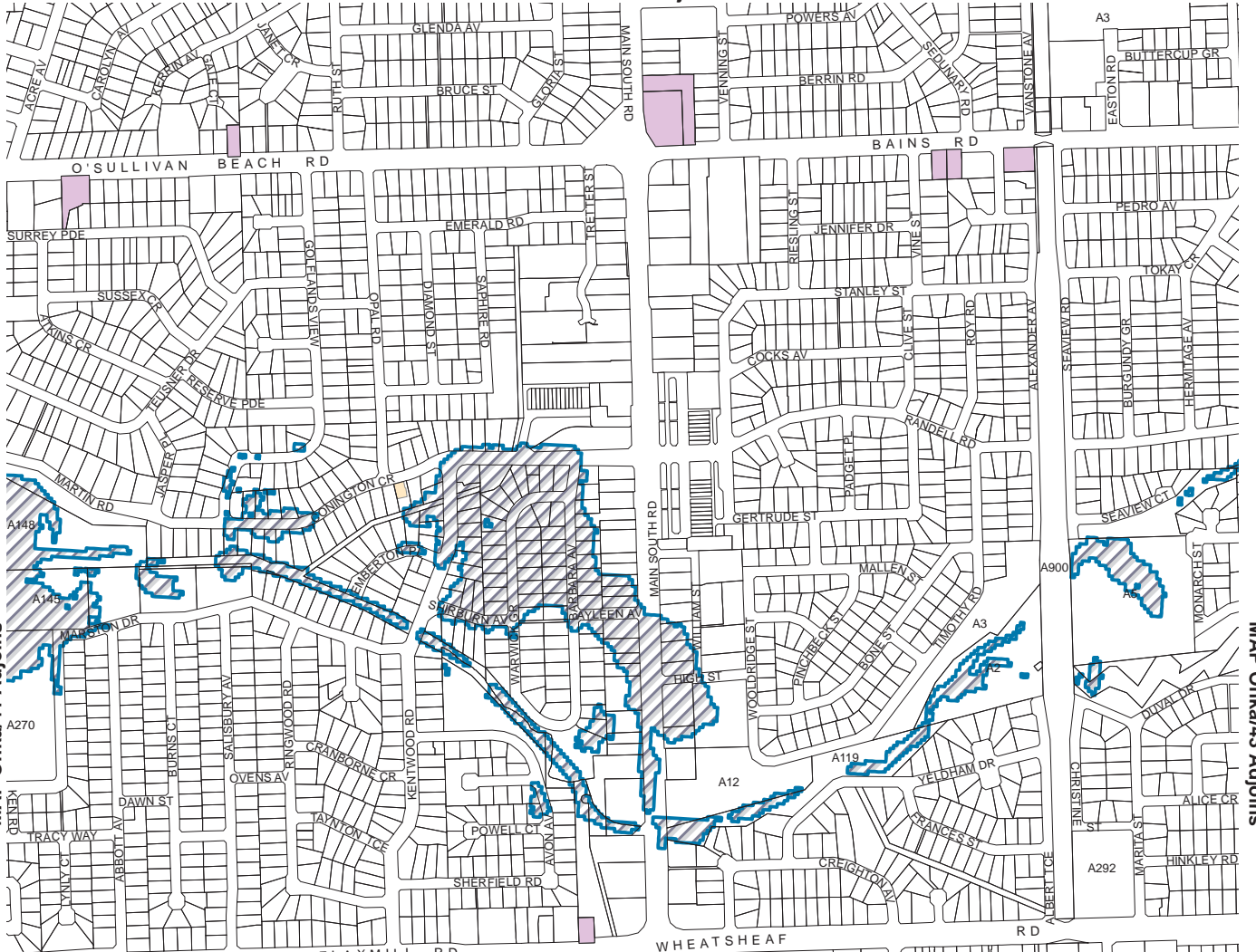


# Overlay Map Onka/42

## TRANSPORT

- Primary Arterial Roads
- Collector Roads
- Distributor Roads

MAP Onka/30 Adjoins



MAP Onka/41 Adjoins




MAP Onka/43 Adjoins



MAP Onka/50 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

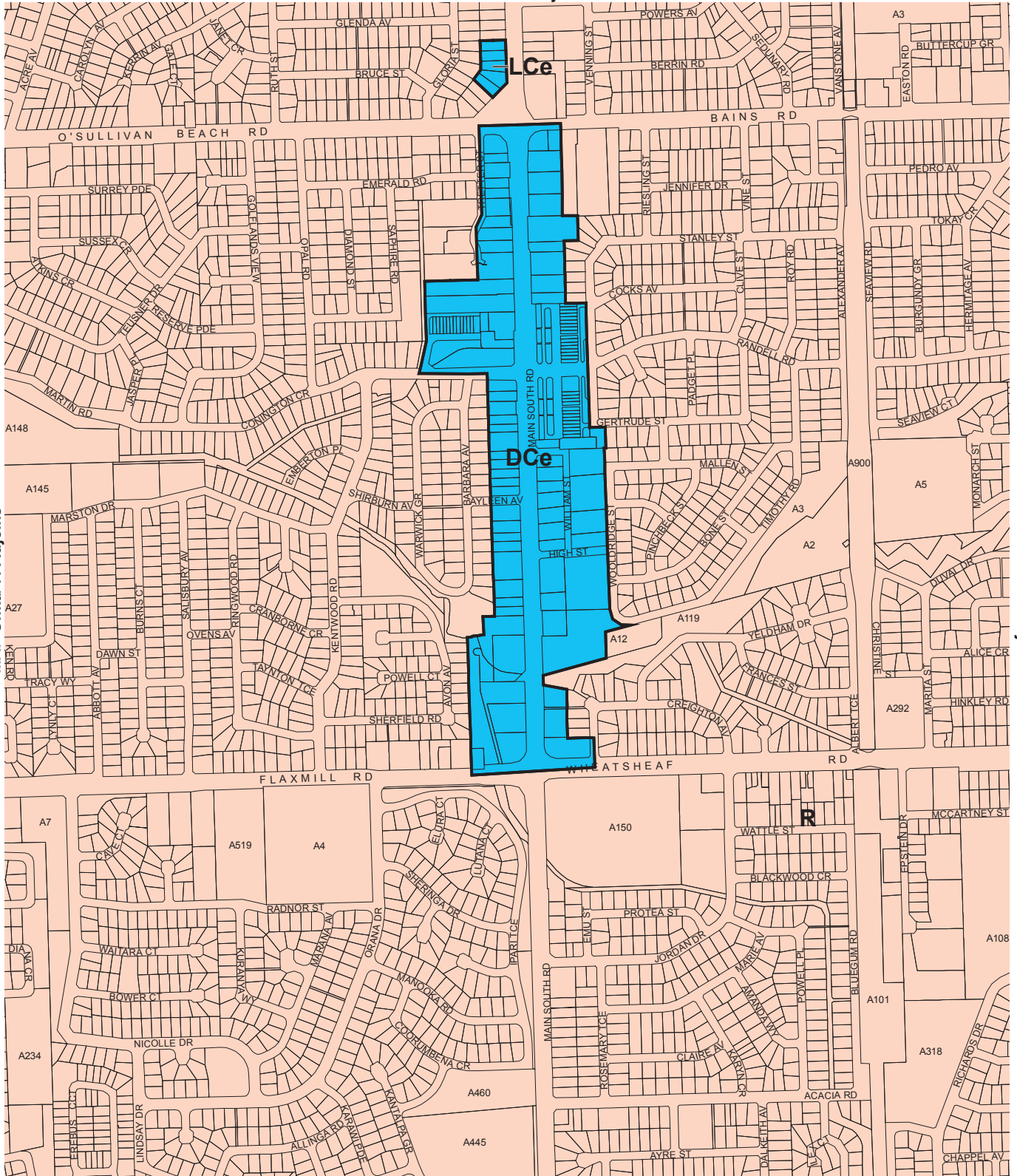


-  Flood 100 A.R.I.
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)

# Overlay Map Onka/42 DEVELOPMENT CONSTRAINTS



MAP Onka/30 Adjoins



MAP Onka/50 Adjoins

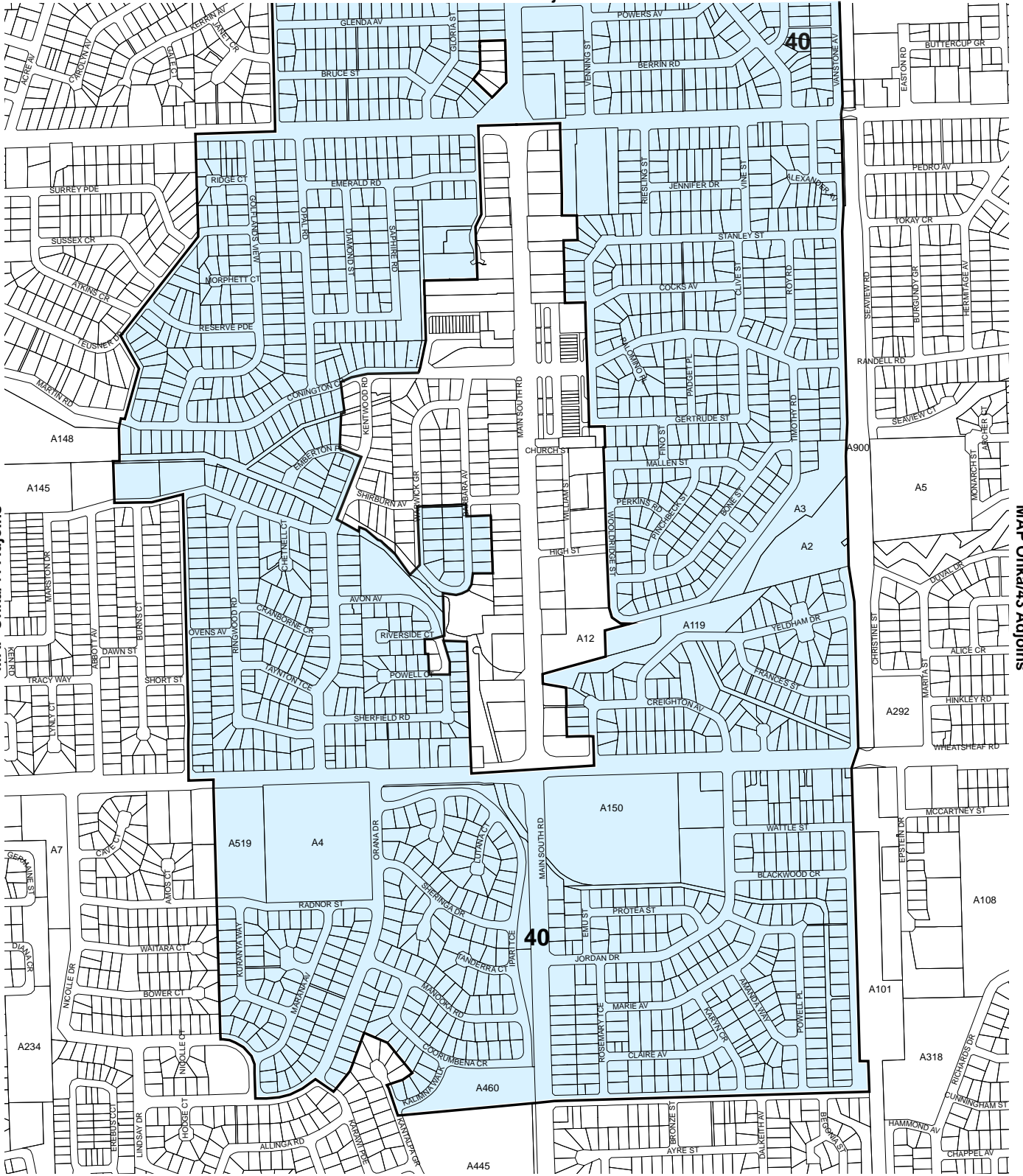
Lamberts Conformal Conic Projection, GDA94



- Zones**
- DCe District Centre
  - LCe Local Centre
  - R Residential
  - Zone Boundary

# Zone Map Onka/42

MAP Onka/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

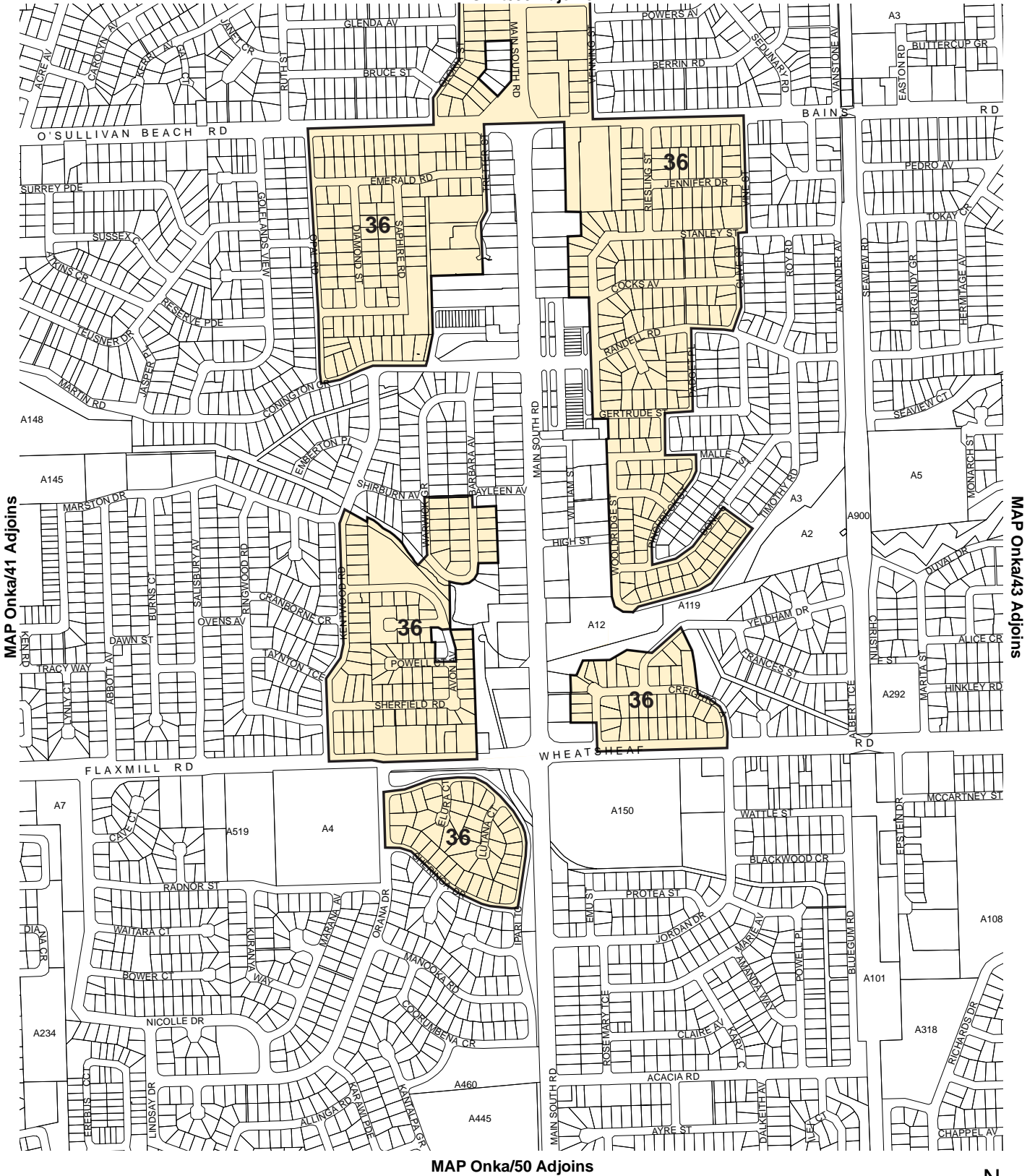
**Policy Area**  
**40** Medium Density Policy Area



# Policy Area Map Onka/42

 Policy Area Boundary

MAP Onka/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

36 Targeted Infill Precinct



# Precinct Map Onka/42

Precinct Boundary

MAP Onka/31 Adjoins



MAP Onka/42 Adjoins

MAP Onka/44 Adjoins

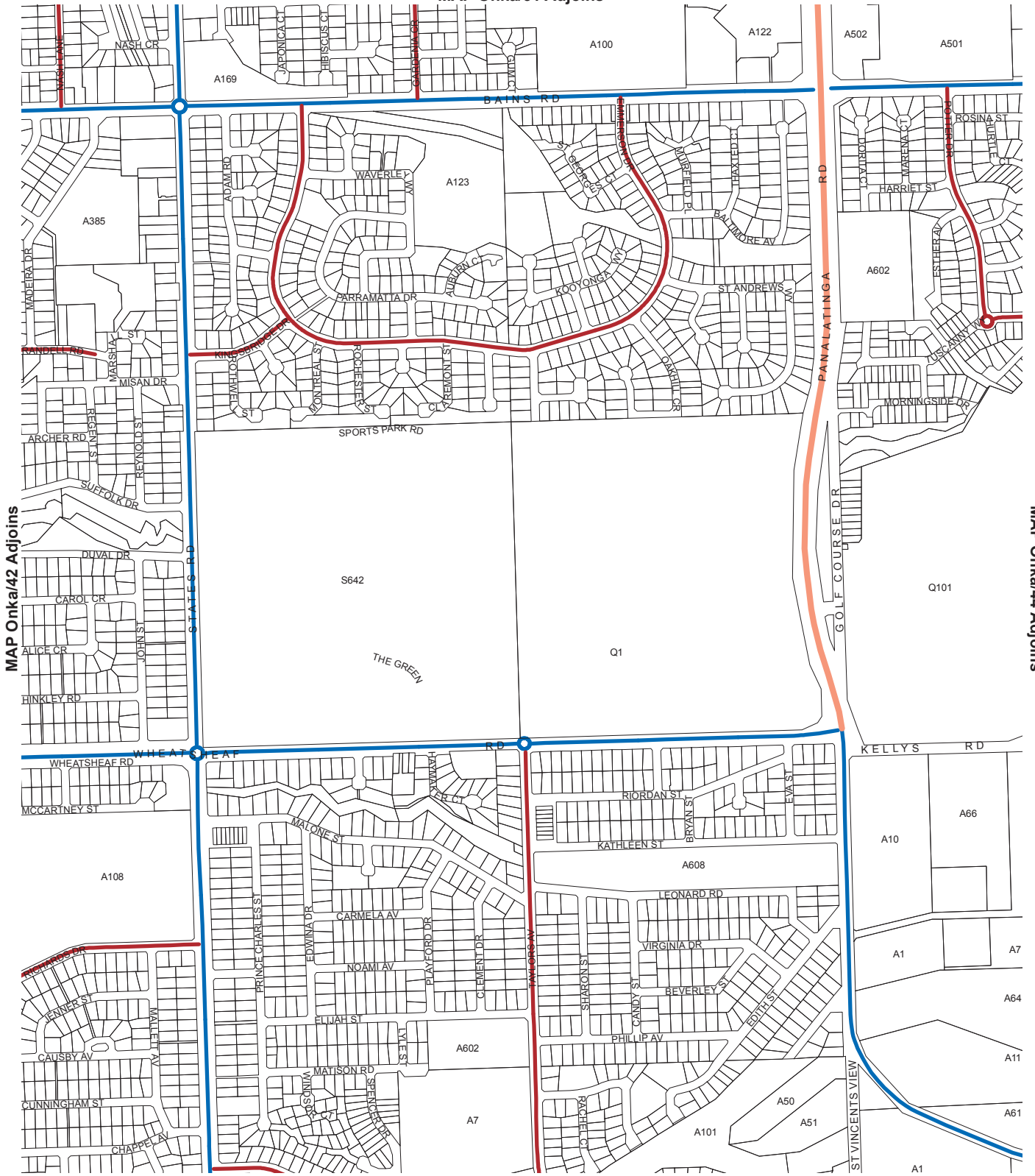
MAP Onka/51 Adjoins

- S** School
- L** Public Library
- H** Other Health Services
- Local Reserves



# Location Map Onka/43

MAP Onka/31 Adjoins



MAP Onka/51 Adjoins



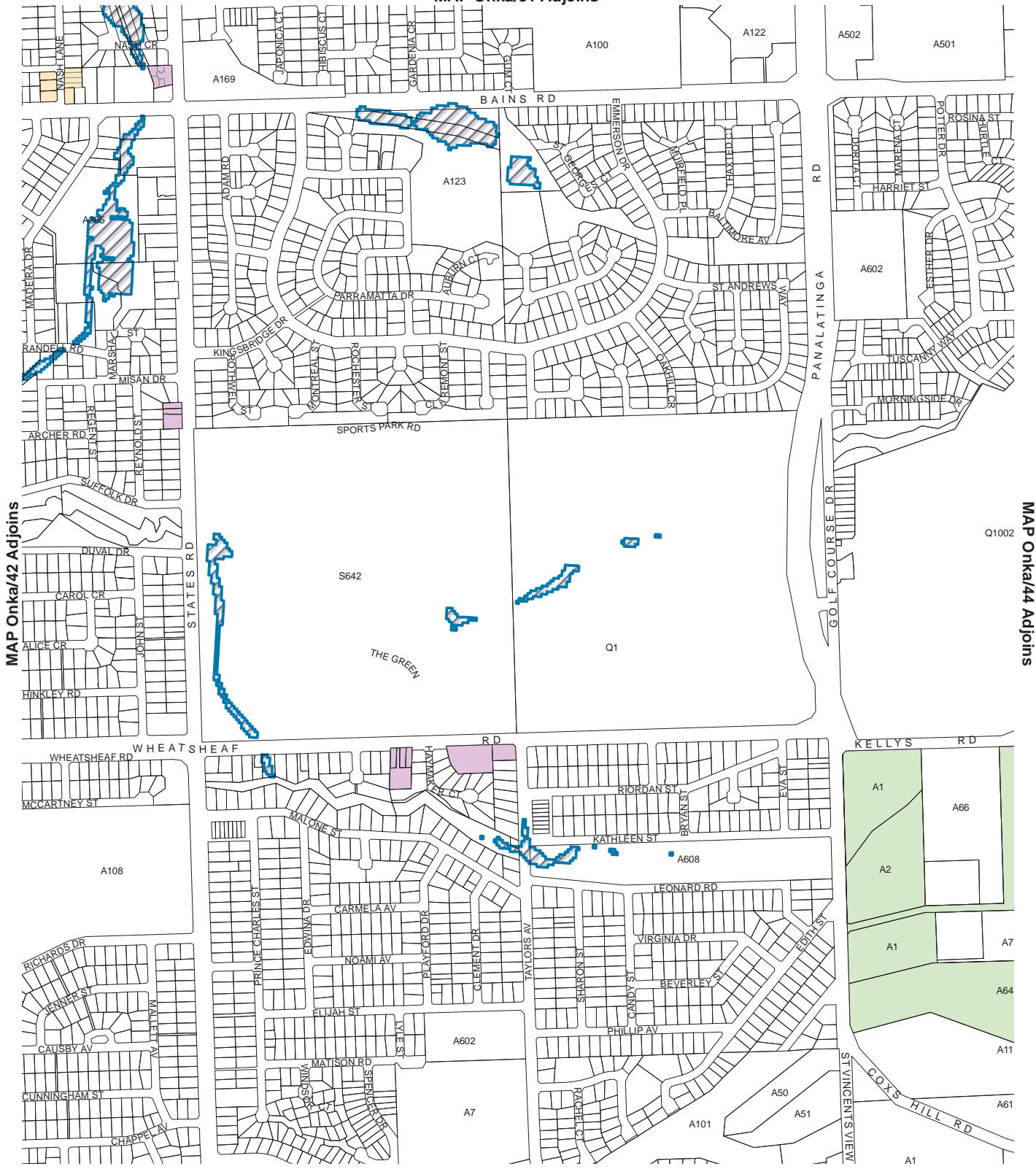
# Overlay Map Onka/43

## TRANSPORT





- Secondary Arterial Roads
- Collector Roads
- Distributor Roads



MAP Onka/31 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

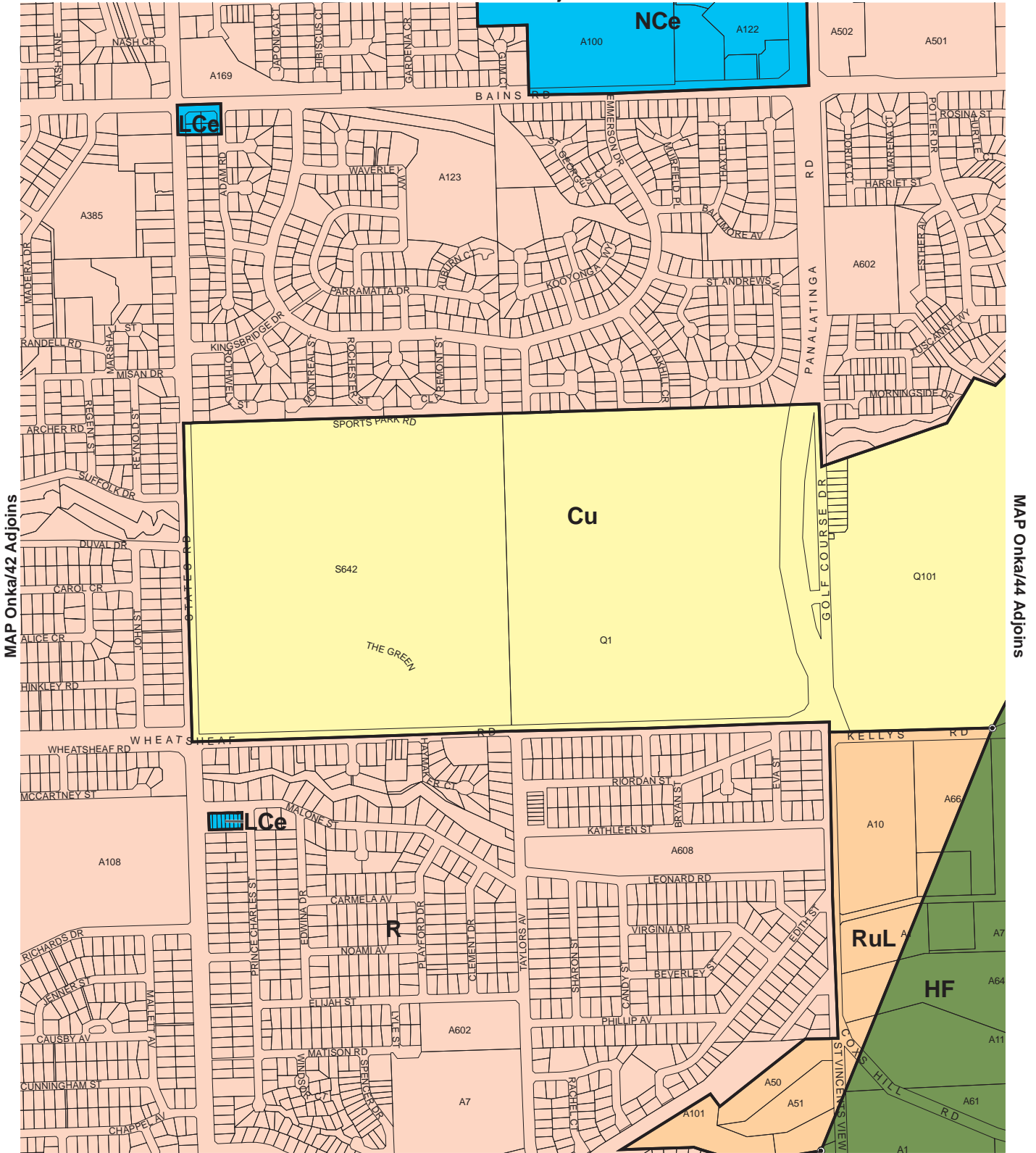
-  Flood 100 A.R.I
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)
-  Secondary Arterial (parcel identified for future road widening)



# Overlay Map Onka/43 DEVELOPMENT CONSTRAINTS



MAP Onka/31 Adjoins



MAP Onka/51 Adjoins

Lamberts Conformal Conic Projection, GDA94

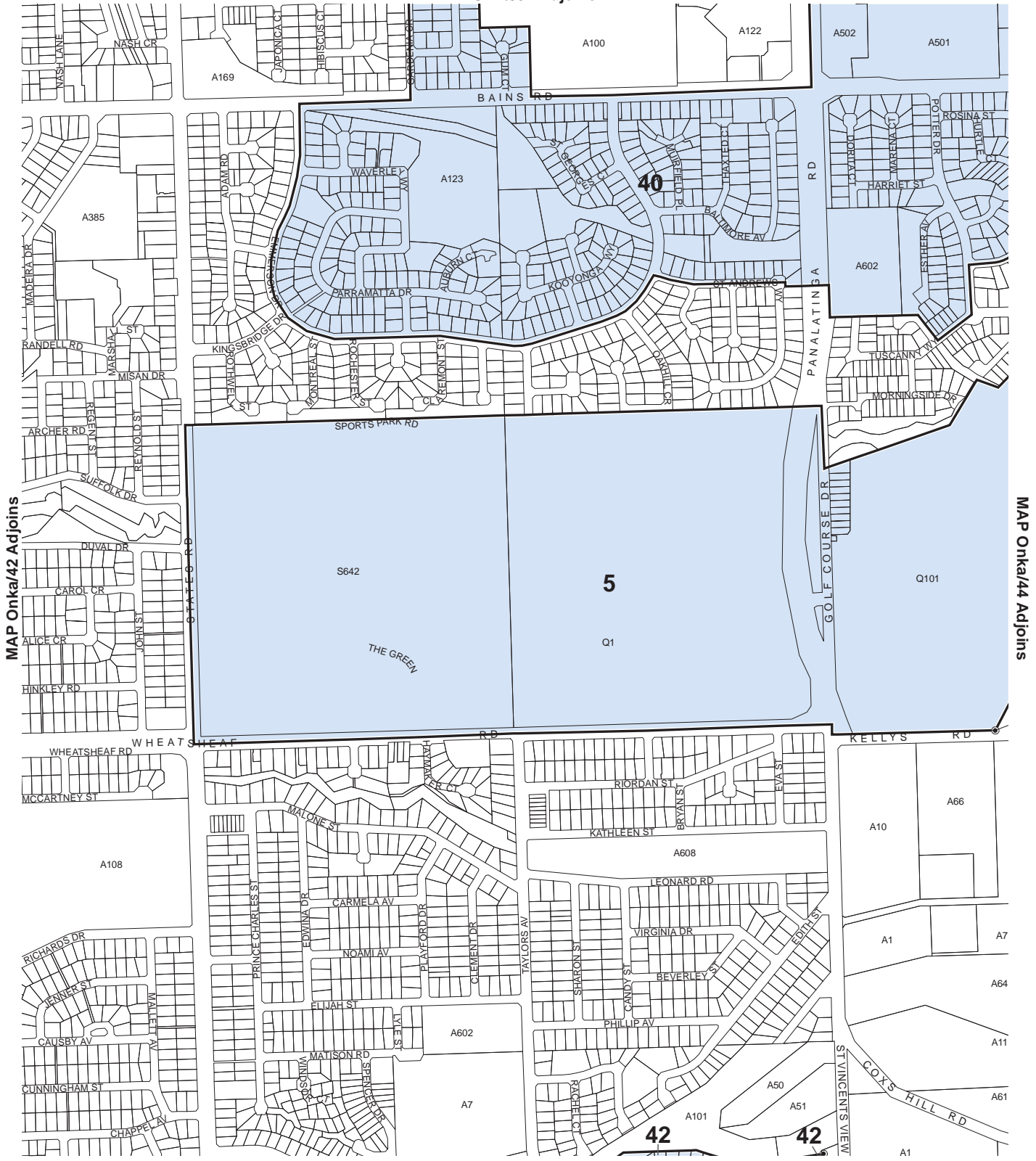


Zones

- Cu Community
- HF Hills Face
- LCe Local Centre
- NCe Neighbourhood Centre
- R Residential
- RuL Rural Living
- Zone Boundary

# Zone Map Onka/43

MAP Onka/31 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

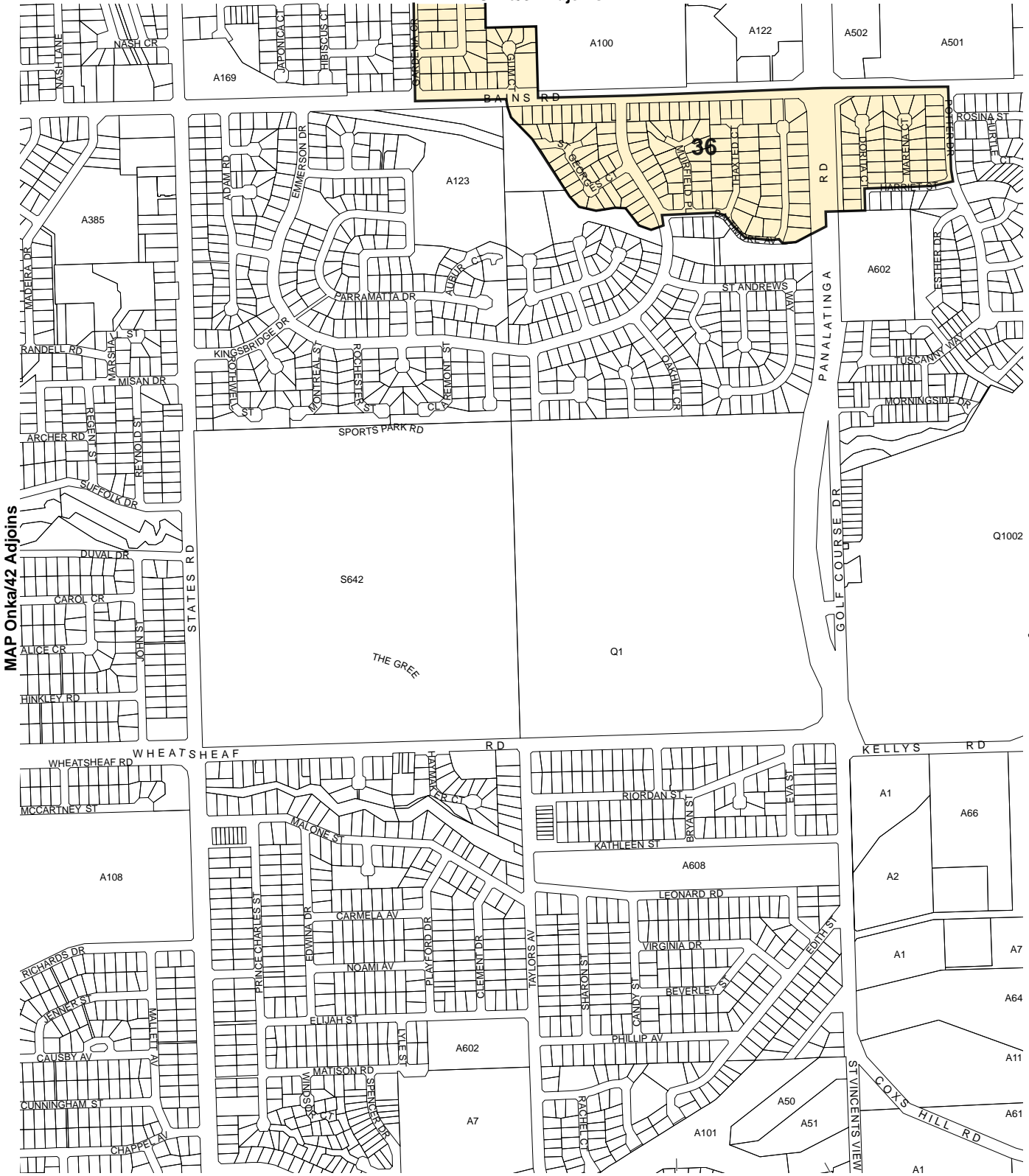
- 40 Medium Density Policy Area
- 42 Onkaparinga Hills/Woodcroft Policy Area
- 5 Recreation Policy Area



# Policy Area Map Onka/43

Policy Area Boundary

MAP Onka/31 Adjoins



MAP Onka/42 Adjoins

MAP Onka/44 Adjoins

MAP Onka/51 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

36 Targeted Infill Precinct



# Precinct Map Onka/43

Precinct Boundary

MAP Onka/32 Adjoins



MAP Onka/43 Adjoins

MAP Onka/45 Adjoins

MAP Onka/52 Adjoins



# Location Map Onka/44

MAP Onka/32 Adjoins



MAP Onka/52 Adjoins



# Overlay Map Onka/44 TRANSPORT

- Collector Roads
- Distributor Roads

**MAP Onka/32 Adjoins**



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

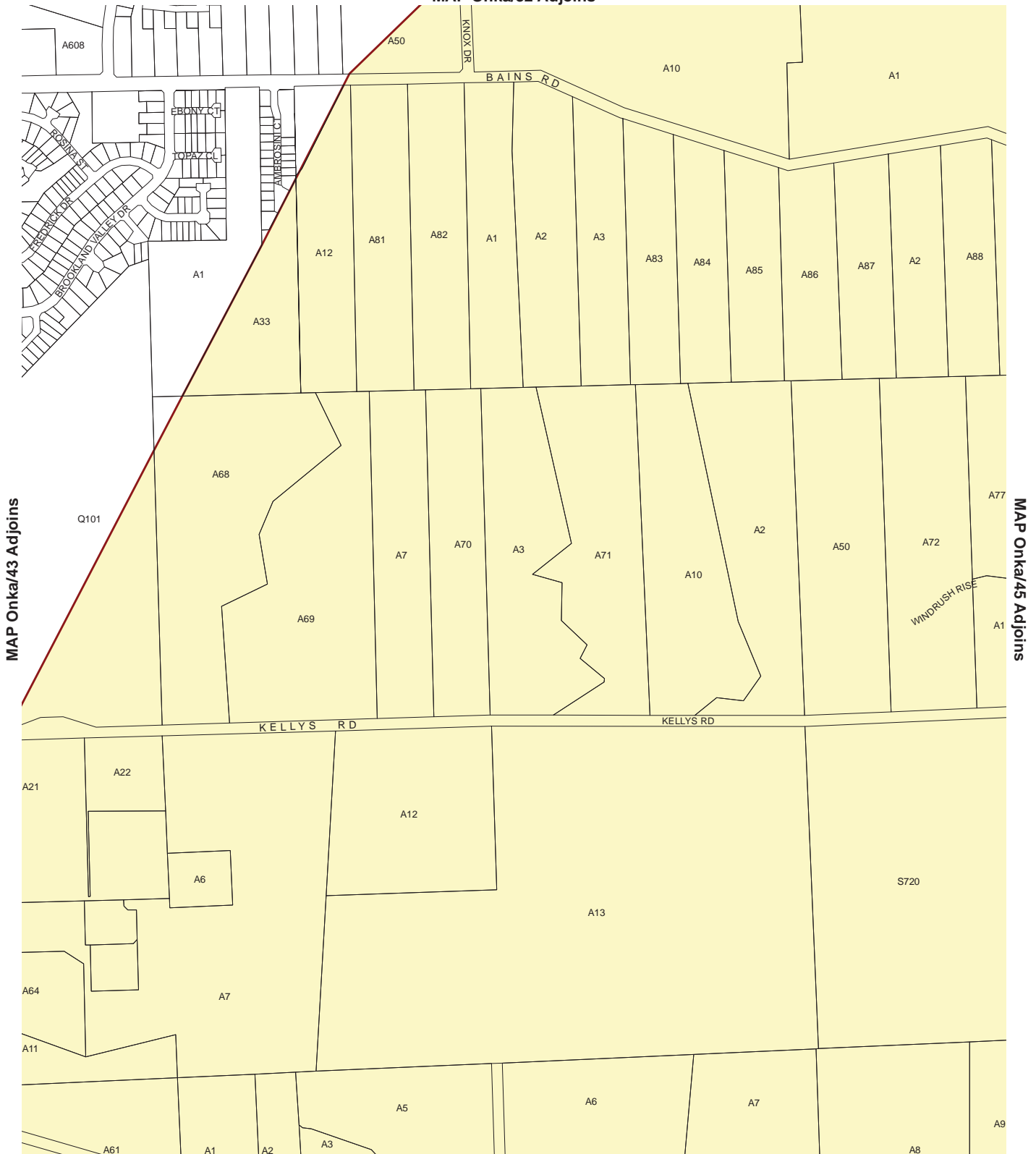


# Overlay Map Onka/44 DEVELOPMENT CONSTRAINTS

- Distributor (parcel identified for future road widening)
- Secondary Arterial (parcel identified for future road widening)



MAP Onka/32 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.

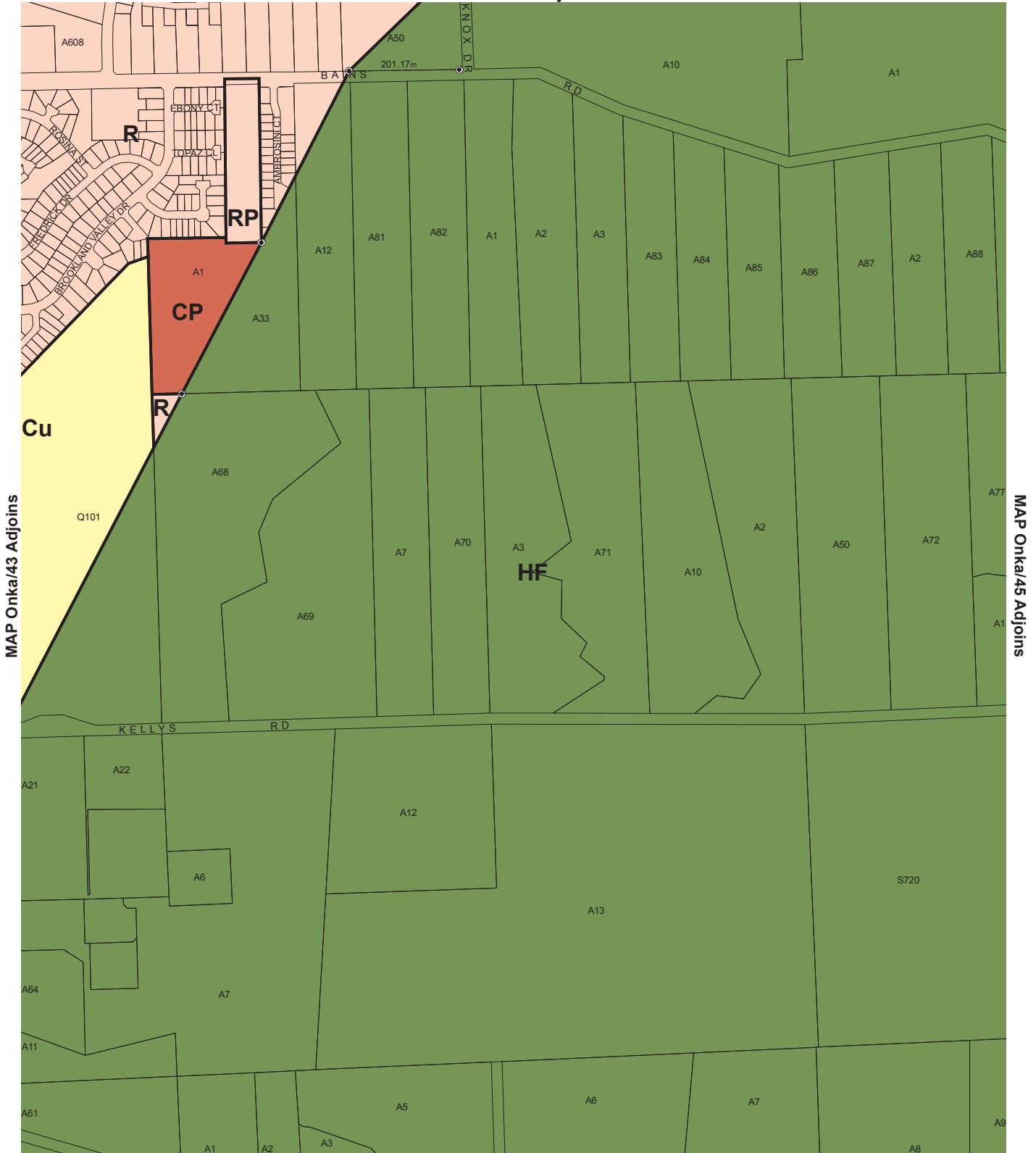


# Overlay Map Onka/44

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District

MAP Onka/32 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- CP Caravan and Tourist Park
  - Cu Community
  - HF Hills Face
  - R Residential
  - RP Residential Park
  - Zone Boundary

# Zone Map Onka/44

MAP Onka/32 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 40 Medium Density Policy Area  
 5 Recreation Policy Area



# Policy Area Map Onka/44

 Policy Area Boundary

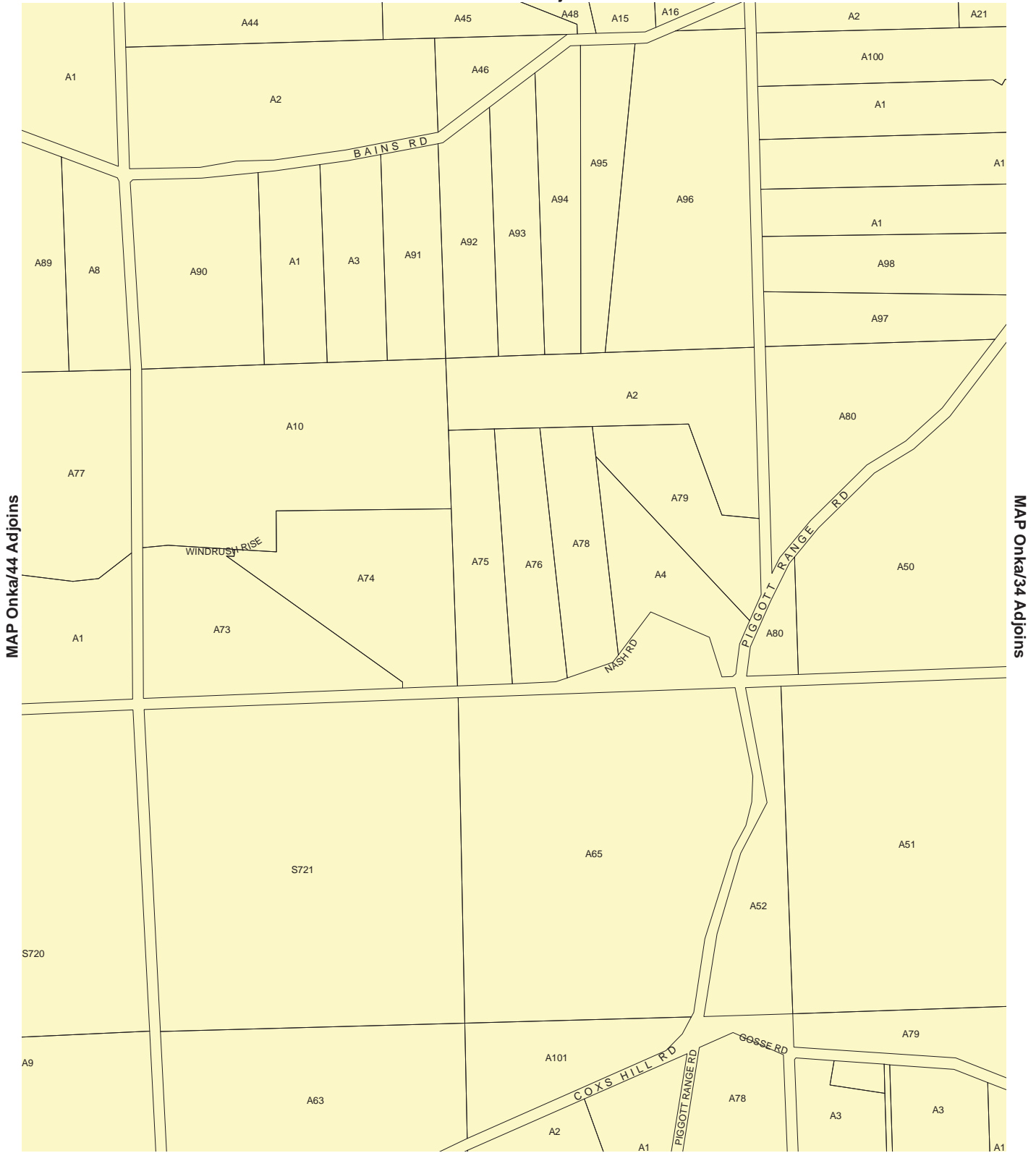
MAP Onka/33 Adjoins



# Location Map Onka/45



MAP Onka/33 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.

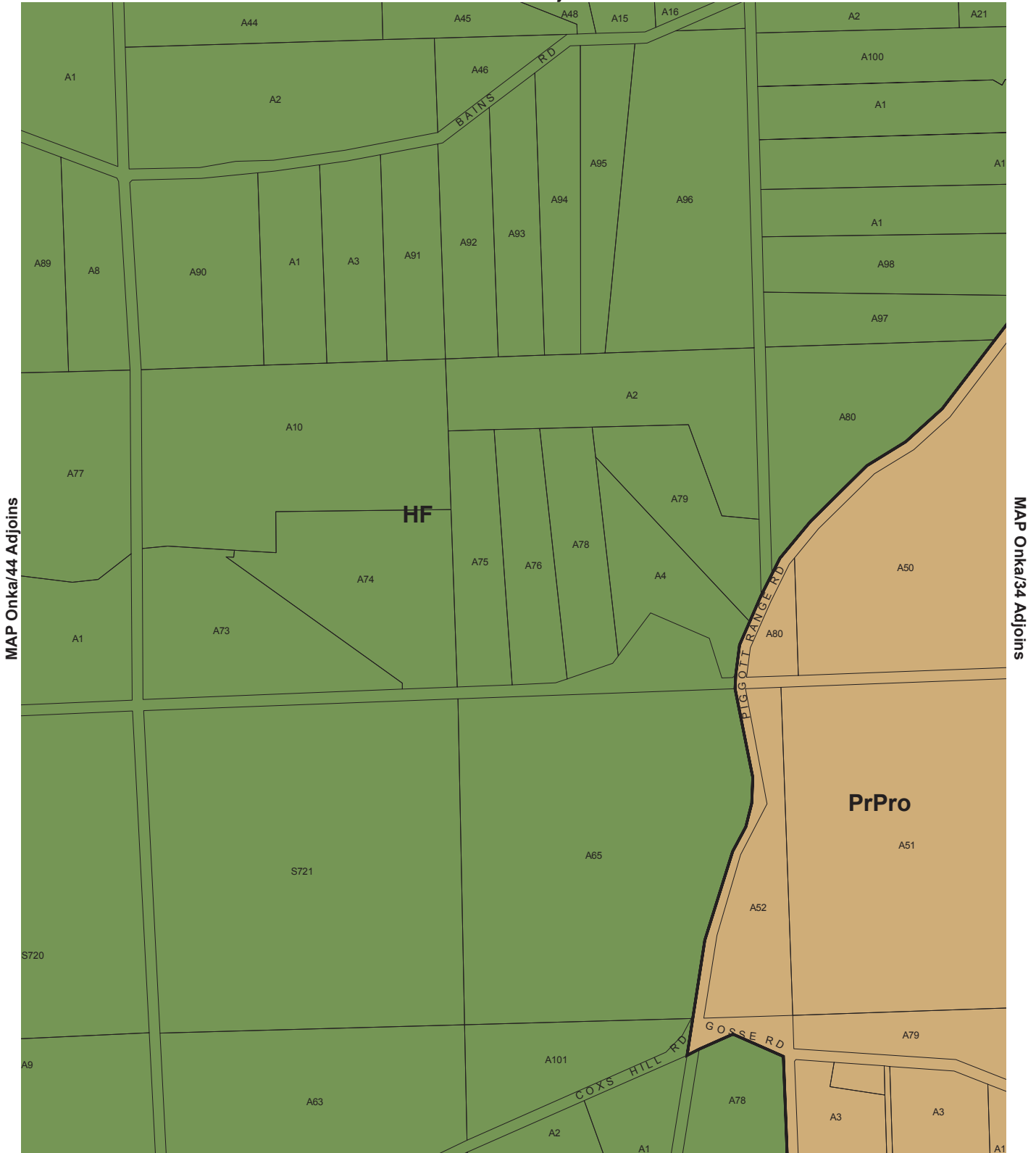


# Overlay Map Onka/45

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

 Character Preservation District

MAP Onka/33 Adjoins



MAP Onka/52 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/45

- Zones**
- Hills Face
  - Primary Production
  - Zone Boundary

MAP Onka/36 Adjoins



# Location Map Onka/46





MAP Onka/36 Adjoins

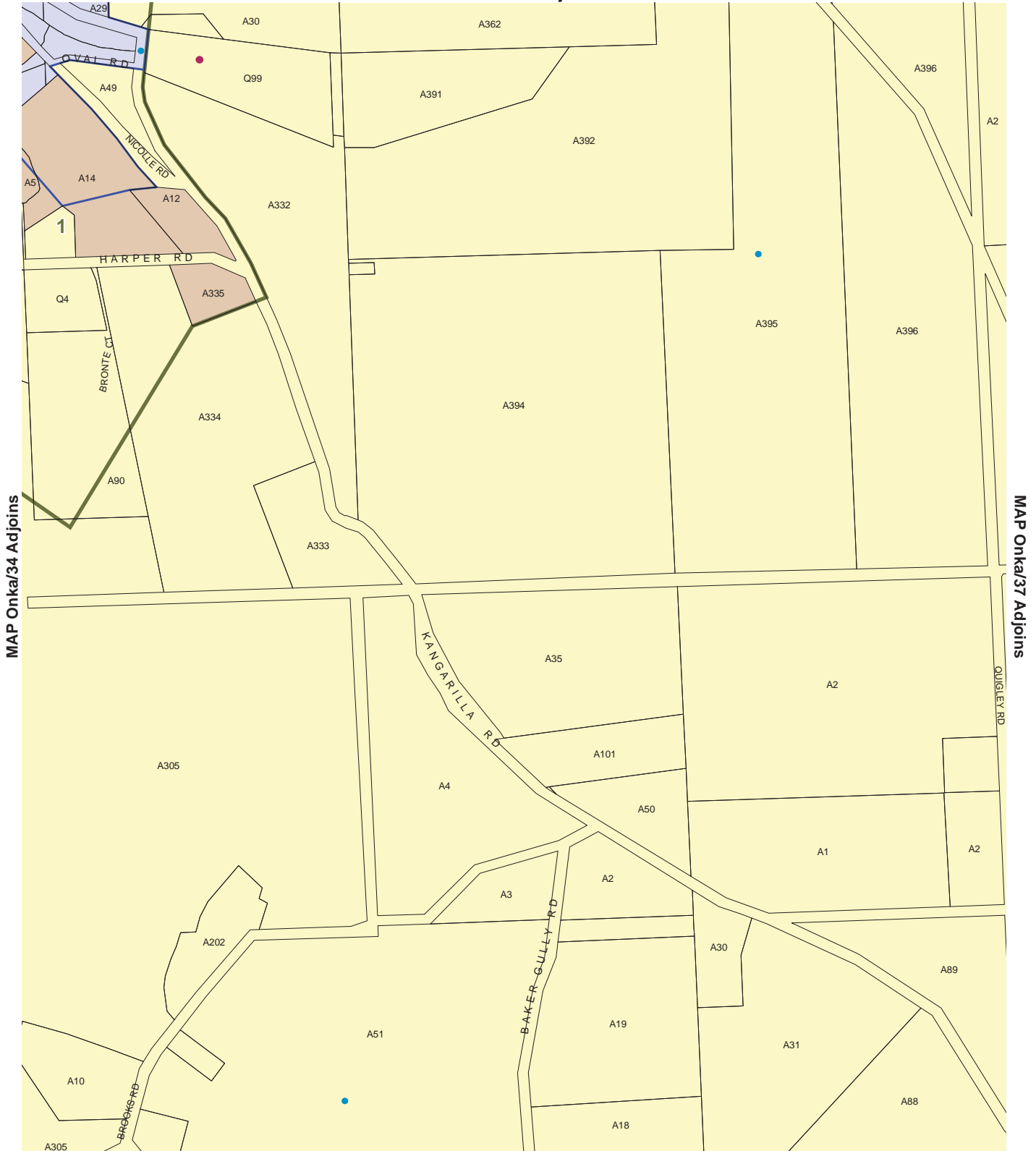


# Overlay Map Onka/46

## DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.

MAP Onka/36 Adjoins



MAP Onka/54 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.

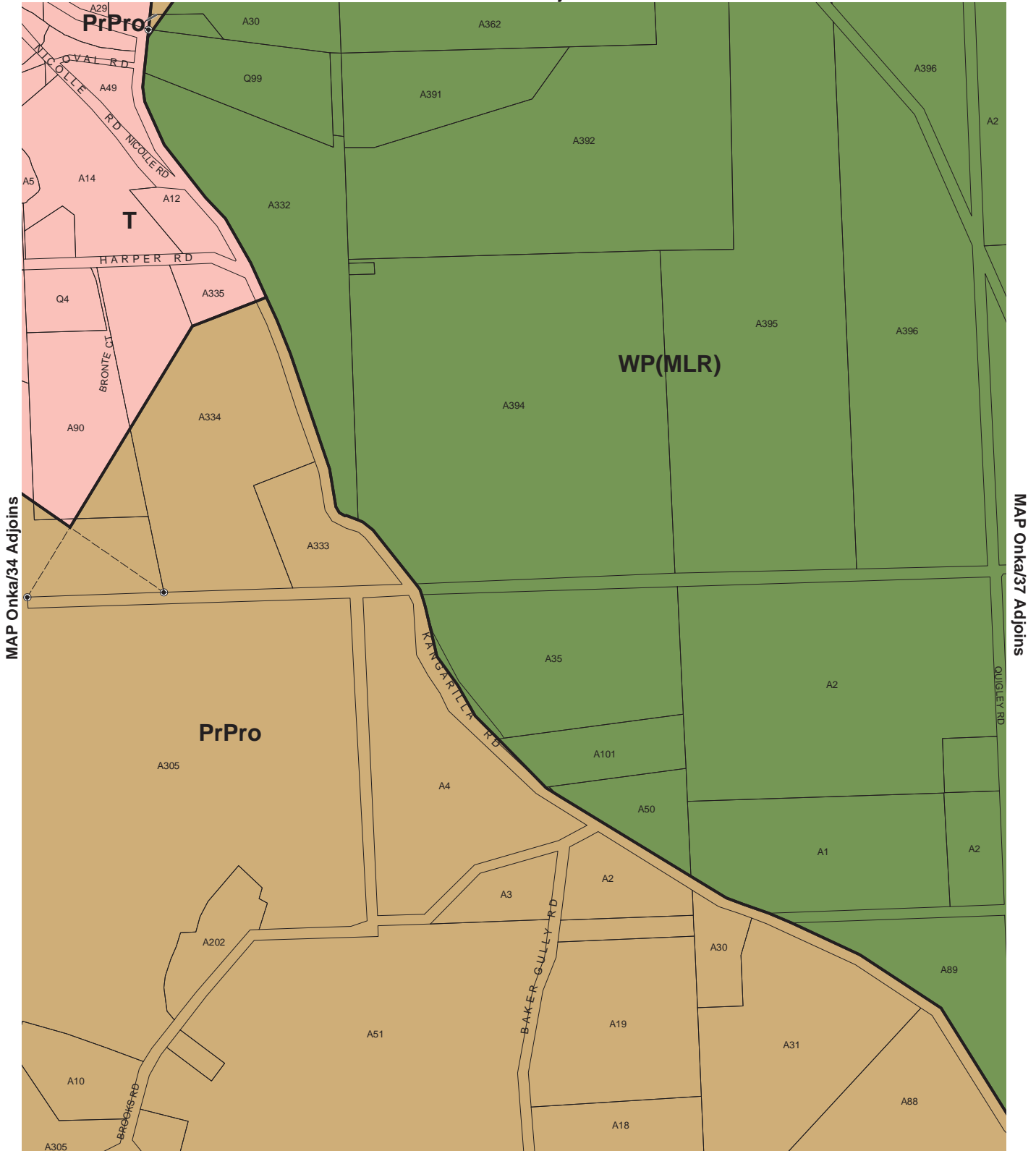
Historic Conservation Area  
1 Clarendon

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District

# Overlay Map Onka/46

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/36 Adjoins



MAP Onka/54 Adjoins

Lamberts Conformal Conic Projection, GDA94

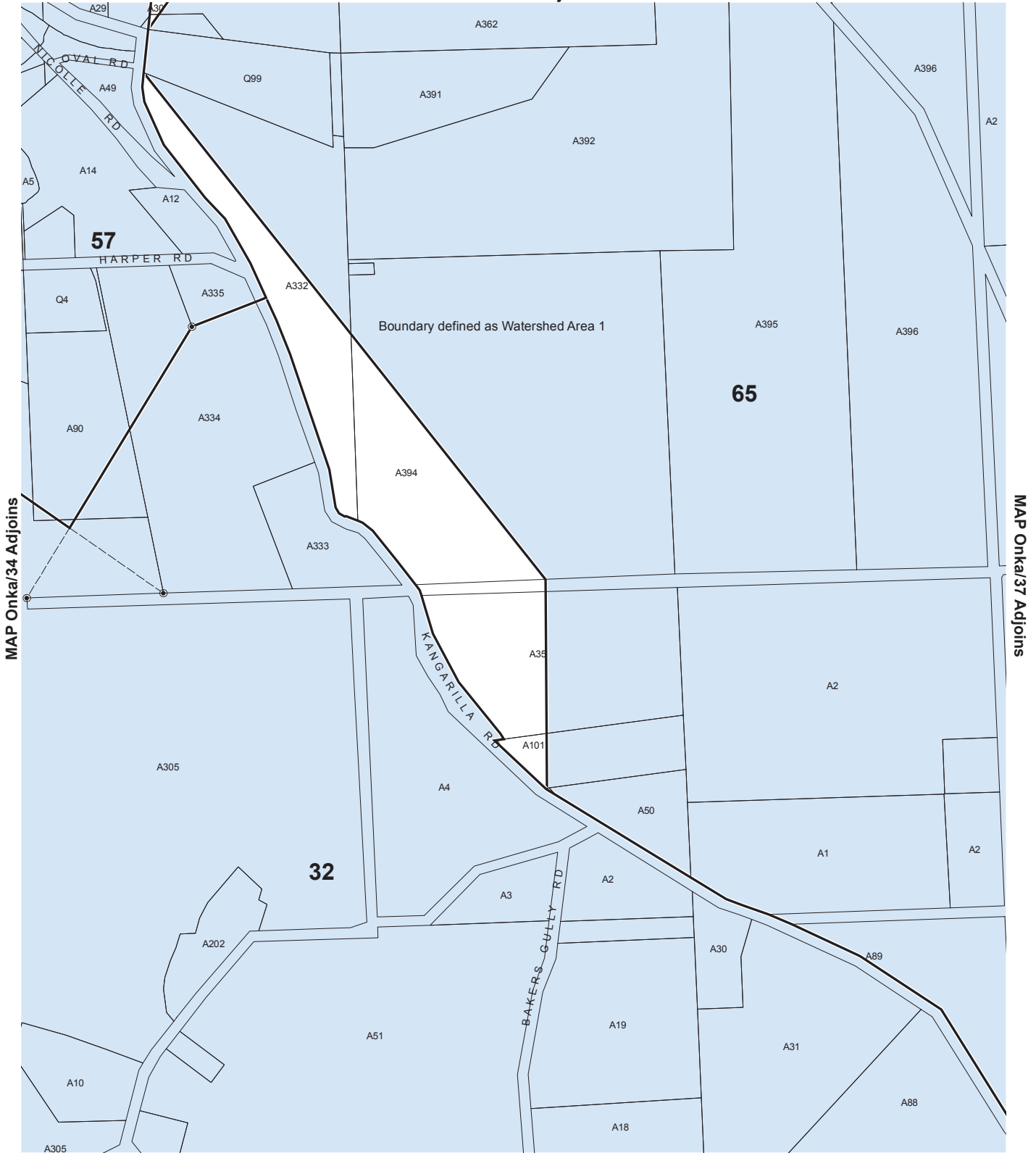


Zones

- PrPro Primary Production
- T Township
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

# Zone Map Onka/46

MAP Onka/36 Adjoins



MAP Onka/54 Adjoins

Lamberts Conformal Conic Projection, GDA94

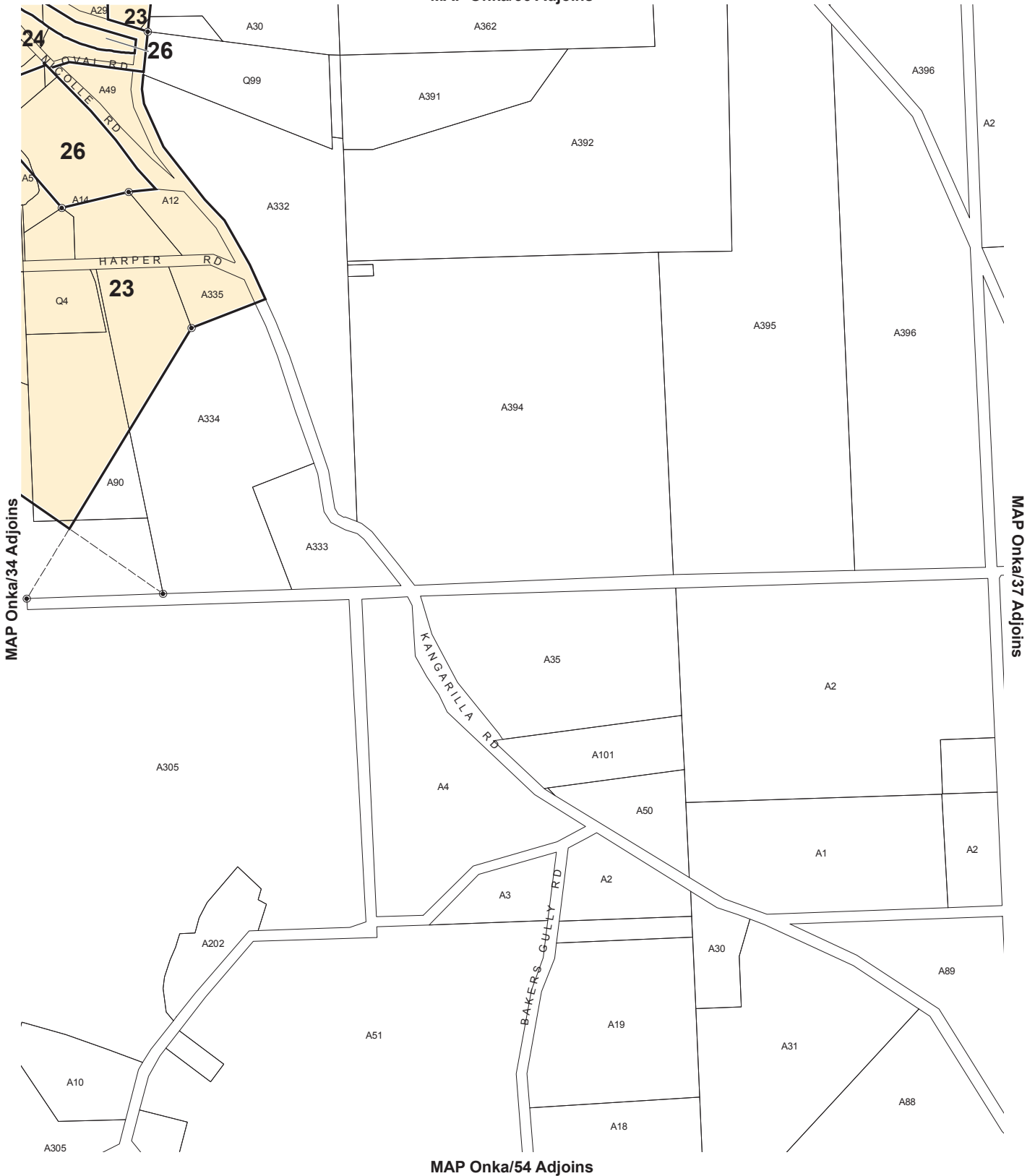
- Policy Area**  
**32** Mount Lofty Ranges Policy Area  
**57** Clarendon Policy Area  
**65** Watershed Priority Policy Area



# Policy Area Map Onka/46

 Policy Area Boundary

MAP Onka/36 Adjoins



Lamberts Conformal Conic Projection, GDA94

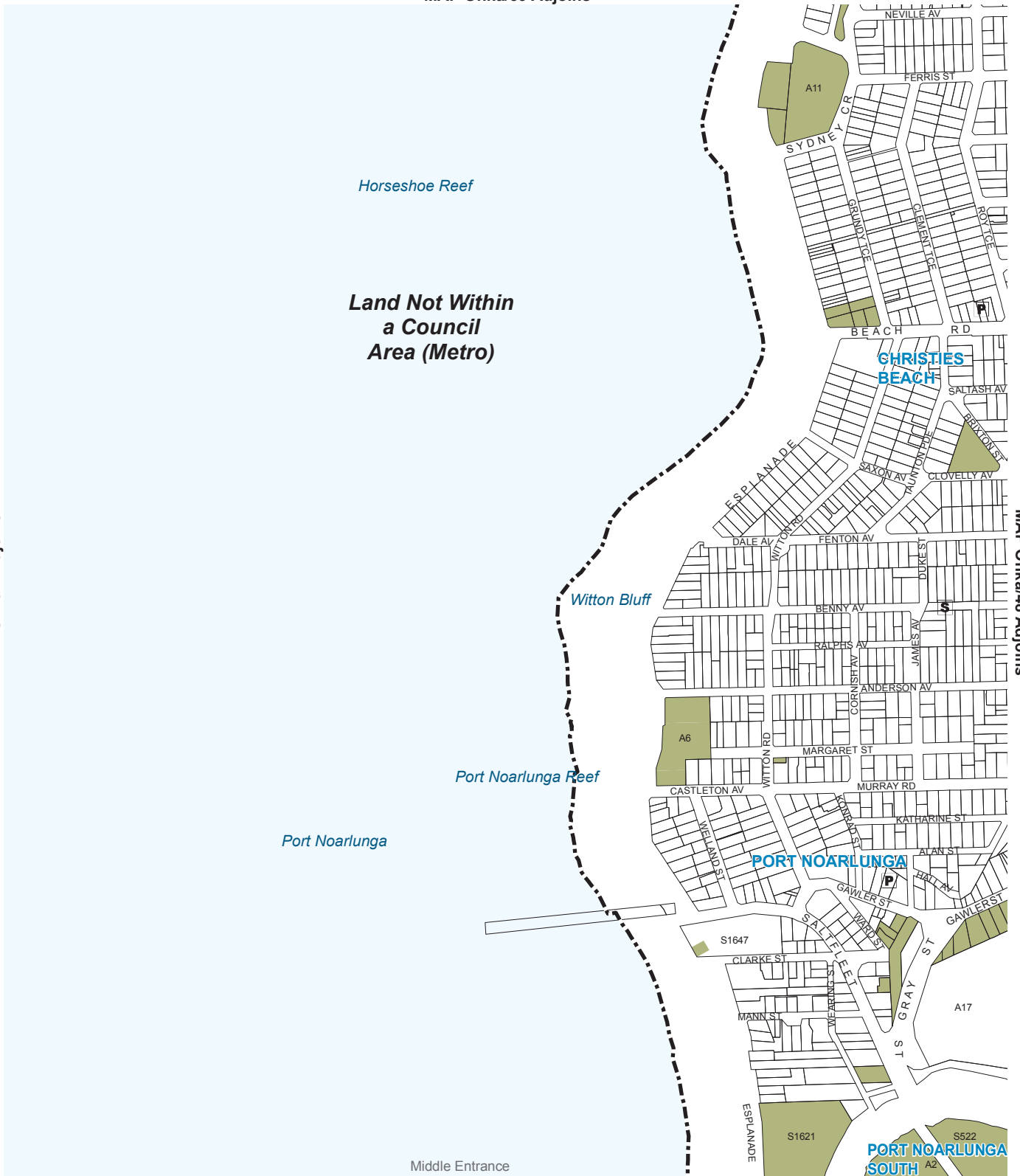
**Precinct**

- 23 Landscape Environs Precinct
- 24 Living Precinct
- 26 Recreation/Open Space Precinct



# Precinct Map Onka/46

 Precinct Boundary



Land Not Within a Council Area (Metro)

Port Noarlunga

Middle Entrance



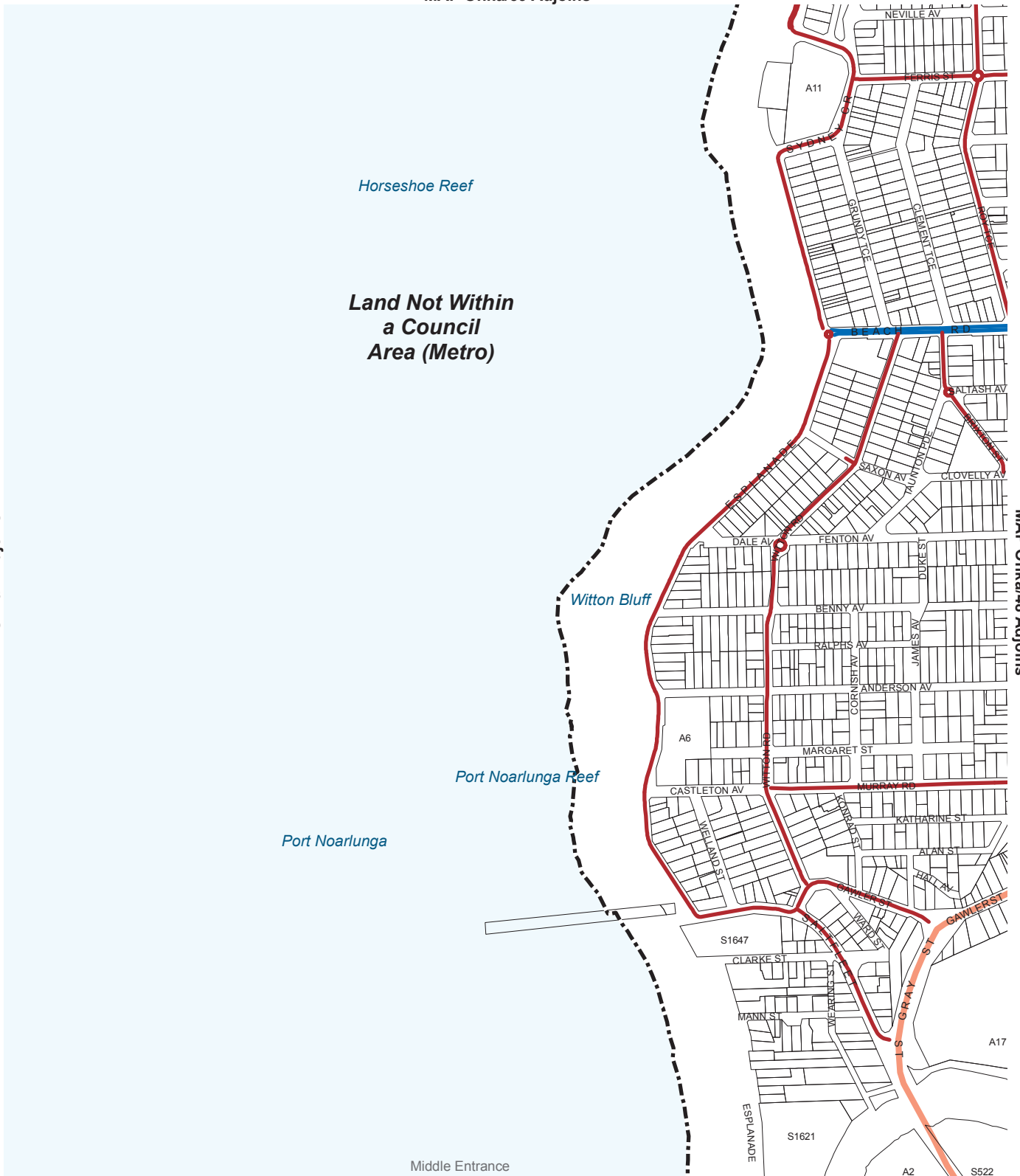
# Location Map Onka/47

- S School
- P Post Office
- Local Reserves
- Development Plan Boundary

MAP Onka/39 Adjoins

MAP Onka/1 Adjoins

MAP Onka/48 Adjoins



Land Not Within a Council Area (Metro)



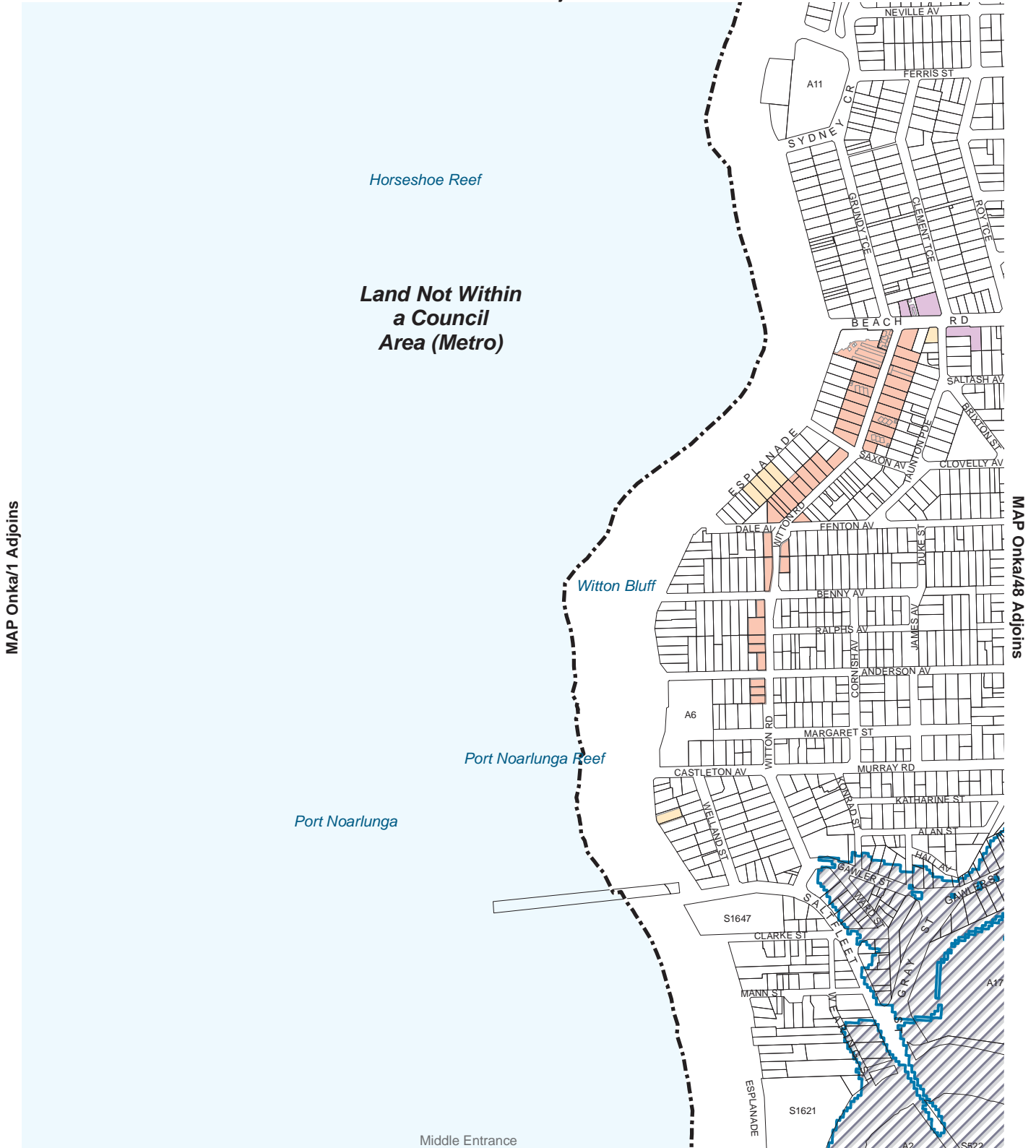
# Overlay Map Onka/47

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads
- Development Plan Boundary



MAP Onka/39 Adjoins








MAP Onka/1 Adjoins

MAP Onka/48 Adjoins

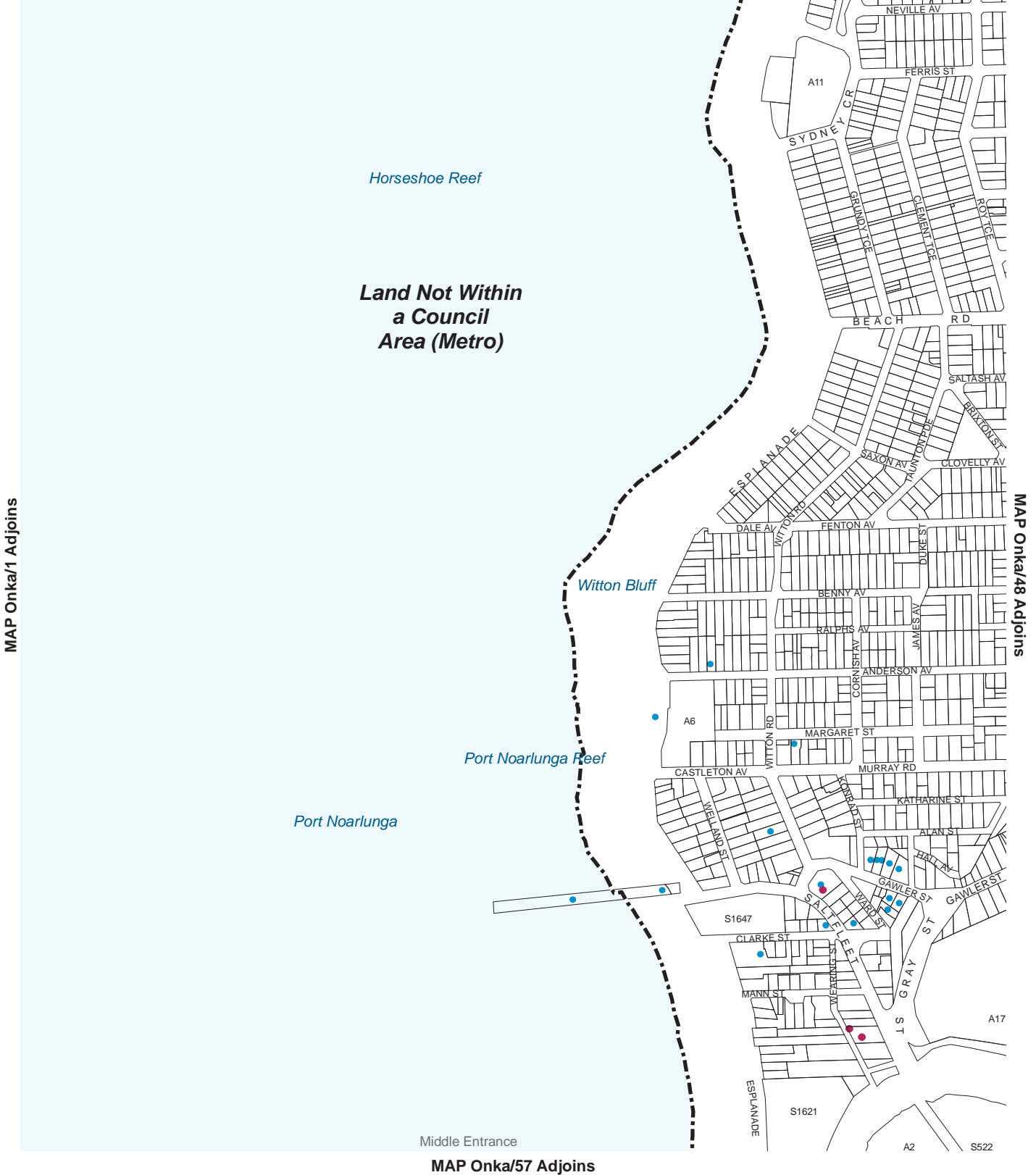
MAP Onka/57 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



-  Flood 100 A.R.I.
-  Collector Major (parcel identified for future road widening)
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

# Overlay Map Onka/47 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.

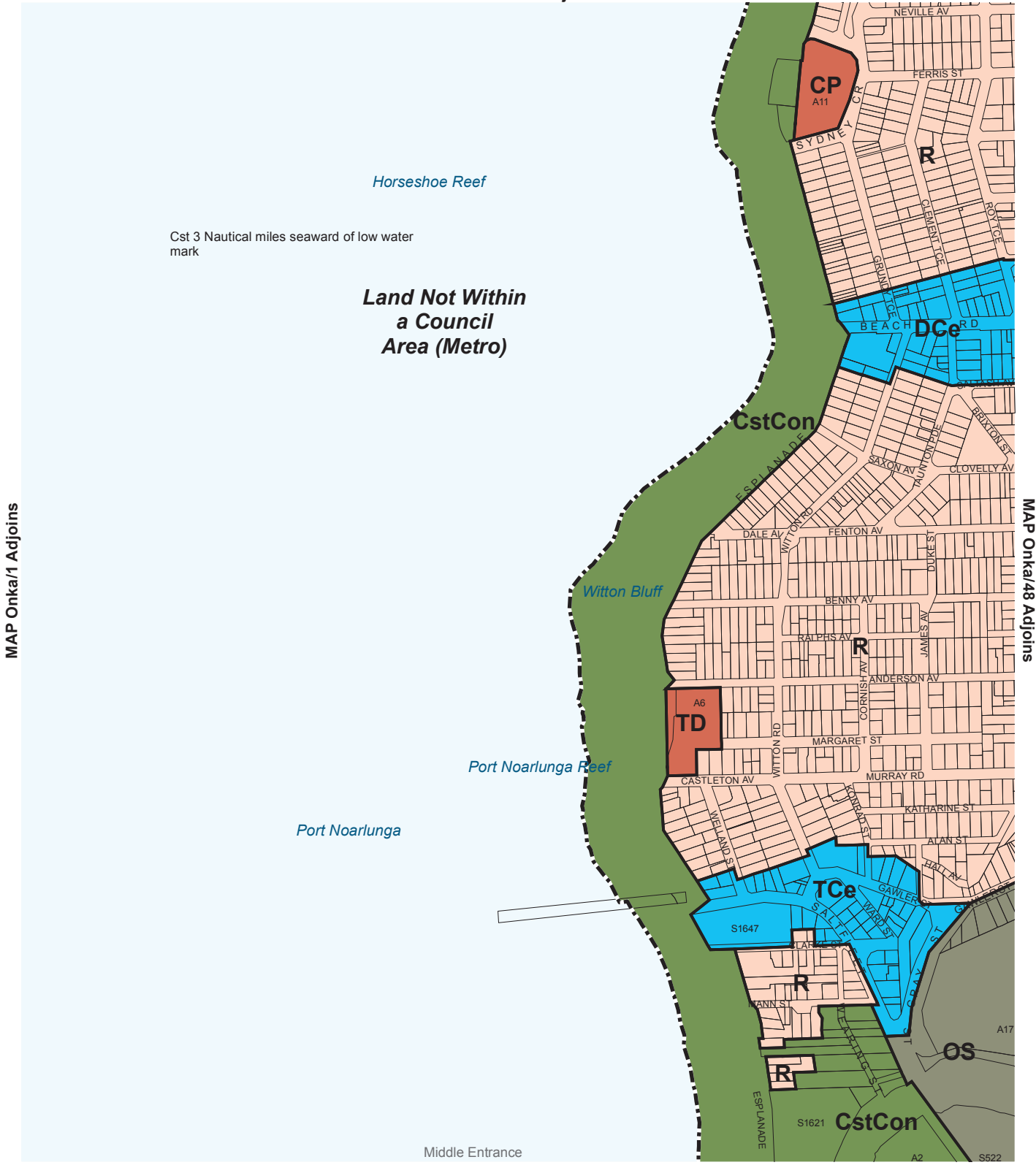


# Overlay Map Onka/47

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Development Plan Boundary

MAP Onka/39 Adjoins



Cst 3 Nautical miles seaward of low water mark

Land Not Within a Council Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/48 Adjoins

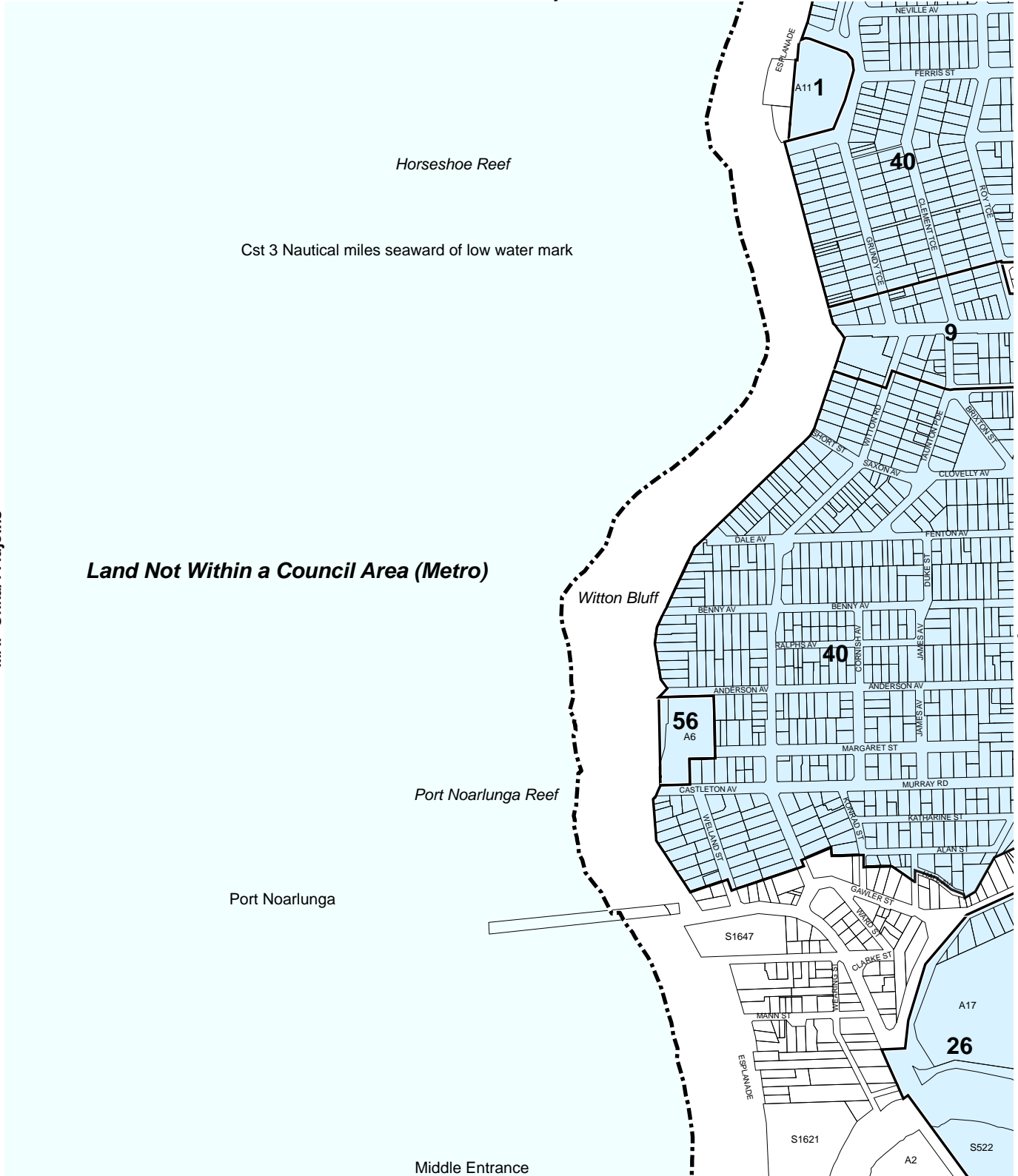
Lamberts Conformal Conic Projection, GDA94

- Zones**
- CP Caravan and Tourist Park
  - CstCon Coastal Conservation
  - DCe District Centre
  - OS Open Space
  - R Residential
  - TD Tourism Development
  - TCe Town Centre
  - Zone Boundary
  - Development Plan Boundary



# Zone Map Onka/47

MAP Onka/39 Adjoins



Cst 3 Nautical miles seaward of low water mark

**Land Not Within a Council Area (Metro)**

MAP Onka/1 Adjoins

MAP Onka/48 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 1 Christies Beach Policy Area
- 9 Christies Beach Road Policy Area
- 26 Onkaparinga River Policy Area
- 40 Medium Density Policy Area
- 56 Port Noarlunga Policy Area



# Policy Area Map Onka/47

-  Policy Area Boundary
-  Development Plan Boundary

MAP Onka/39 Adjoins

Horseshoe Reef

Land Not Within  
a Council  
Area (Metro)

MAP Onka/1 Adjoins

Witton Bluff

Port Noarlunga Reef

Port Noarlunga

MAP Onka/48 Adjoins

Middle Entrance

MAP Onka/57 Adjoins

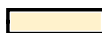

Lamberts Conformal Conic Projection, GDA94

Precinct

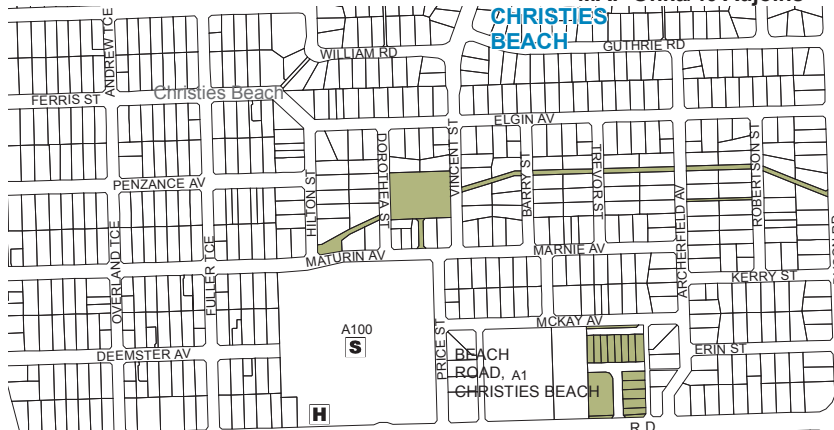
36 Targeted Infill Precinct

0 500m

# Precinct Map Onka/47

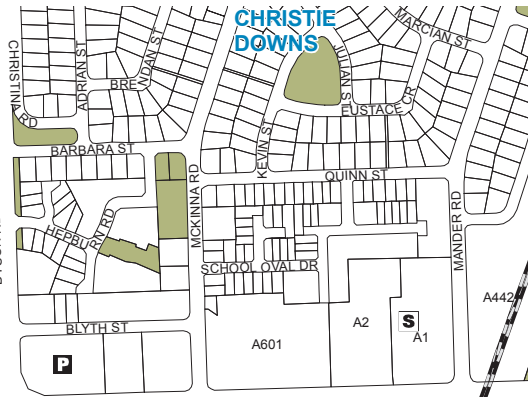
-  Precinct Boundary
-  Development Plan Boundary

MAP Onka/40 Adjoins

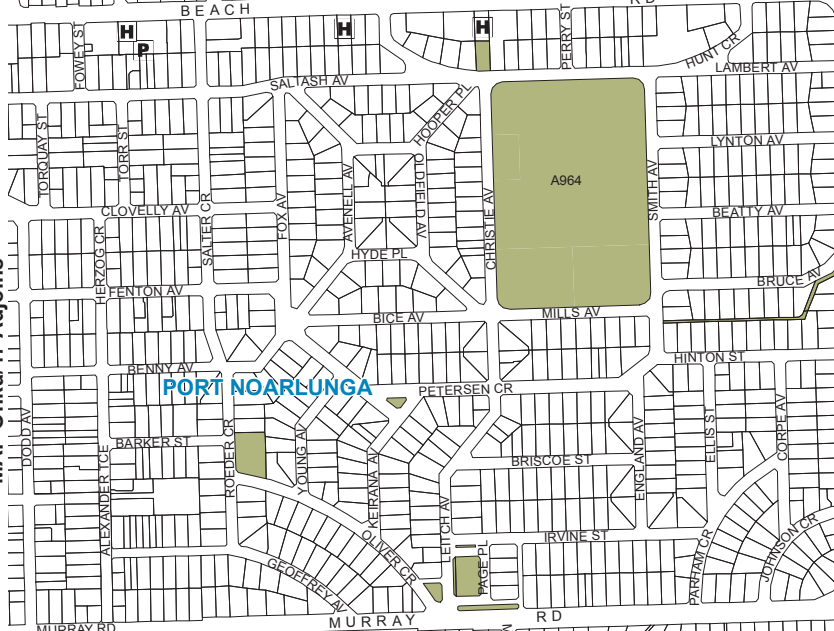


CHRISTIES BEACH

CHRISTIE DOWNS

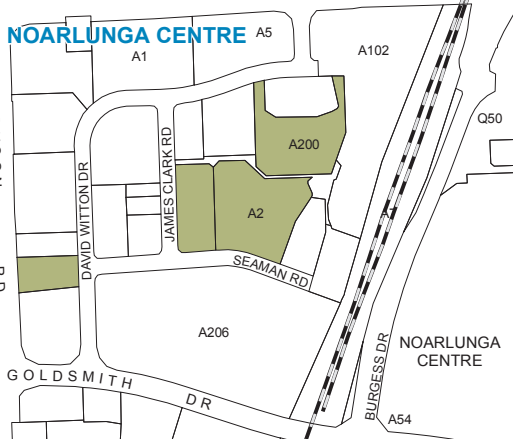


MAP Onka/47 Adjoins



PORT NOARLUNGA

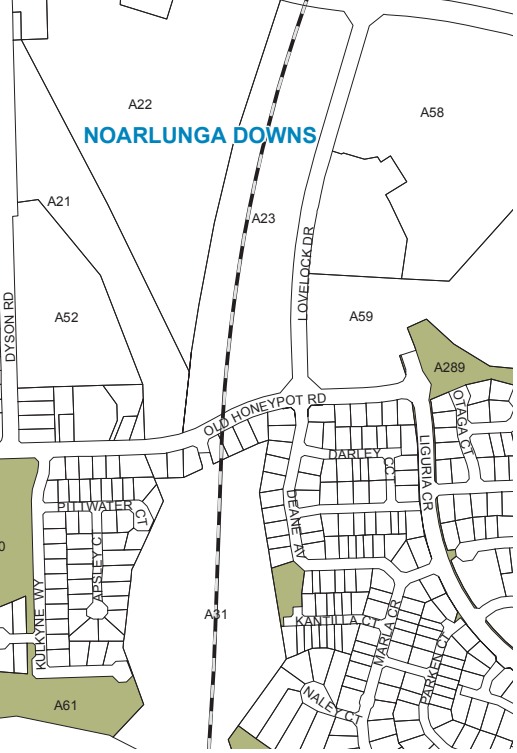
NOARLUNGA CENTRE



MAP Onka/49 Adjoins



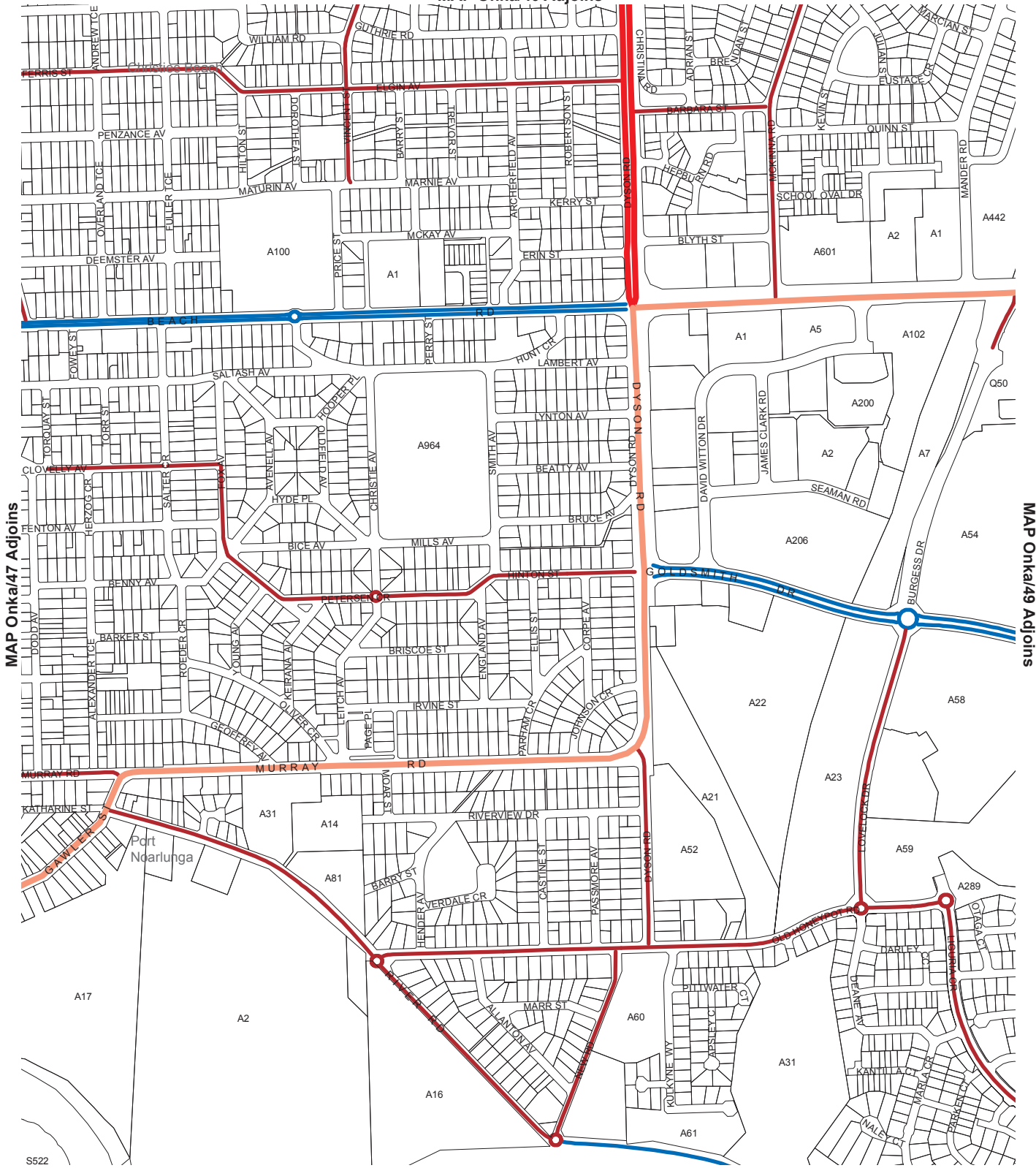
MAP Onka/58 Adjoins



- S** School
- P** Post Office
- H** Other Health Services
- P** Police Station
- Railways
- Local Reserves

# Location Map Onka/48

MAP Onka/40 Adjoins



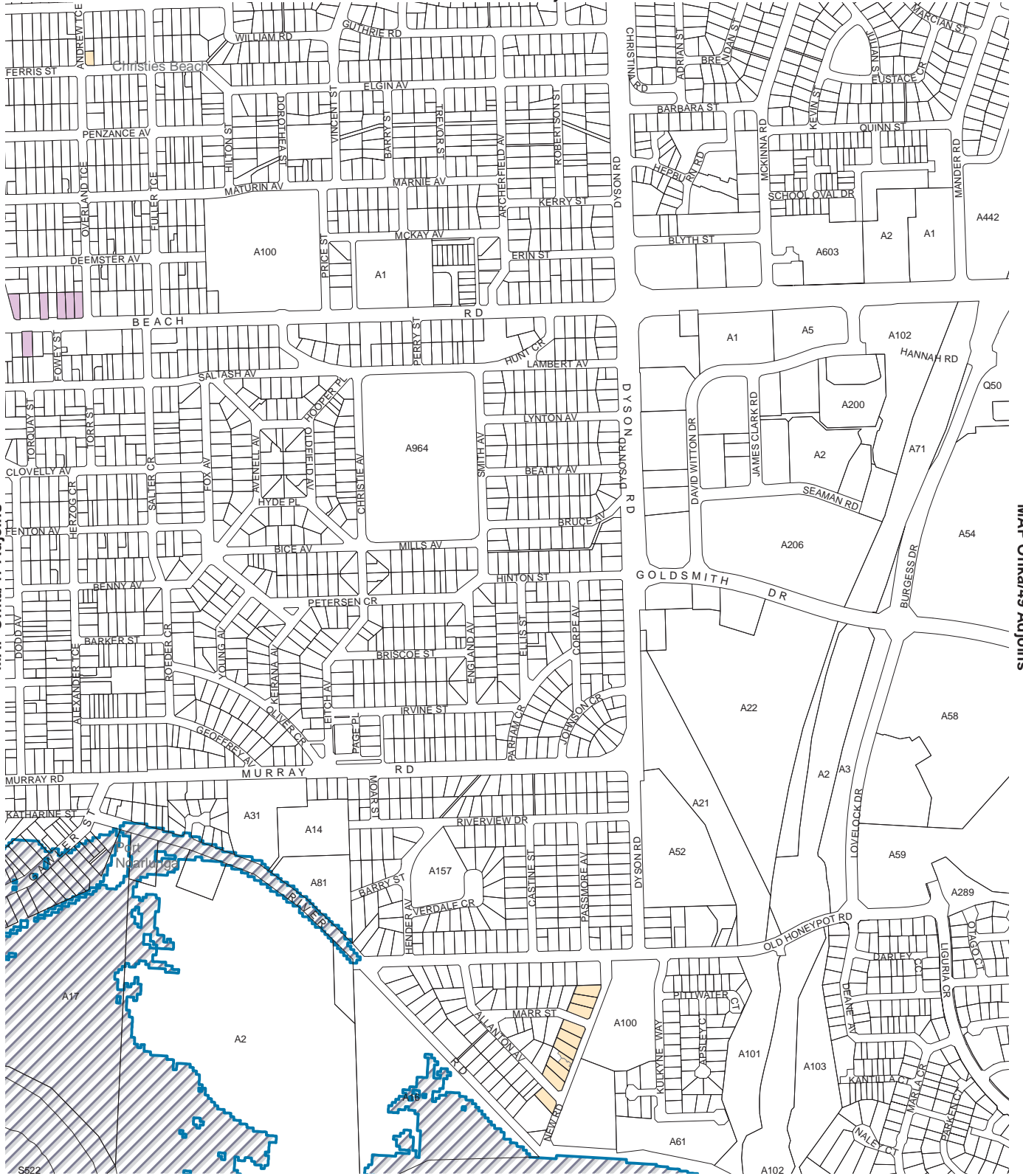
MAP Onka/58 Adjoins

- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads




# Overlay Map Onka/48

## TRANSPORT

MAP Onka/40 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)



# Overlay Map Onka/48 DEVELOPMENT CONSTRAINTS



MAP Onka/40 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.

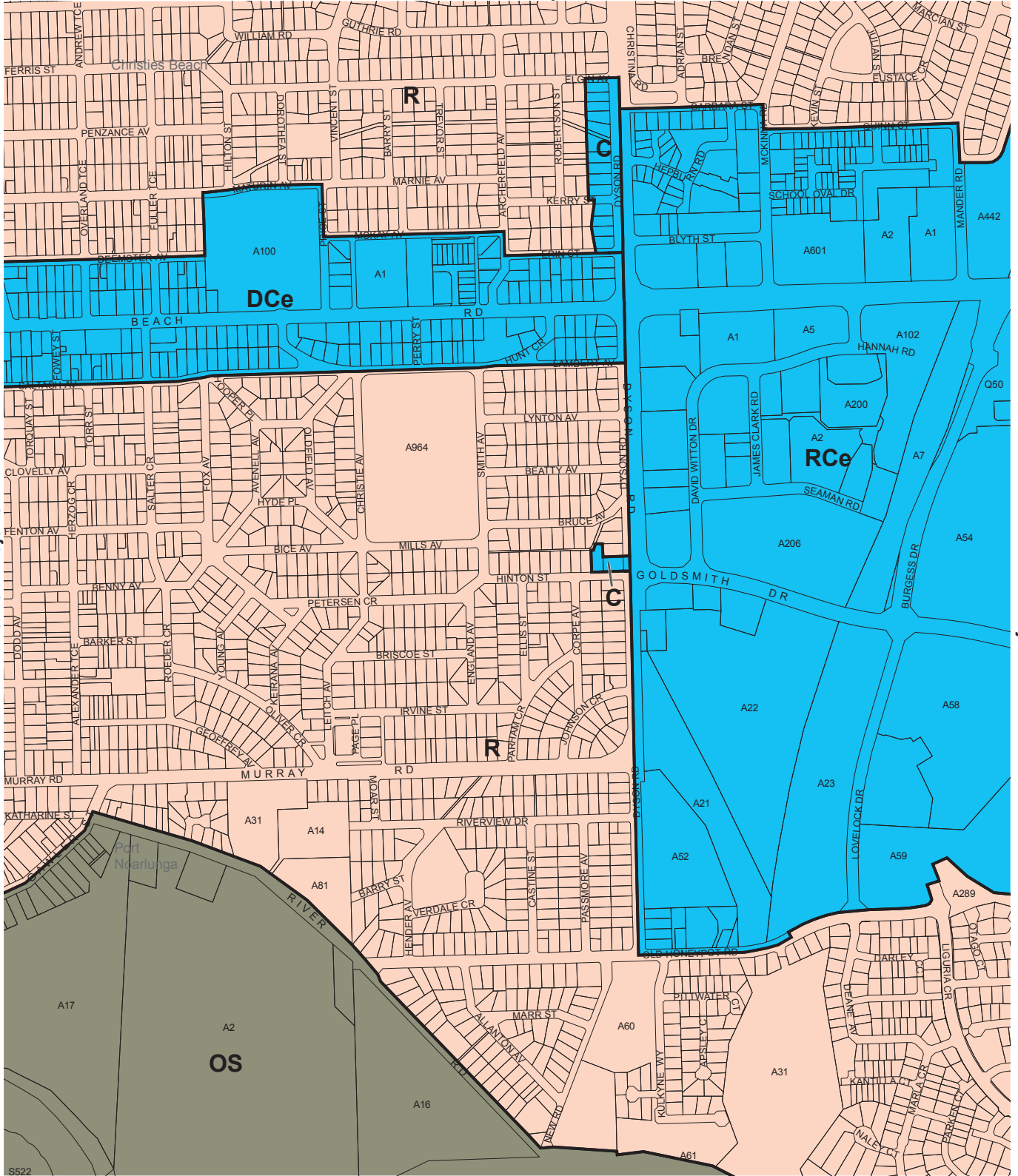


# Overlay Map Onka/48

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place

MAP Onka/40 Adjoins



MAP Onka/58 Adjoins

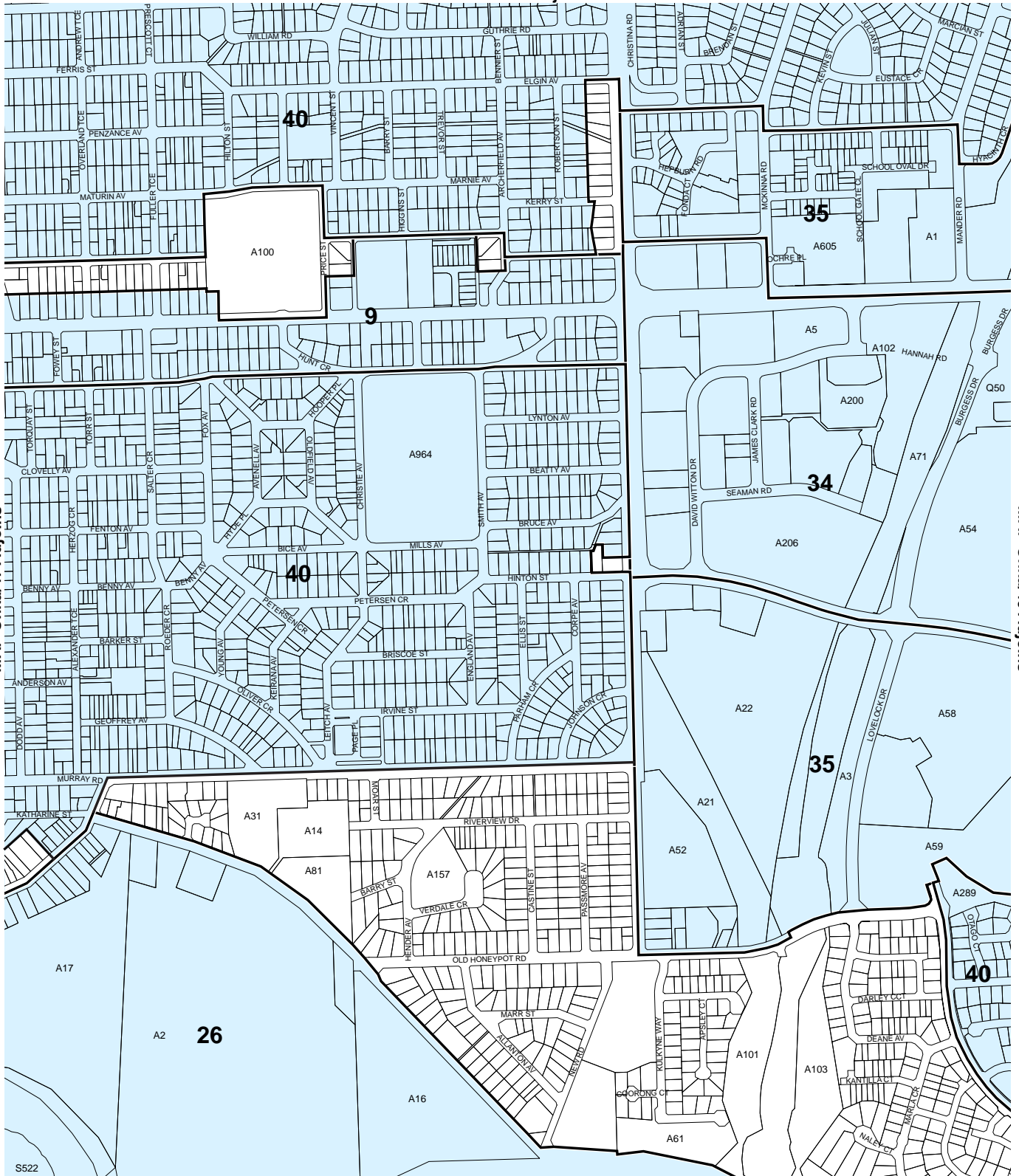
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Commercial
  - District Centre
  - Open Space
  - Regional Centre
  - Residential
  - Zone Boundary

# Zone Map Onka/48

MAP Onka/40 Adjoins



MAP Onka/58 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

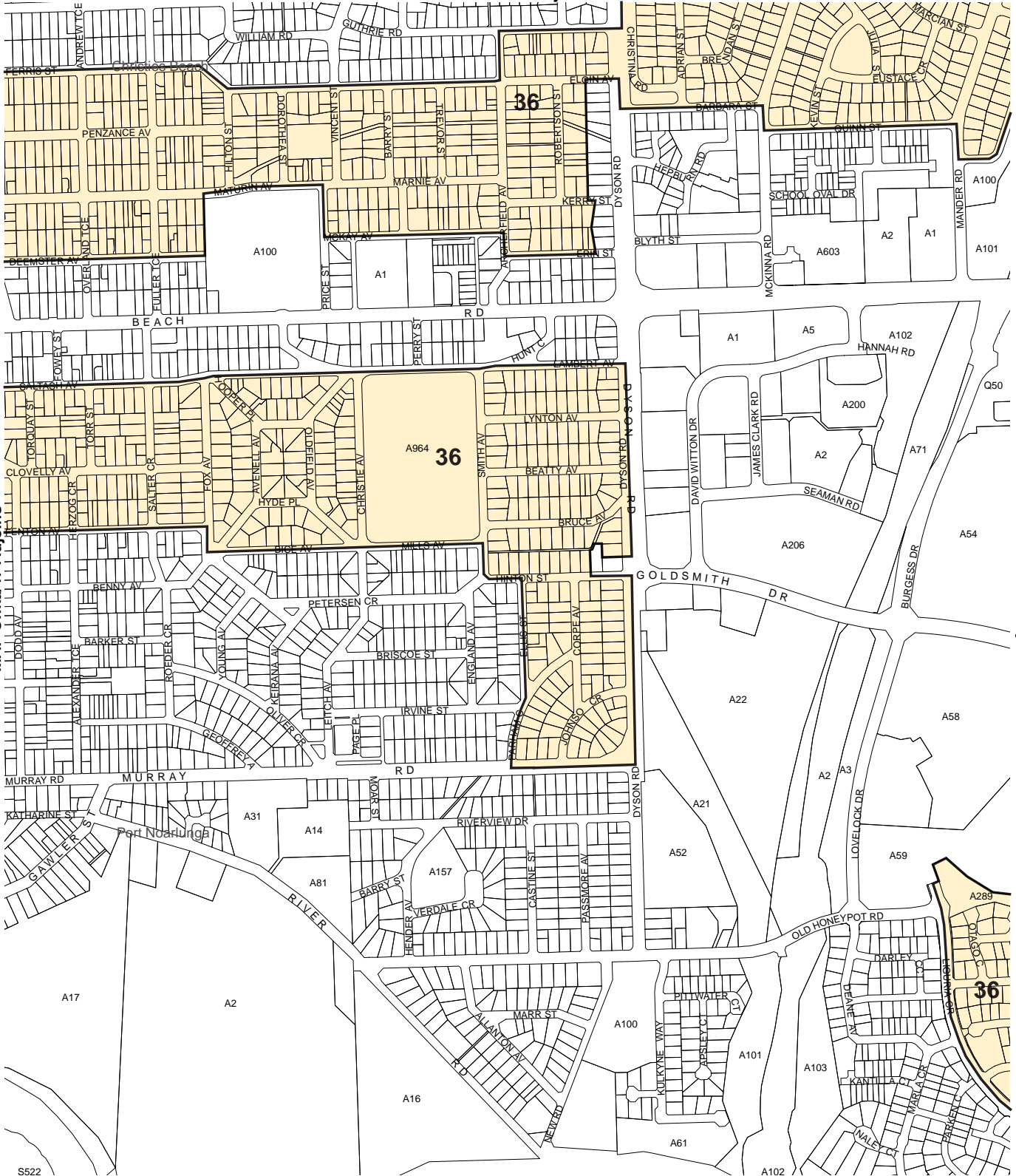
- 9 Christies Beach Road Policy Area
- 26 Onkaparinga River Policy Area
- 34 Central City Policy Area
- 35 Inner Residential Policy Area
- 40 Medium Density Policy Area



# Policy Area Map Onka/48

 Policy Area Boundary

MAP Onka/40 Adjoins



MAP Onka/47 Adjoins

MAP Onka/49 Adjoins

MAP Onka/58 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

36 Targeted Infill Precinct



# Precinct Map Onka/48

Precinct Boundary

MAP Onka/41 Adjoins



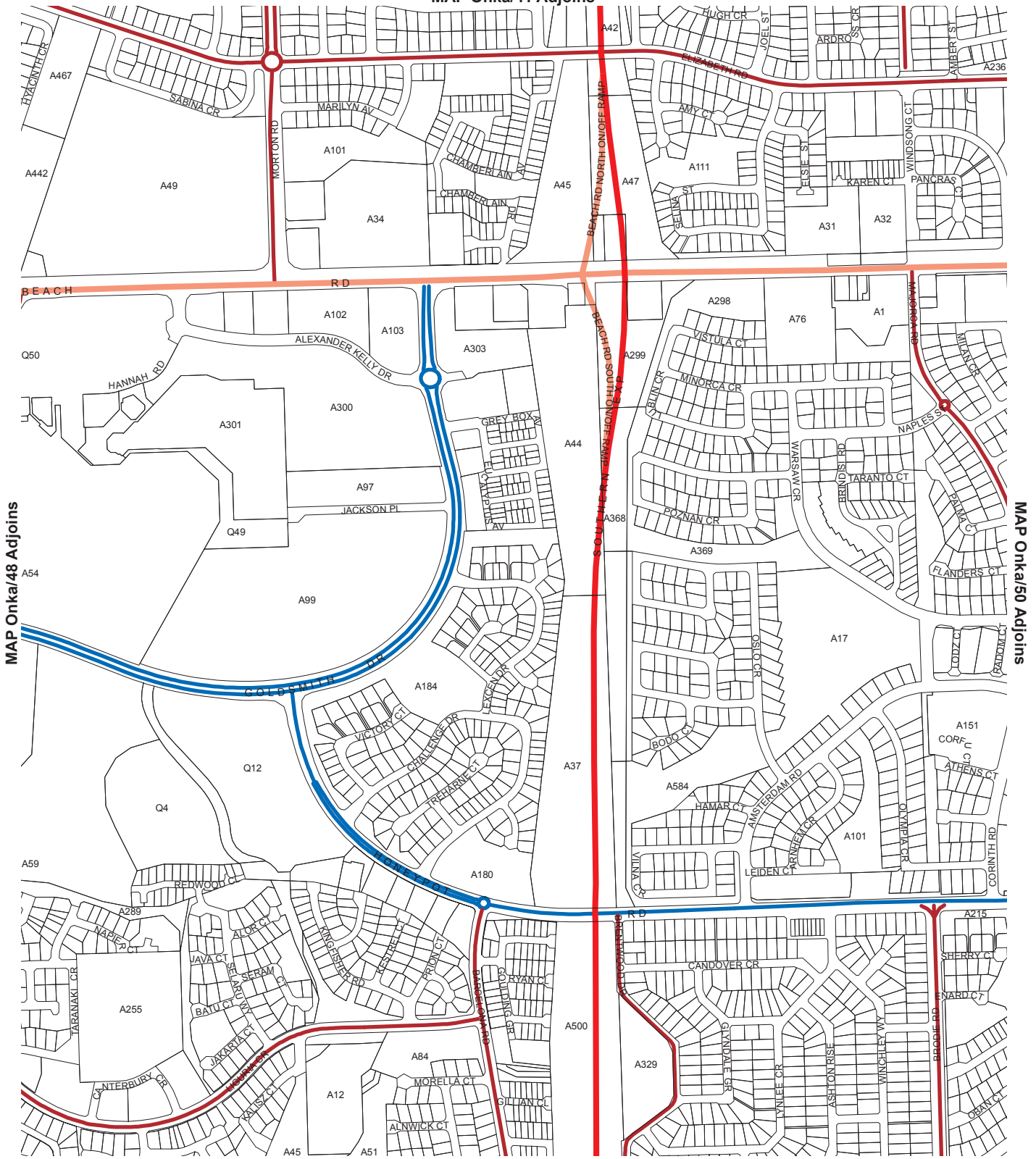
MAP Onka/59 Adjoins



- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- H** Hospital
- Railways
- Local Reserves

# Location Map Onka/49

MAP Onka/41 Adjoins



- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

# Overlay Map Onka/49

## TRANSPORT

MAP Onka/41 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



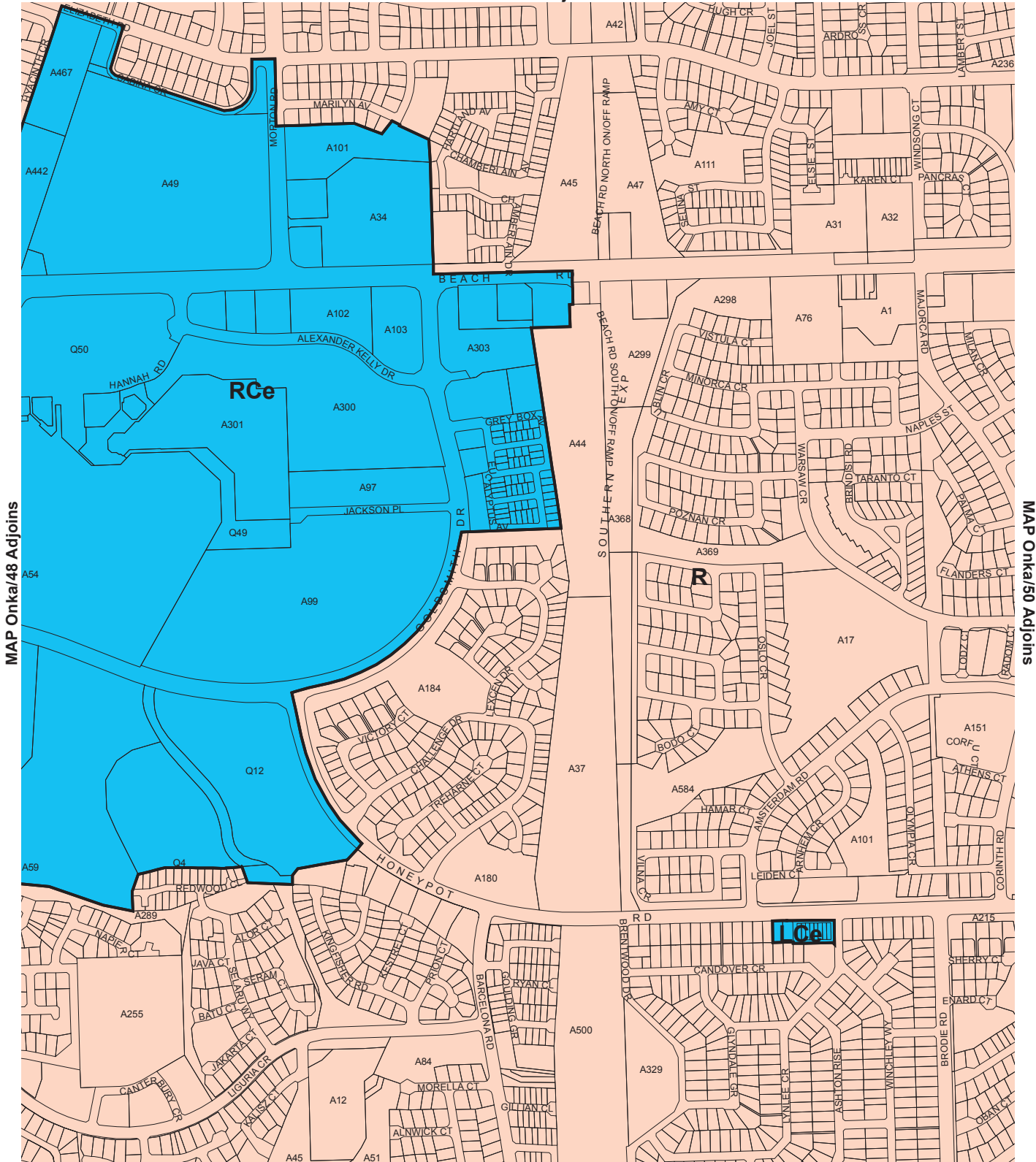
# Overlay Map Onka/49 DEVELOPMENT CONSTRAINTS

Distributor (parcel identified for future road widening)





MAP Onka/41 Adjoins



MAP Onka/48 Adjoins

MAP Onka/50 Adjoins

MAP Onka/59 Adjoins

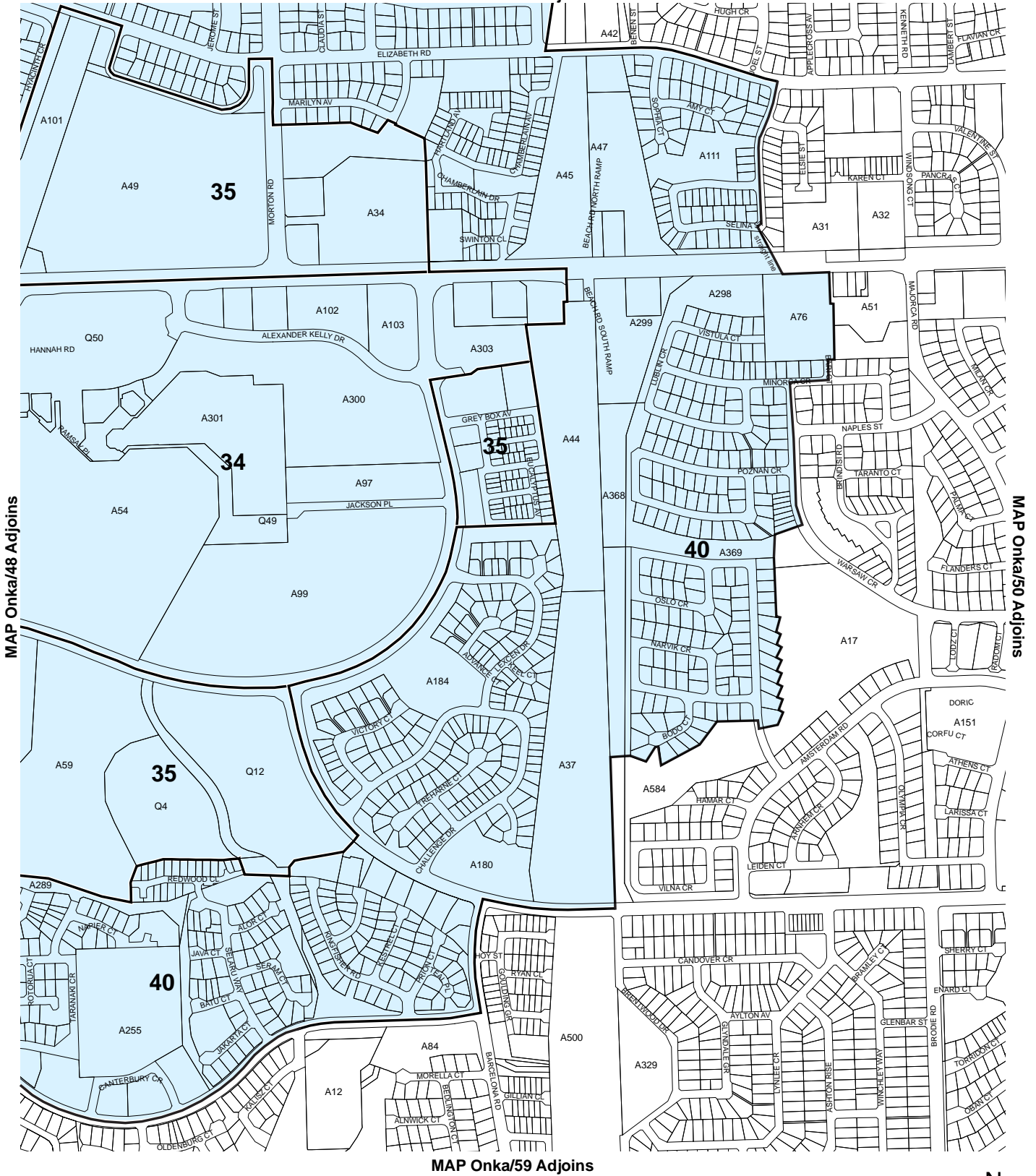
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Local Centre
  - Regional Centre
  - Residential
  - Zone Boundary

# Zone Map Onka/49

MAP Onka/41 Adjoins



Lamberts Conformal Conic Projection, GDA94

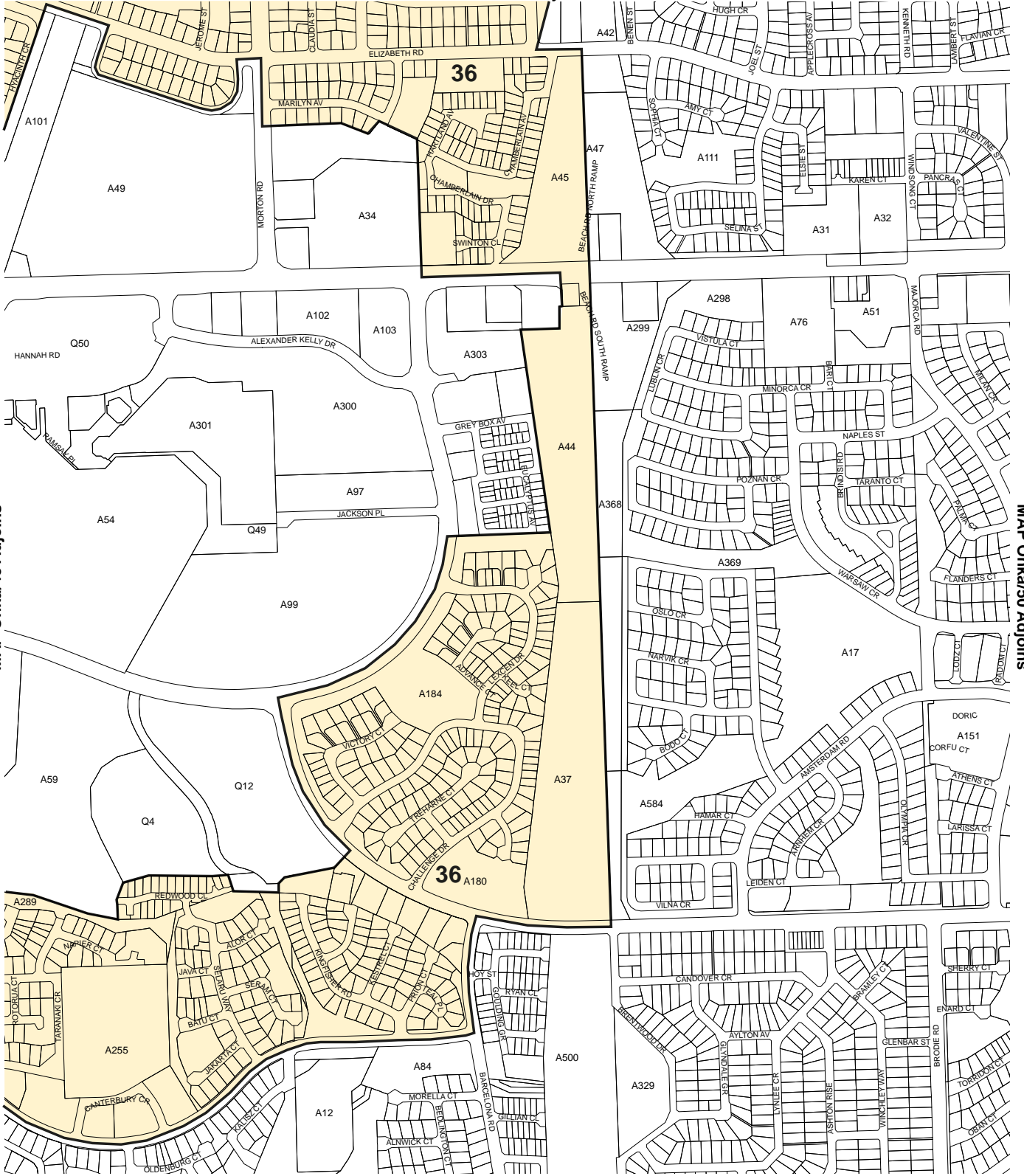
- Policy Area**  
 34 Central City Policy Area  
 35 Inner Residential Policy Area  
 40 Medium Density Policy Area



# Policy Area Map Onka/49

 Policy Area Boundary

MAP Onka/41 Adjoins



MAP Onka/48 Adjoins

MAP Onka/50 Adjoins

MAP Onka/59 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

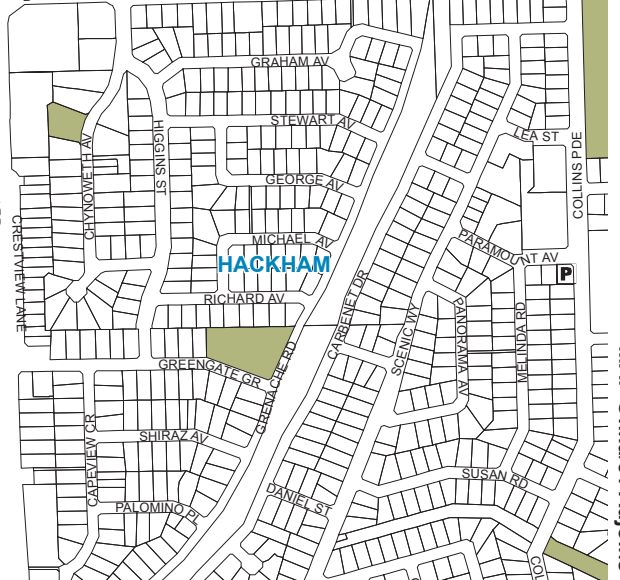
36 Targeted Infill Precinct



# Precinct Map Onka/49

 Precinct Boundary

MAP Onka/42 Adjoins



MAP Onka/60 Adjoins



MAP Onka/49 Adjoins  
HACKHAM WEST




MAP Onka/51 Adjoins

MORPHETT VALE

HACKHAM

HUNTFIELD HEIGHTS

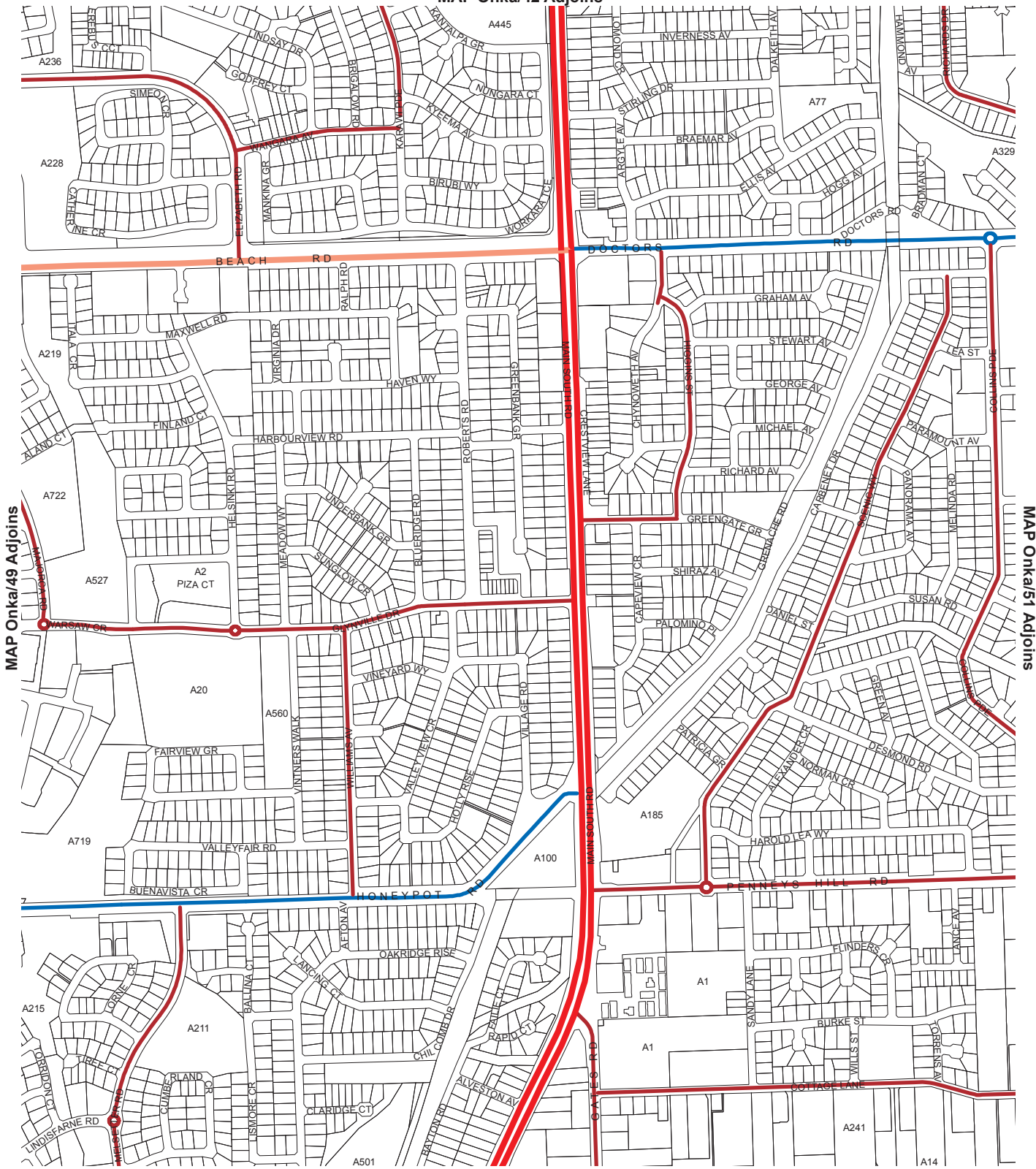
HACKHAM

-  School
-  Post Office
-  Local Reserves



# Location Map Onka/50

MAP Onka/42 Adjoins



MAP Onka/60 Adjoins

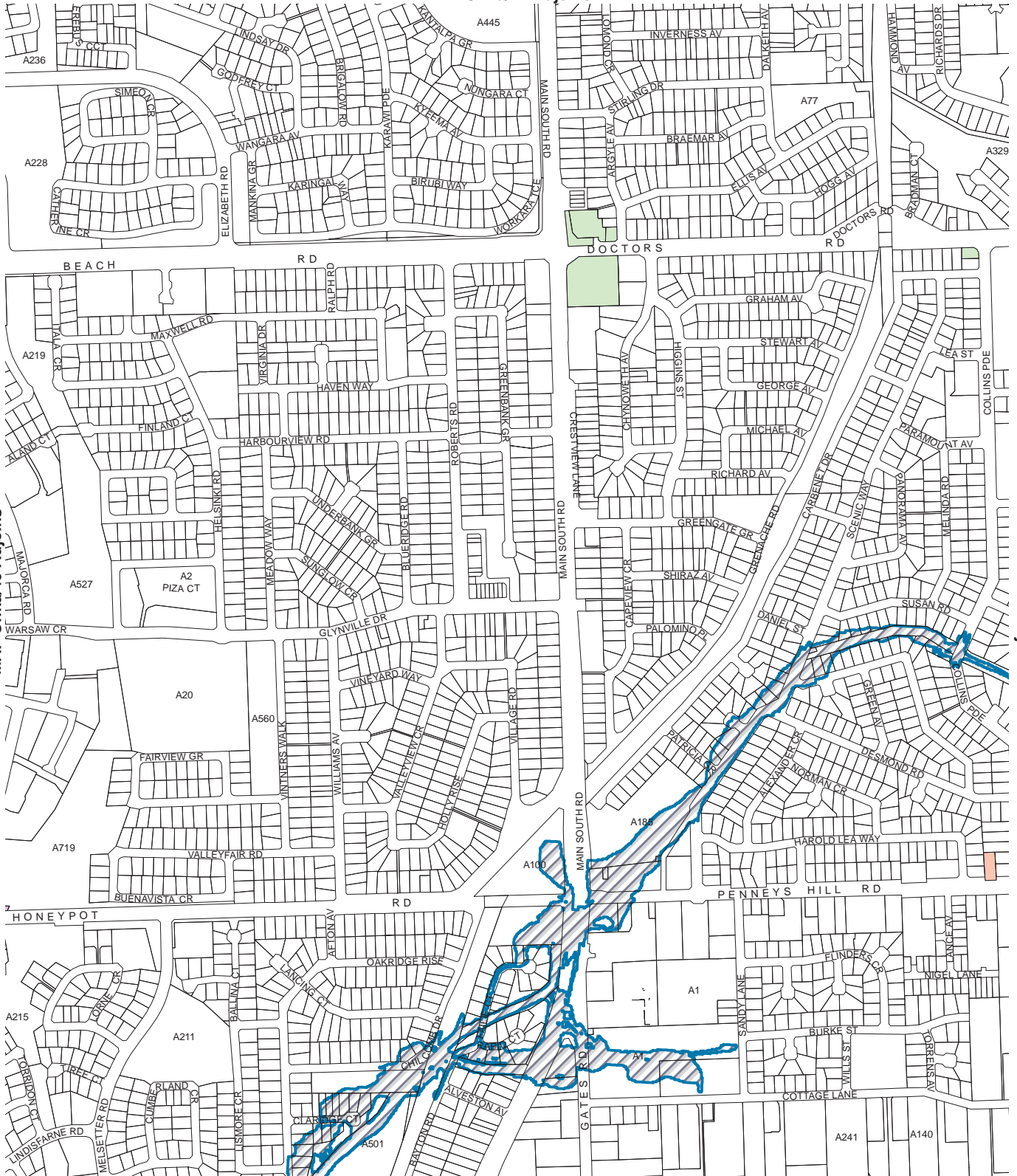


- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

# Overlay Map Onka/50





## TRANSPORT

MAP Onka/42 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



-  Flood 100 A.R.I
-  Collector Major (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)
-  Secondary Arterial (parcel identified for future road widening)

# Overlay Map Onka/50 DEVELOPMENT CONSTRAINTS

MAP Onka/42 Adjoins



MAP Onka/49 Adjoins



MAP Onka/60 Adjoins



MAP Onka/51 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.

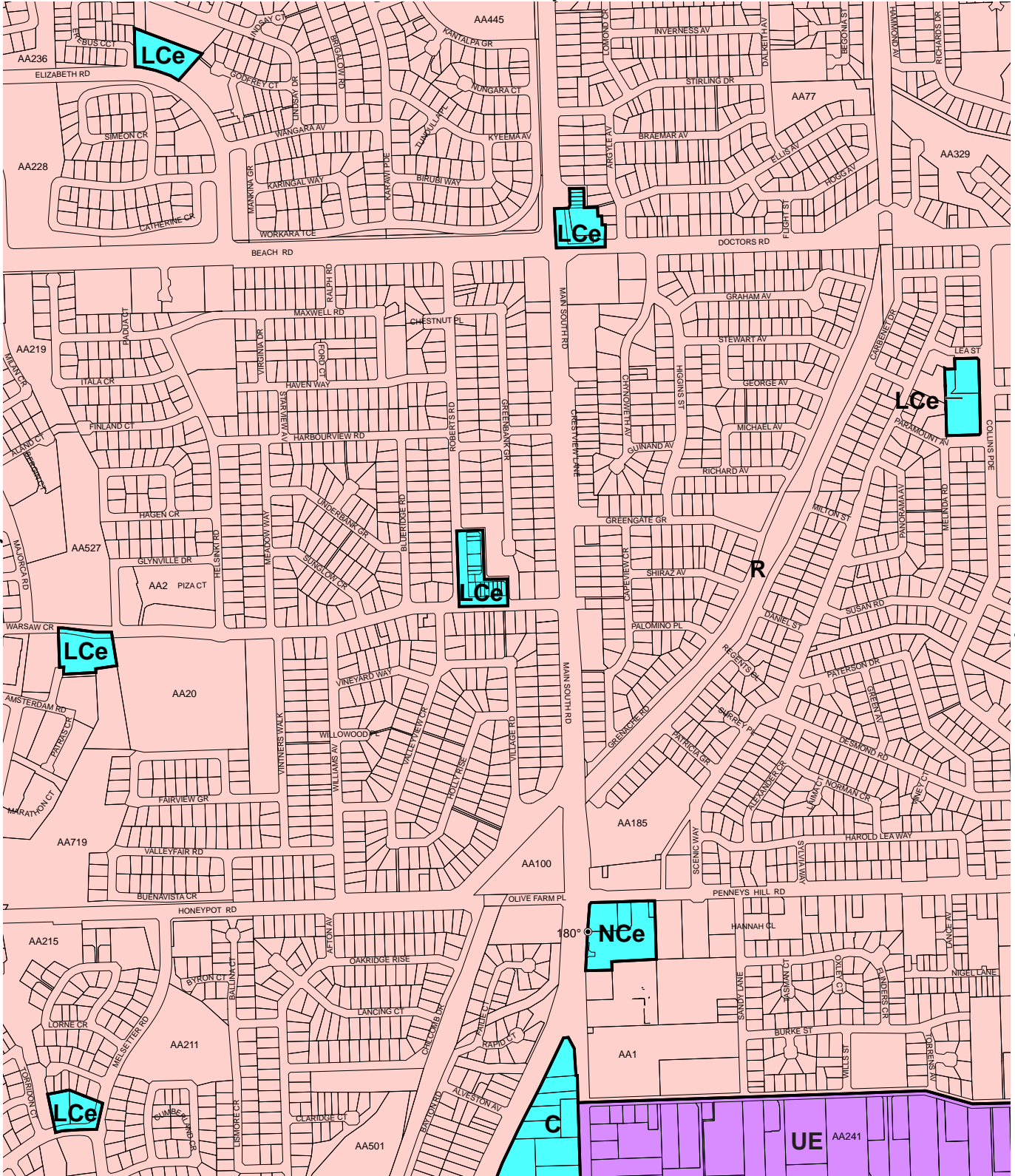


# Overlay Map Onka/50

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place

MAP Onka/42 Adjoins



MAP Onka/49 Adjoins

MAP Onka/51 Adjoins

MAP Onka/60 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- C Commercial
  - LCe Local Centre
  - NCe Neighbourhood Centre
  - R Residential
  - UE Urban Employment
  - Zone Boundary

# Zone Map Onka/50



MAP Onka/43 Adjoins



MAP Onka/61 Adjoins



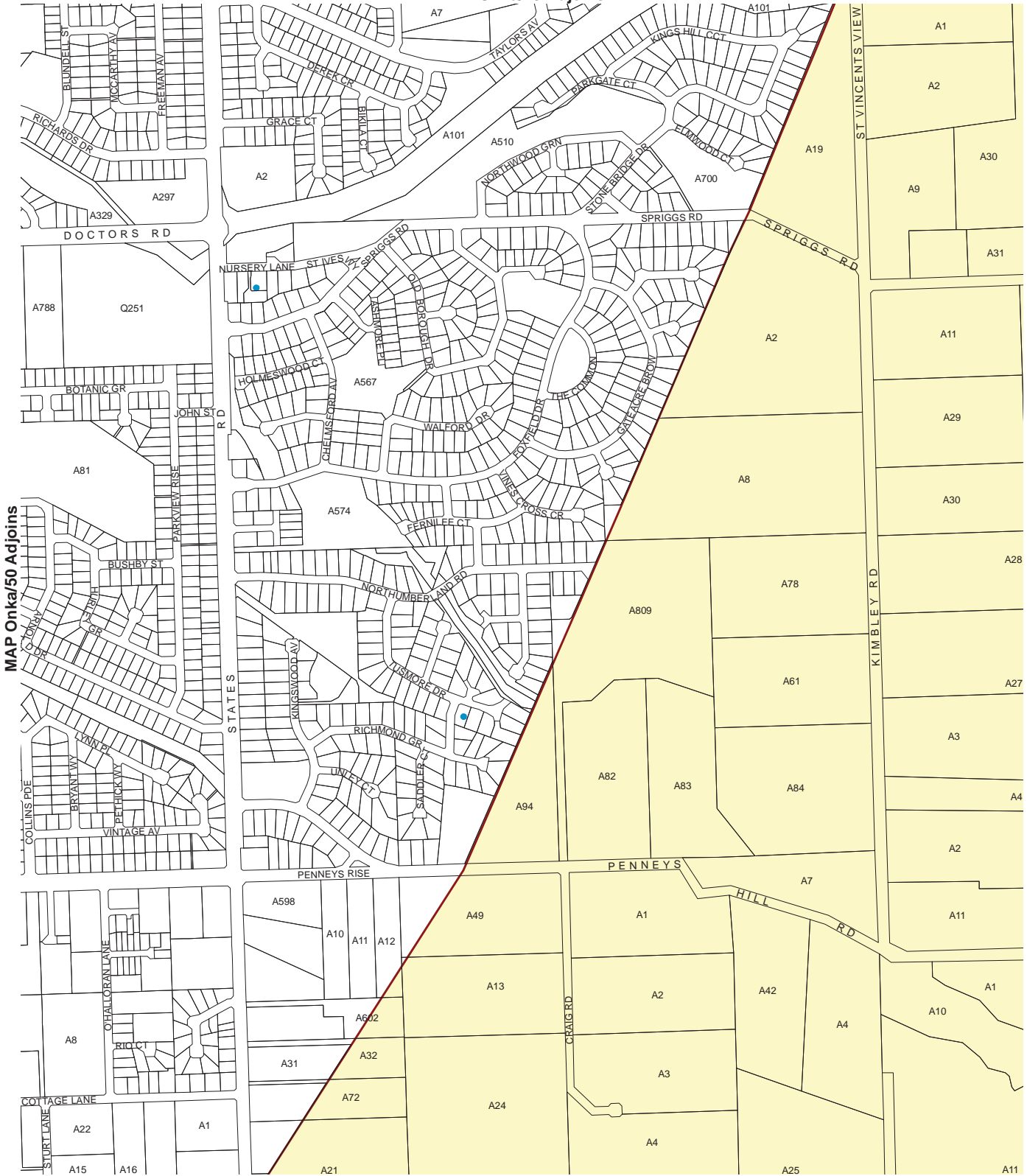
# Location Map Onka/51

- S** School
- H** Other Health Services
- Local Reserves





MAP Onka/43 Adjoins



MAP Onka/61 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.

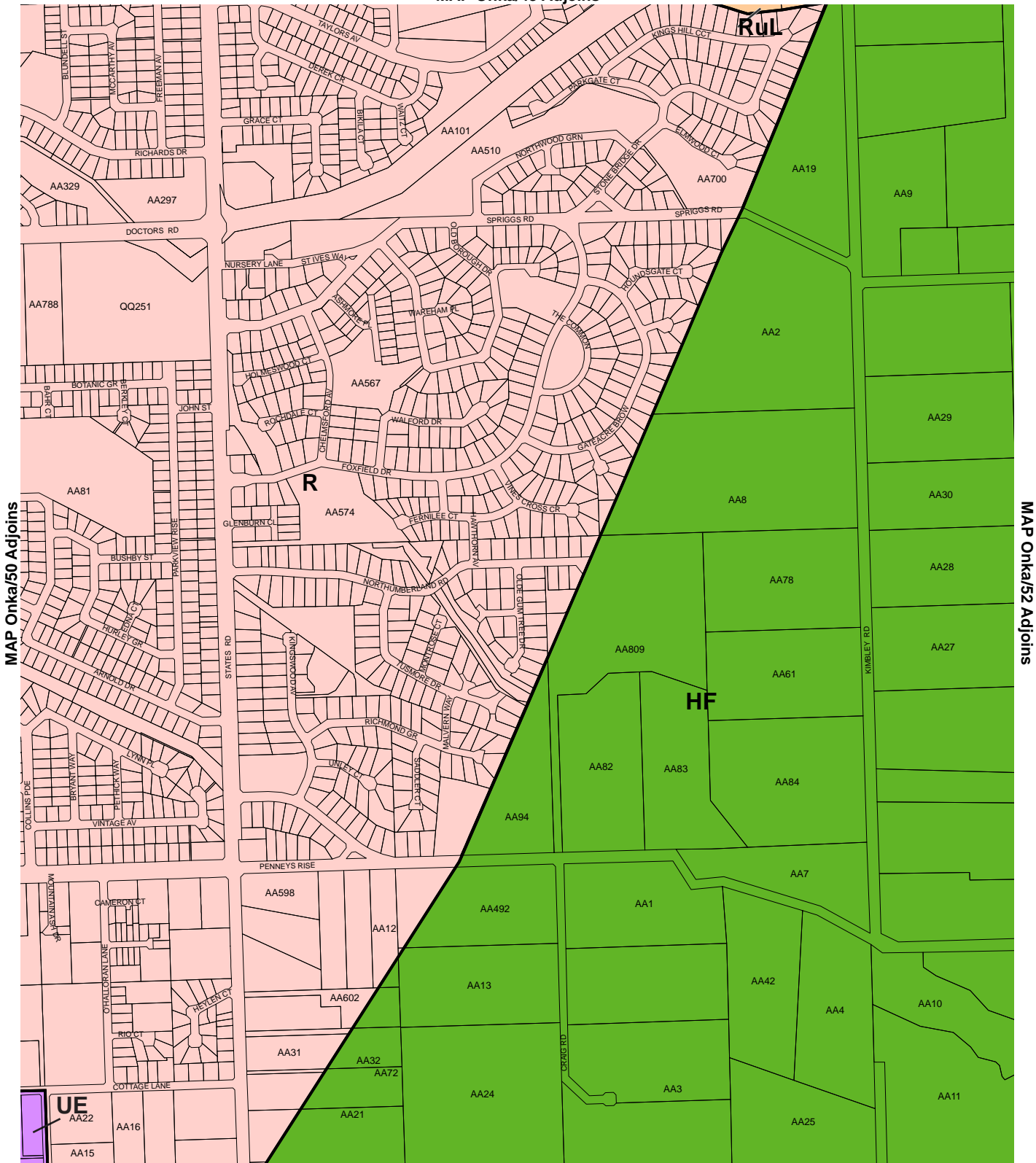


# Overlay Map Onka/51

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/43 Adjoins



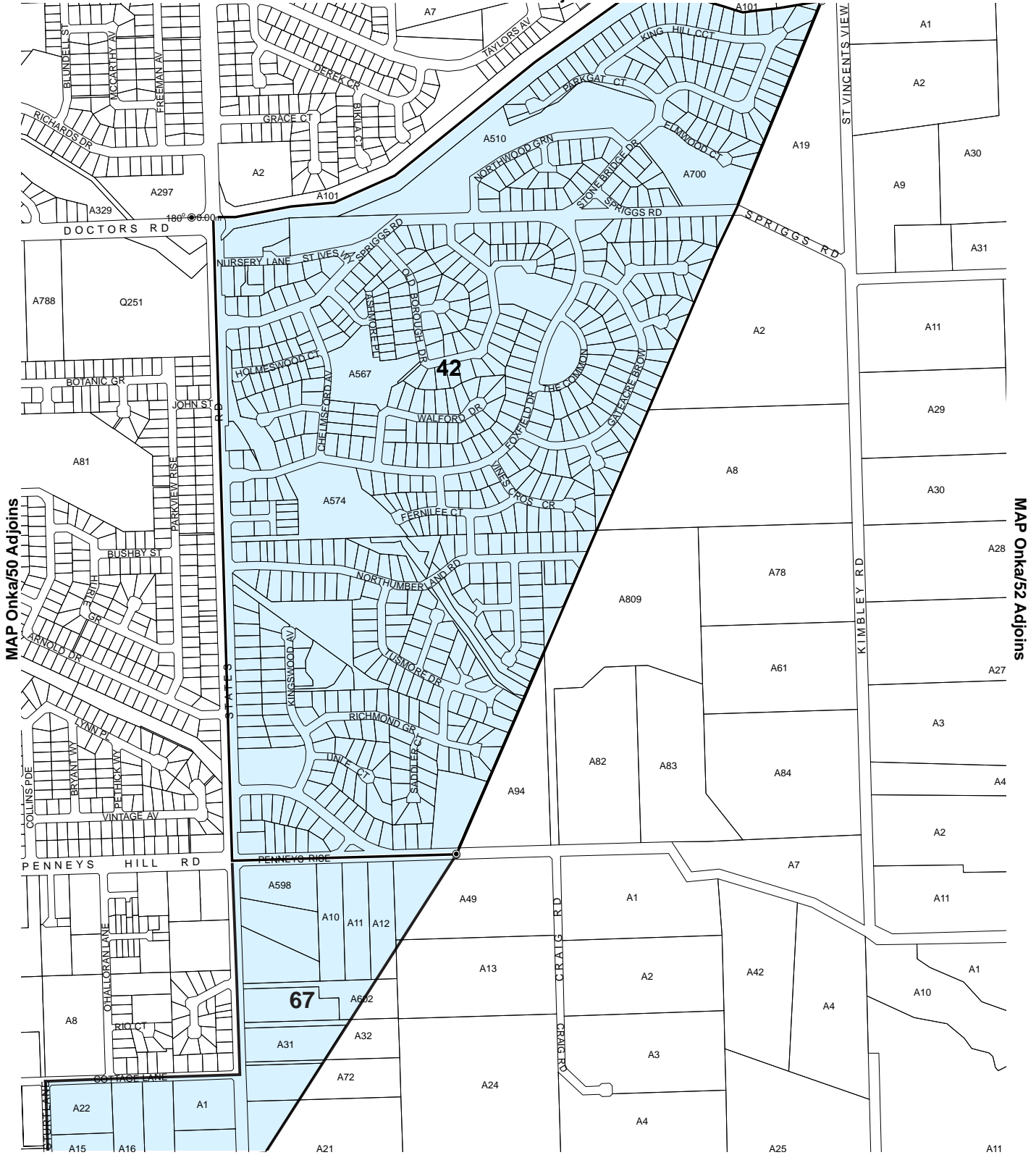
Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
- R Residential
- RuL Rural Living
- UE Urban Employment
- Zone Boundary

# Zone Map Onka/51

MAP Onka/43 Adjoins



MAP Onka/61 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

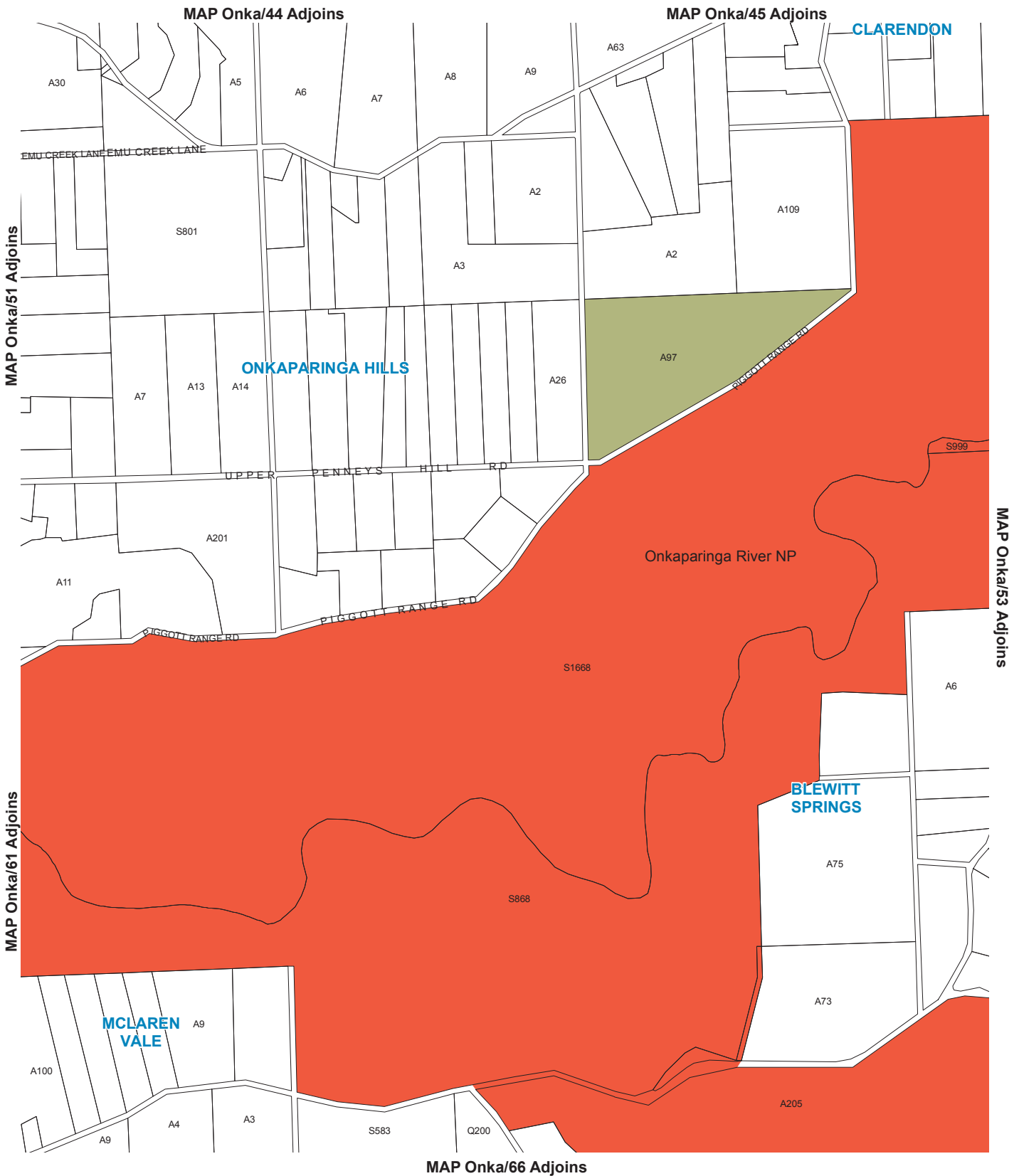
42 Onkaparinga Hills/Woodcroft Policy Area

67 Coordinated Development Policy Area

 Policy Area Boundary

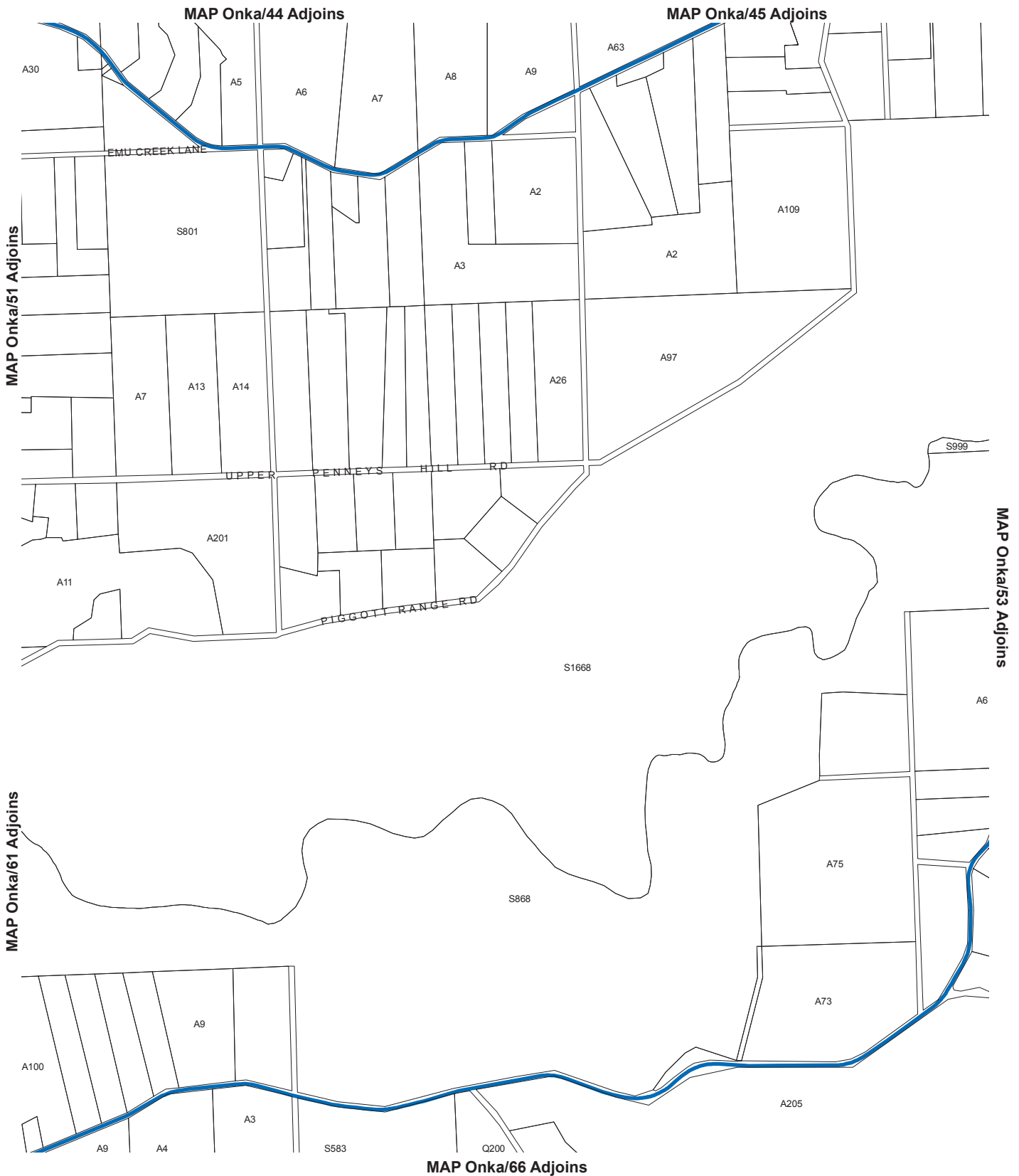


# Policy Area Map Onka/51



# Location Map Onka/52

- Local Reserves
- National Park



# Overlay Map Onka/52

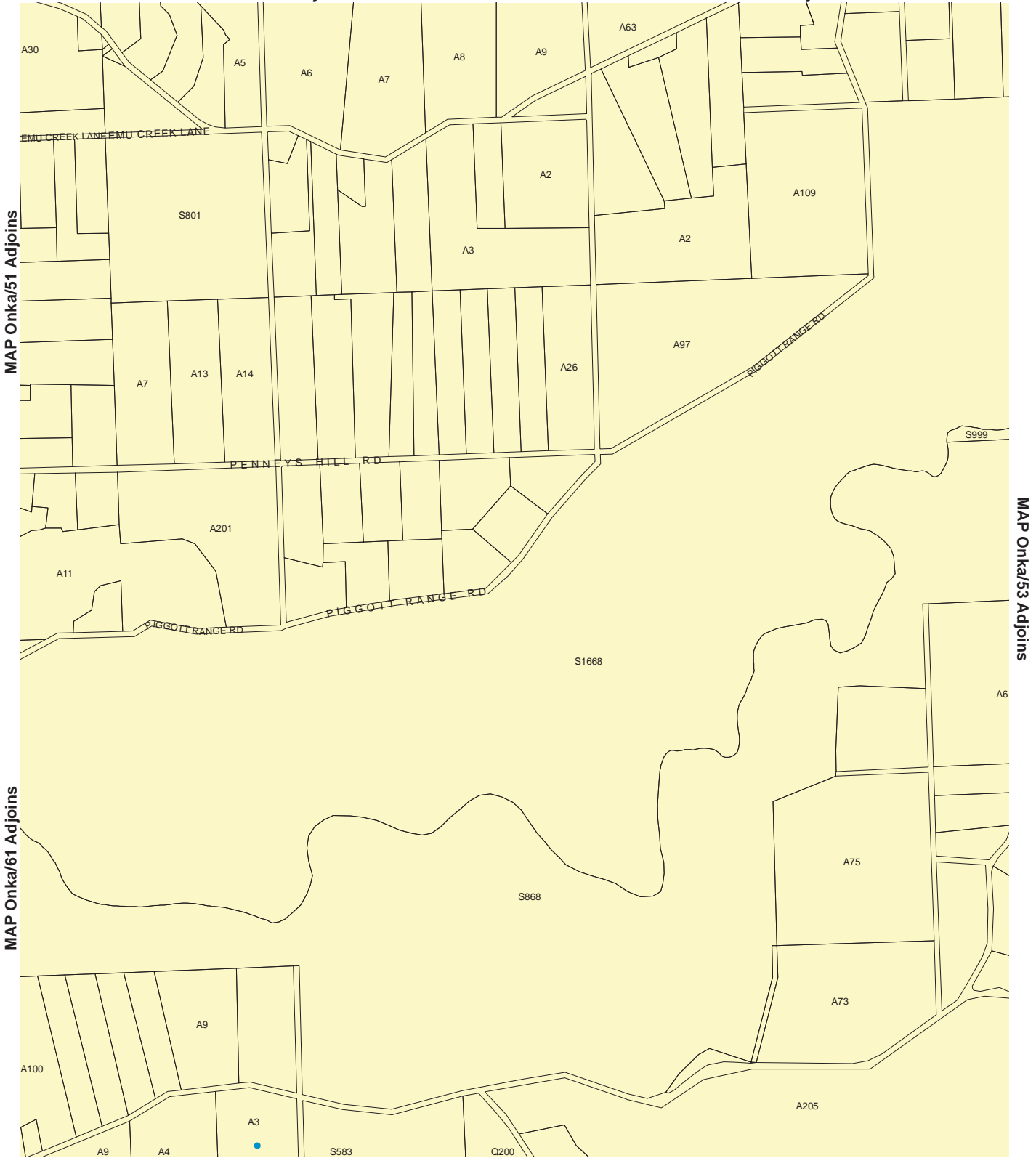
## TRANSPORT

— Distributor Roads



MAP Onka/44 Adjoins

MAP Onka/45 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 Onka/52

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

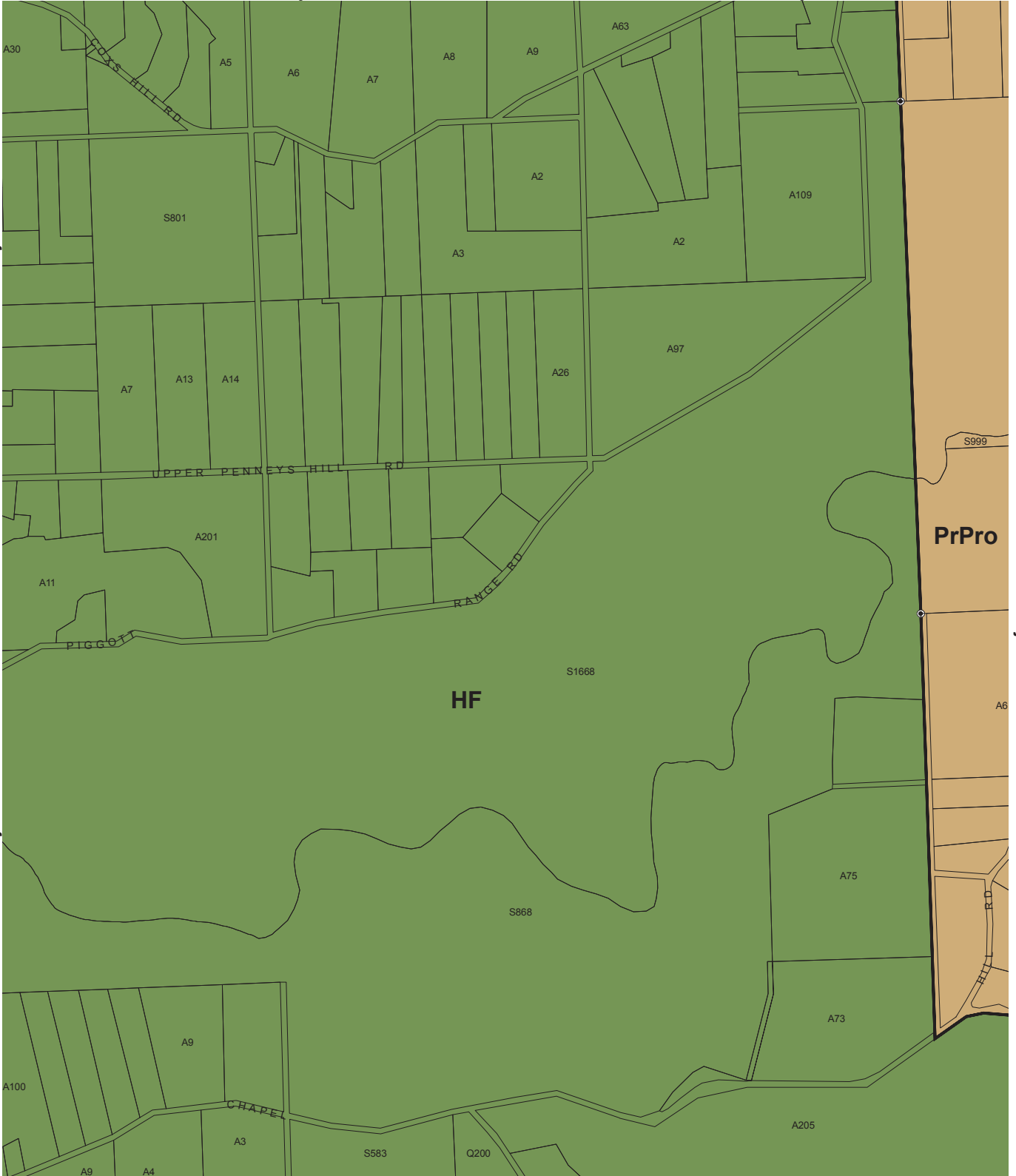
MAP Onka/44 Adjoins

MAP Onka/45 Adjoins

MAP Onka/51 Adjoins

MAP Onka/61 Adjoins

MAP Onka/53 Adjoins



MAP Onka/66 Adjoins

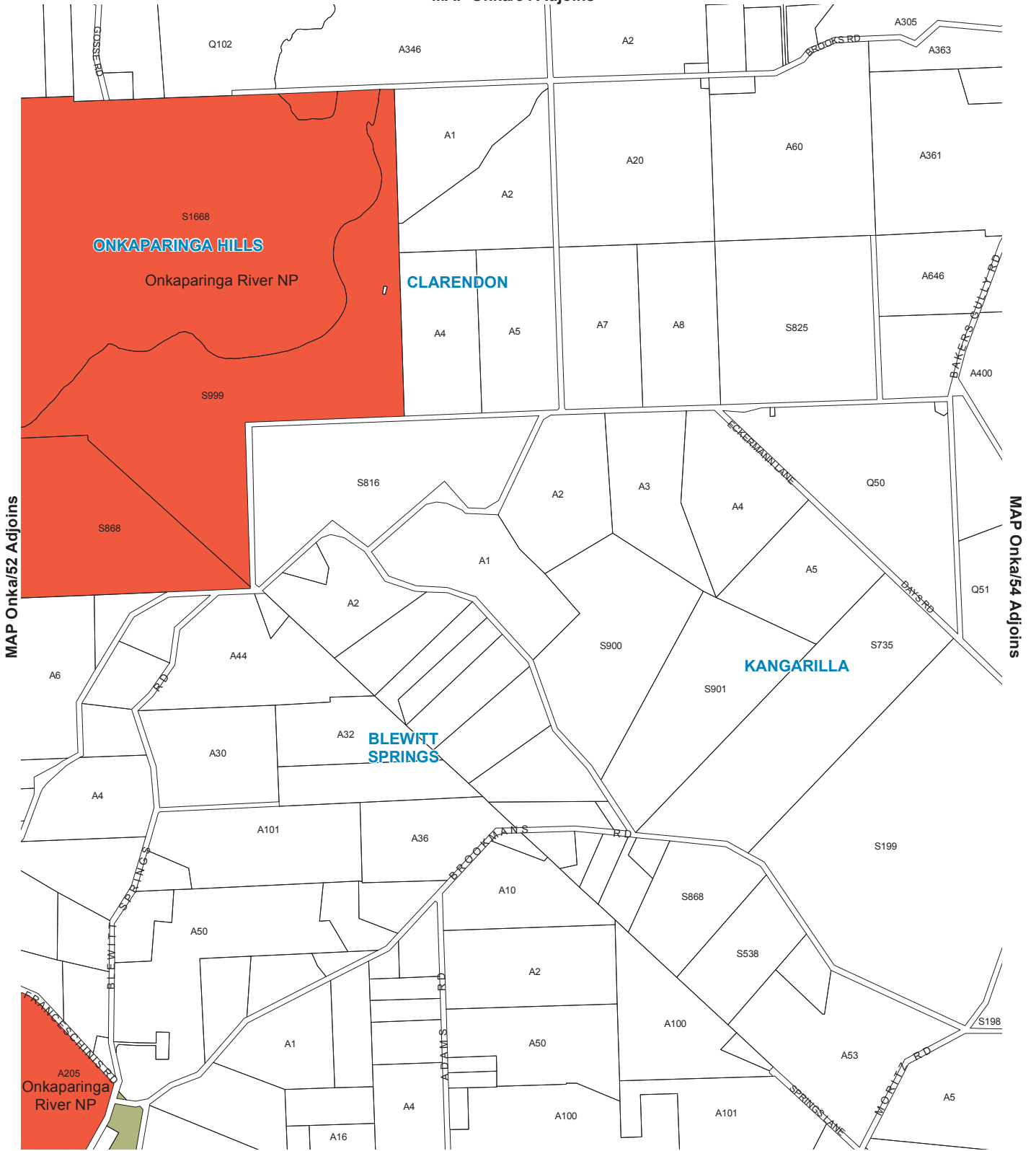
Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/52

- Zones**
- Hills Face
  - Primary Production
  - Zone Boundary

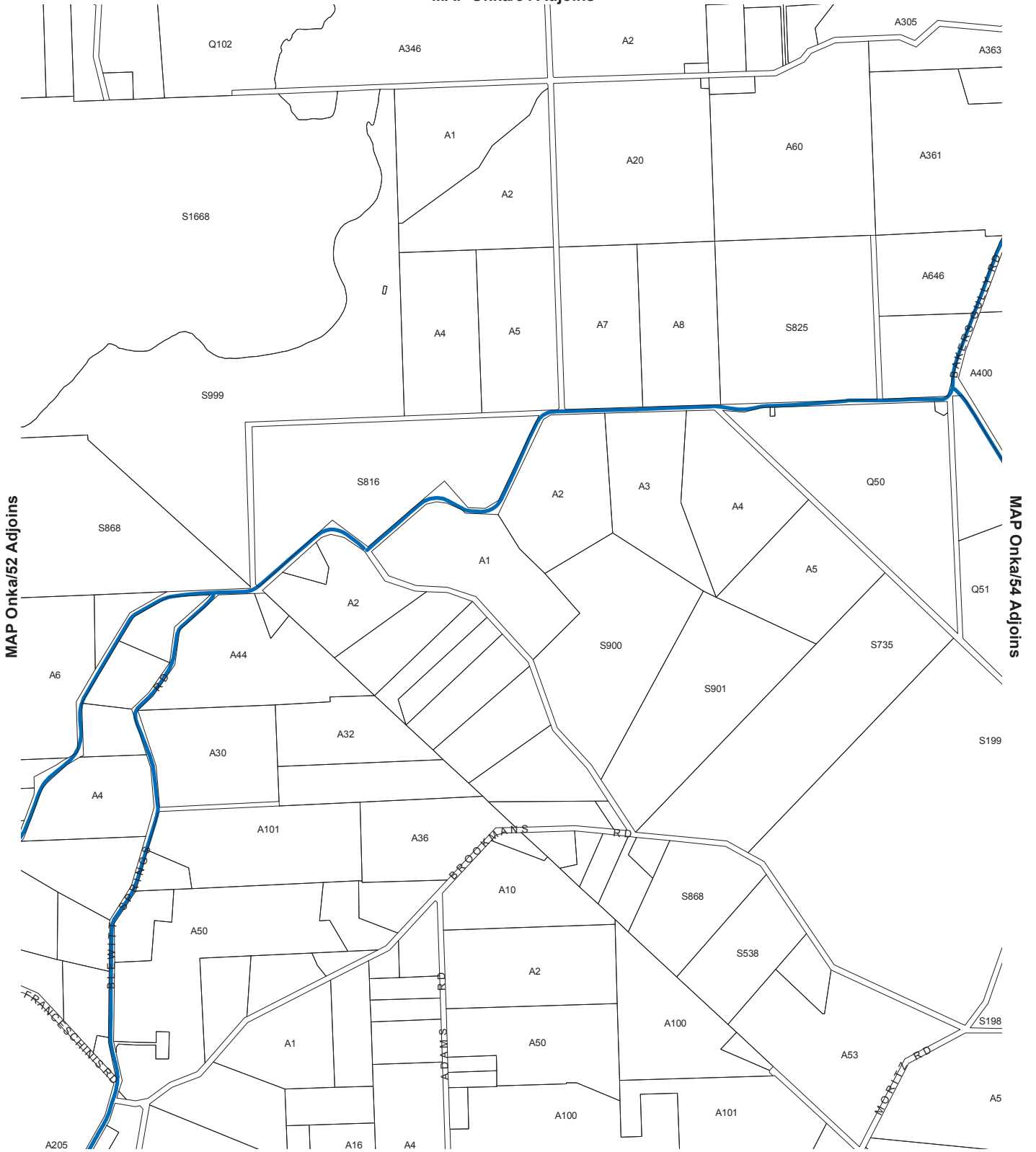
MAP Onka/34 Adjoins



# Location Map Onka/53

- Local Reserves
- National Park

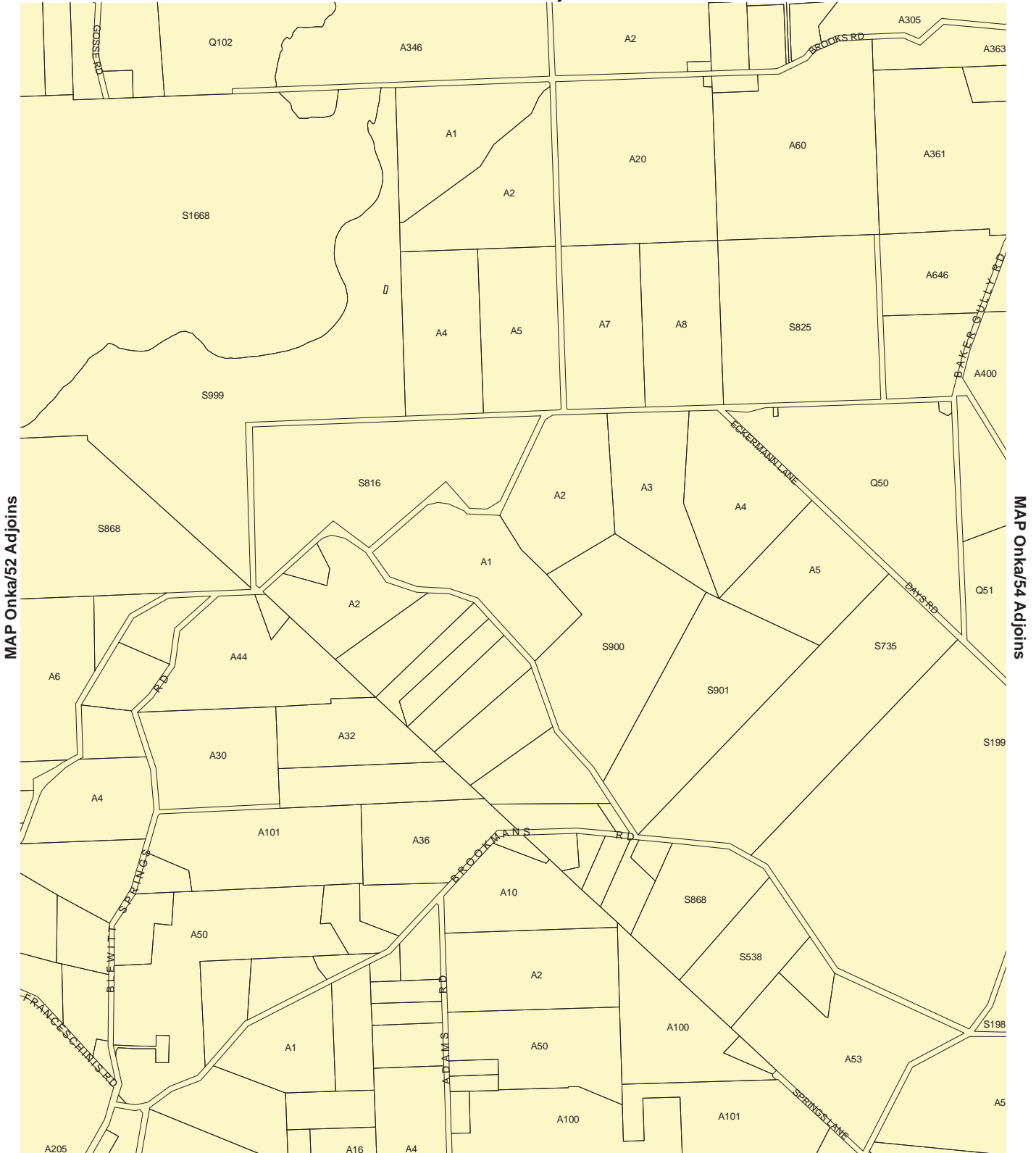
MAP Onka/34 Adjoins



# Overlay Map Onka/53 TRANSPORT

— Distributor Roads

MAP Onka/34 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 Onka/53

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

 Character Preservation District

MAP Onka/34 Adjoins



Lamberts Conformal Conic Projection, GDA94



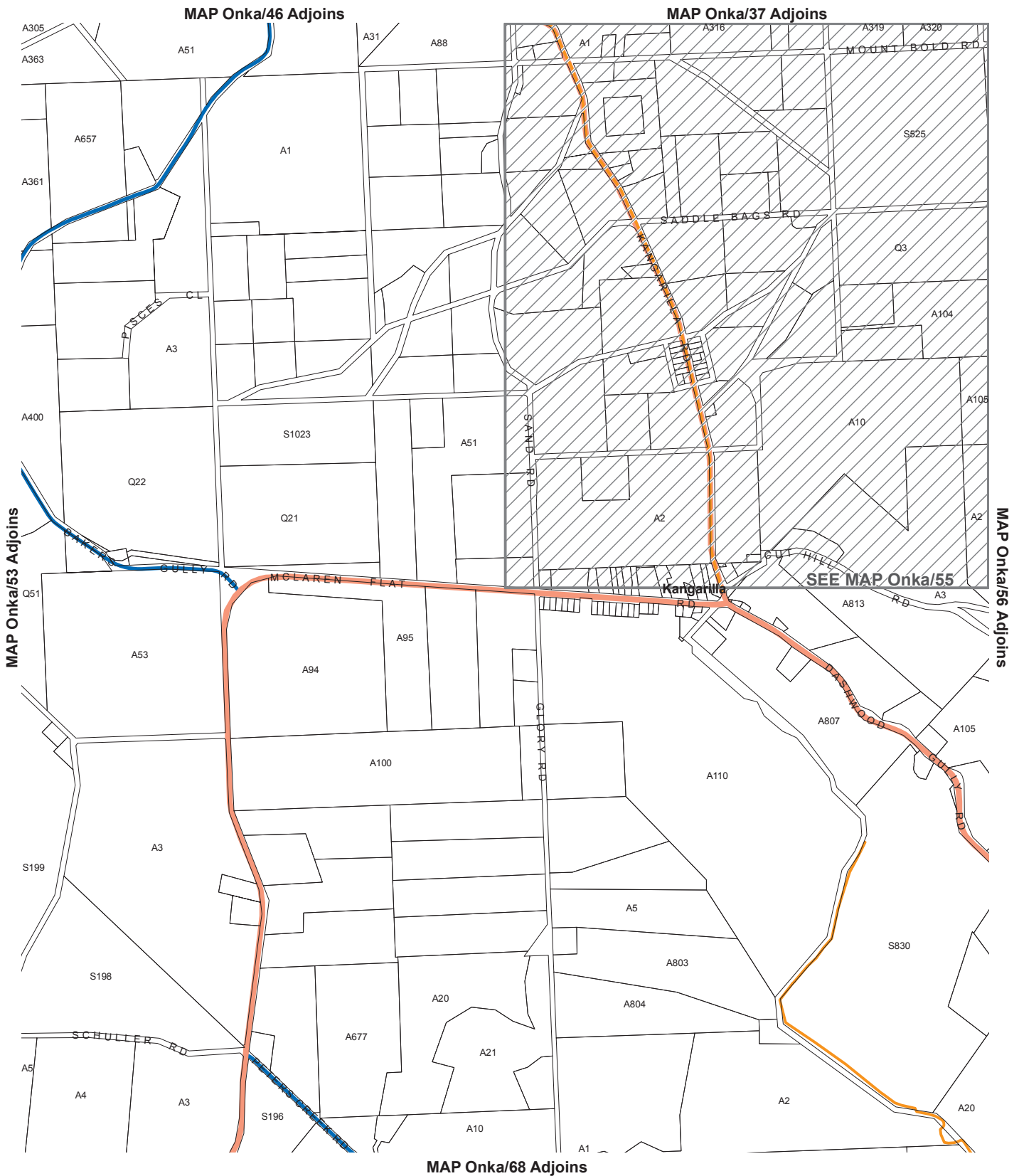
# Zone Map Onka/53

- Zones**
- HF Hills Face
  - PrPro Primary Production
  - Zone Boundary









# Overlay Map Onka/54

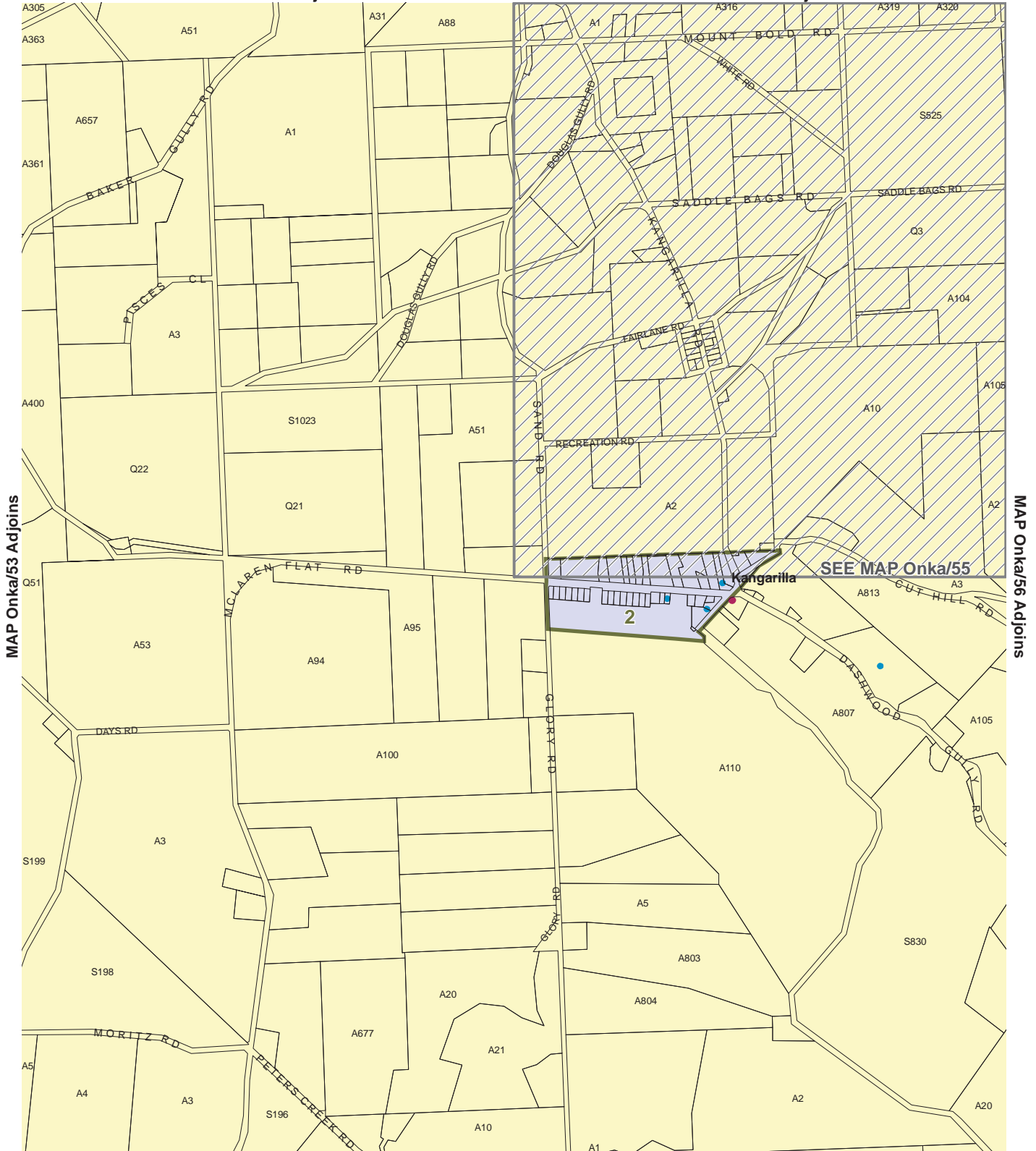
## TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Distributor Roads



MAP Onka/46 Adjoins

MAP Onka/37 Adjoins



MAP Onka/68 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.

Historic Conservation Area  
2 Kangarilla

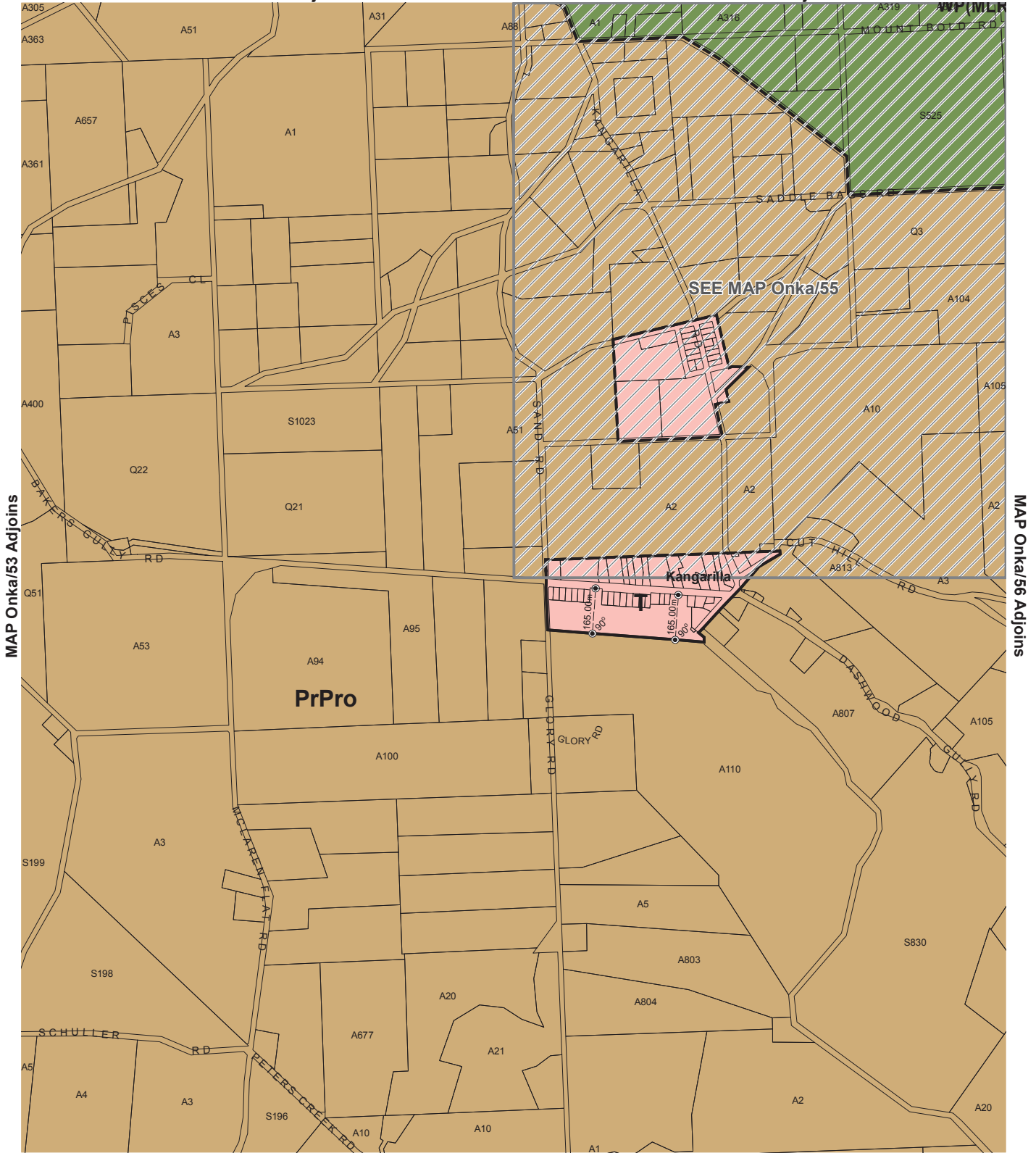


- State heritage place
- Local heritage place
- Historic Conservation Area
- Area Excluded from District
- Character Preservation District

# Overlay Map Onka/54 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/46 Adjoins

MAP Onka/37 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

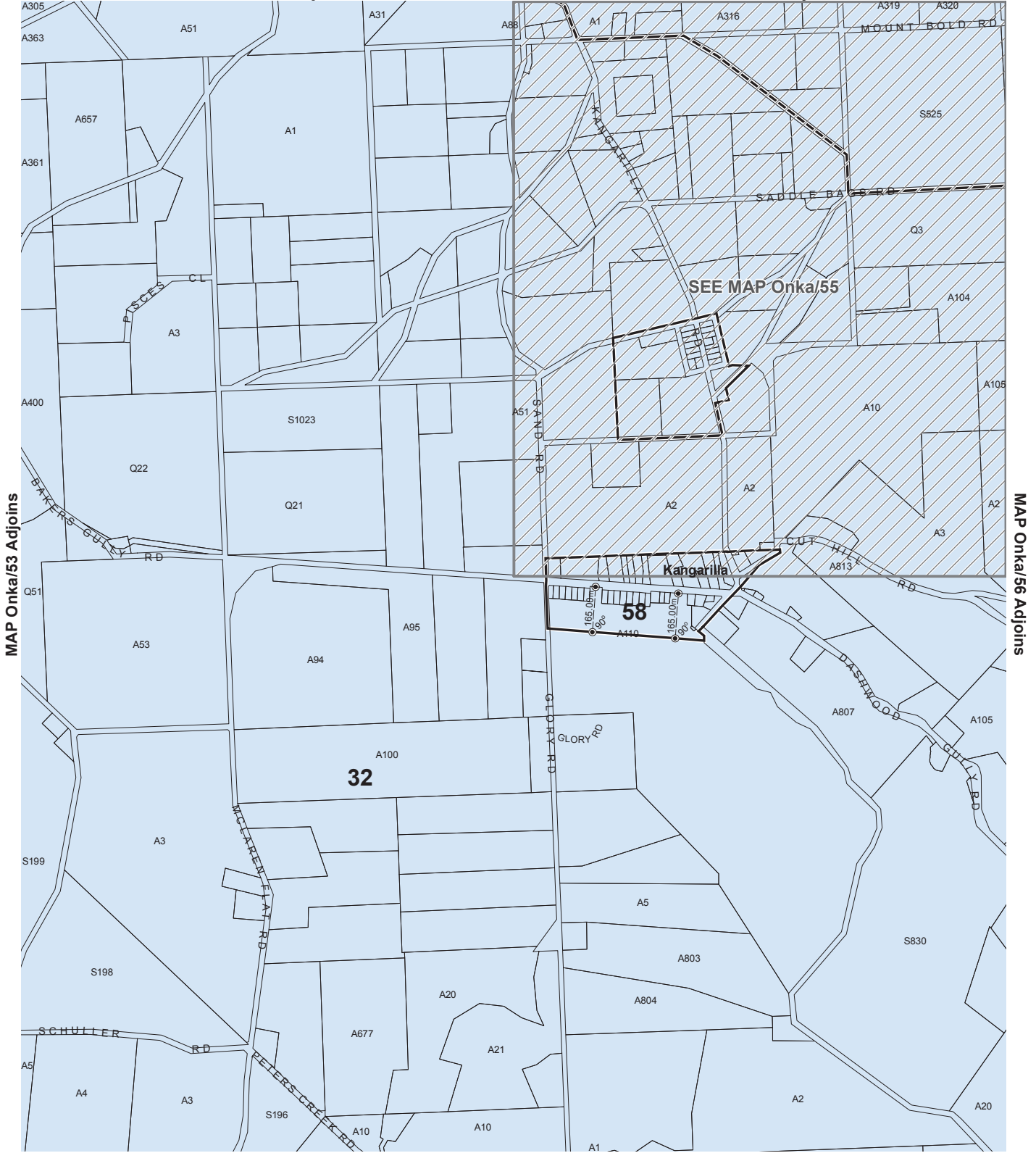


- Zones**
- PrPro Primary Production
  - T Township
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary

# Zone Map Onka/54

MAP Onka/46 Adjoins

MAP Onka/37 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 32** Mount Lofty Ranges Policy Area
- 58** Kangarilla Policy Area
- 65** Watershed Priority Policy Area



MAP Onka/68 Adjoins

# Policy Area Map Onka/54

Policy Area Boundary

MAP Onka/37 Adjoins



# Location Map Onka/55

- S School
- P Post Office
- Local Reserves

MAP Onka/37 Adjoins



# Overlay Map Onka/55 TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads

MAP Onka/37 Adjoins



MAP Onka/54 Adjoins



# Overlay Map Onka/55 DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.



MAP Onka/37 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.

Historic Conservation Area  
 2 Kangarilla

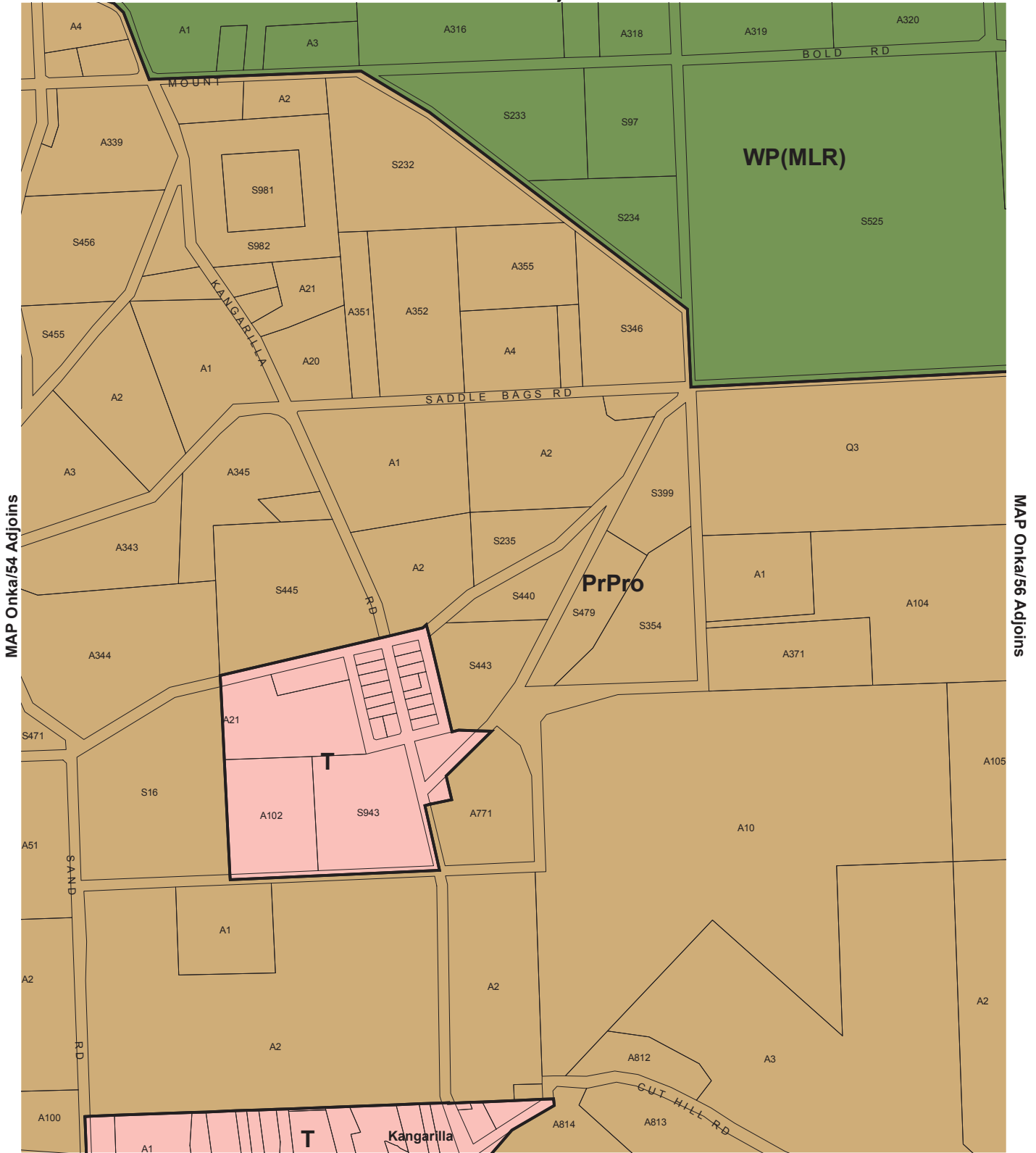


- Local heritage place
- Historic Conservation Area
- Area Excluded from District
- Character Preservation District

# Overlay Map Onka/55

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/37 Adjoins



MAP Onka/54 Adjoins

MAP Onka/56 Adjoins

MAP Onka/54 Adjoins

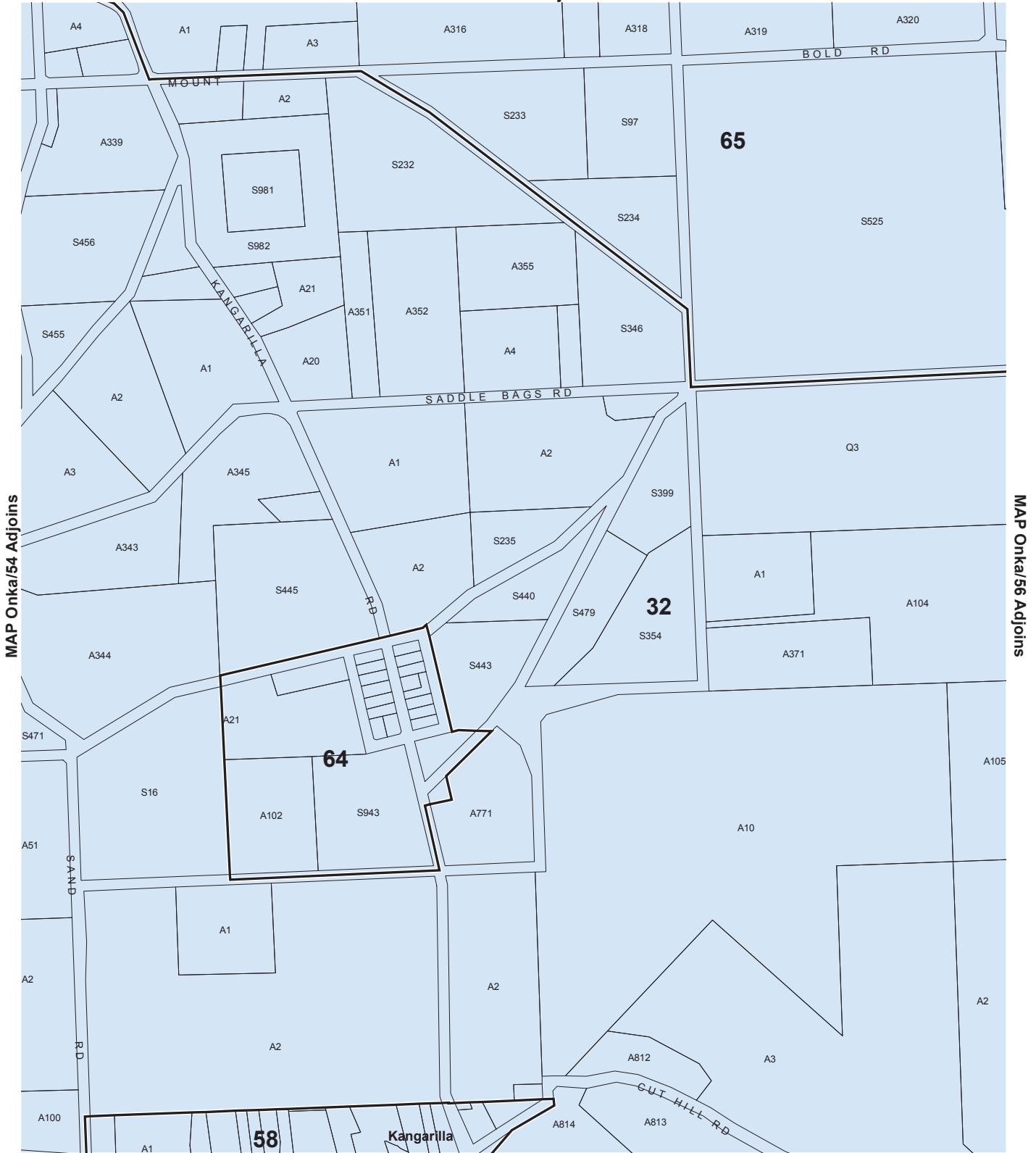
Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
  - T Township
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary

# Zone Map Onka/55

MAP Onka/37 Adjoins



MAP Onka/54 Adjoins

MAP Onka/56 Adjoins

MAP Onka/54 Adjoins

Lamberts Conformal Conic Projection, GDA94

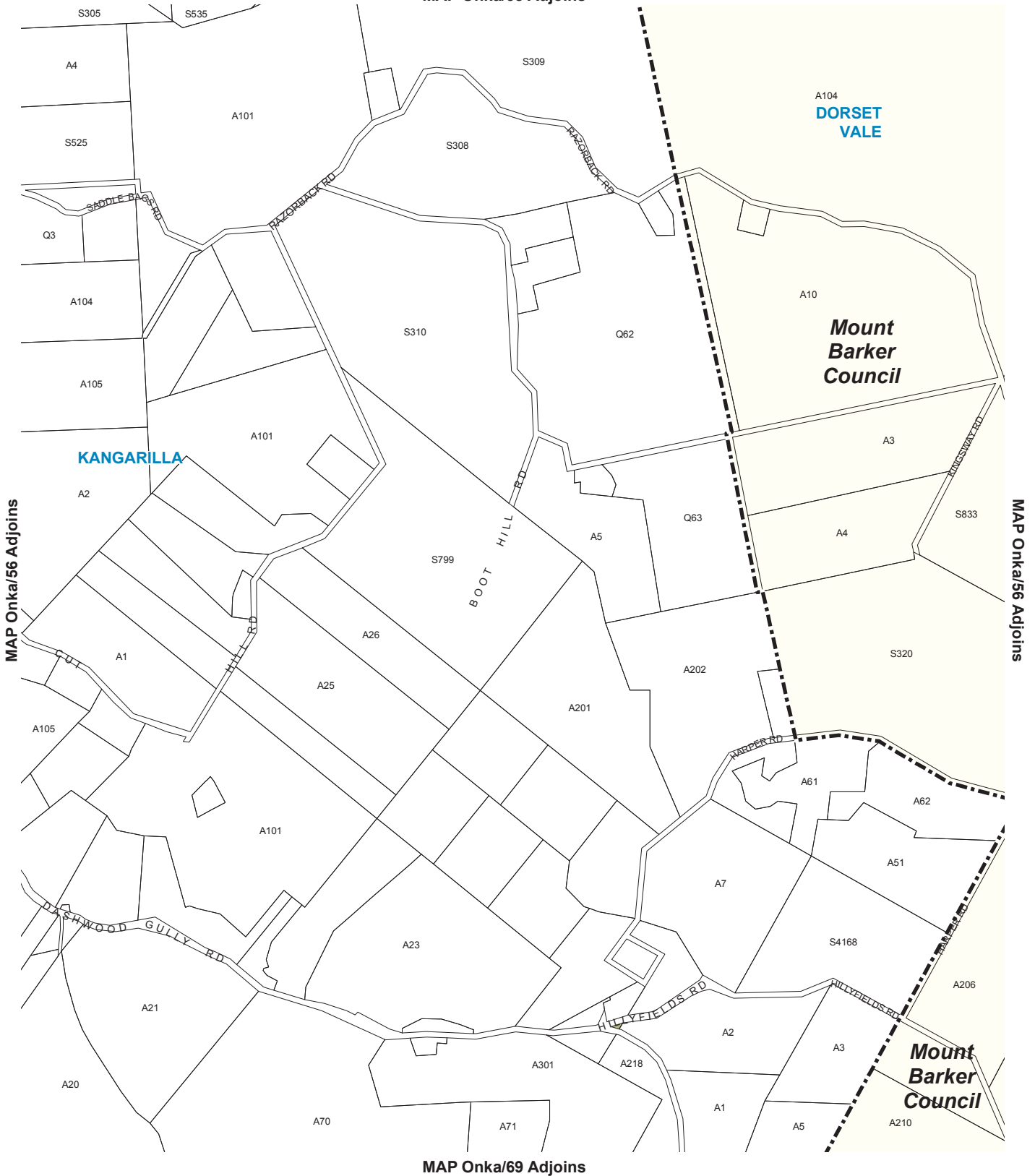
- Policy Area**  
**32** Mount Lofty Ranges Policy Area  
**58** Kangarilla Policy Area  
**64** Yaroona Policy Area  
**65** Watershed Priority Policy Area



# Policy Area Map Onka/55

 Policy Area Boundary

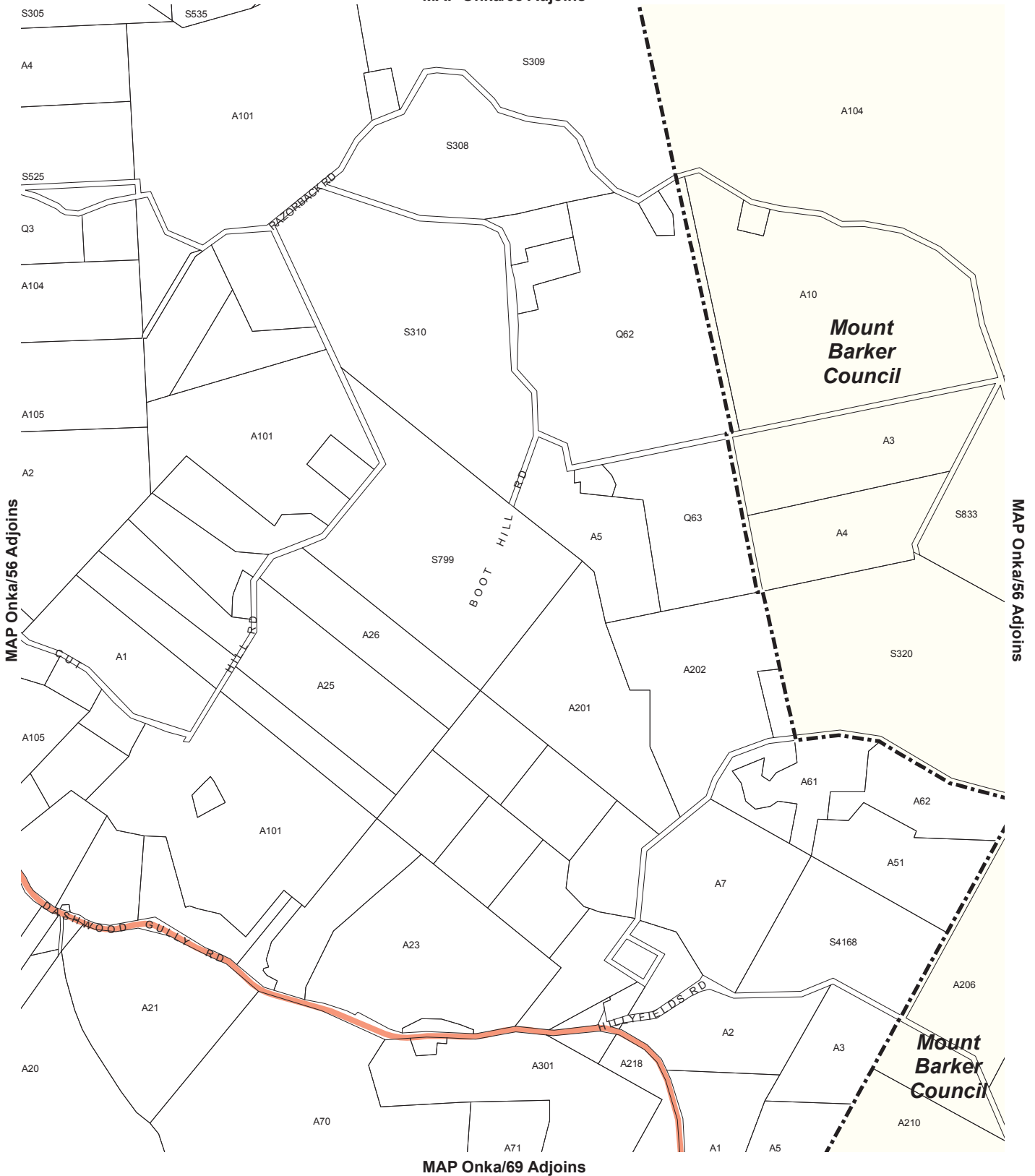
MAP Onka/38 Adjoins



# Location Map Onka/56

- Local Reserves
- Development Plan Boundary

MAP Onka/38 Adjoins



MAP Onka/69 Adjoins

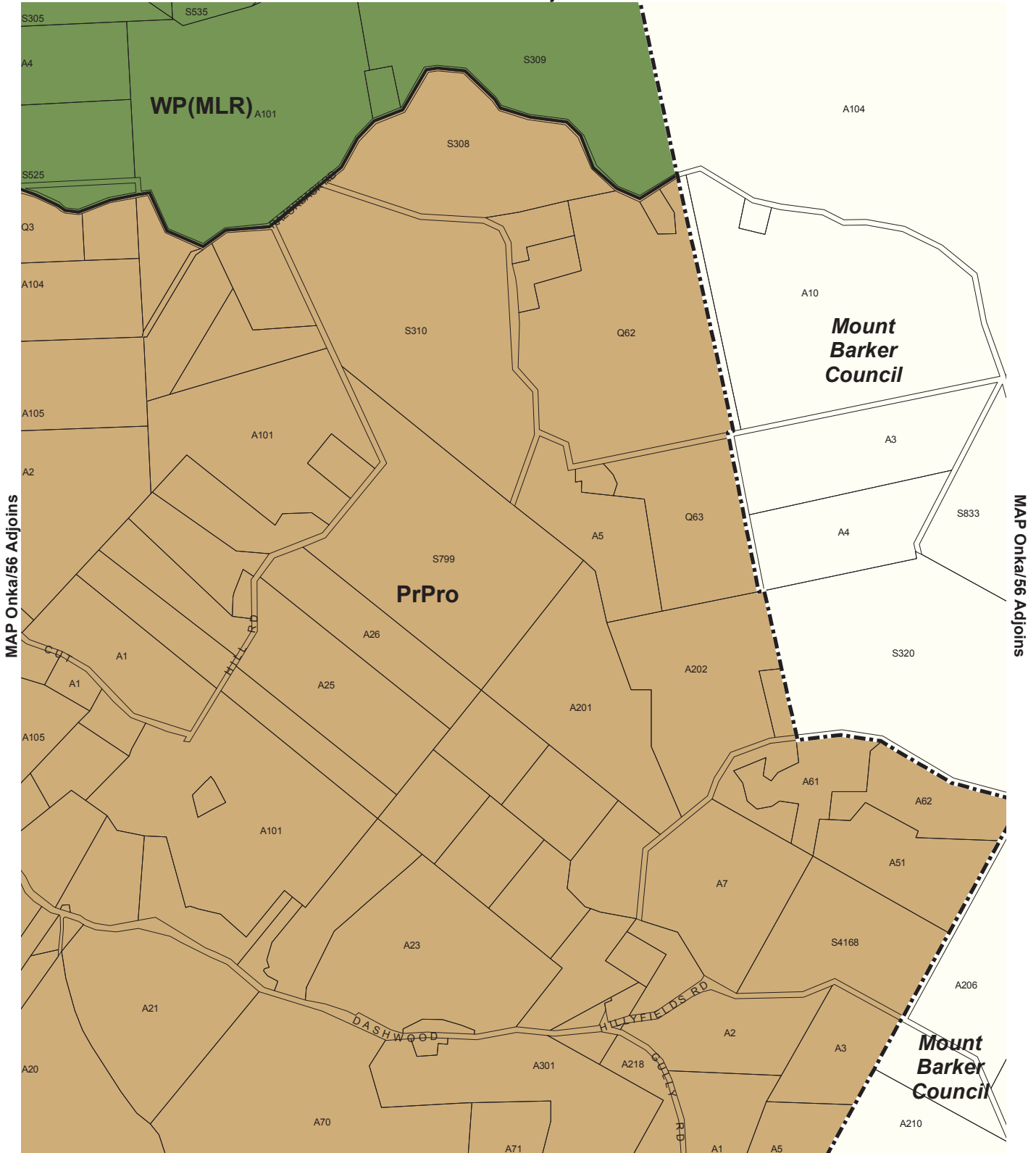


# Overlay Map Onka/56 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



MAP Onka/38 Adjoins



MAP Onka/69 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- PrPro Primary Production
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/56





**Land Not Within  
a Council  
Area (Metro)**



# Location Map Onka/57

- Local Reserves
- Development Plan Boundary

Land Not Within a Council Area (Metro)

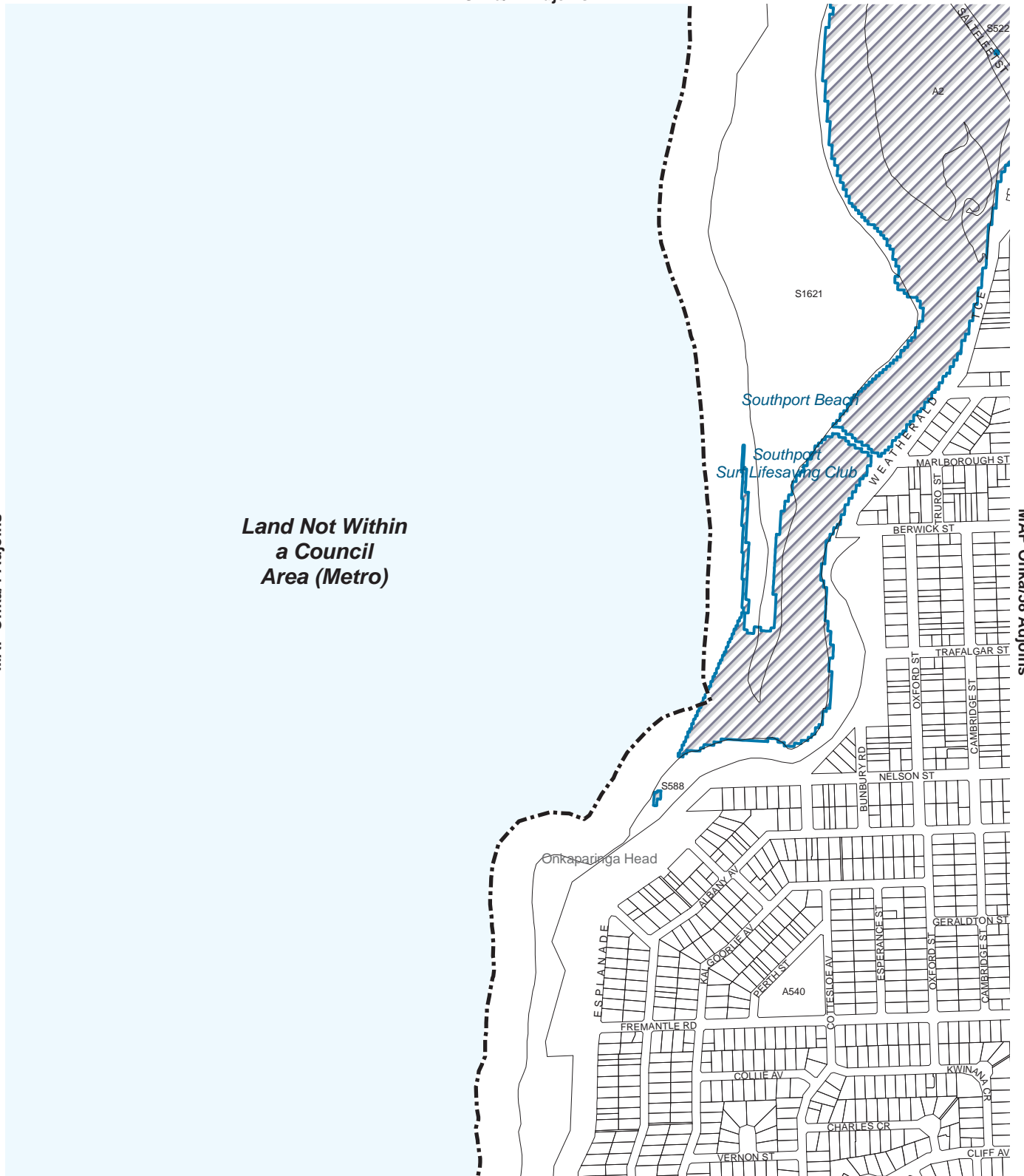


# Overlay Map Onka/57

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Development Plan Boundary

**Land Not Within  
a Council  
Area (Metro)**



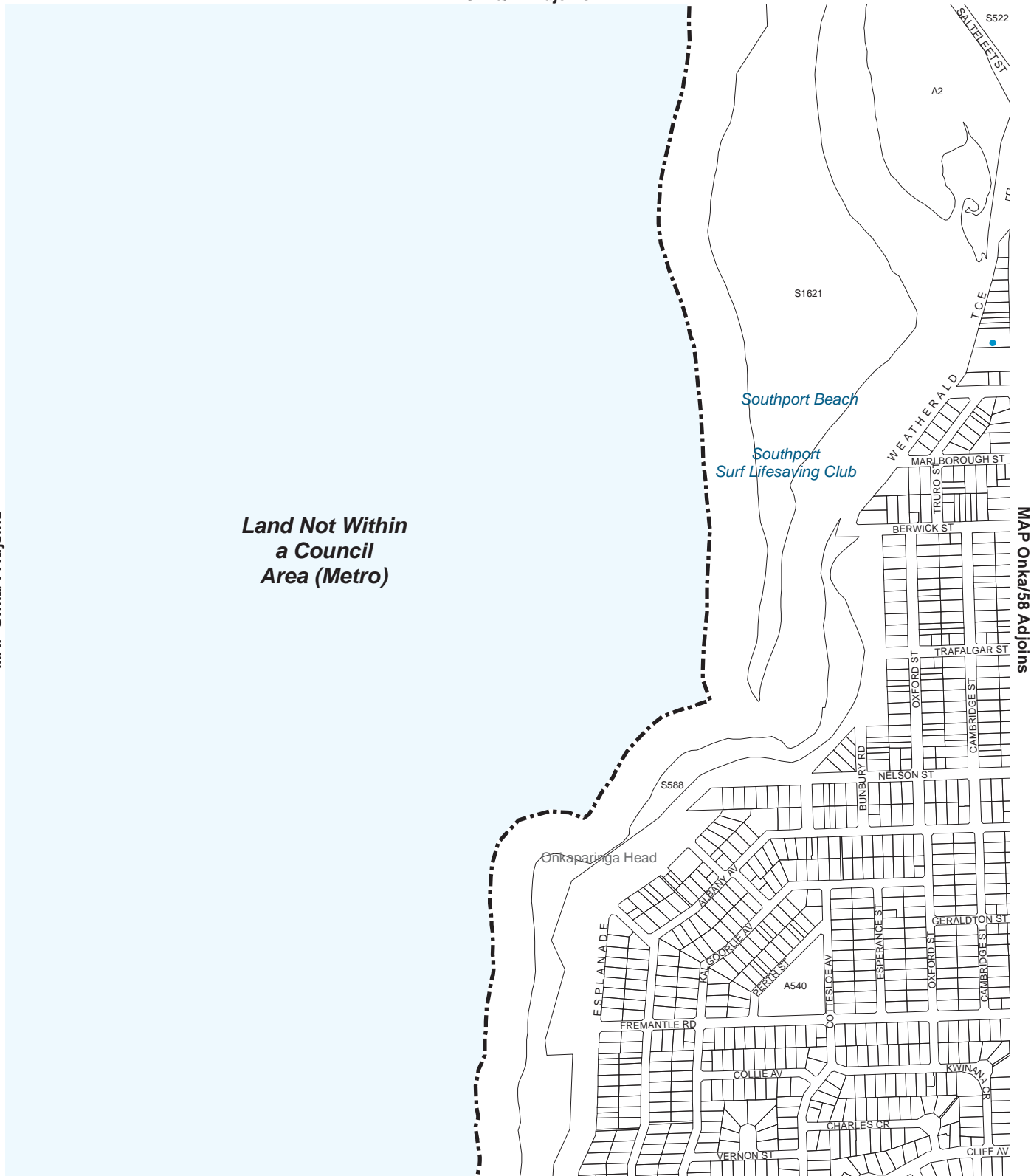
# Overlay Map Onka/57

## DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Development Plan Boundary

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)



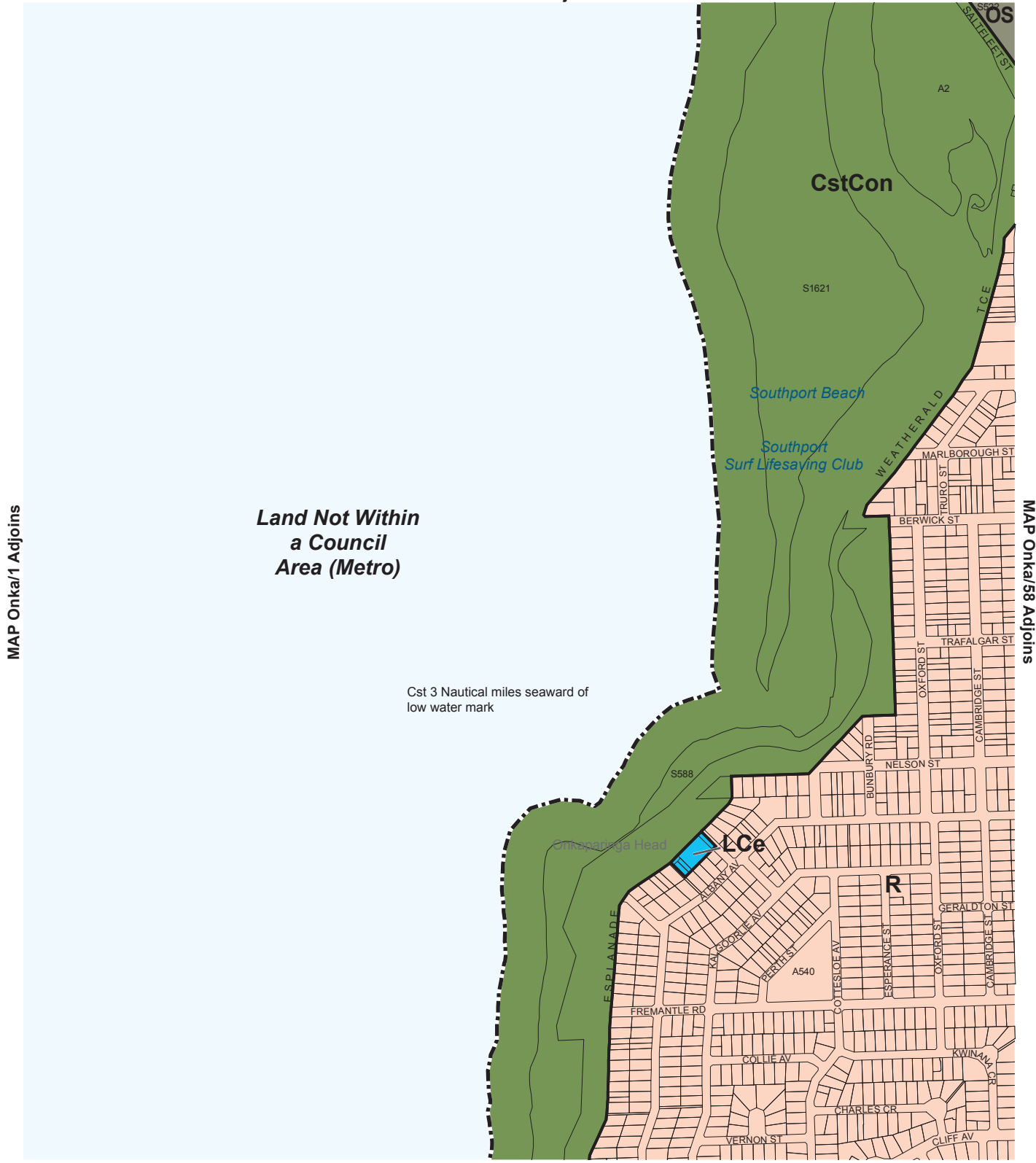
MAP Onka/58 Adjoins

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 Onka/57 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
  - LCe Local Centre
  - OS Open Space
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/57

MAP Onka/1 Adjoins

MAP Onka/58 Adjoins

**Land Not Within a Council Area (Metro)**

Cst 3 Nautical miles seaward of low water mark

Onkaparinga Head

Southport Beach

Southport Surf Lifesaving Club



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

26 Onkaparinga River Policy Area



# Policy Area Map Onka/57

-  Policy Area Boundary
-  Development Plan Boundary

MAP Onka/48 Adjoins

PORT NOARLUNGA

NOARLUNGA DOWNS

PORT NOARLUNGA SOUTH

SEAFORD MEADOWS

Onkaparinga River RP


MAP Onka/63 Adjoins

MAP Onka/59 Adjoins

MAP Onka/57 Adjoins



# Location Map Onka/58

-  Railways
-  Local Reserves
-  Recreation Park

MAP Onka/48 Adjoins



MAP Onka/63 Adjoins

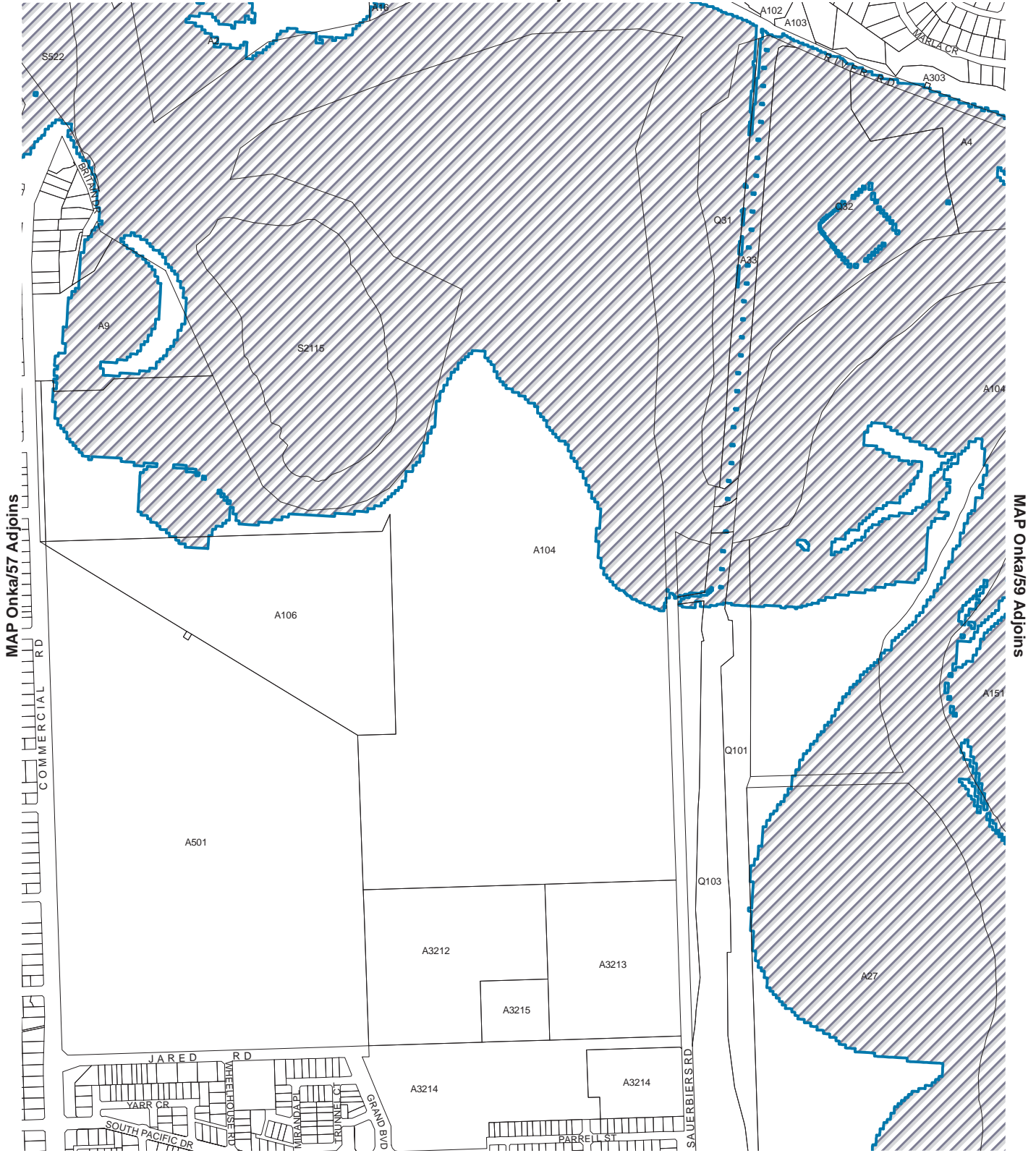
# Overlay Map Onka/58

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads



MAP Onka/48 Adjoins



MAP Onka/63 Adjoins



# Overlay Map Onka/58 DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.

MAP Onka/48 Adjoins



Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.

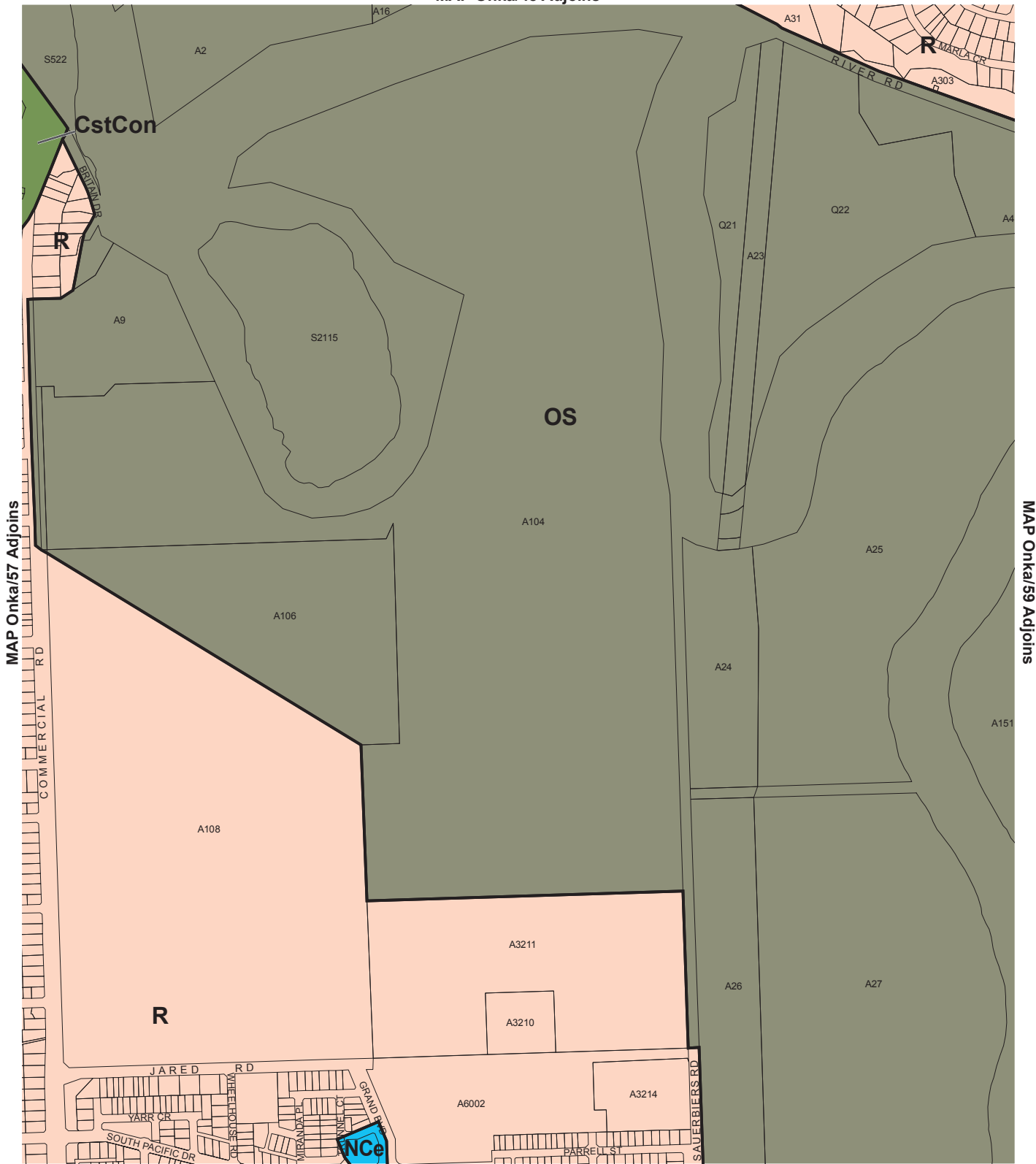


# Overlay Map Onka/58

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

● State heritage place

MAP Onka/48 Adjoins



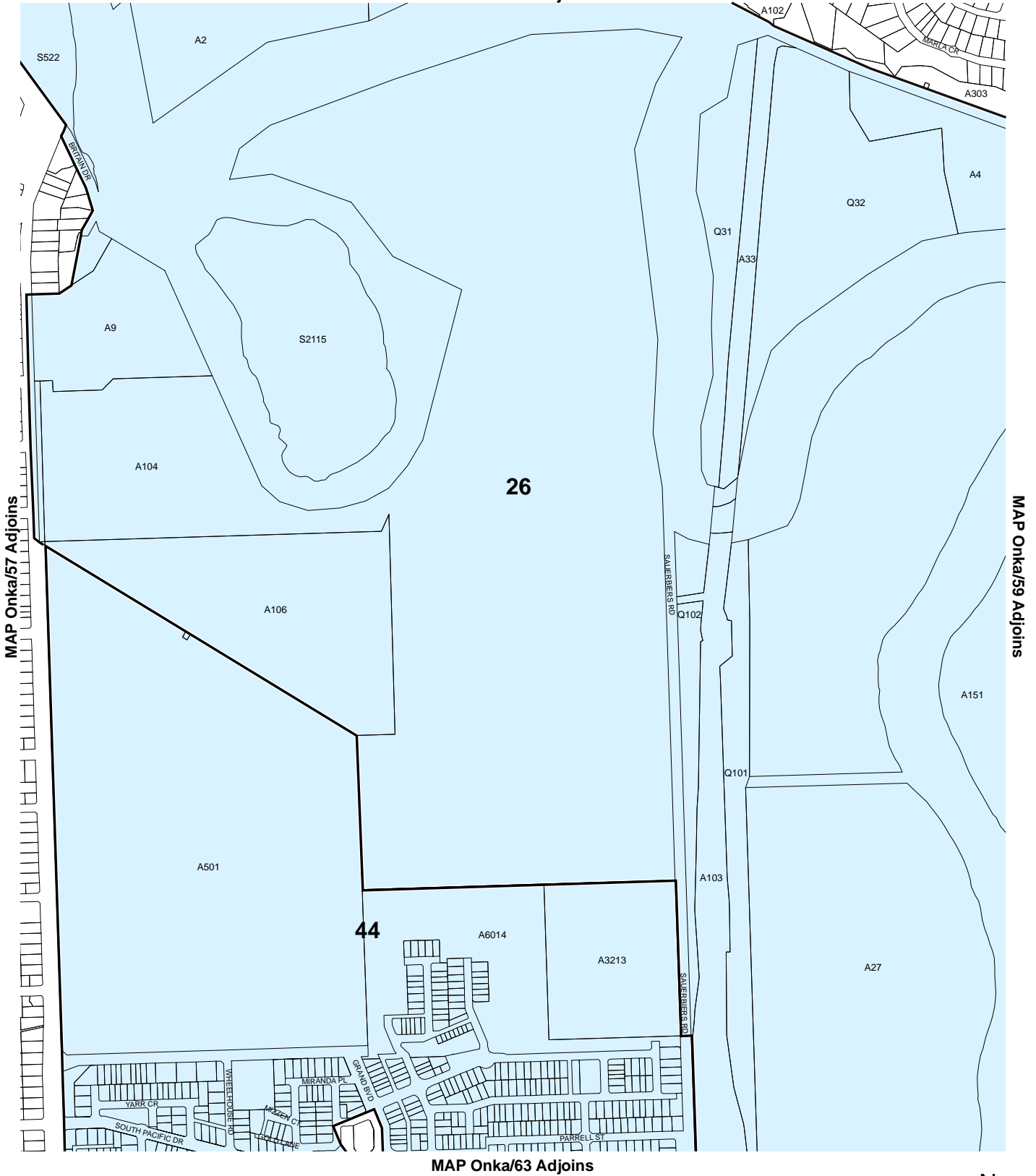
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
  - NCe Neighbourhood Centre
  - OS Open Space
  - R Residential
  - Zone Boundary

# Zone Map Onka/58

MAP Onka/48 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 26 Onkaparinga River Policy Area  
 44 Seaford Meadows Policy Area



# Policy Area Map Onka/58

 Policy Area Boundary

MAP Onka/49 Adjoins



MAP Onka/64 Adjoins

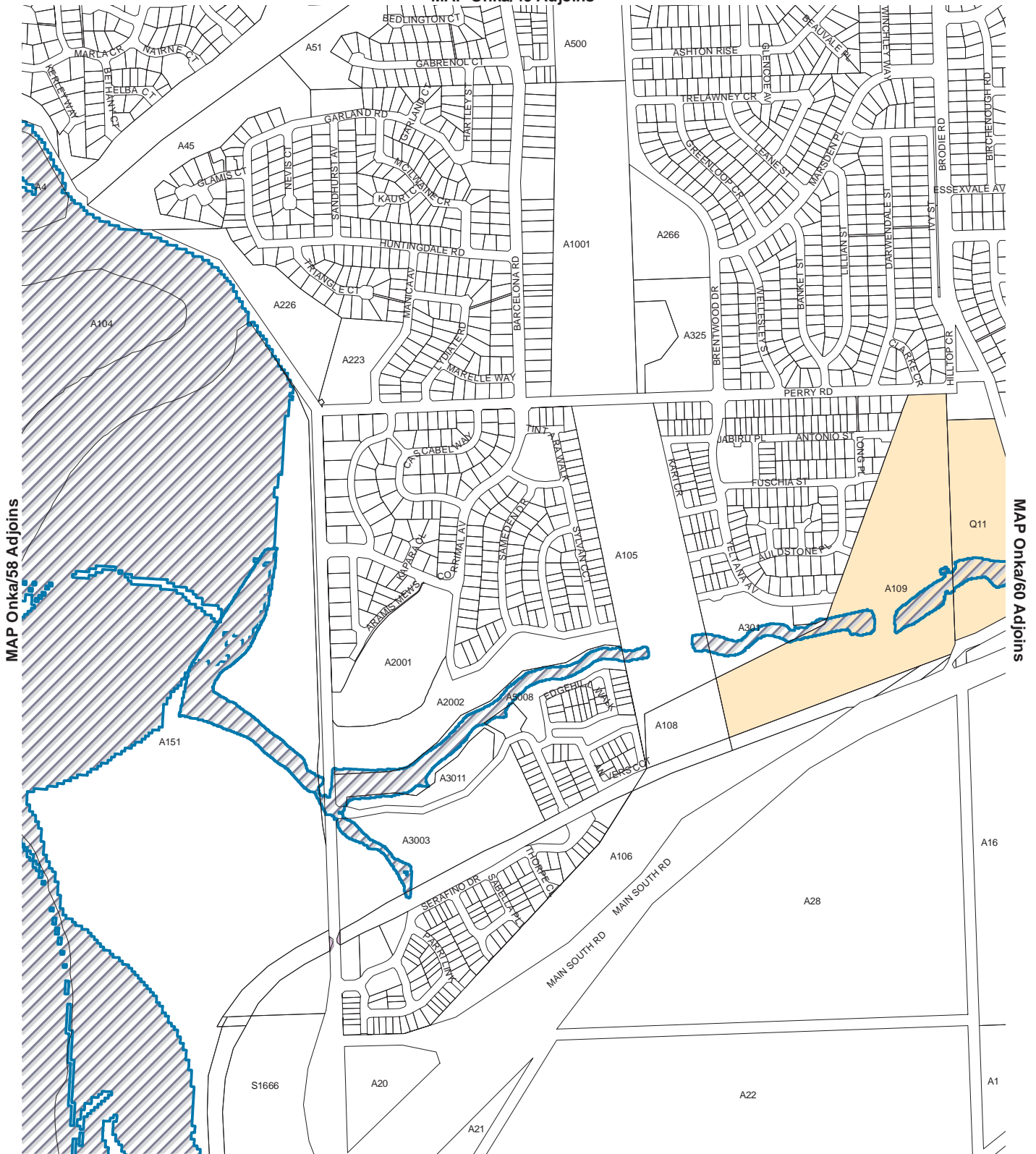


# Location Map Onka/59

- Local Reserves
- National Park
- Recreation Park
- Waterbodies



MAP Onka/49 Adjoins



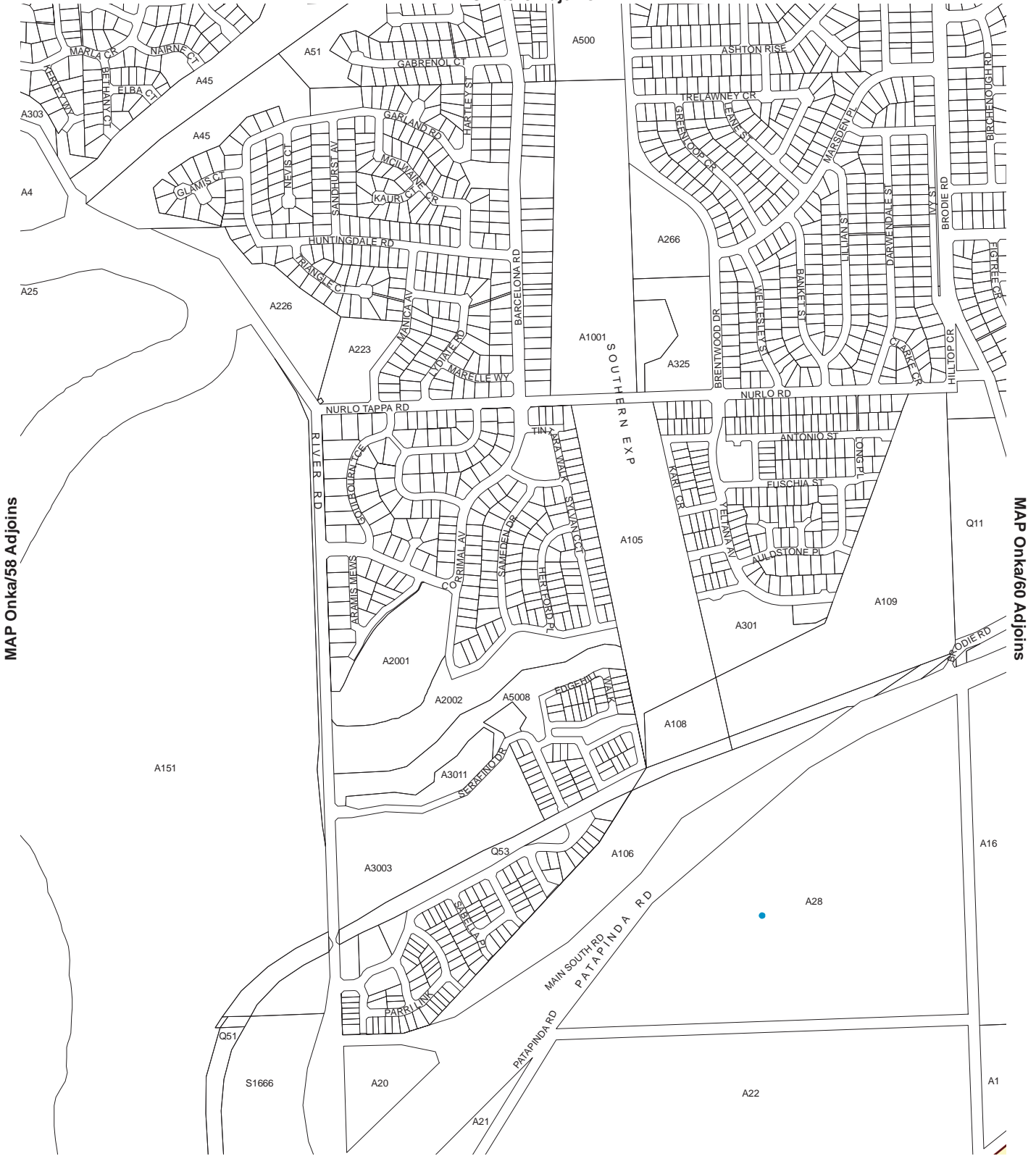
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/59 DEVELOPMENT CONSTRAINTS

- Flood 100 A.R.I.
- Collector Minor (parcel identified for future road widening)
- Distributor (parcel identified for future road widening)

MAP Onka/49 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.



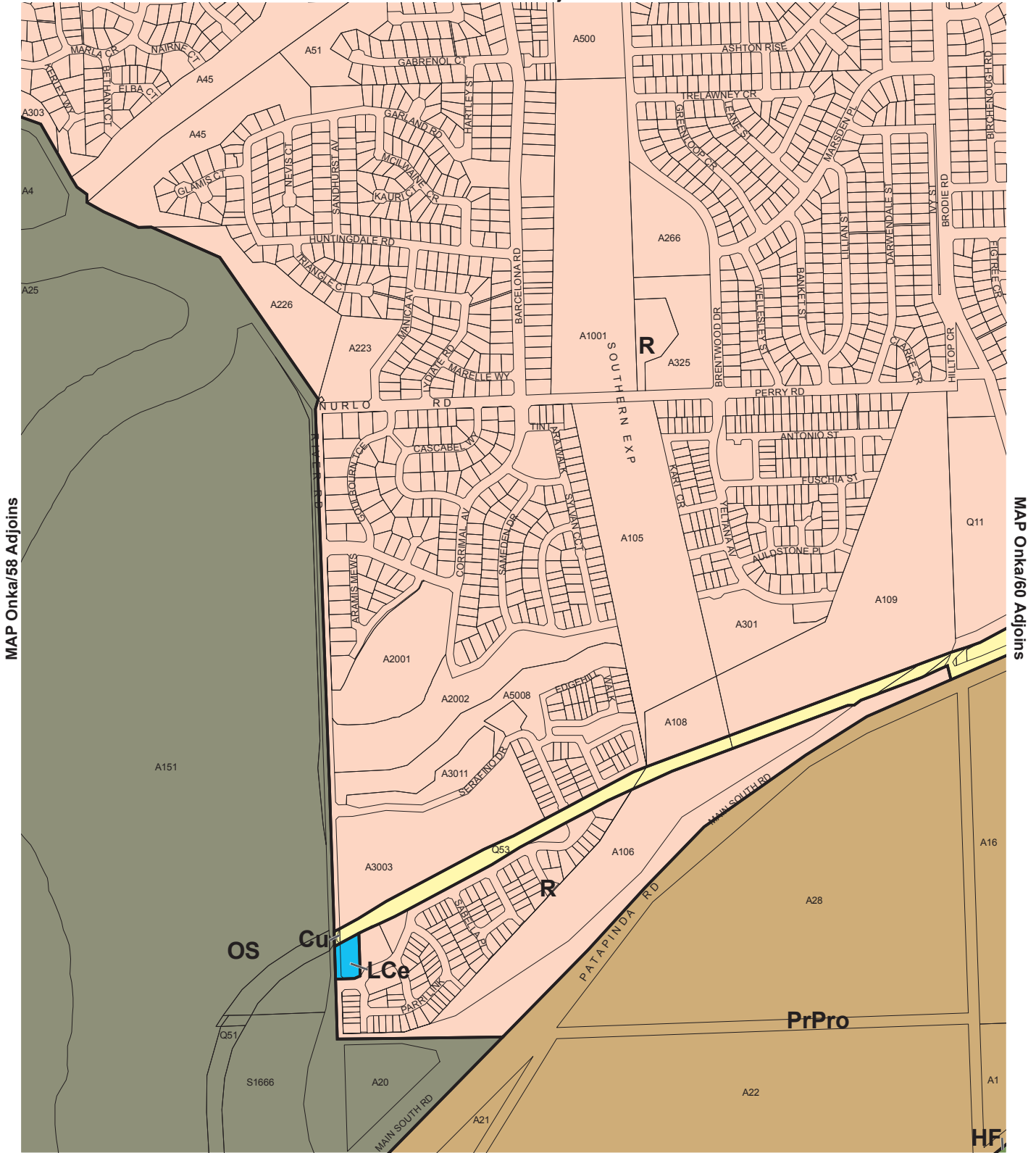
# Overlay Map Onka/59

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District



MAP Onka/49 Adjoins



MAP Onka/64 Adjoins

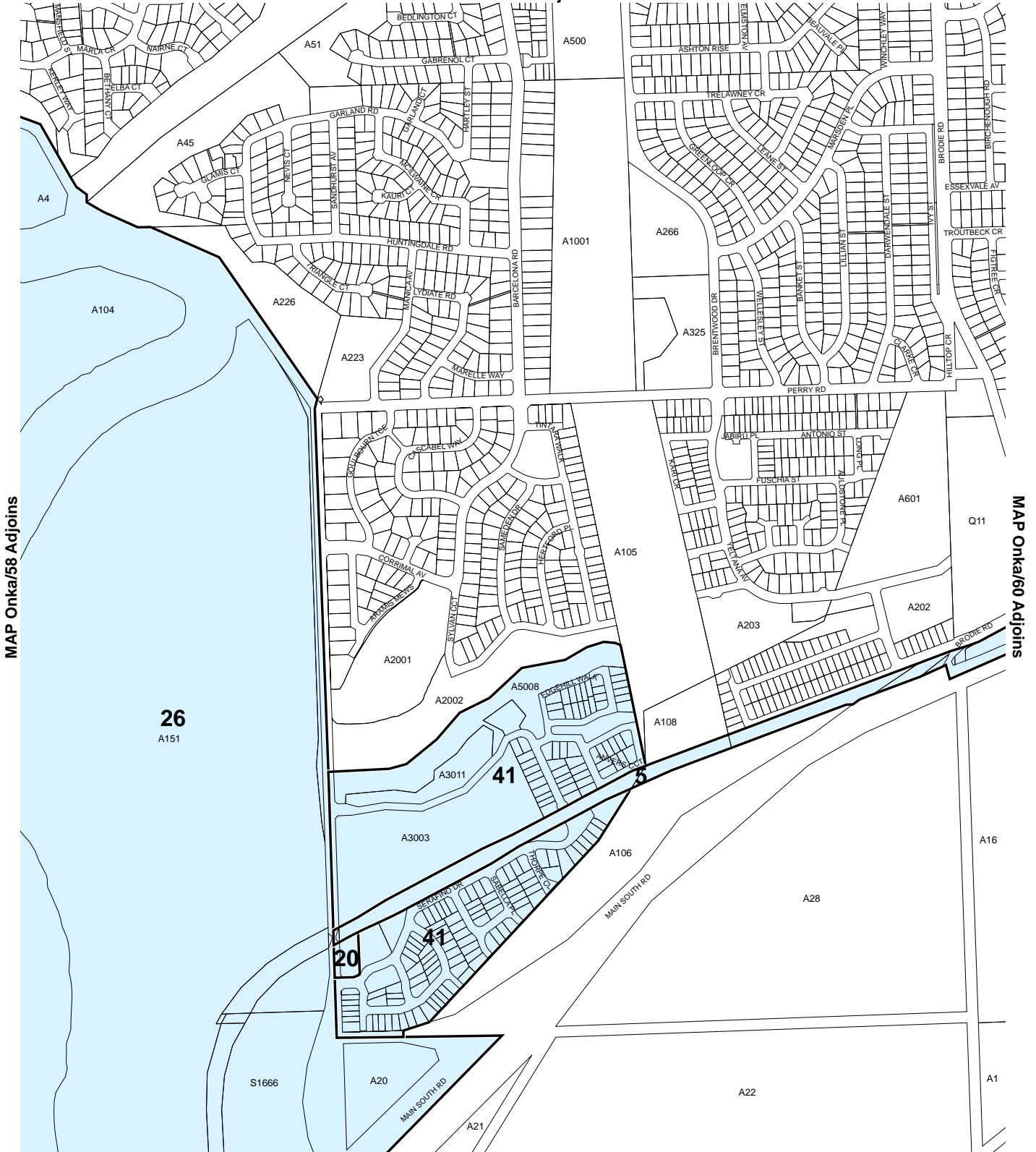
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Cu Community
  - HF Hills Face
  - LCe Local Centre
  - OS Open Space
  - PrPro Primary Production
  - R Residential
  - Zone Boundary

# Zone Map Onka/59

MAP Onka/49 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

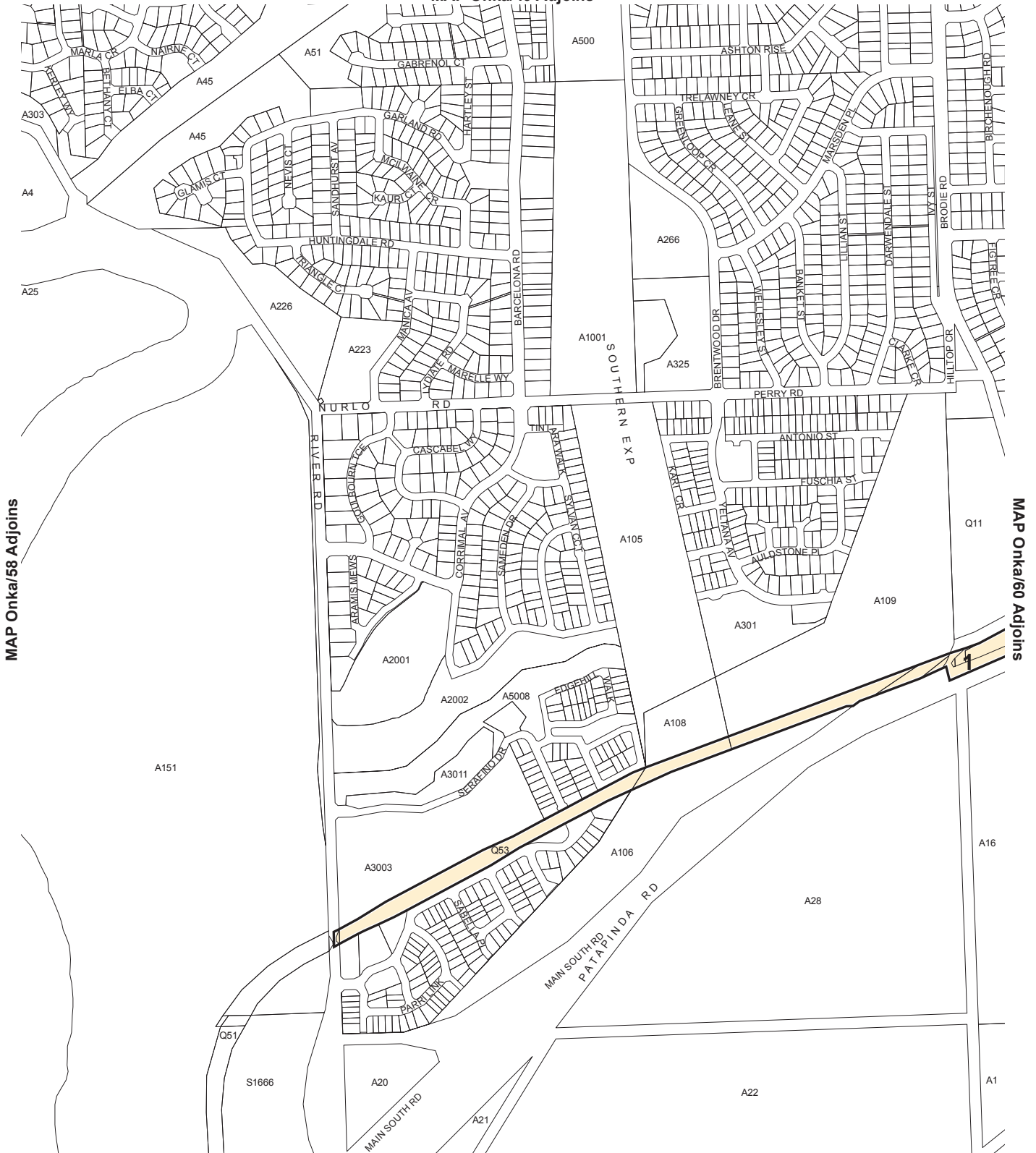
- 5 Recreation Policy Area
- 20 River Road Policy Area
- 26 Onkaparinga River Policy Area
- 41 Noarlunga Downs Policy Area



# Policy Area Map Onka/59

Policy Area Boundary

MAP Onka/49 Adjoins



Lamberts Conformal Conic Projection, GDA94

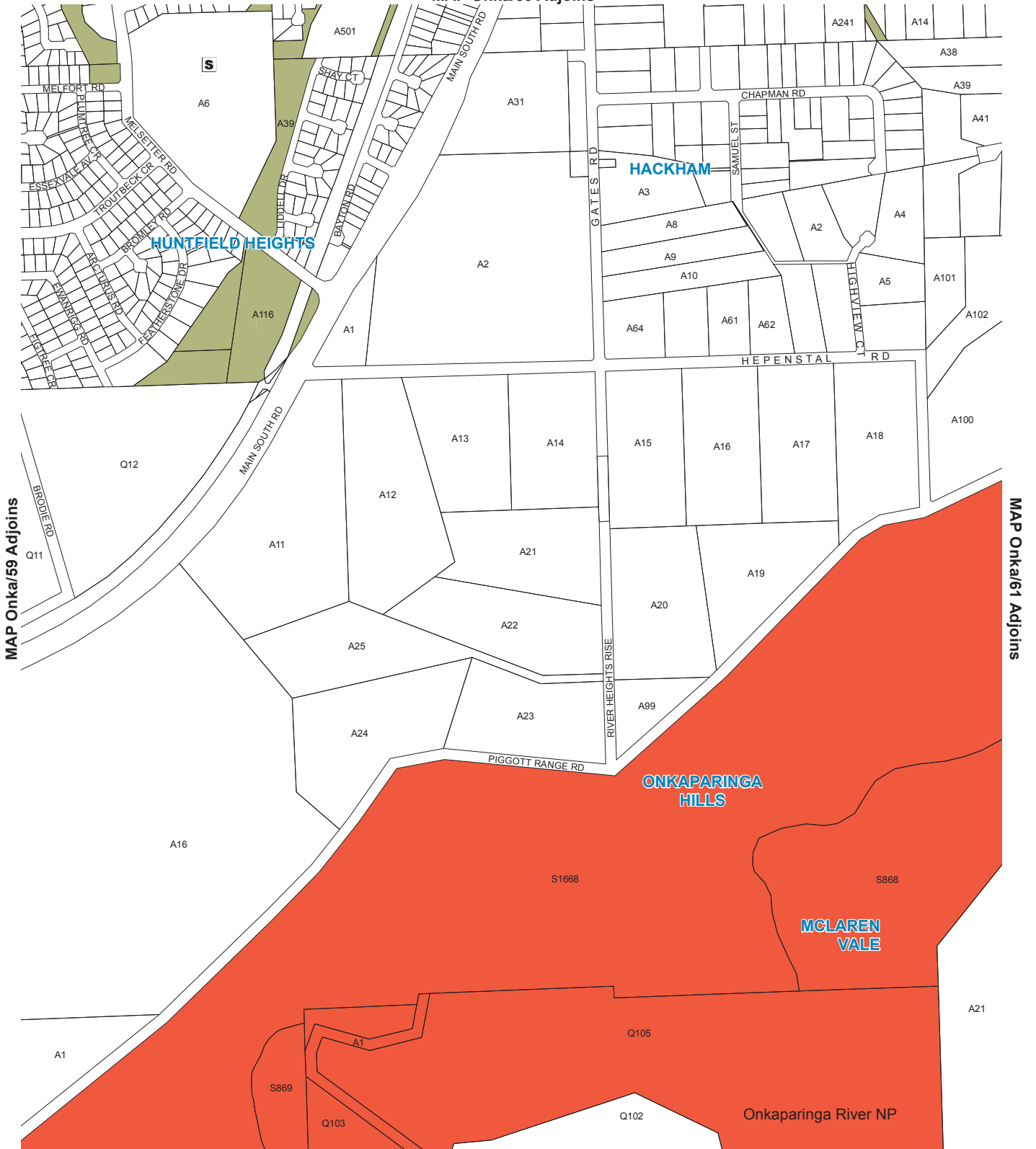
**Precinct**  
1 Coast to Vines Rail Trail Precinct



# Precinct Map Onka/59

 Precinct Boundary

MAP Onka/50 Adjoins



MAP Onka/65 Adjoins



# Location Map Onka/60

- S School
- Local Reserves
- National Park

MAP Onka/50 Adjoins



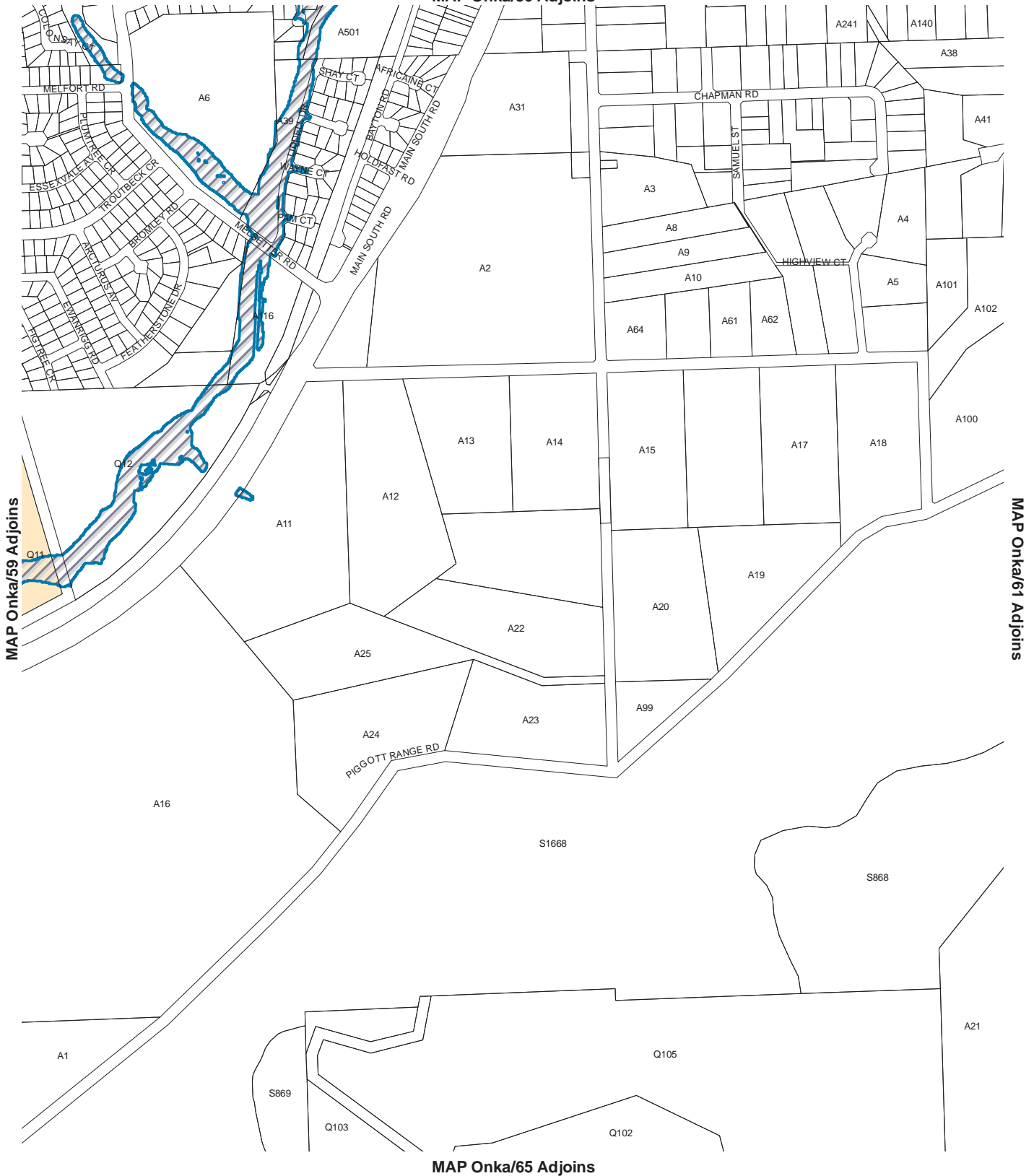
MAP Onka/65 Adjoins

- ▬ Primary Arterial Roads
- ▬ Collector Roads

# Overlay Map Onka/60

## TRANSPORT

MAP Onka/50 Adjoins

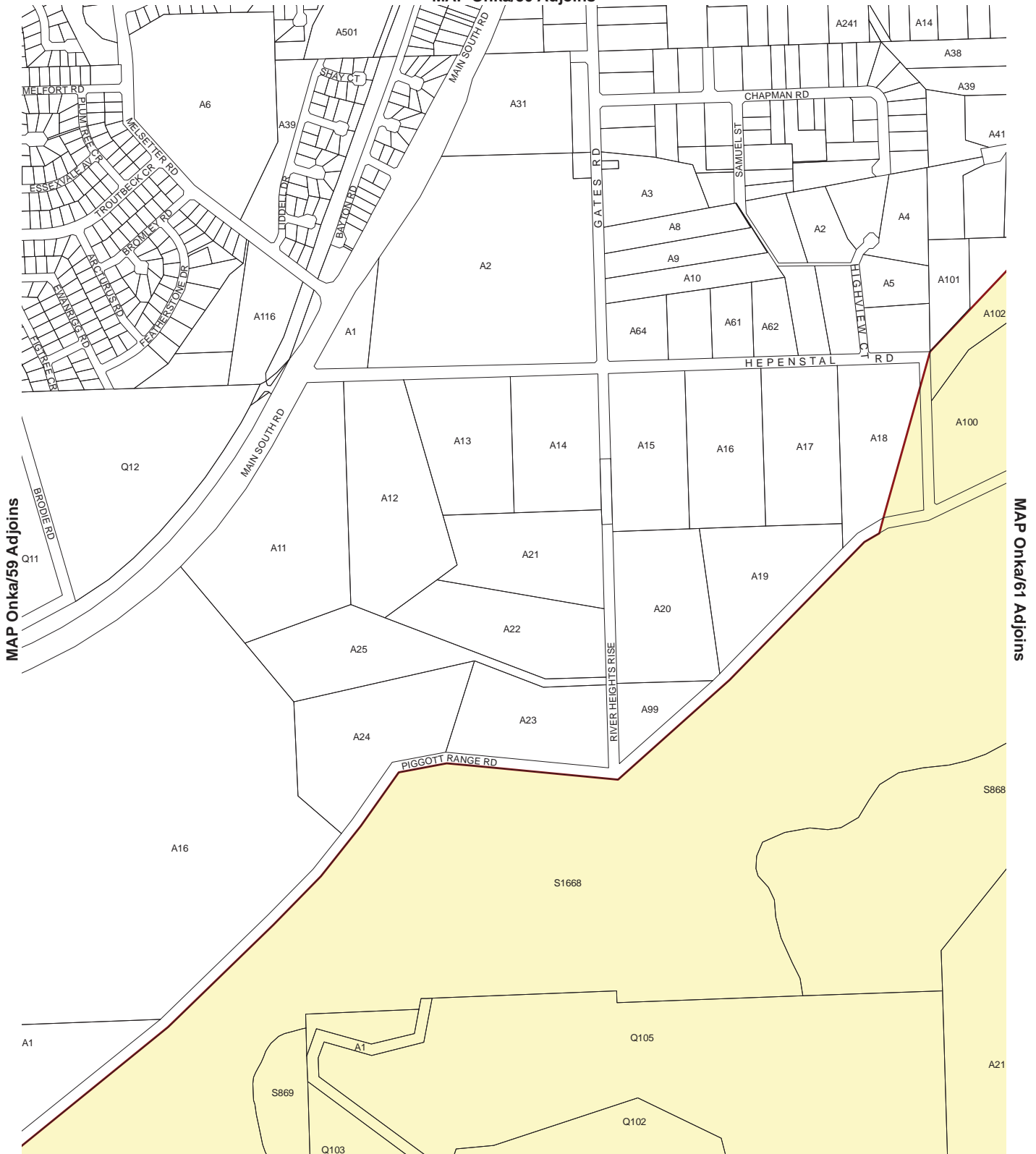


The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Collector Minor (parcel identified for future road widening)

# Overlay Map Onka/60 DEVELOPMENT CONSTRAINTS

MAP Onka/50 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.

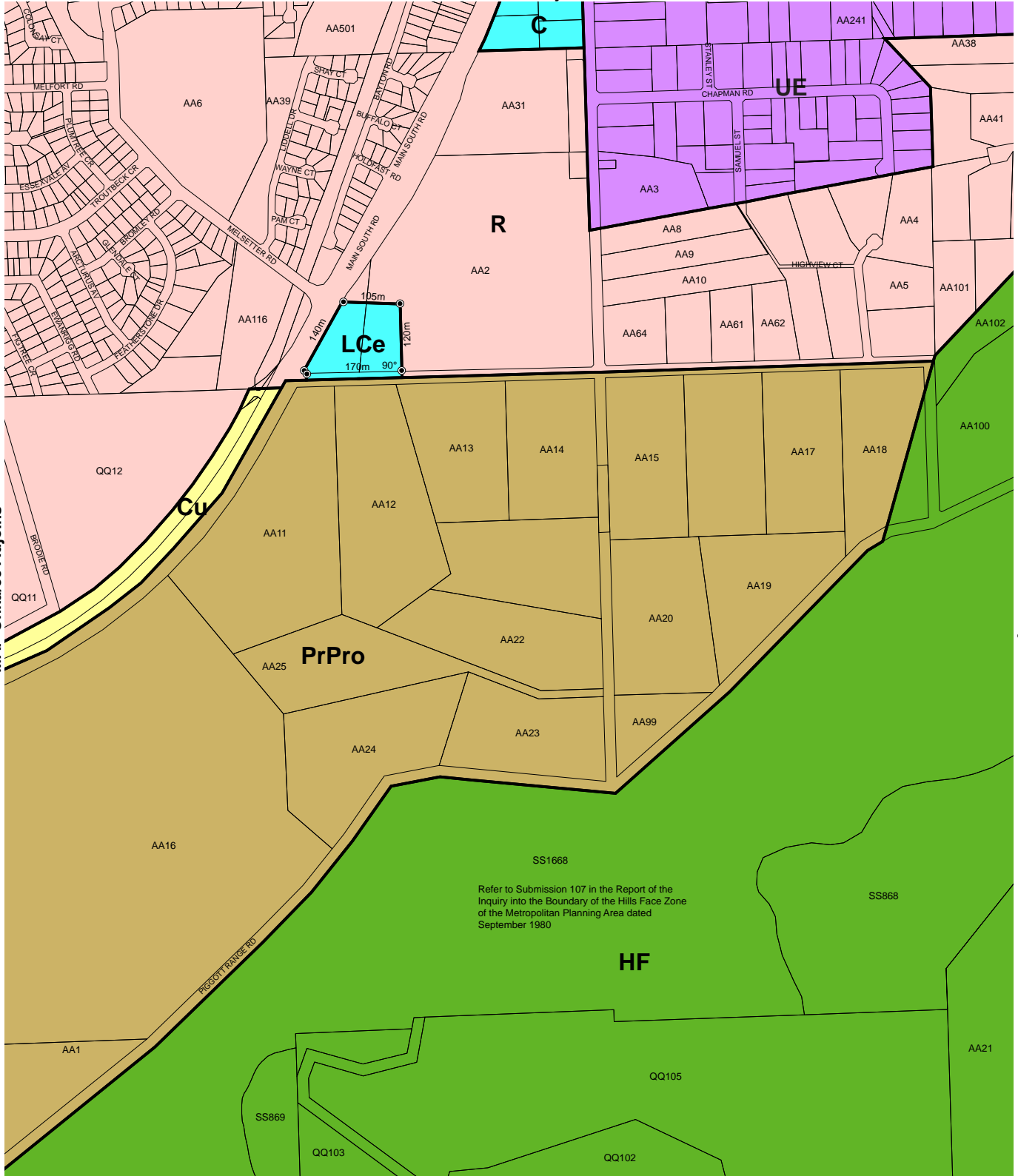


# Overlay Map Onka/60

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District

MAP Onka/50 Adjoins



MAP Onka/65 Adjoins

Lamberts Conformal Conic Projection, GDA94

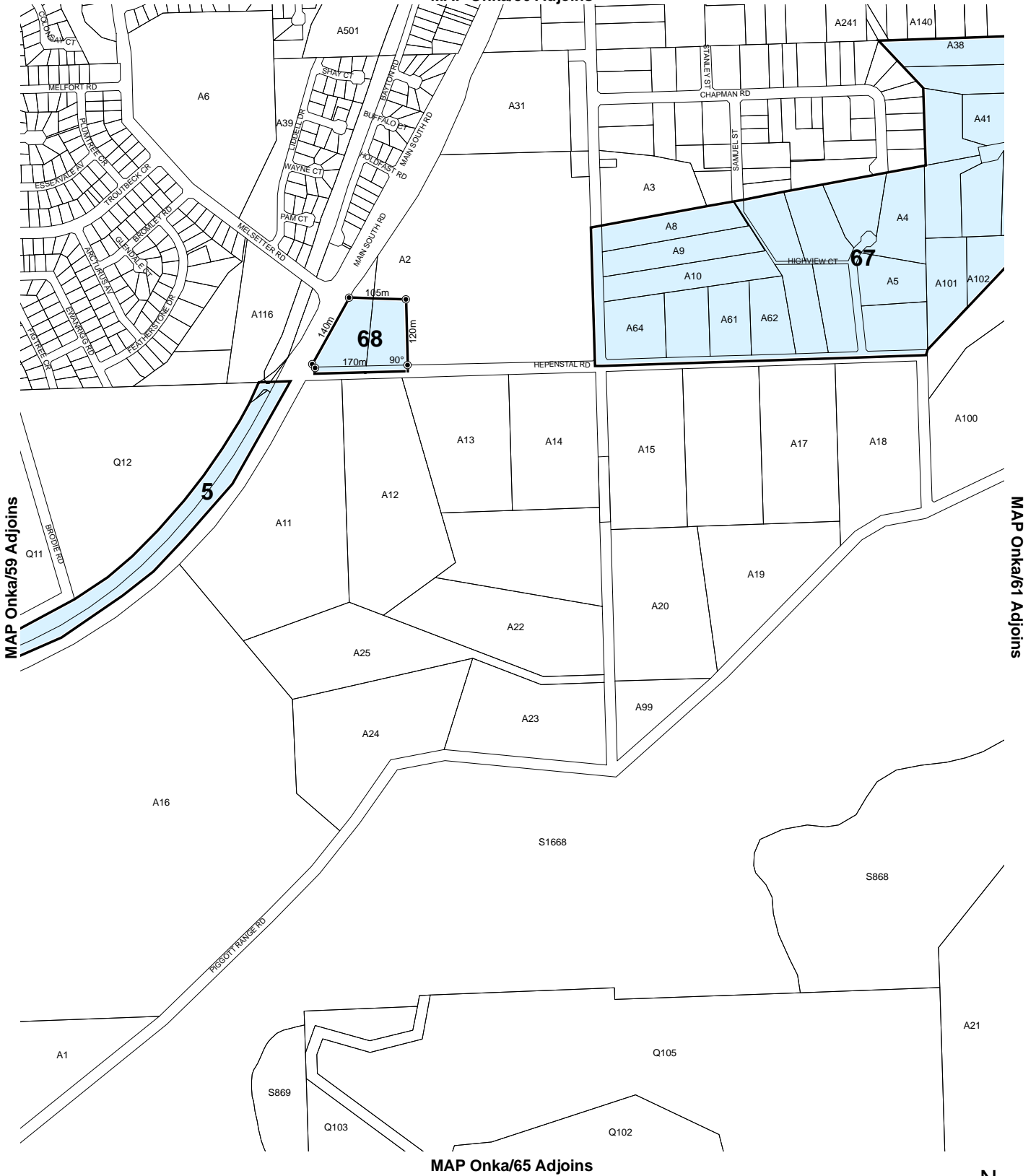
- Zones**
- Commercial
  - Community
  - Hills Face
  - Local Centre
  - Primary Production
  - Residential
  - Urban Employment
  - Zone Boundary



# Zone Map Onka/60



MAP Onka/50 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 5 Recreation Policy Area
- 67 Coordinated Development Policy Area
- 68 Hepenstal Road Policy Area



# Policy Area Map Onka/60

 Policy Area Boundary

MAP Onka/50 Adjoins



Lamberts Conformal Conic Projection, GDA94

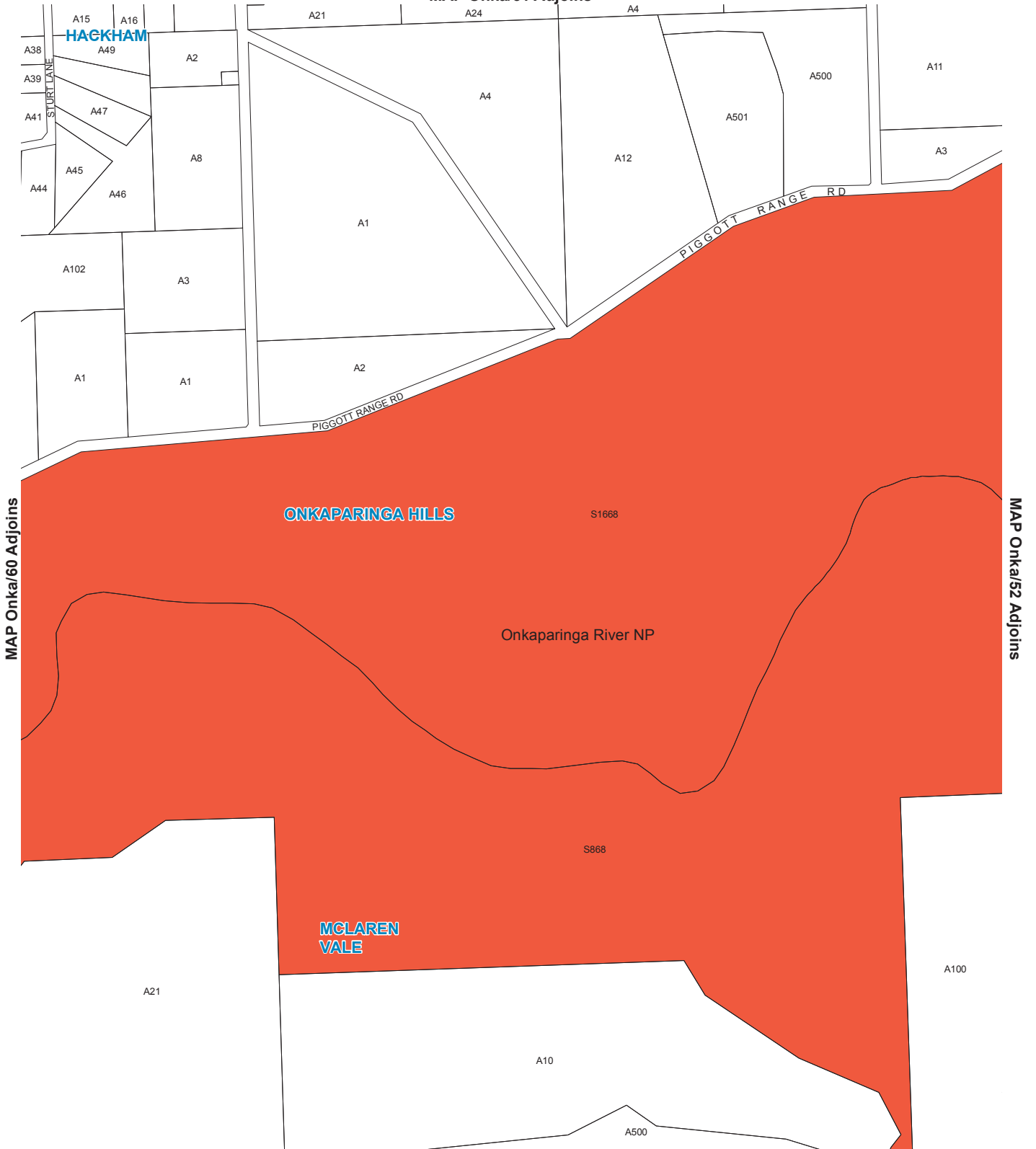
**Precinct**  
**1** Coast to Vines Rail Trail Precinct



# Precinct Map Onka/60

 Precinct Boundary

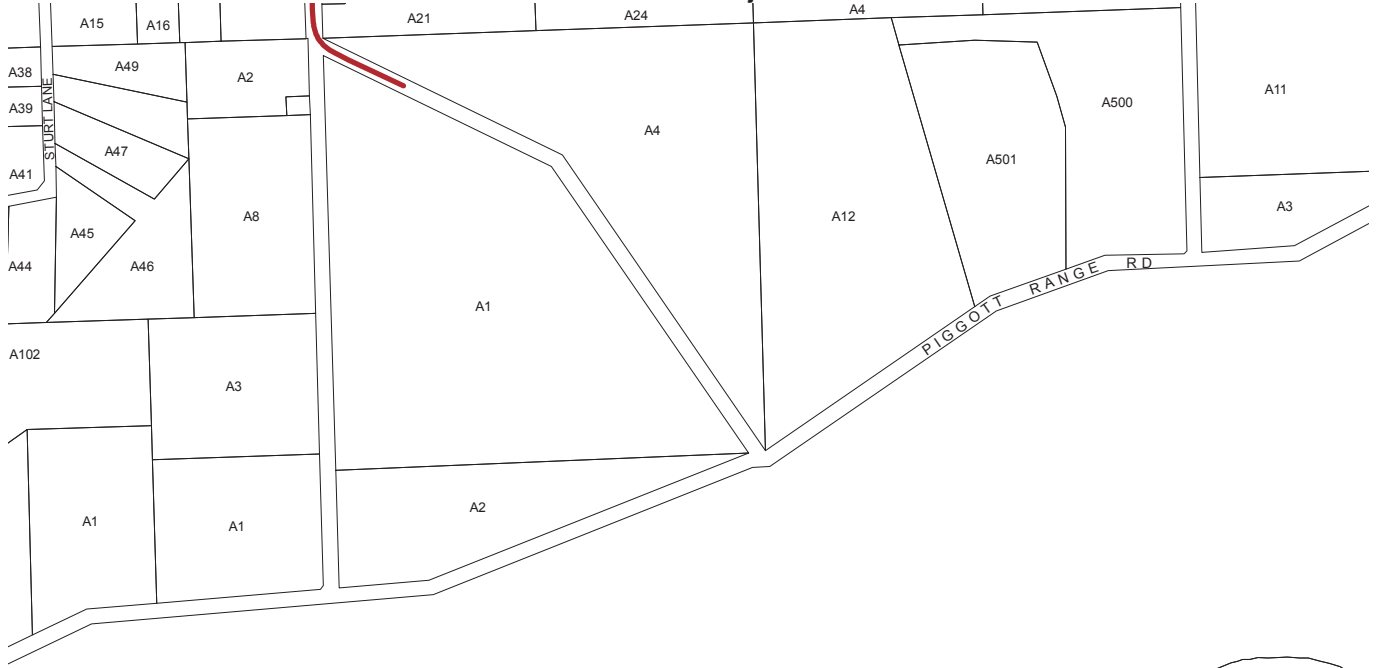
MAP Onka/51 Adjoins



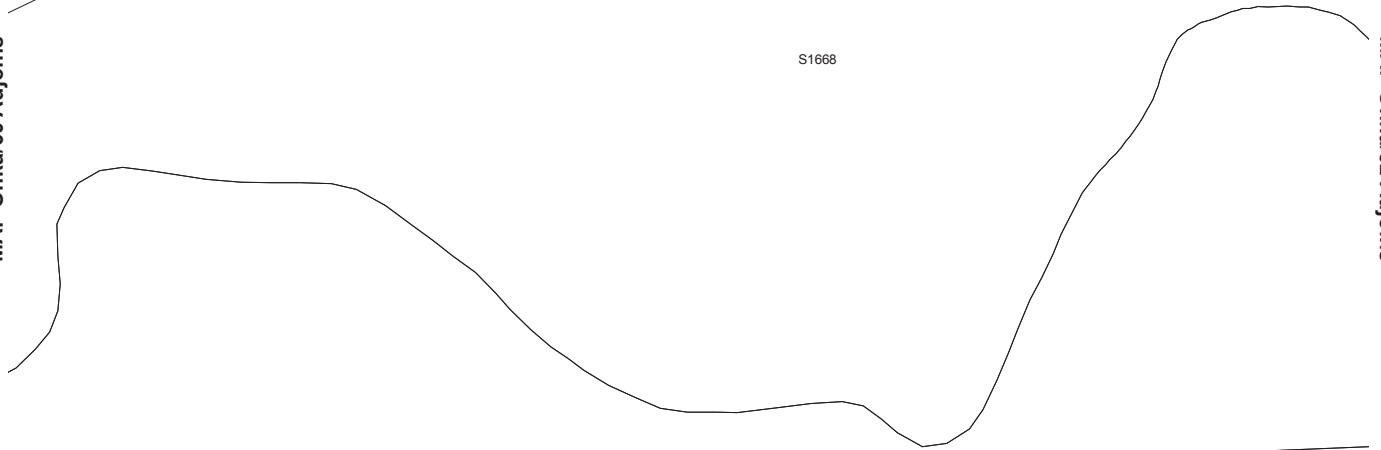
# Location Map Onka/61

 National Park

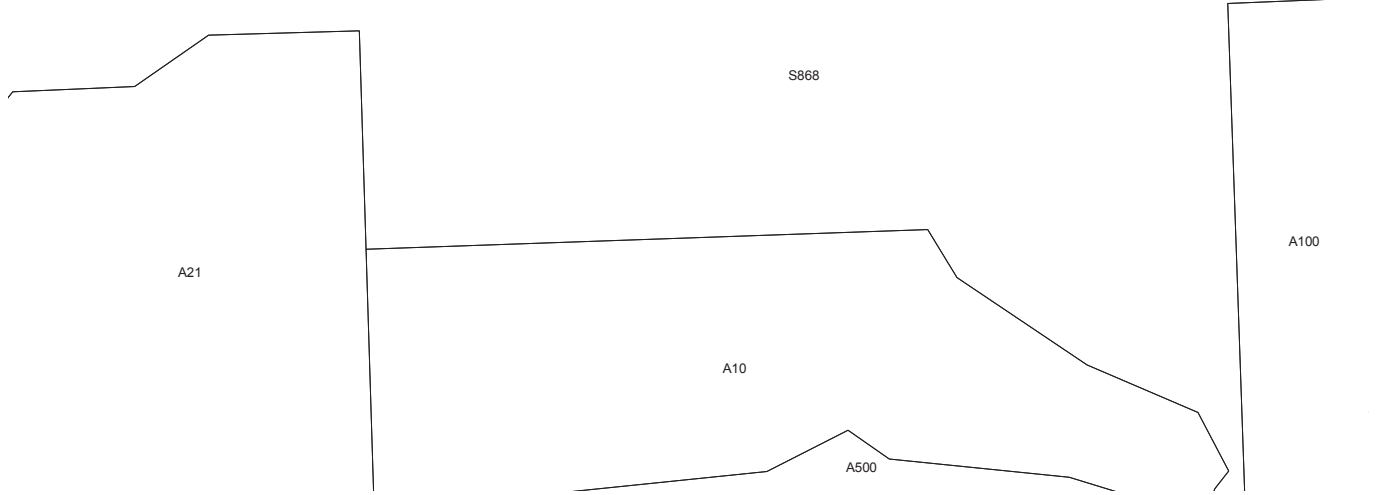
MAP Onka/51 Adjoins



MAP Onka/60 Adjoins



MAP Onka/52 Adjoins



MAP Onka/65 Adjoins

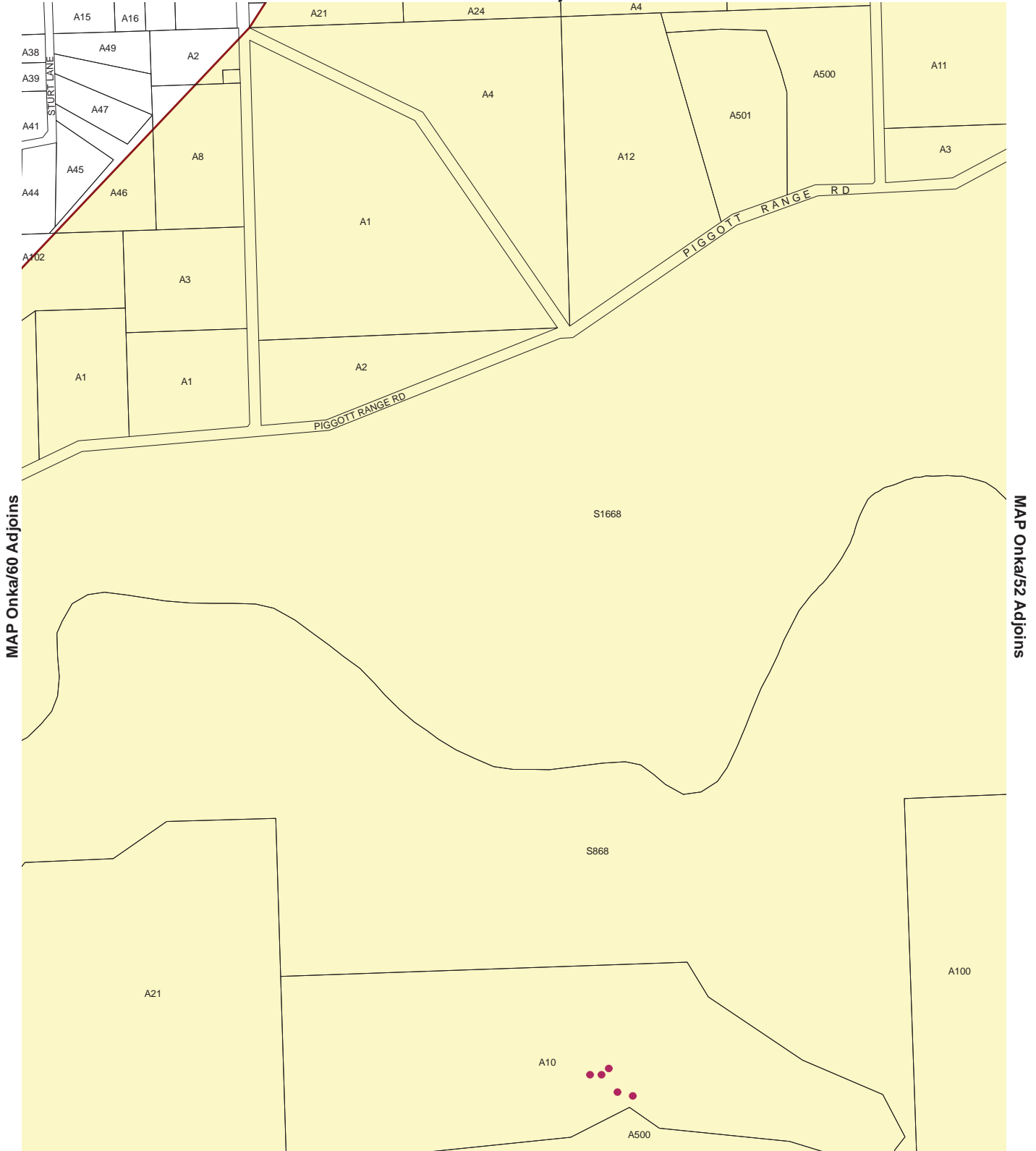


# Overlay Map Onka/61

## TRANSPORT

 Collector Roads

MAP Onka/51 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.

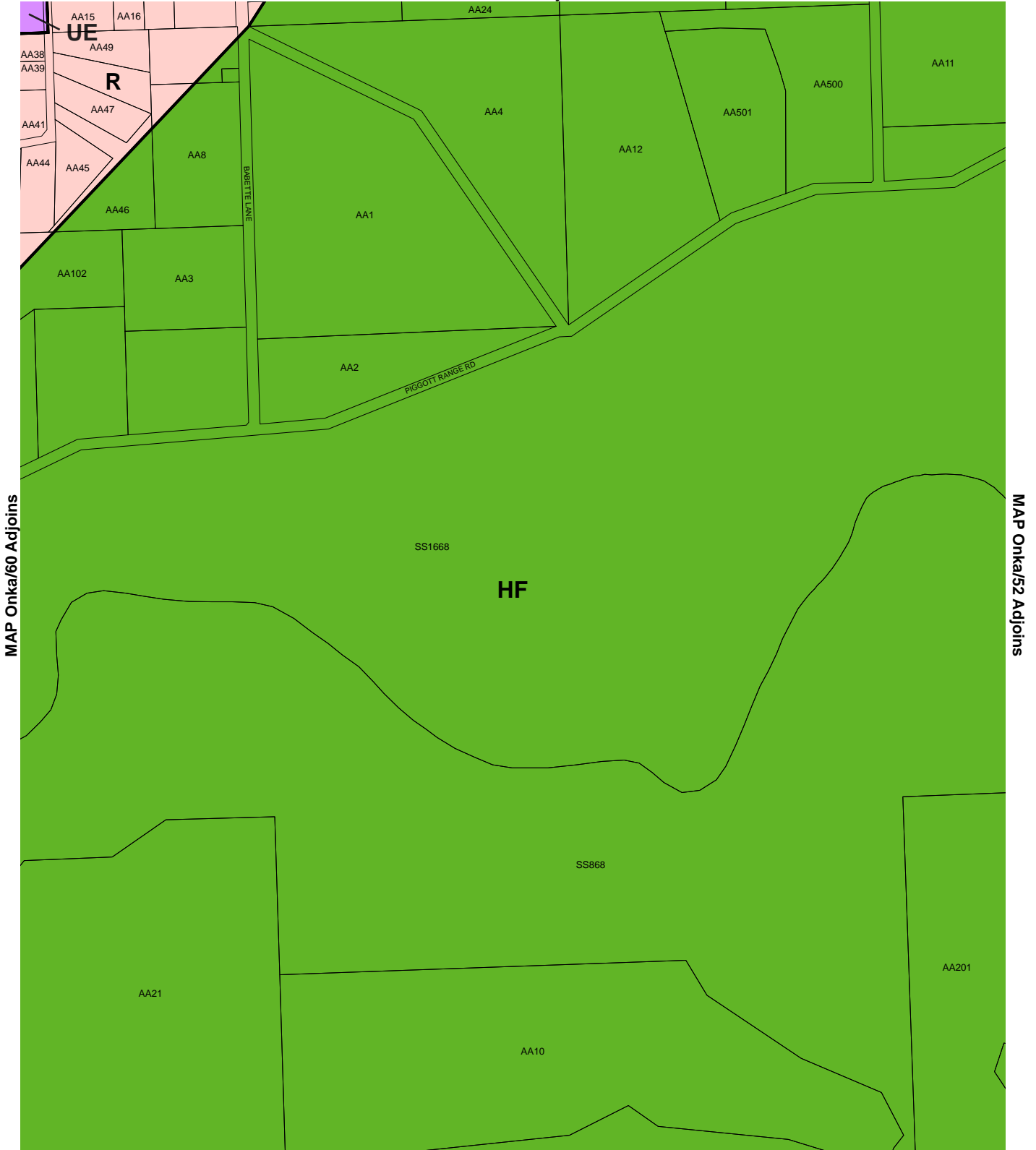


# Overlay Map Onka/61

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Character Preservation District

MAP Onka/51 Adjoins



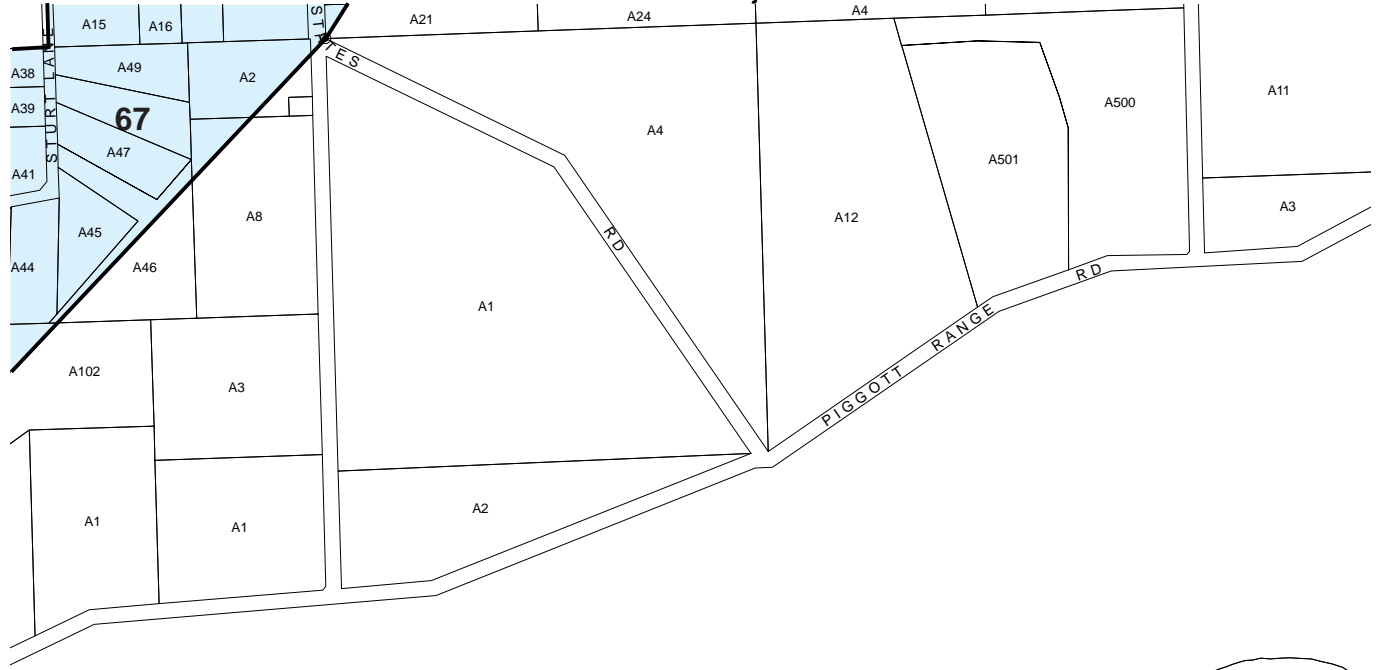
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Residential
  - Urban Employment
  - Zone Boundary

# Zone Map Onka/61

MAP Onka/51 Adjoins



MAP Onka/60 Adjoins



MAP Onka/52 Adjoins

MAP Onka/65 Adjoins

Lamberts Conformal Conic Projection, GDA94  
**Policy Area**  
 67 Coordinated Development Policy Area

 Policy Area Boundary



# Policy Area Map Onka/61

MAP Onka/57 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/53 Adjoins




MAP Onka/70 Adjoins



Robinson Point



# Location Map Onka/62

-  School
-  Local Reserves
-  Development Plan Boundary



MAP Onka/57 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)



MAP Onka/53 Adjoins

Robinson  
Point

MAP Onka/70 Adjoins



# Overlay Map Onka/62 TRANSPORT

-  Collector Roads
-  Development Plan Boundary

MAP Onka/57 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)



MAP Onka/63 Adjoins

MAP Onka/70 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



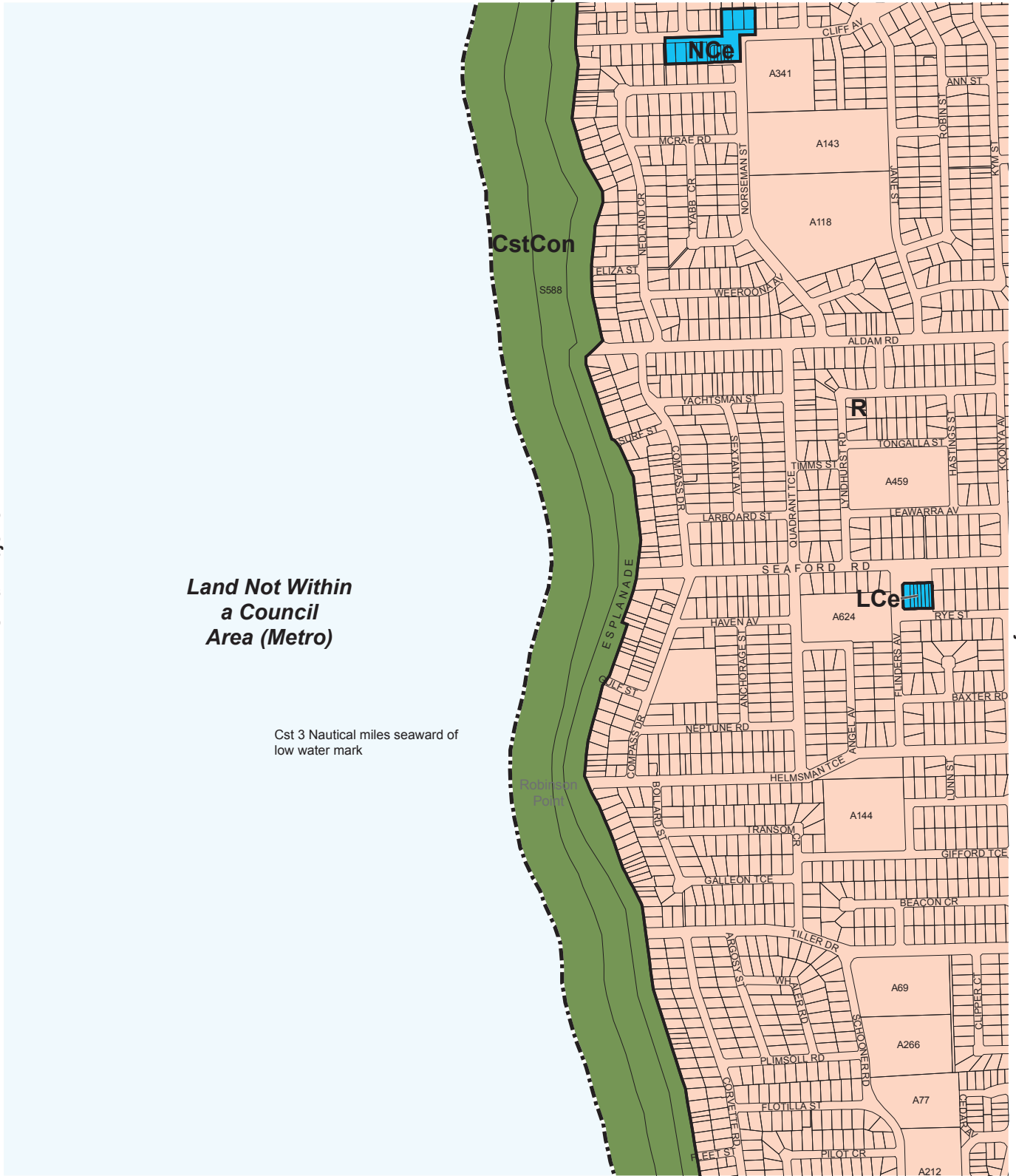
# Overlay Map Onka/62 DEVELOPMENT CONSTRAINTS

-  Collector Major (parcel identified for future road widening)
-  Development Plan Boundary

MAP Onka/57 Adjoins

MAP Onka/1 Adjoins

MAP Onka/63 Adjoins



MAP Onka/70 Adjoins

Lamberts Conformal Conic Projection, GDA94



**Zones**

- CstCon Coastal Conservation
- LCe Local Centre
- NCe Neighbourhood Centre
- R Residential
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/62

MAP Onka/57 Adjoins

MAP Onka/1 Adjoins

MAP Onka/63 Adjoins

**Land Not Within a Council Area (Metro)**

Cst 3 Nautical miles seaward of low water mark

Robinson Point

MAP Onka/70 Adjoins

Lamberts Conformal Conic Projection, GDA94


**Policy Area**

**40** Medium Density Policy Area



0 500m

# Policy Area Map Onka/62

-  Policy Area Boundary
-  Development Plan Boundary

MAP Onka/57 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/63 Adjoins

MAP Onka/70 Adjoins

Lamberts Conformal Conic Projection, GDA94

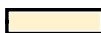

Precinct

36 Targeted Infill Precinct



0 500m

# Precinct Map Onka/62

-  Precinct Boundary
-  Development Plan Boundary

MAP Onka/58 Adjoins

SEAFORD MEADOWS



MAP Onka/62 Adjoins

MAP Onka/64 Adjoins

MAP Onka/71 Adjoins

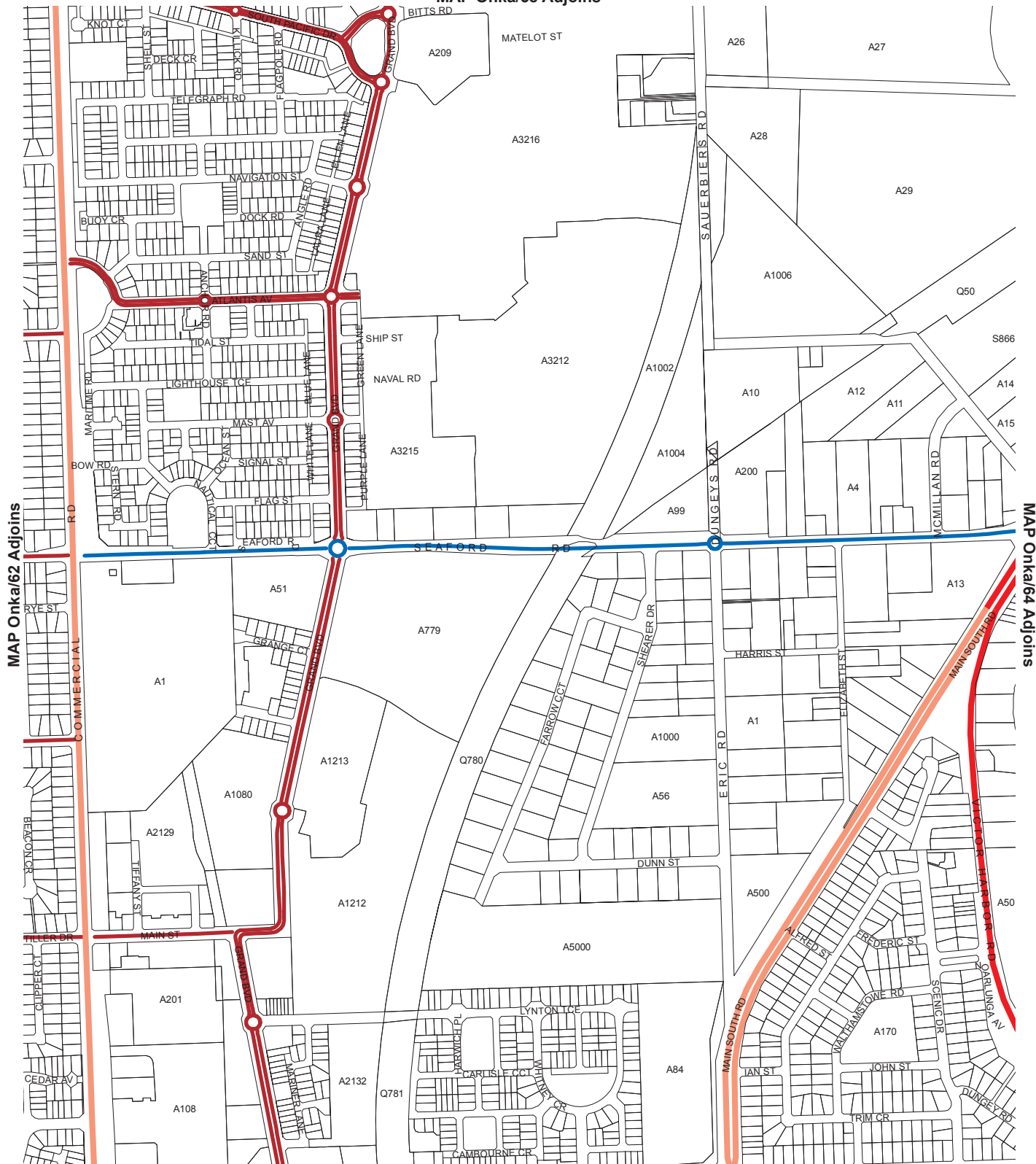


- Future Primary School
- School
- Public Library
- Post Office
- Other Health Services

- Railways
- Local Reserves
- Recreation Park

# Location Map Onka/63

MAP Onka/58 Adjoins



MAP Onka/71 Adjoins



# Overlay Map Onka/63

## TRANSPORT

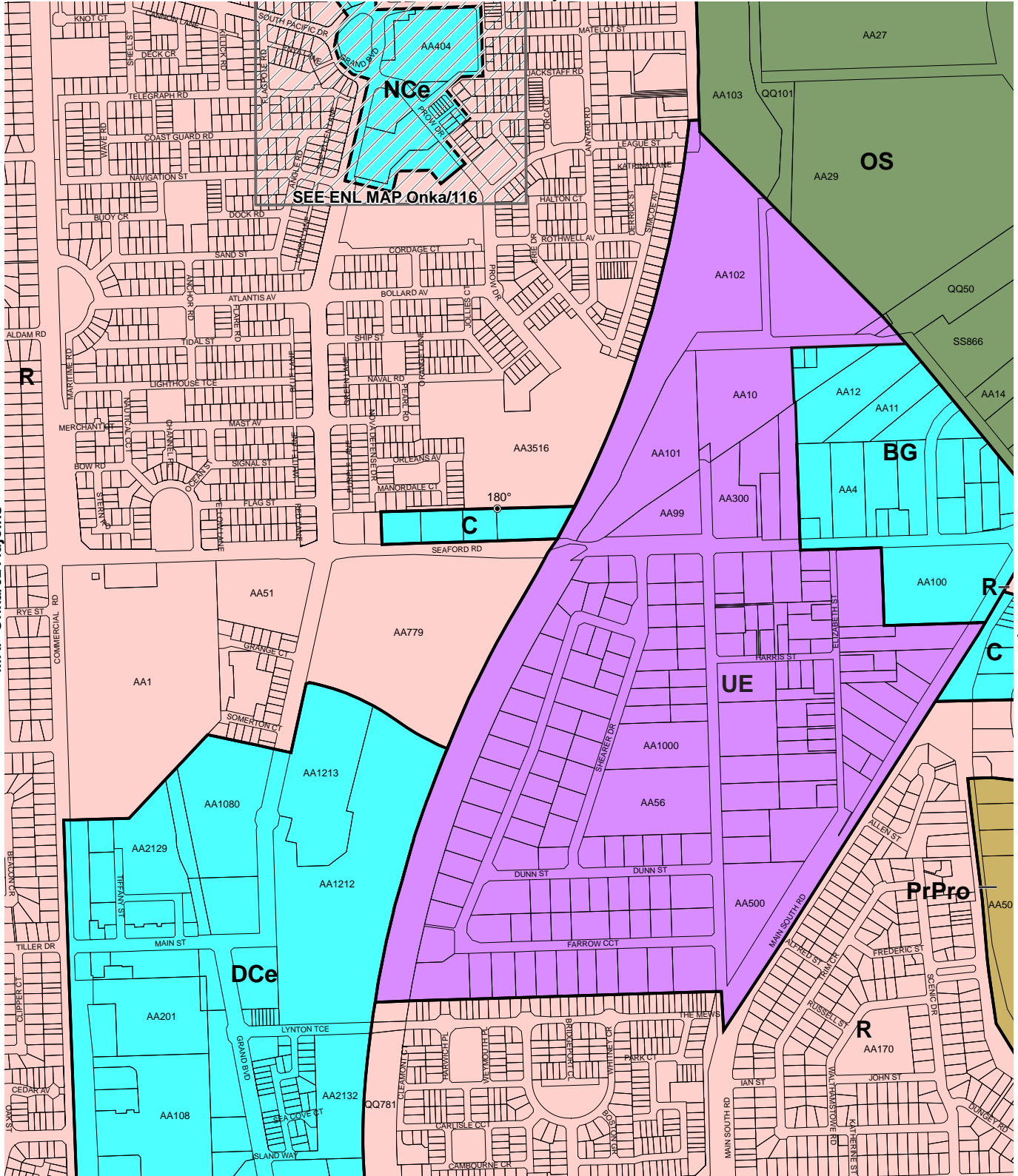
- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads







MAP Onka/58 Adjoins



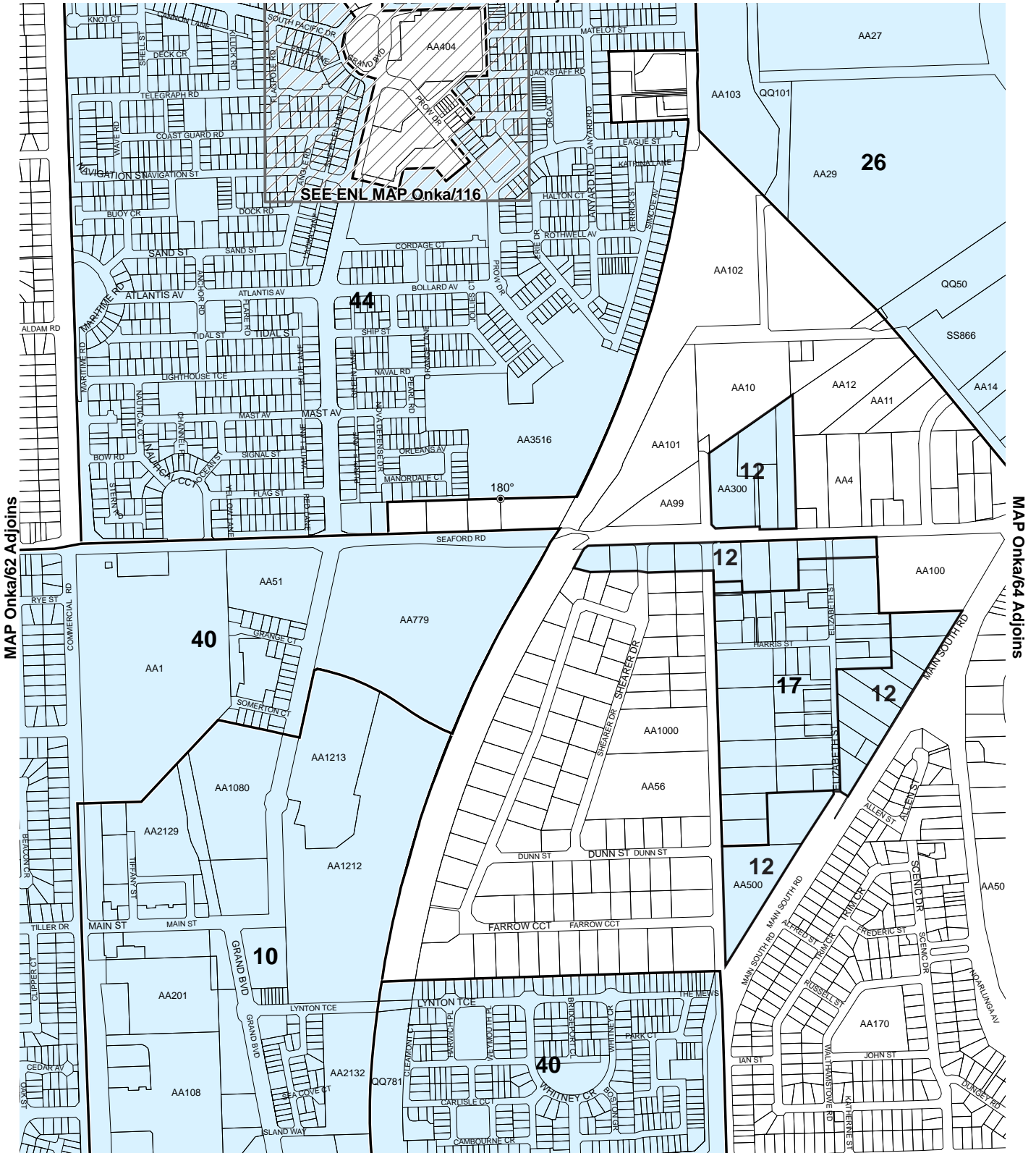
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Zones**
- BG** Bulky Goods
  - C** Commercial
  - DCe** District Centre
  - NCe** Neighbourhood Centre
  - OS** Open Space
  - PrPro** Primary Production
  - R** Residential
  - UE** Urban Employment
  - Zone Boundary**



# Zone Map Onka/63

MAP Onka/58 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Seaford Policy Area
- 12 Main Road Policy Area
- 17 Home Business Policy Area
- 26 Onkaparinga River Policy Area
- 40 Medium Density Policy Area
- 44 Seaford Meadows Policy Area



# Policy Area Map Onka/63

Policy Area Boundary

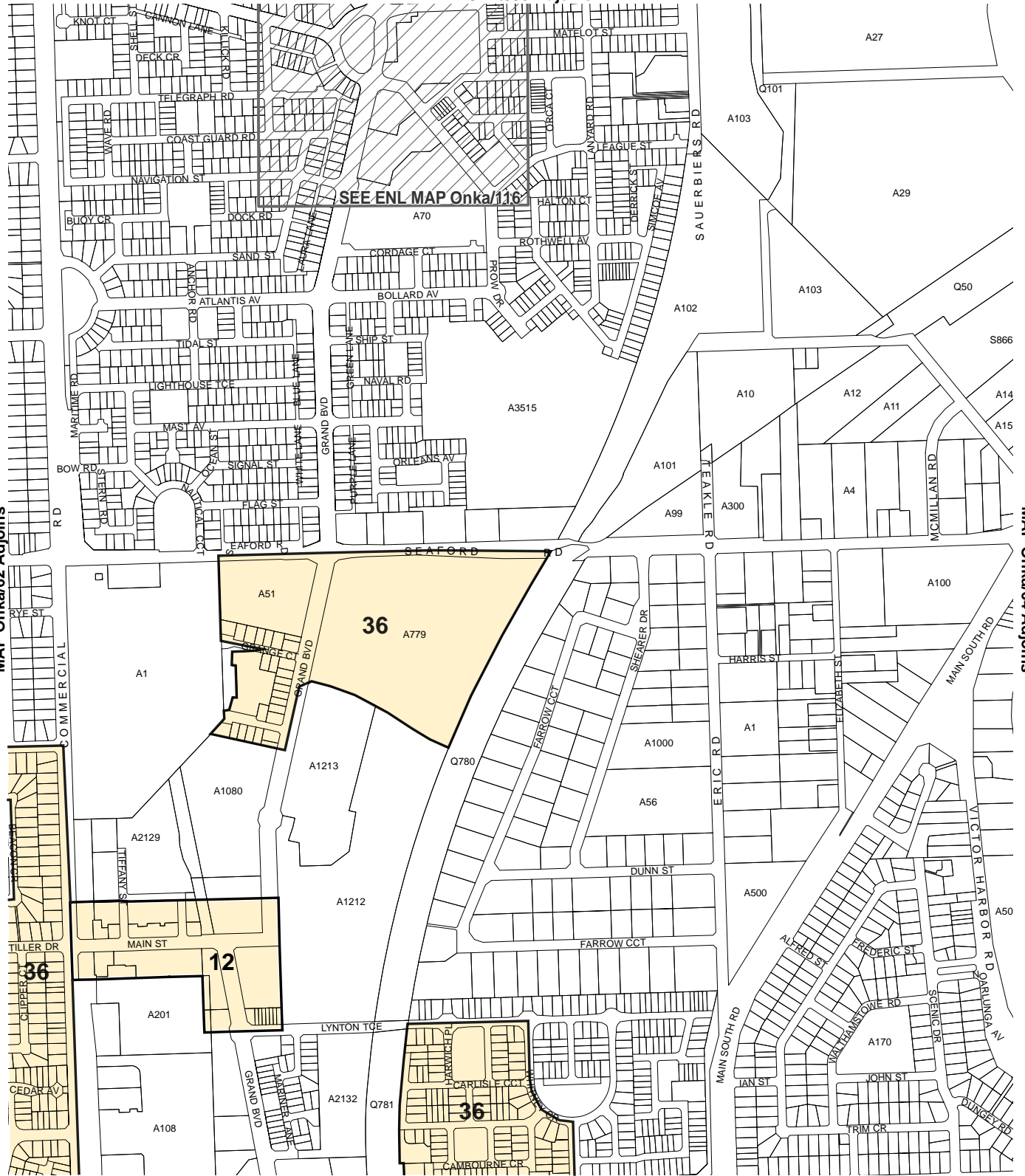
MAP Onka/58 Adjoins

SEE ENL MAP Onka/116

MAP Onka/71 Adjoins

MAP Onka/62 Adjoins

MAP Onka/64 Adjoins



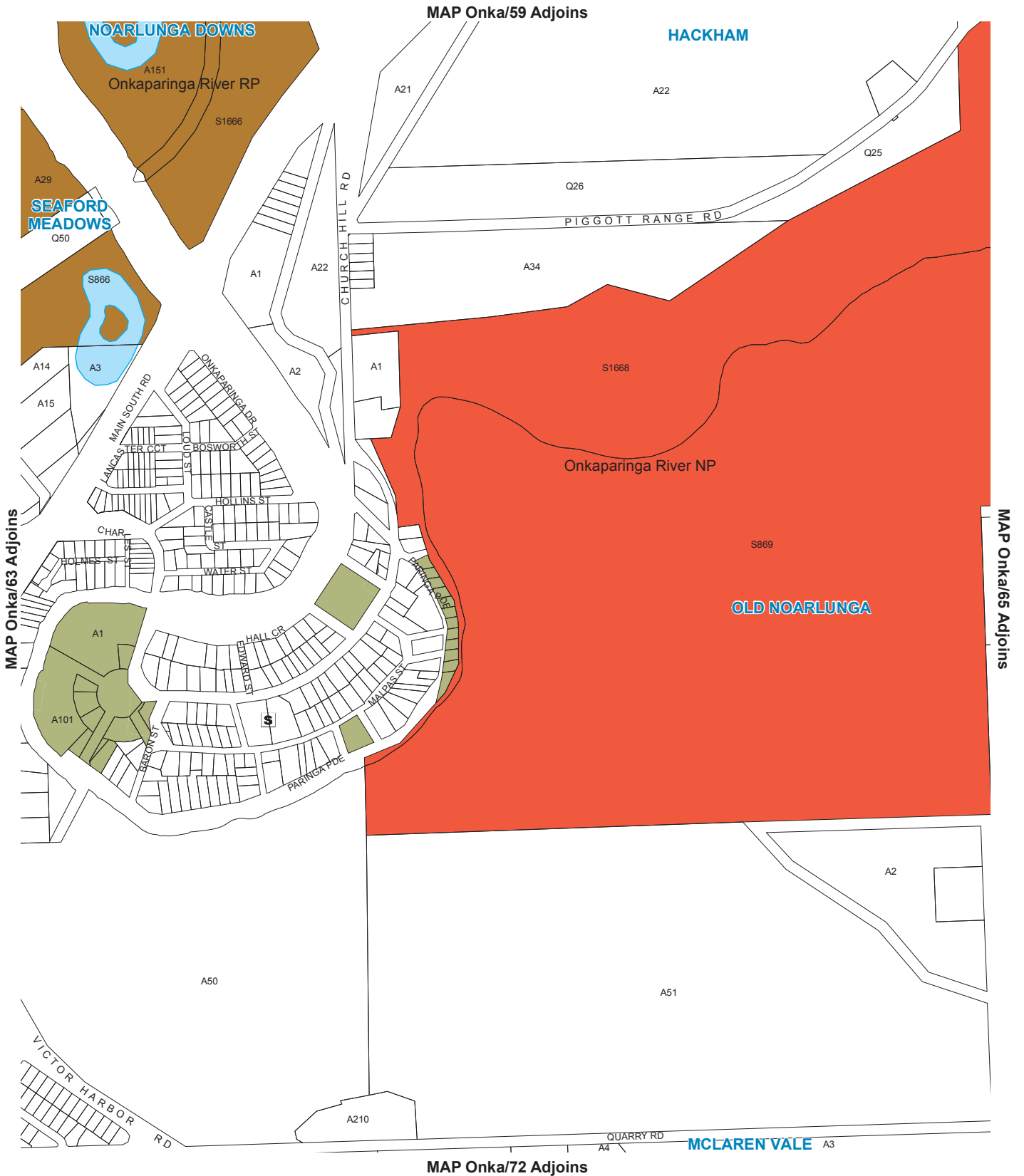
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 12 Main Street Precinct  
 36 Targeted Infill Precinct



# Precinct Map Onka/63

 Precinct Boundary

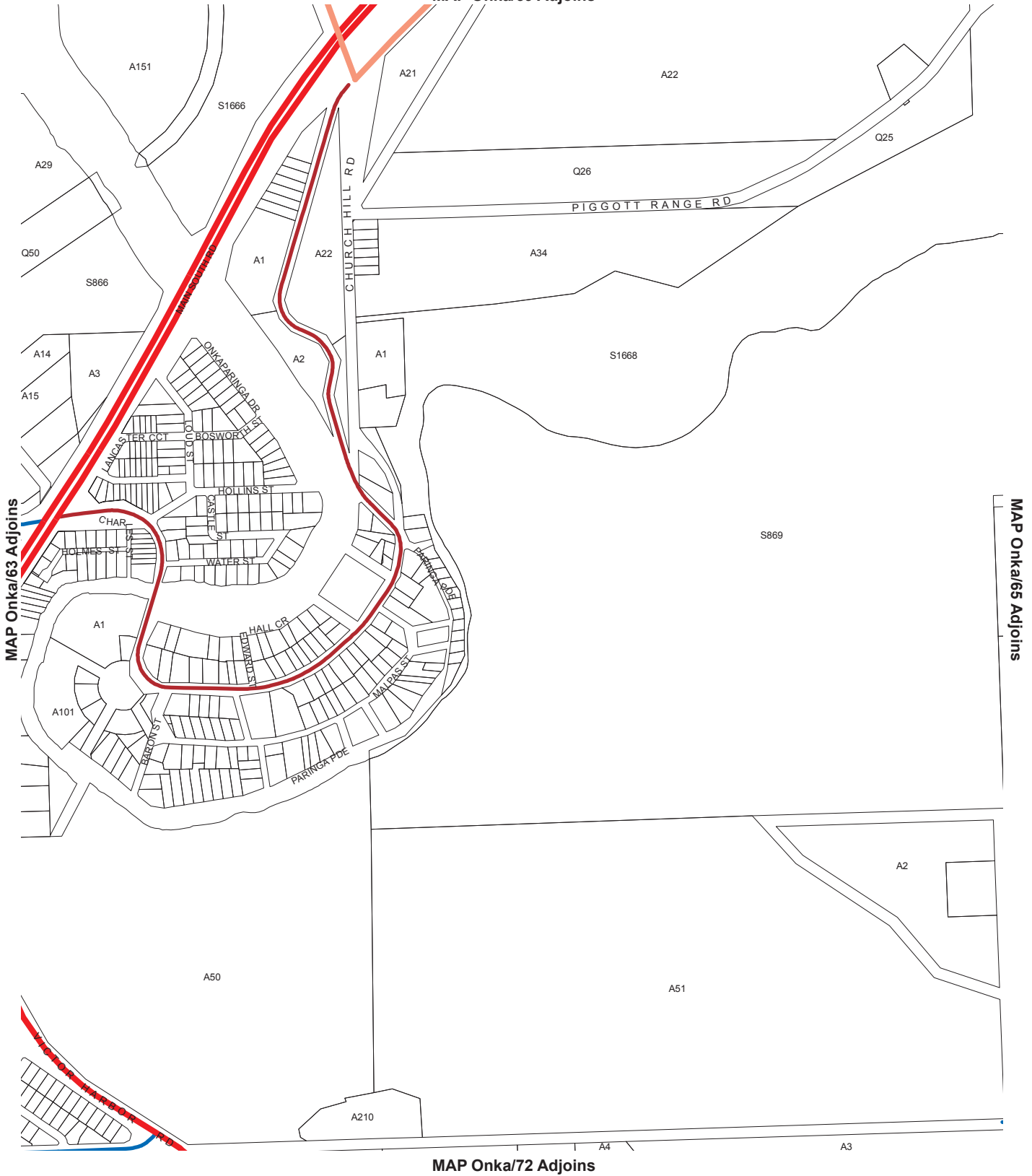


- S School
- Local Reserves
- National Park
- Recreation Park
- Waterbodies

# Location Map Onka/64



MAP Onka/59 Adjoins



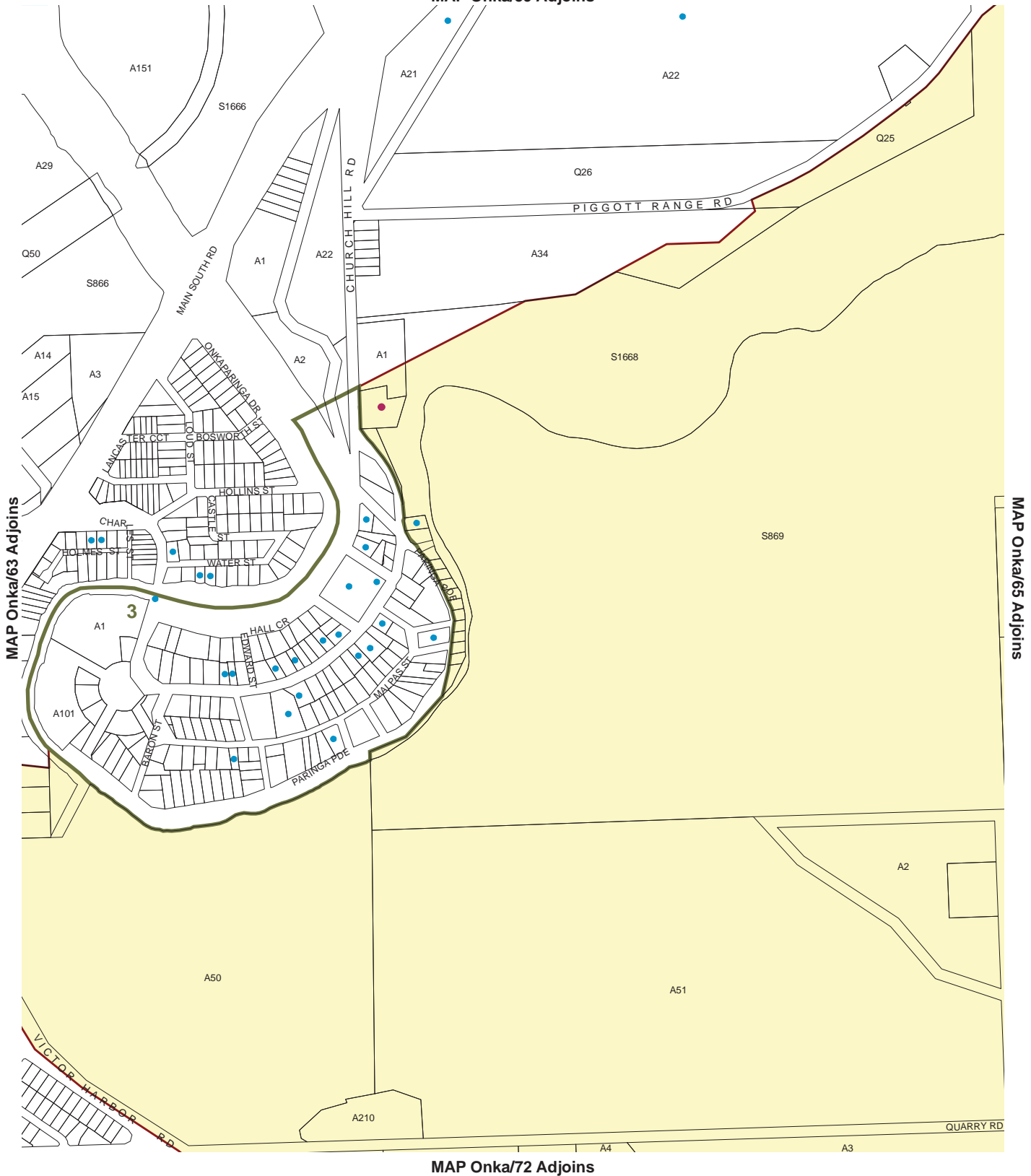
- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

# Overlay Map Onka/64

## TRANSPORT



MAP Onka/59 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.

Historic Conservation Area  
 3 Old Noarlunga



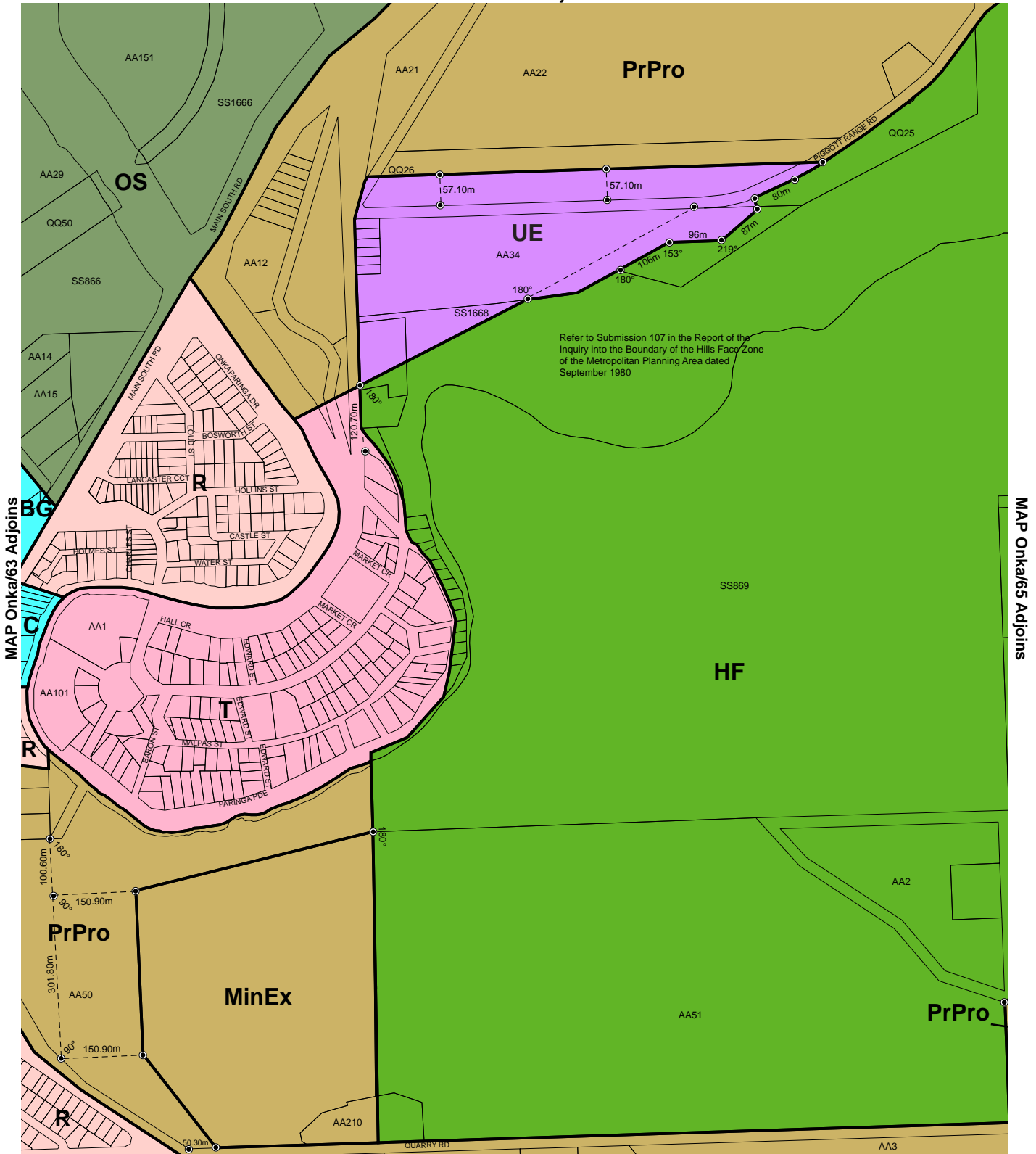
- State heritage place
- Local heritage place
- Historic Conservation Area
- Character Preservation District

# Overlay Map Onka/64

## HERITAGE AND CHARACTER PRESERVATION DISTRICT



MAP Onka/59 Adjoins



MAP Onka/72 Adjoins

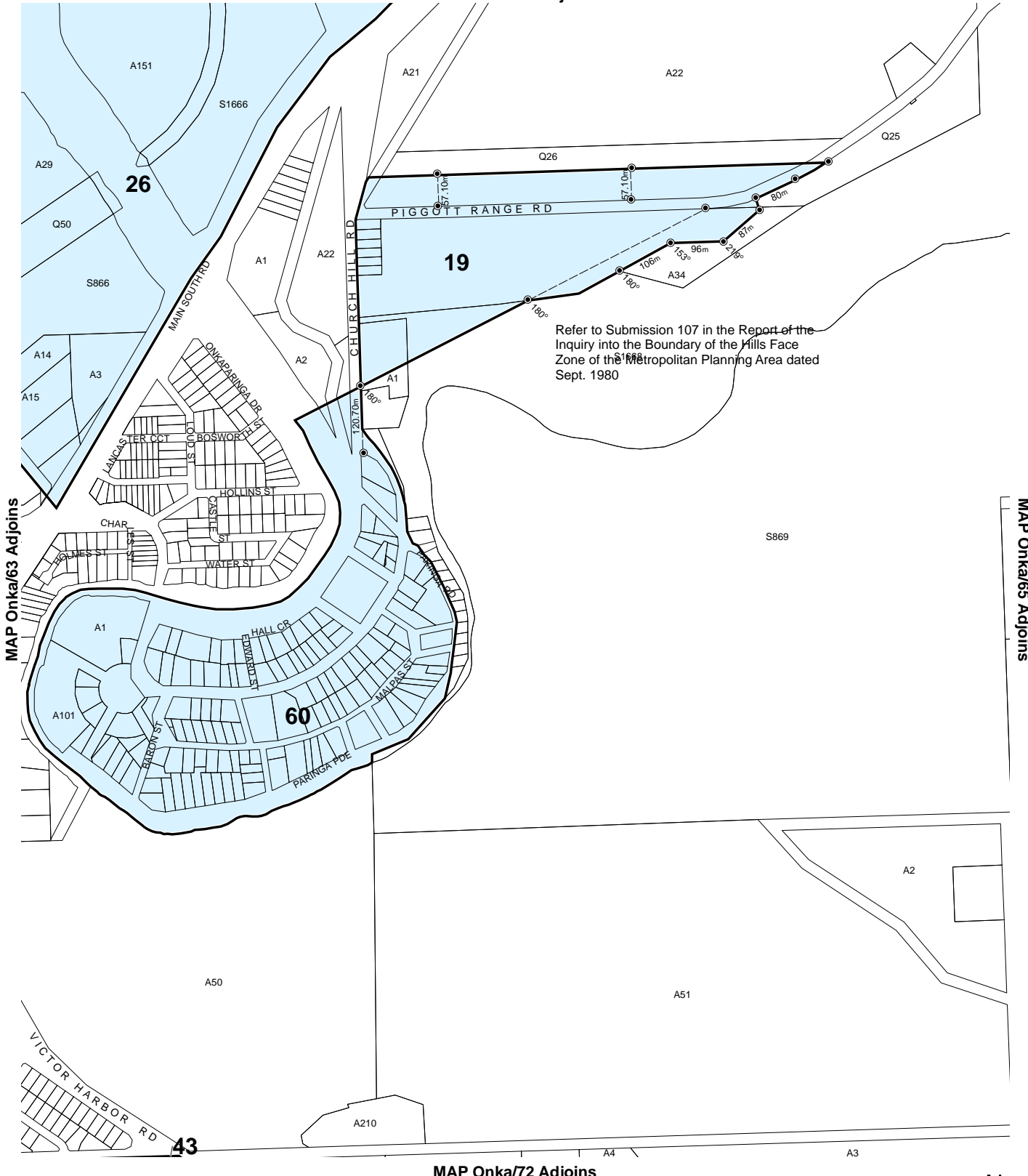
Lamberts Conformal Conic Projection, GDA94

- Zones**
- BG Bulky Goods
  - C Commercial
  - HF Hills Face
  - MinEx Mineral Extraction
  - OS Open Space
  - PrPro Primary Production
  - R Residential
  - T Township
  - UE Urban Employment
  - Zone Boundary



# Zone Map Onka/64

MAP Onka/59 Adjoins



Refer to Submission 107 in the Report of the Inquiry into the Boundary of the Hills Face Zone of the Metropolitan Planning Area dated Sept. 1980

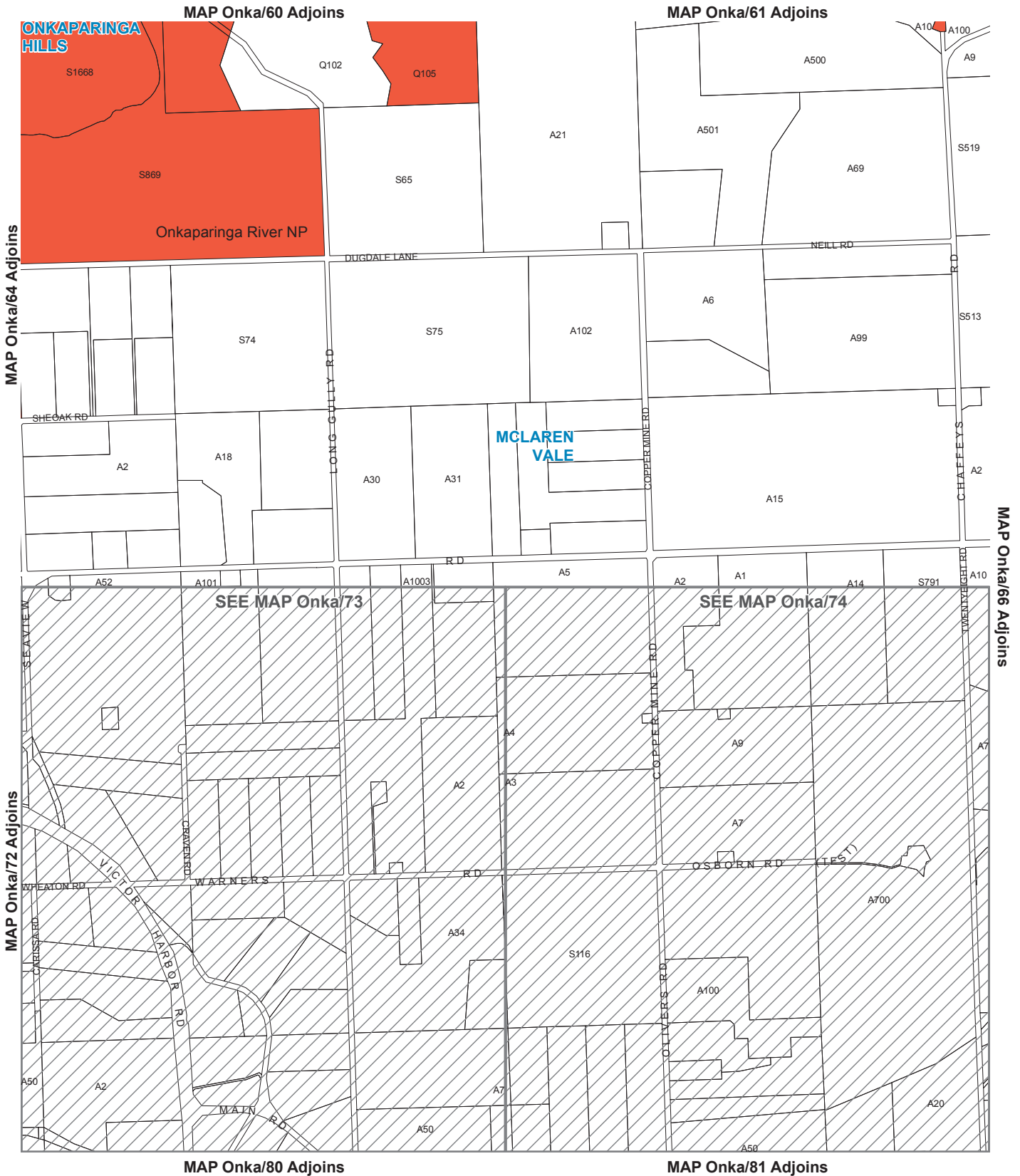
Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 19 Old Noarlunga Policy Area
- 26 Onkaparinga River Policy Area
- 43 Seaford Heights Policy Area
- 60 Old Noarlunga Policy Area

Policy Area Boundary

# Policy Area Map Onka/64



# Location Map Onka/65

 National Park



# Overlay Map Onka/65

## TRANSPORT

 Distributor Roads



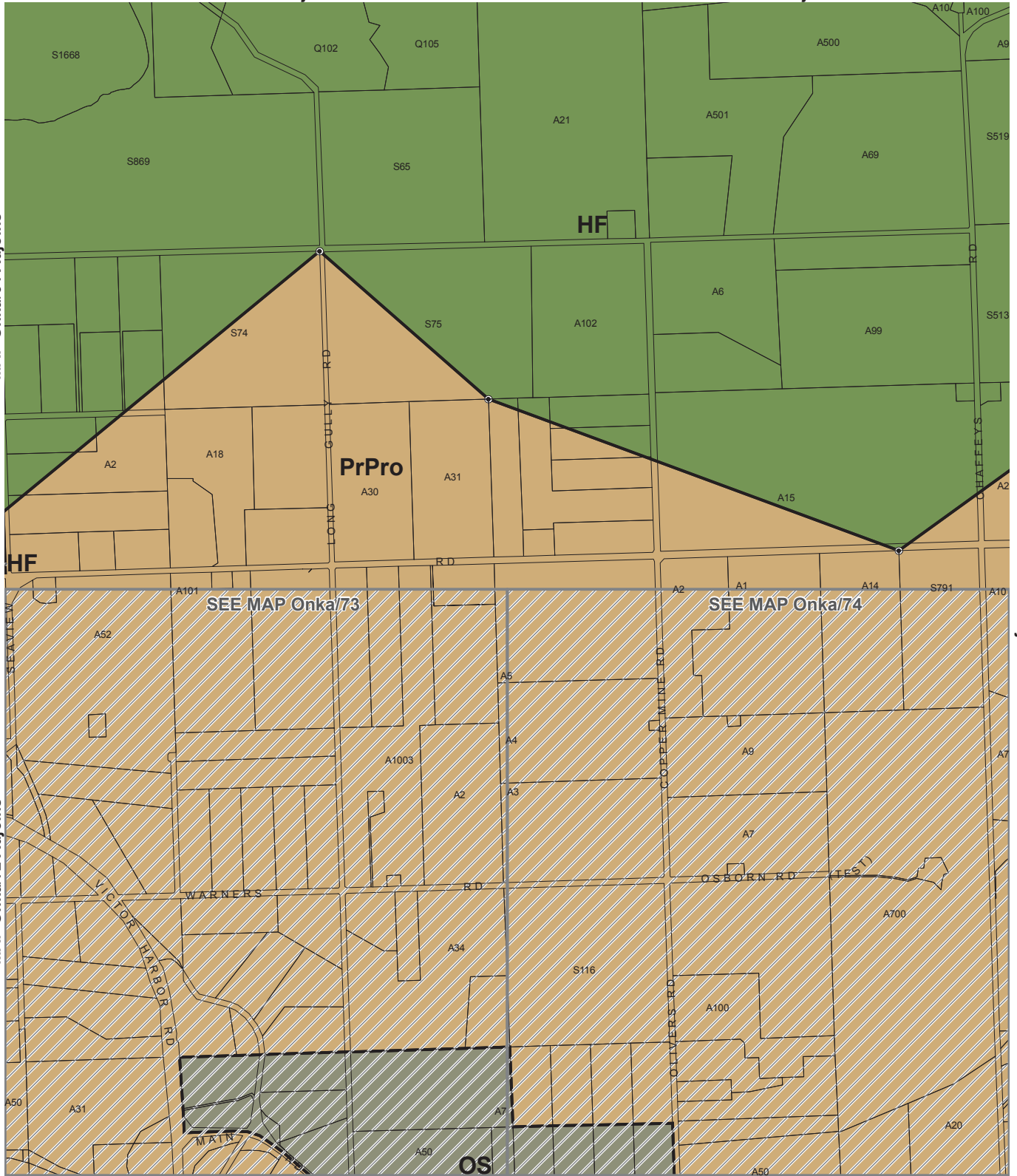
MAP Onka/60 Adjoins

MAP Onka/61 Adjoins

MAP Onka/64 Adjoins

MAP Onka/66 Adjoins

MAP Onka/72 Adjoins



MAP Onka/80 Adjoins

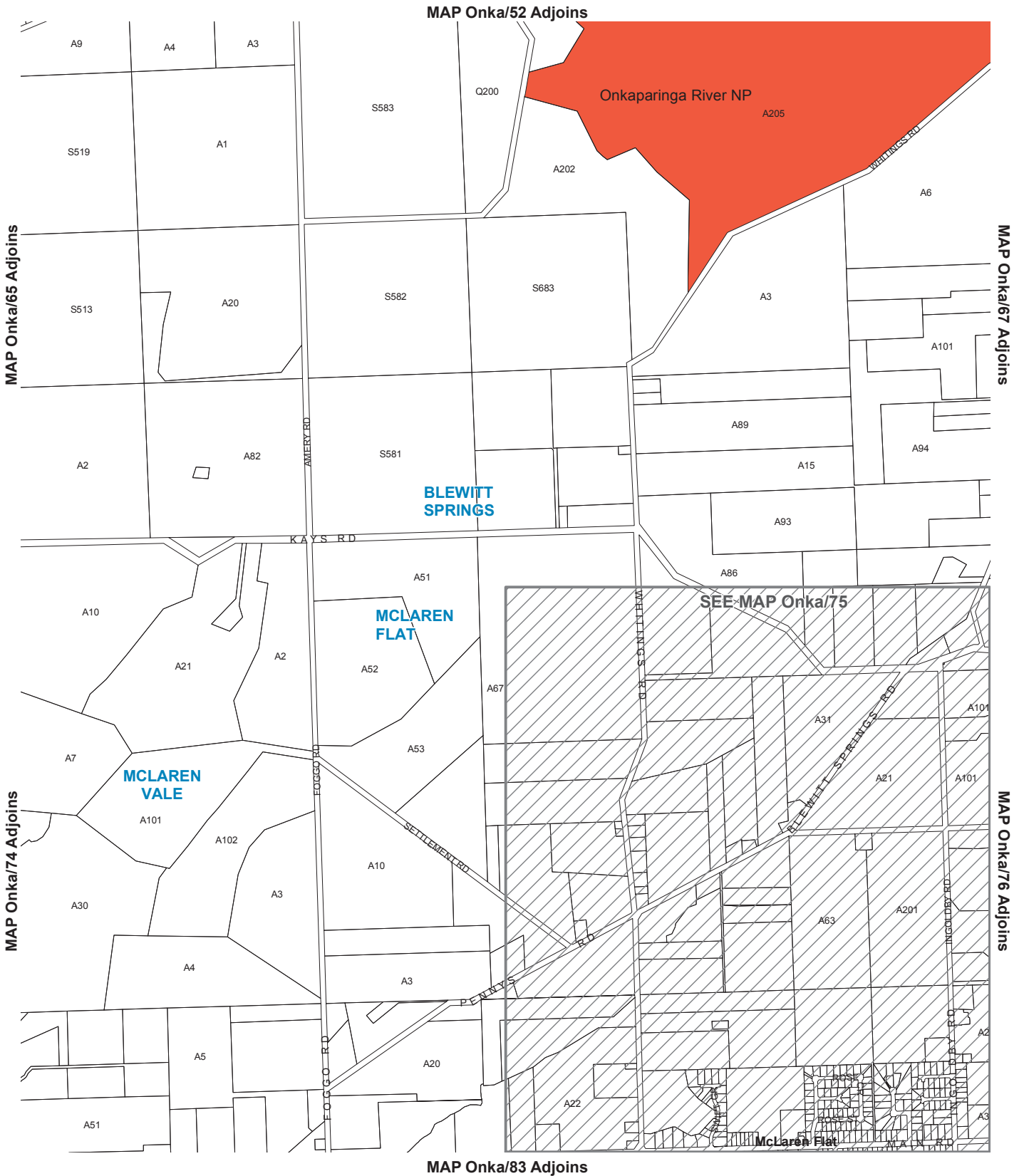
MAP Onka/81 Adjoins

See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Open Space
  - Primary Production
  - Zone Boundary

# Zone Map Onka/65



# Location Map Onka/66

National Park





MAP Onka/52 Adjoins

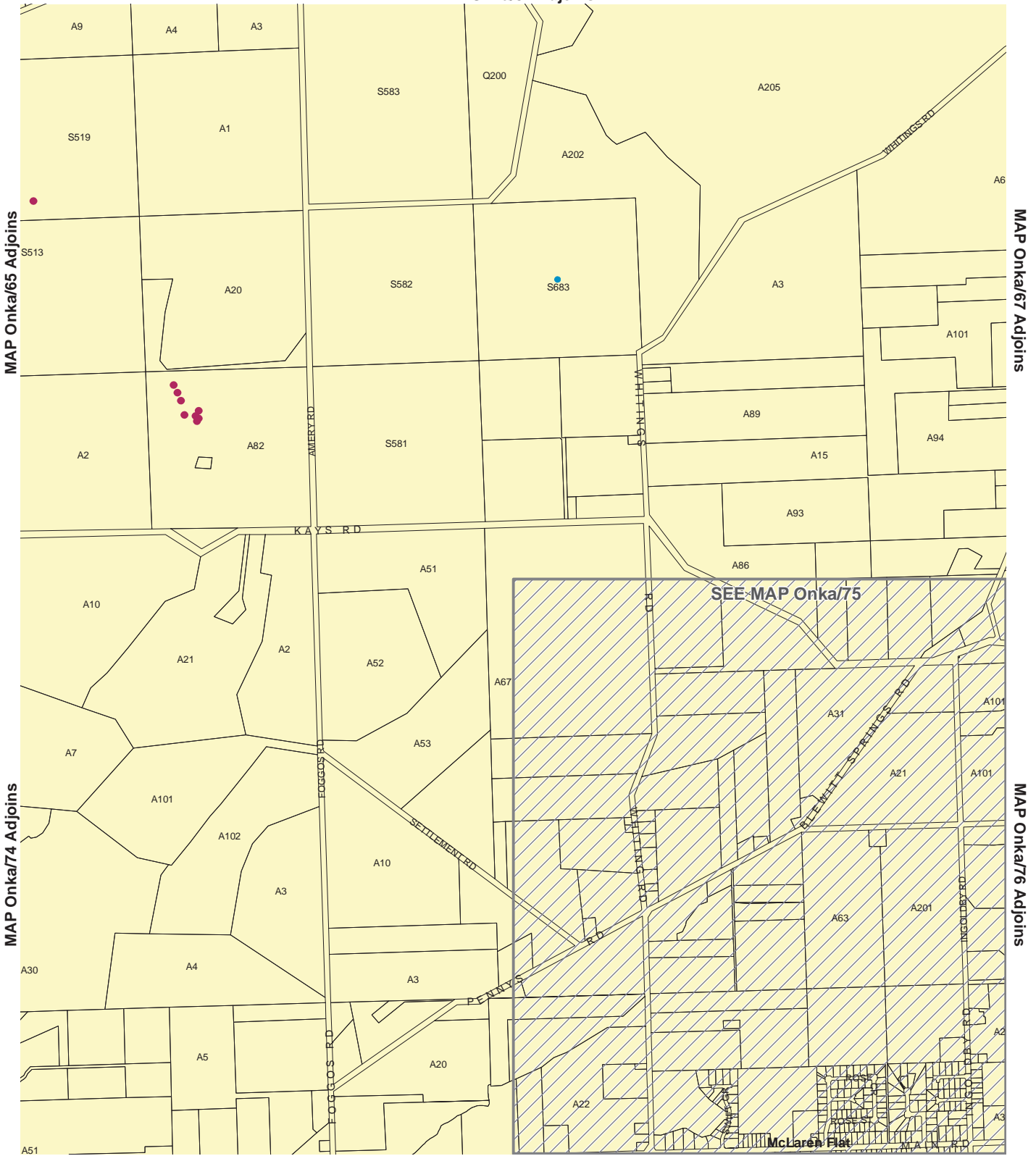


# Overlay Map Onka/66

## DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.

MAP Onka/52 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.

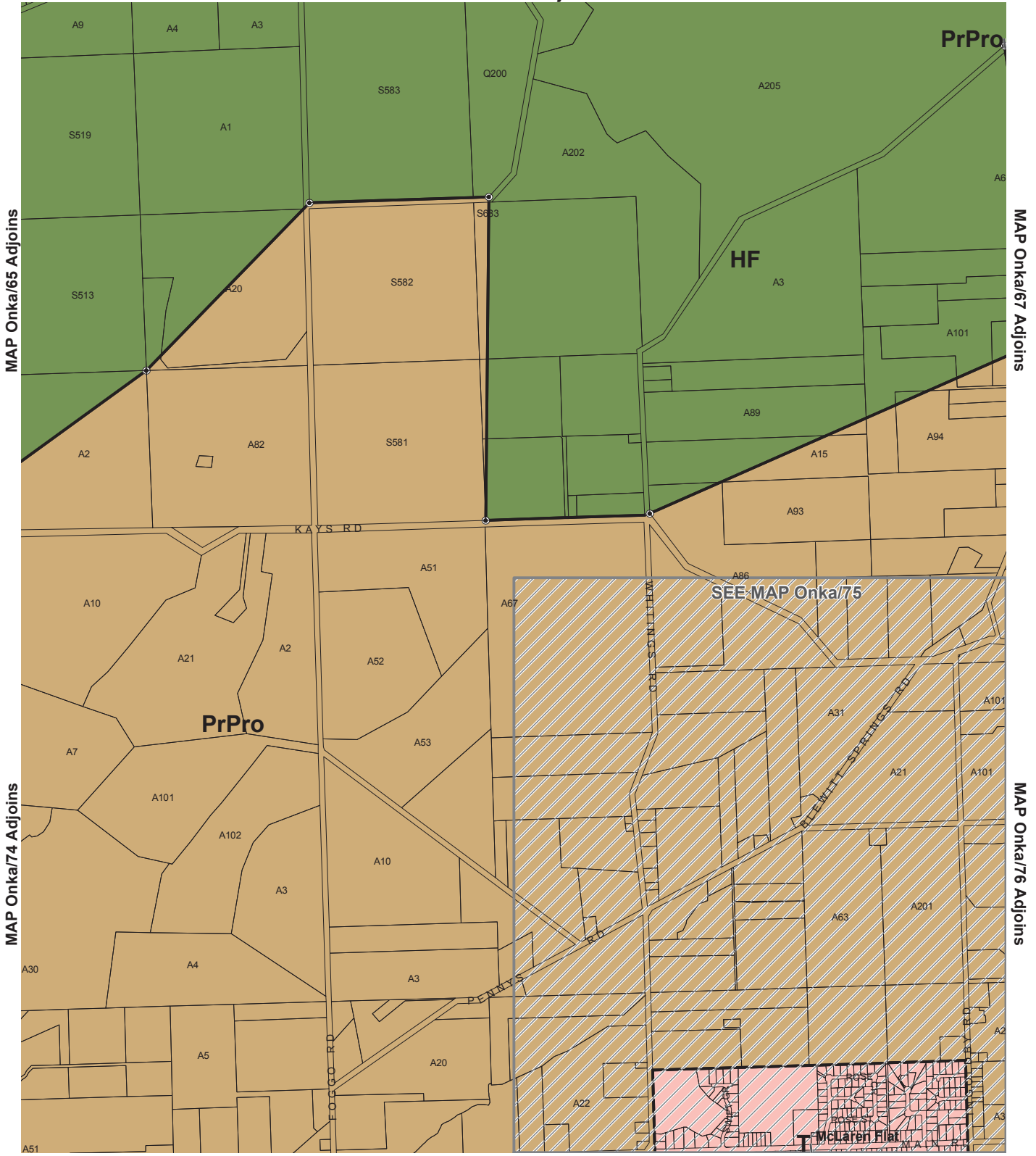


# Overlay Map Onka/66

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District

MAP Onka/52 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

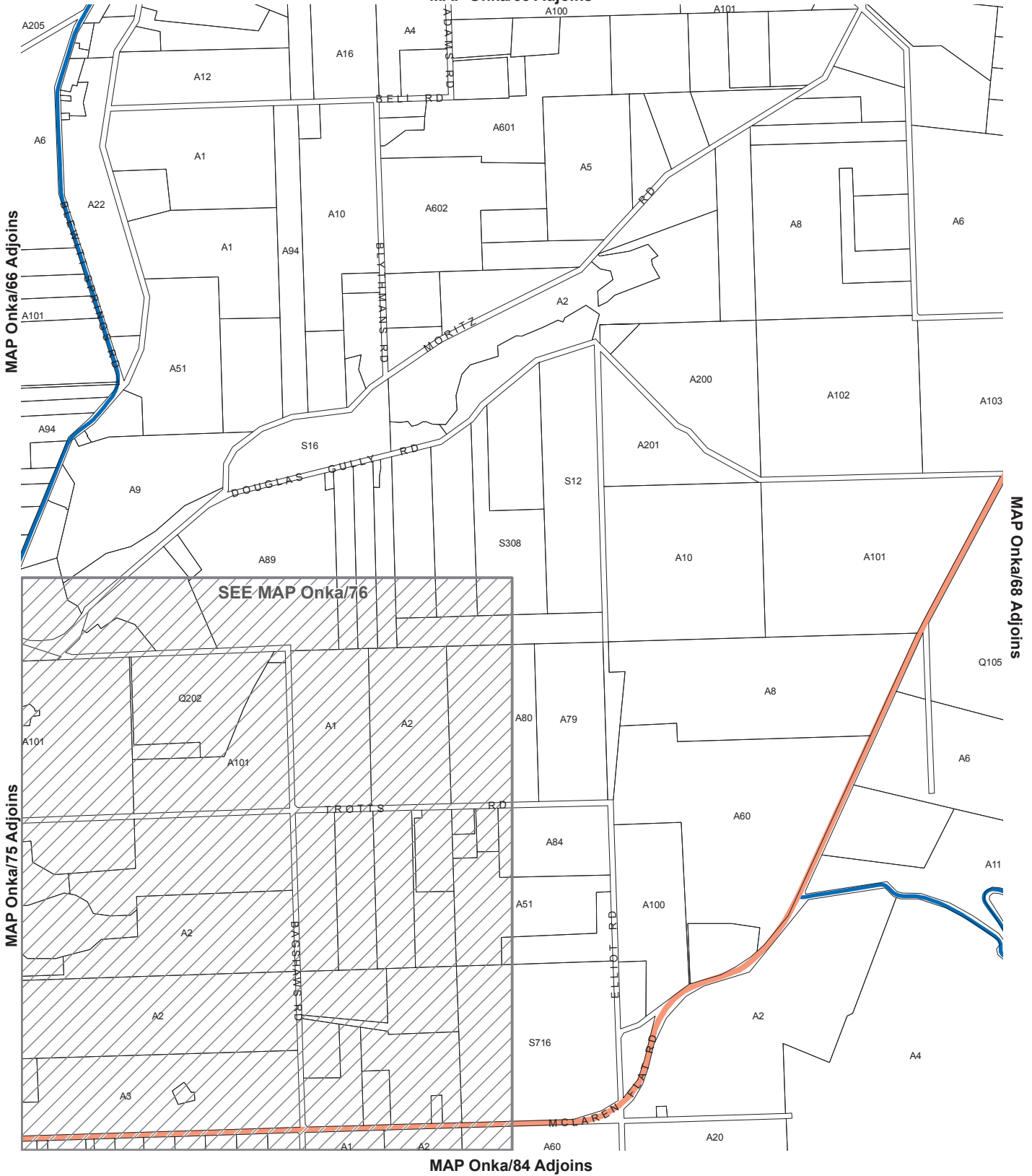


- Zones**
- Hills Face
  - Primary Production
  - Township
  - Zone Boundary

# Zone Map Onka/66



MAP Onka/53 Adjoins



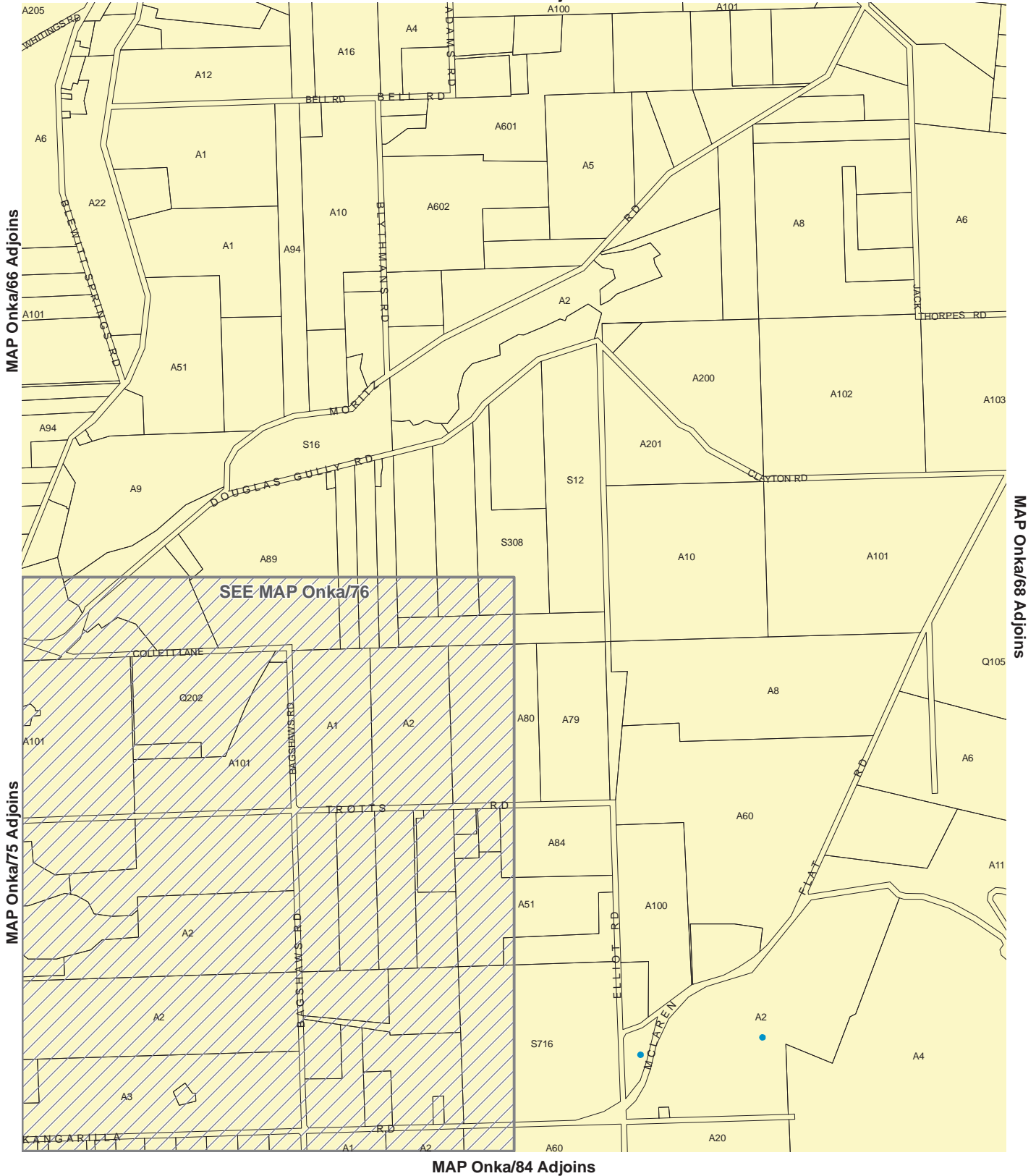
MAP Onka/84 Adjoins



# Overlay Map Onka/67 TRANSPORT

- Secondary Arterial Roads
- Distributor Roads

MAP Onka/53 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.

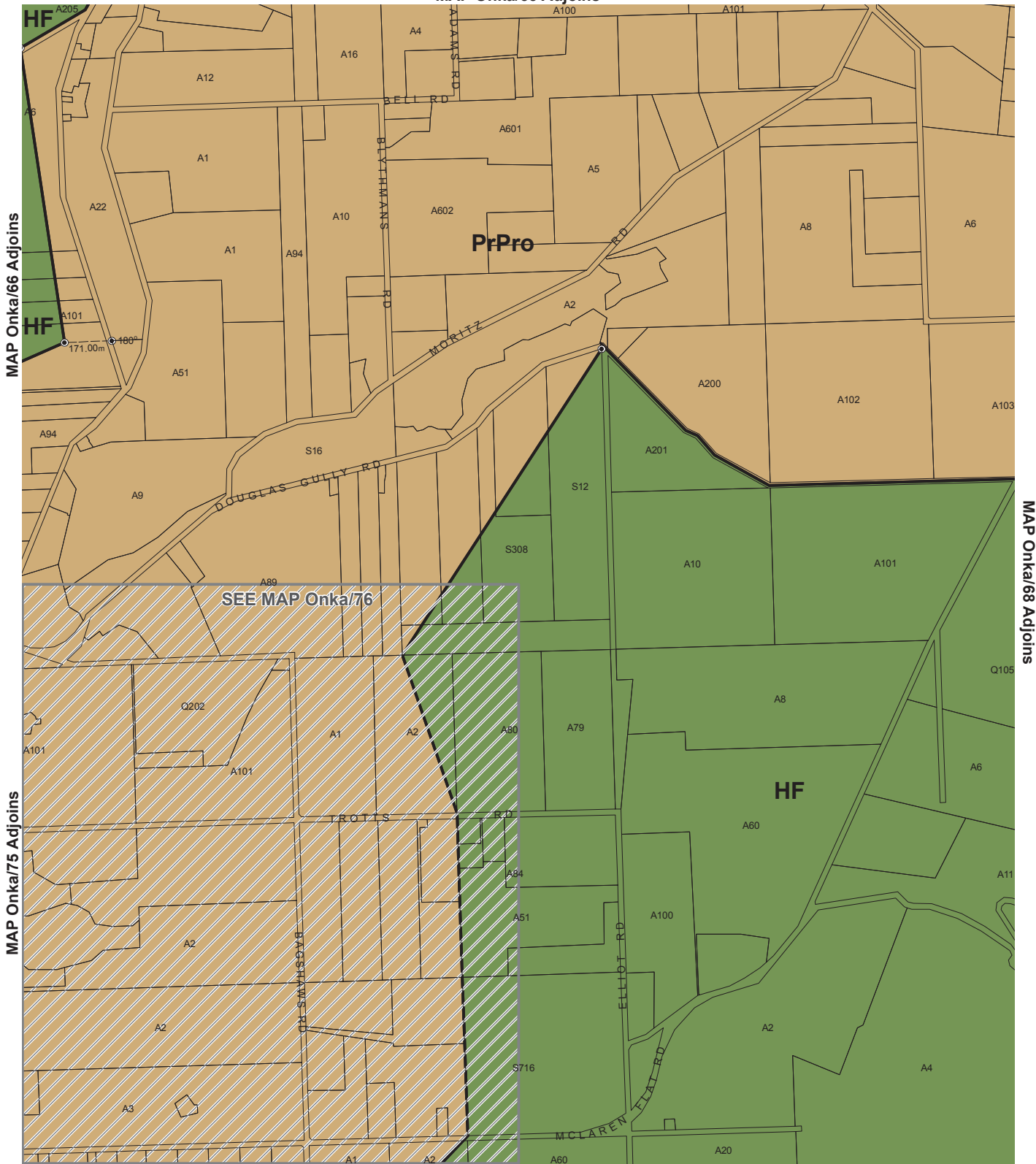


# Overlay Map Onka/67

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/53 Adjoins



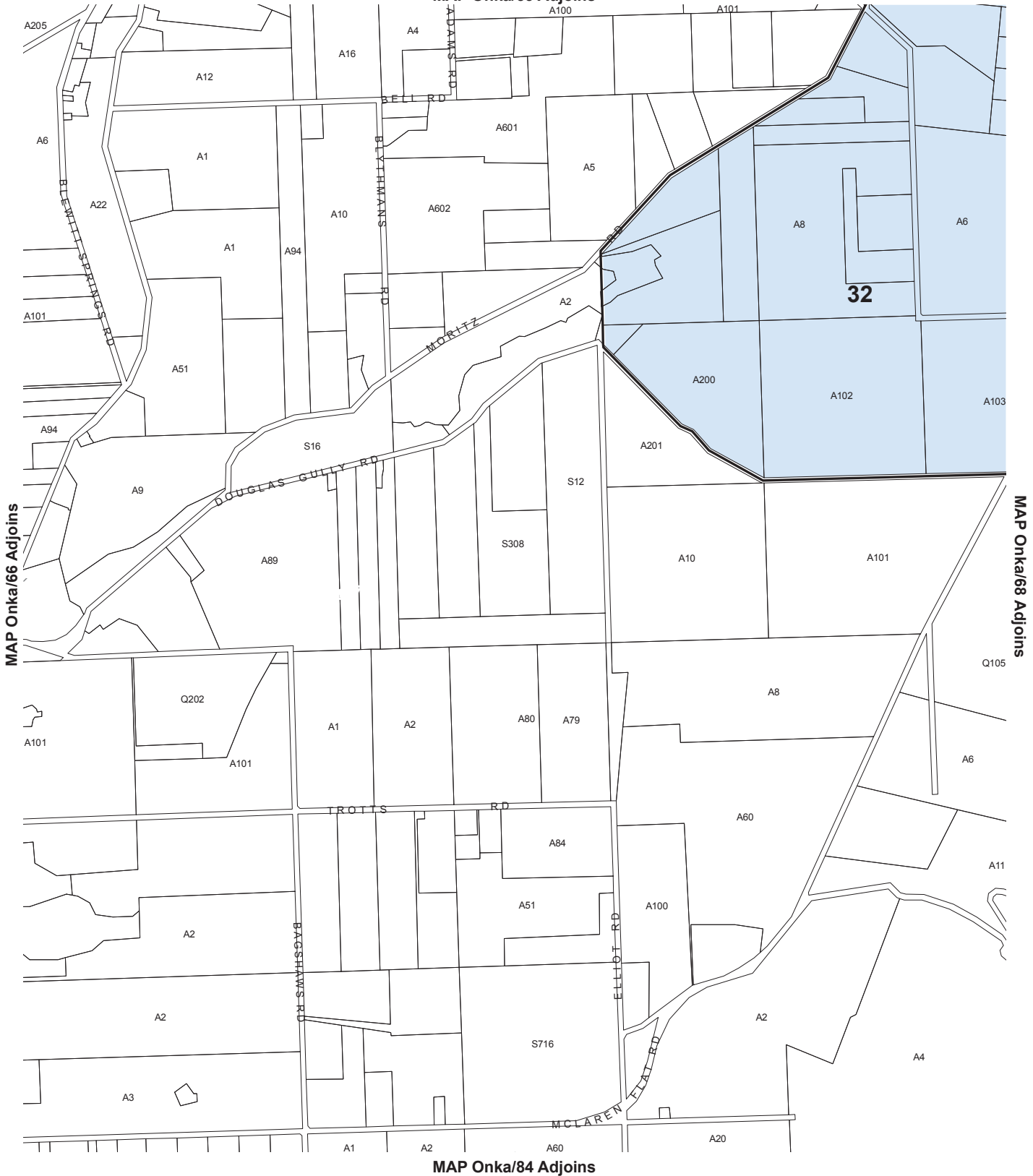
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/67

- Zones**
- Hills Face
  - Primary Production
  - Zone Boundary

MAP Onka/53 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
32 Mount Lofty Ranges Policy Area



# Policy Area Map Onka/67



 Policy Area Boundary



MAP Onka/54 Adjoins

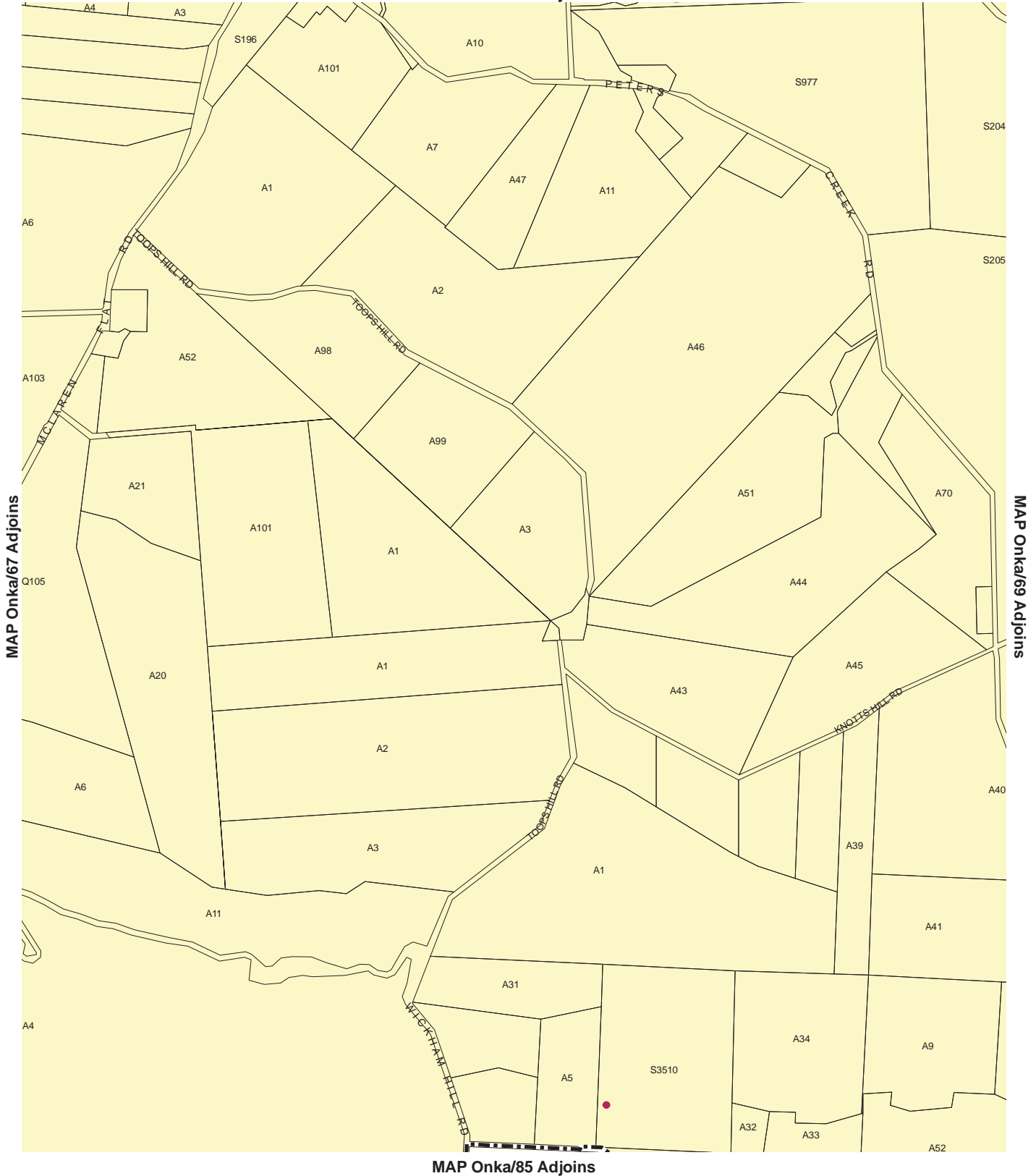


# Location Map Onka/68

-  Local Reserves
-  Development Plan Boundary



MAP Onka/54 Adjoins



MAP Onka/67 Adjoins

MAP Onka/69 Adjoins

MAP Onka/85 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.

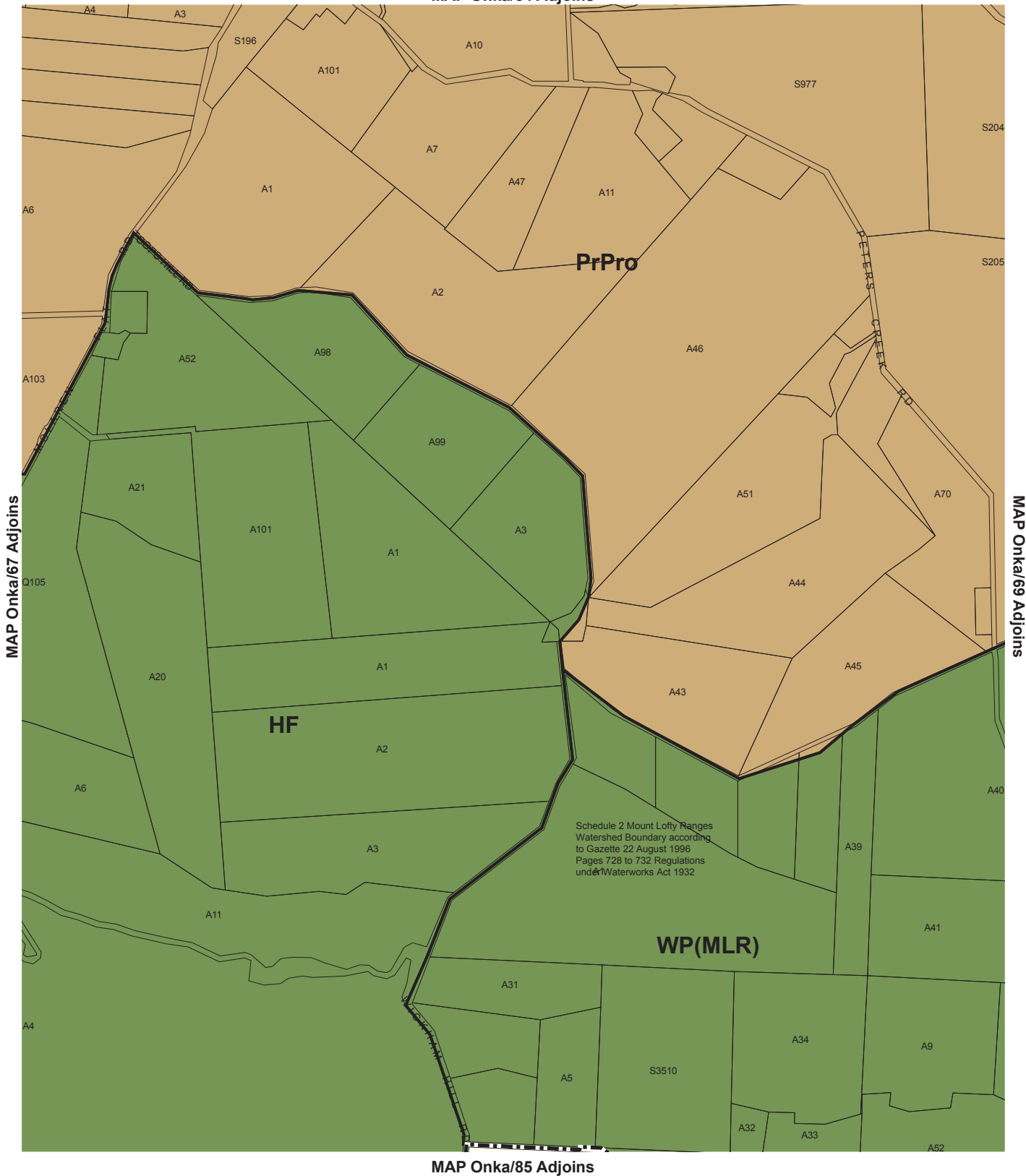


# Overlay Map Onka/68

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Character Preservation District
- Development Plan Boundary

MAP Onka/54 Adjoins



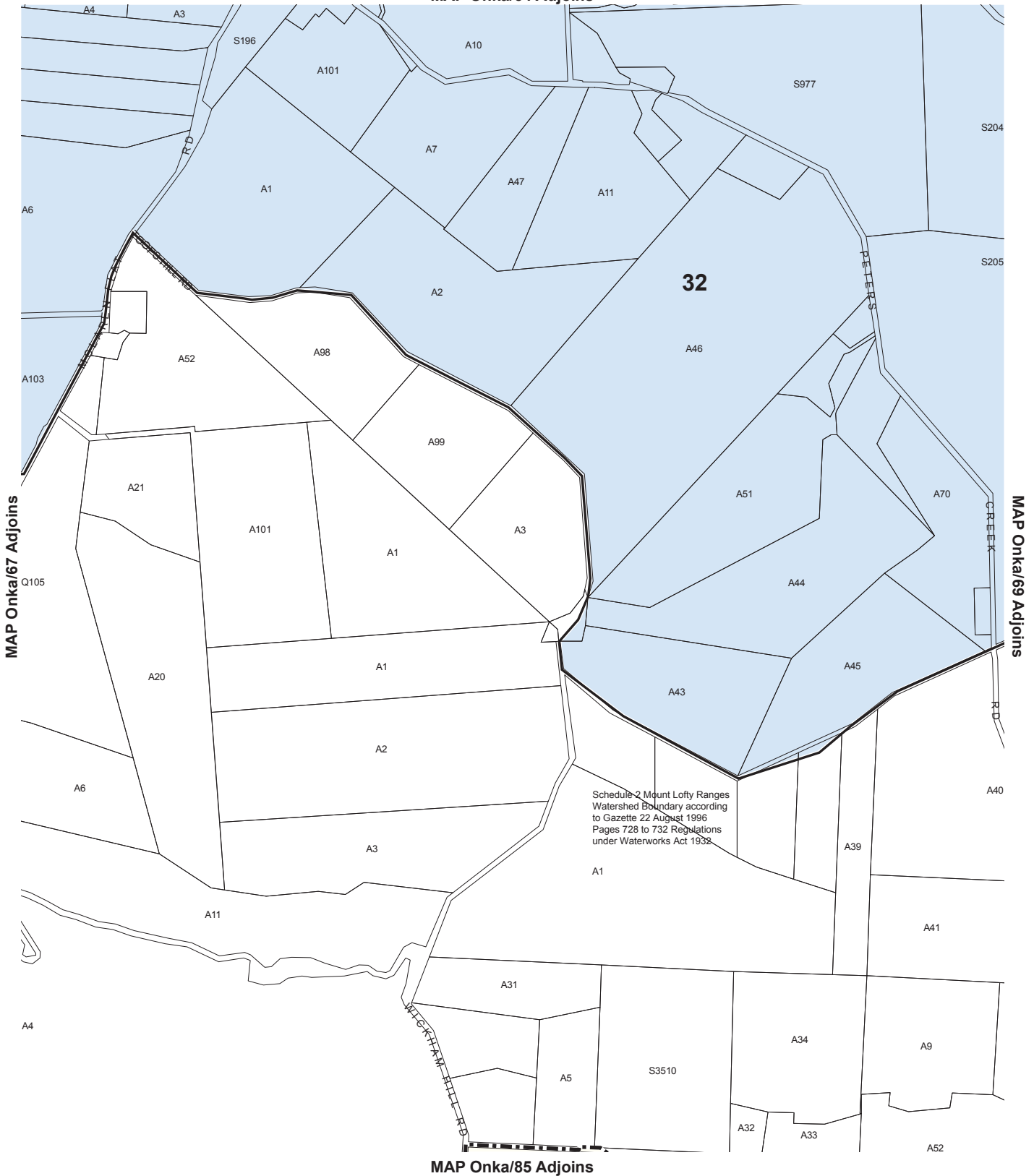
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Primary Production
  - Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/68

MAP Onka/54 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**32** Mount Lofty Ranges Policy Area



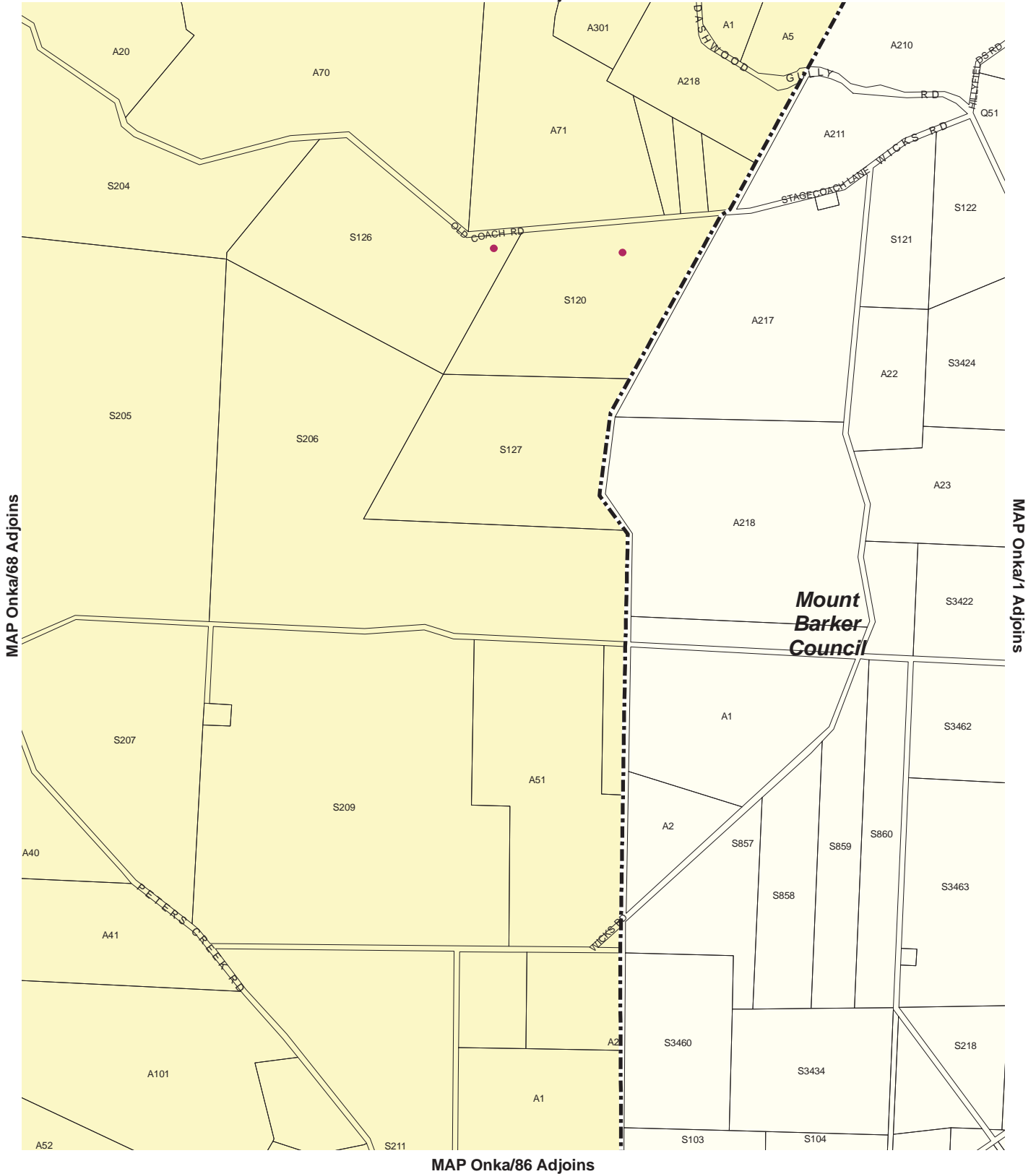
# Policy Area Map Onka/68

- Policy Area Boundary
- Development Plan Boundary





MAP Onka/56 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 Onka/69

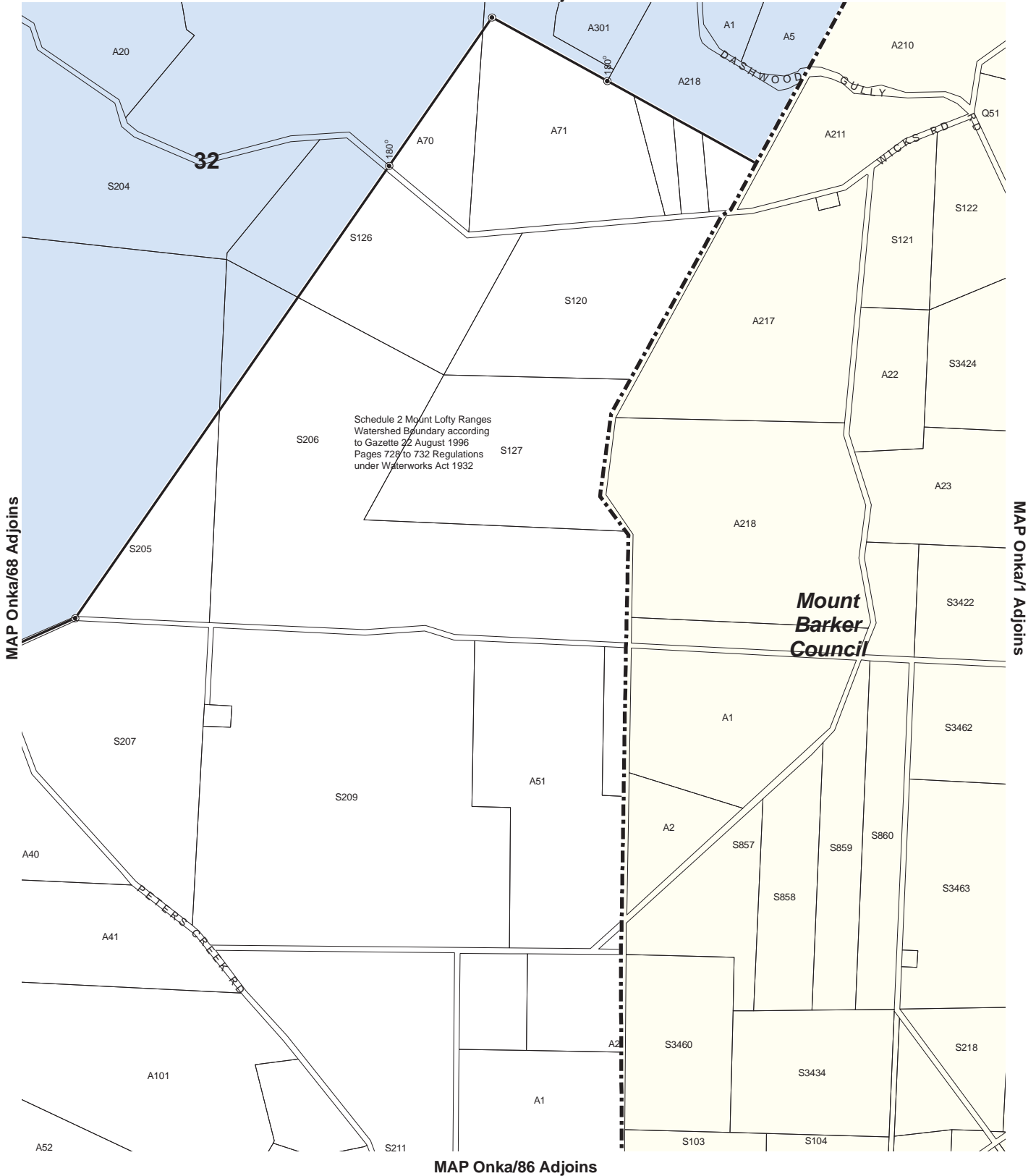
## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Character Preservation District
- Development Plan Boundary





MAP Onka/56 Adjoins



Lamberts Conformal Conic Projection, GDA94  
**Policy Area**  
 32 Mount Lofty Ranges Policy Area



# Policy Area Map Onka/69

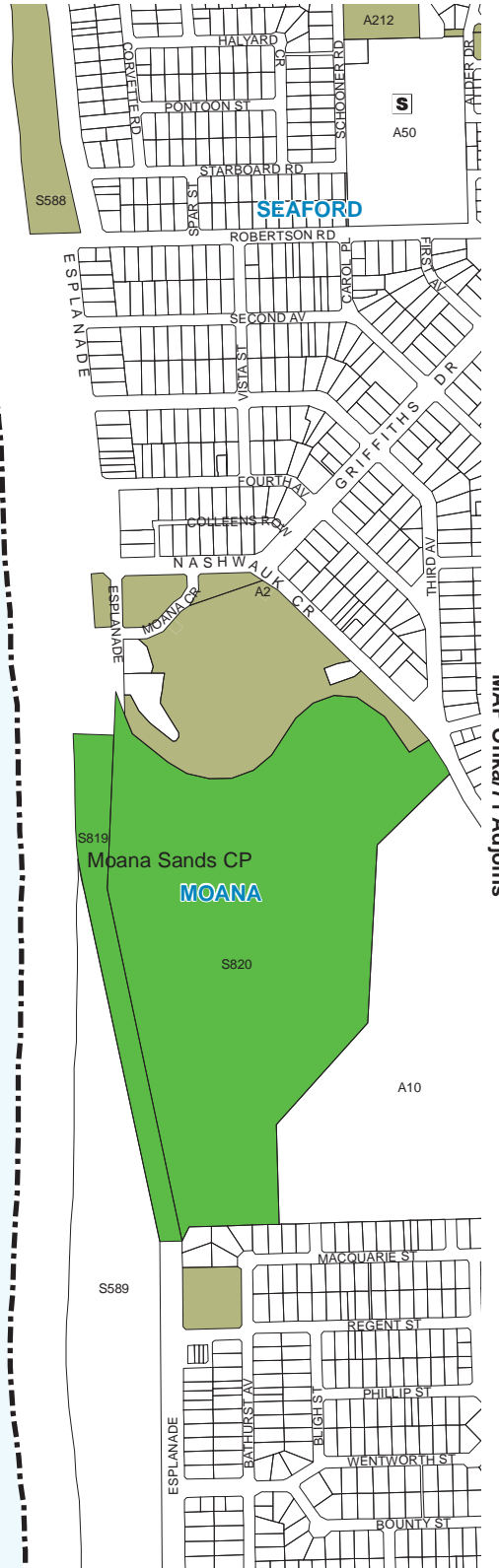
- Policy Area Boundary
- Development Plan Boundary

MAP Onka/62 Adjoins





MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/77 Adjoins



# Location Map Onka/70

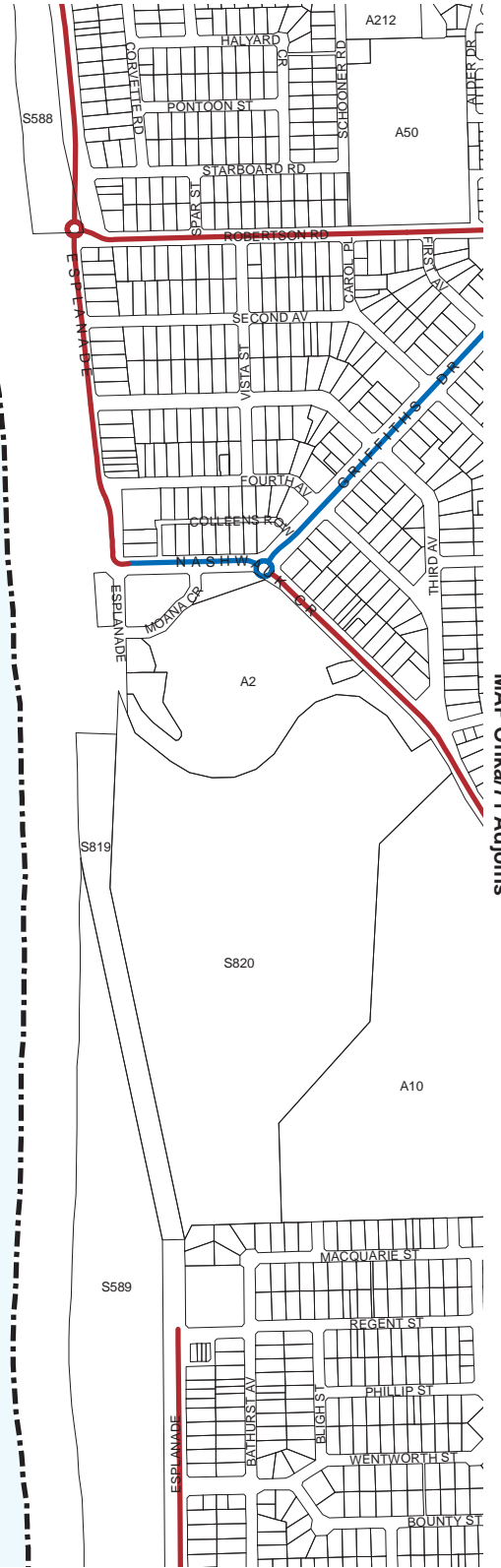
-  School
-  Local Reserves
-  Conservation Park
-  Development Plan Boundary

MAP Onka/62 Adjoins

MAP Onka/1 Adjoins

*Land Not Within  
a Council  
Area (Metro)*

MAP Onka/77 Adjoins



MAP Onka/71 Adjoins



# Overlay Map Onka/70

## TRANSPORT

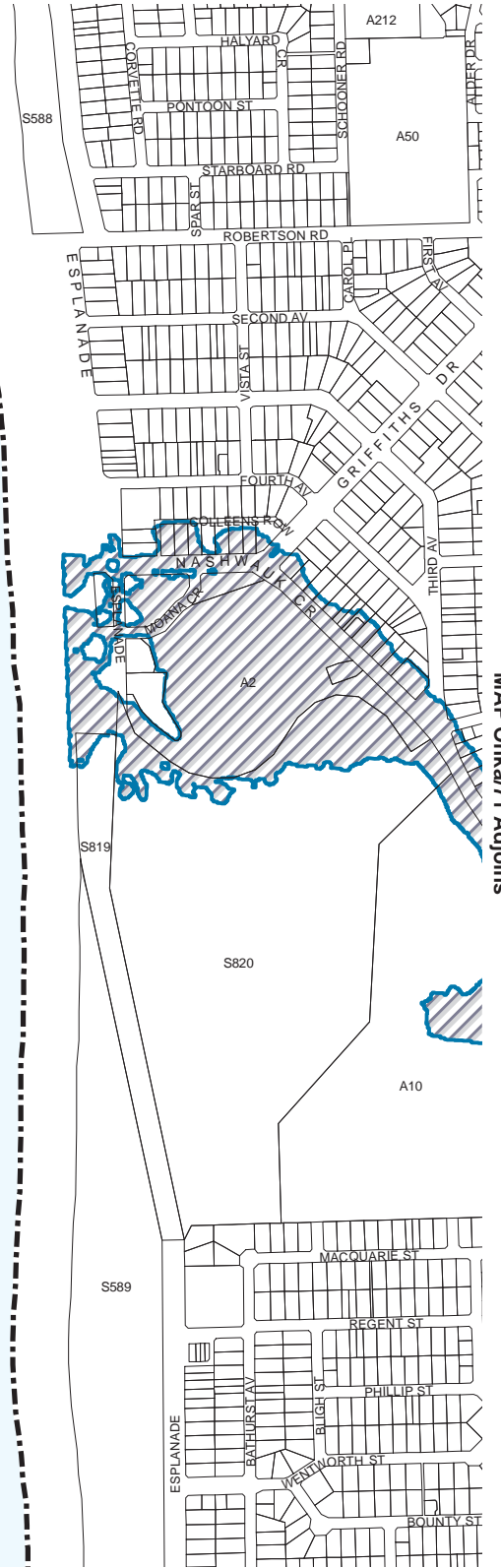
- Collector Roads
- Distributor Roads
- Development Plan Boundary

MAP Onka/62 Adjoins

MAP Onka/1 Adjoins

*Land Not Within  
a Council  
Area (Metro)*

MAP Onka/77 Adjoins



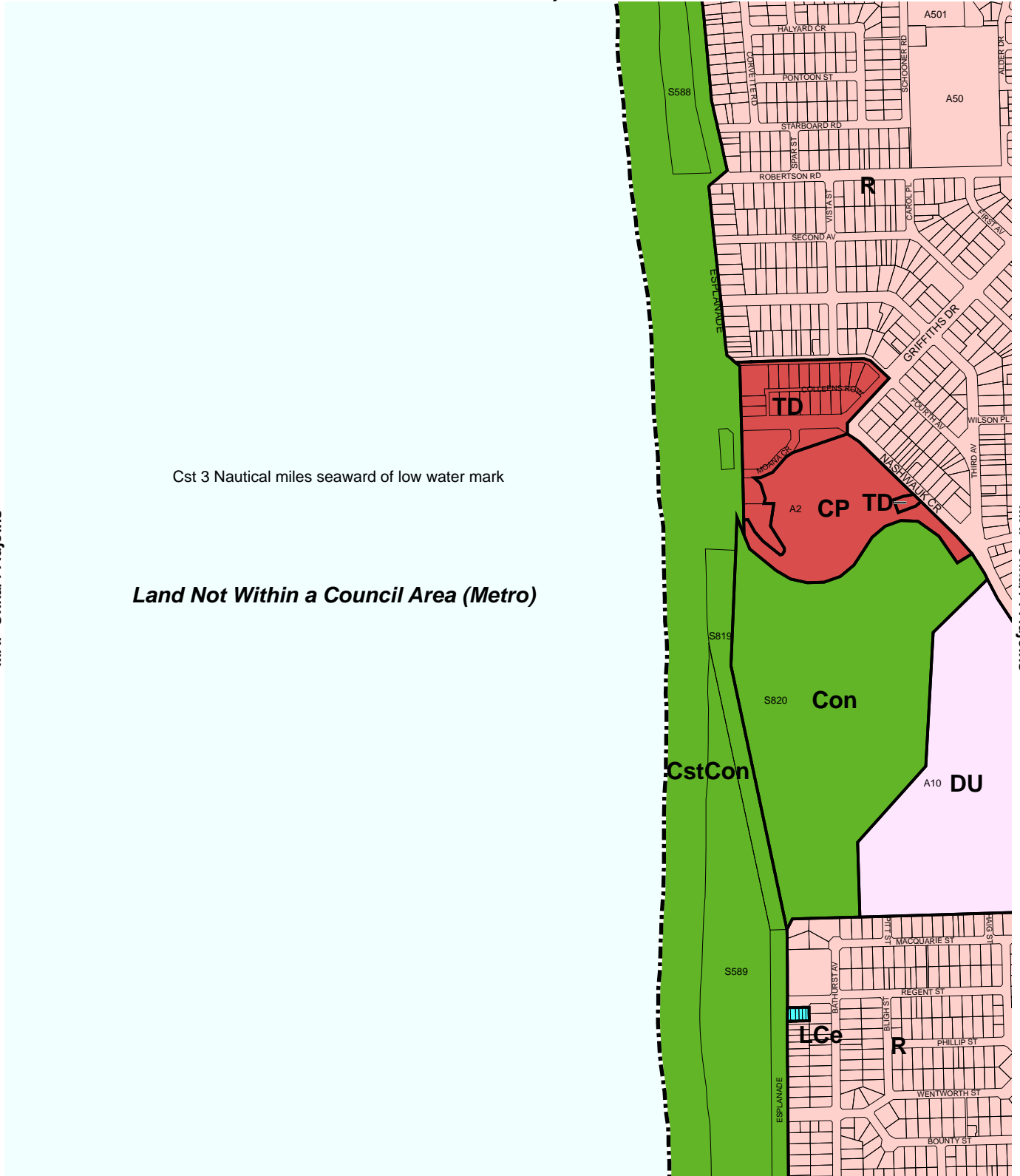
MAP Onka/71 Adjoins



# Overlay Map Onka/70

## DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I
-  Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

**Zones**

- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- Con Conservation
- DU Deferred Urban
- LCe Local Centre
- R Residential
- TD Tourism Development
- Zone Boundary
- Development Plan Boundary



# Zone Map Onka/70

MAP Onka/62 Adjoins

MAP Onka/1 Adjoins

Cst 3 Nautical miles seaward of low water mark

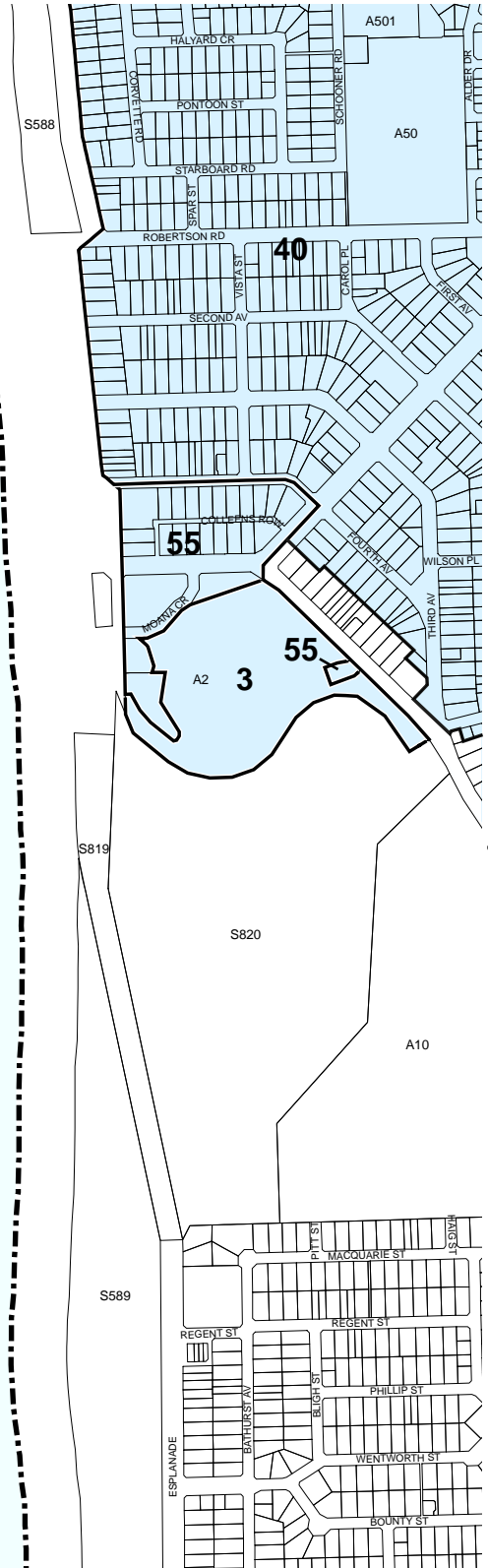
**Land Not Within a Council Area (Metro)**

MAP Onka/77 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

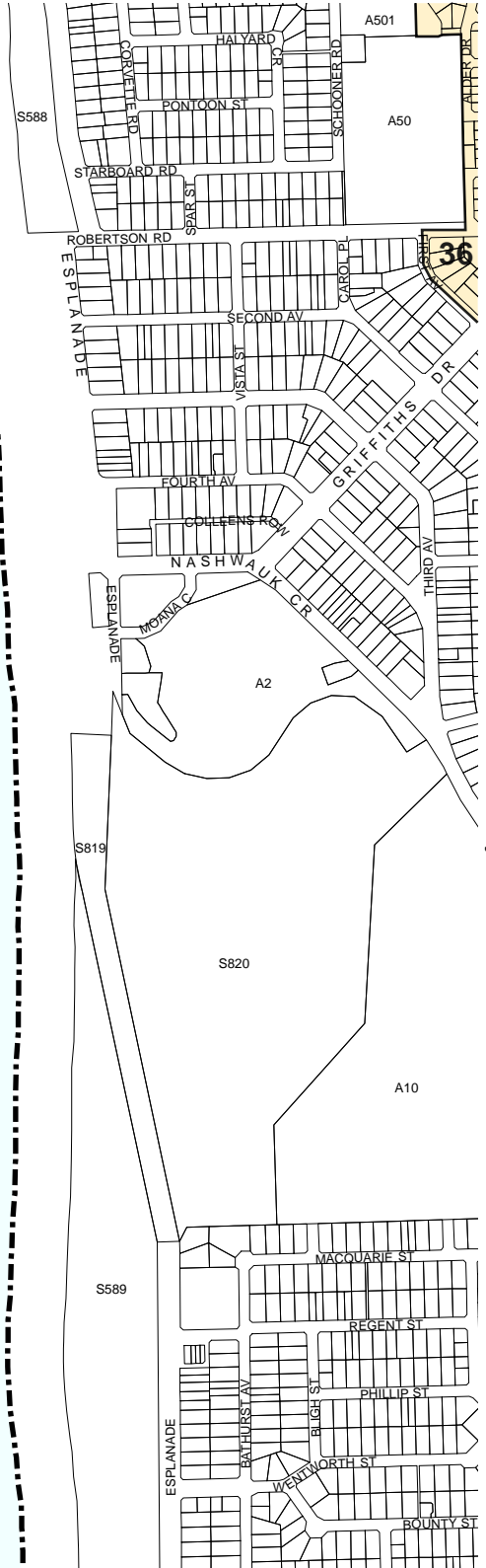
- 3 Moana Policy Area
- 40 Medium Density Policy Area
- 55 Moana Foreshore Policy Area



# Policy Area Map Onka/70

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/62 Adjoins



MAP Onka/71 Adjoins

*Land Not Within  
a Council  
Area (Metro)*

MAP Onka/1 Adjoins

MAP Onka/77 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

36 Targeted Infill Precinct



# Precinct Map Onka/70




- Precinct Boundary
- Development Plan Boundary



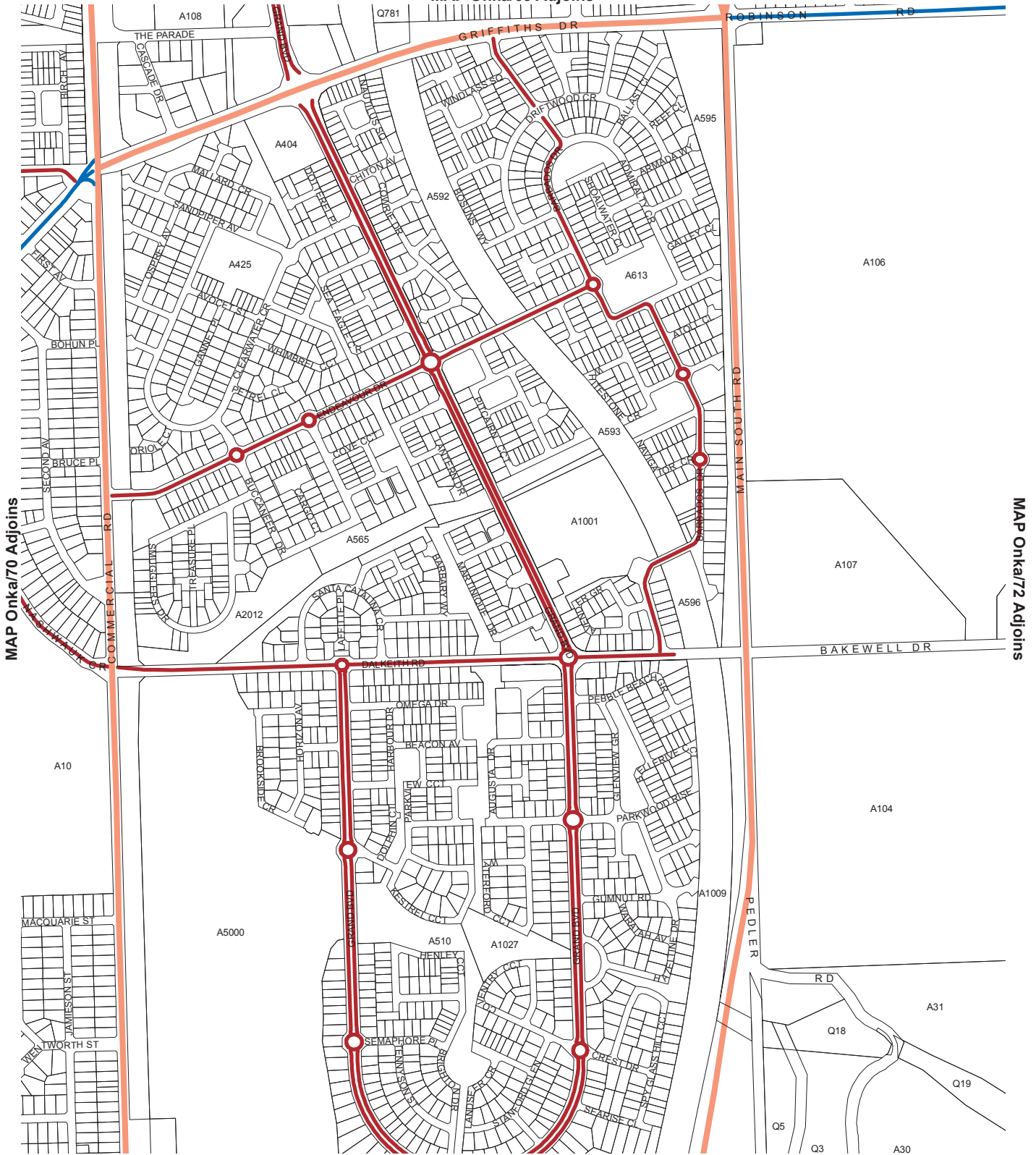
MAP Onka/63 Adjoins



# Location Map Onka/71

-  School
-  Potential future railway corridor
-  Local Reserves

MAP Onka/63 Adjoins



MAP Onka/78 Adjoins



# Overlay Map Onka/71

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

MAP Onka/63 Adjoins



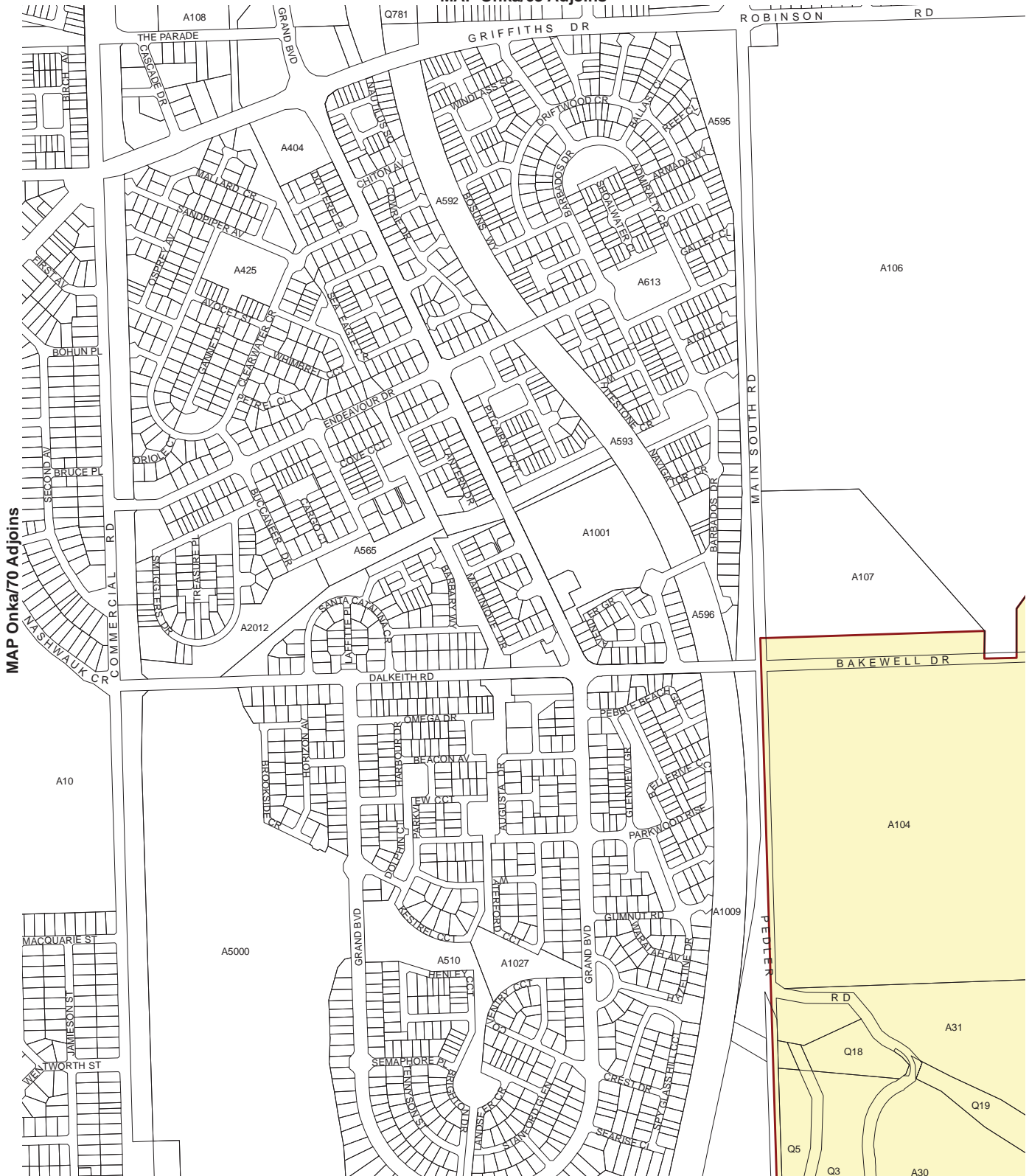
MAP Onka/78 Adjoins



# Overlay Map Onka/71 DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.

MAP Onka/63 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.



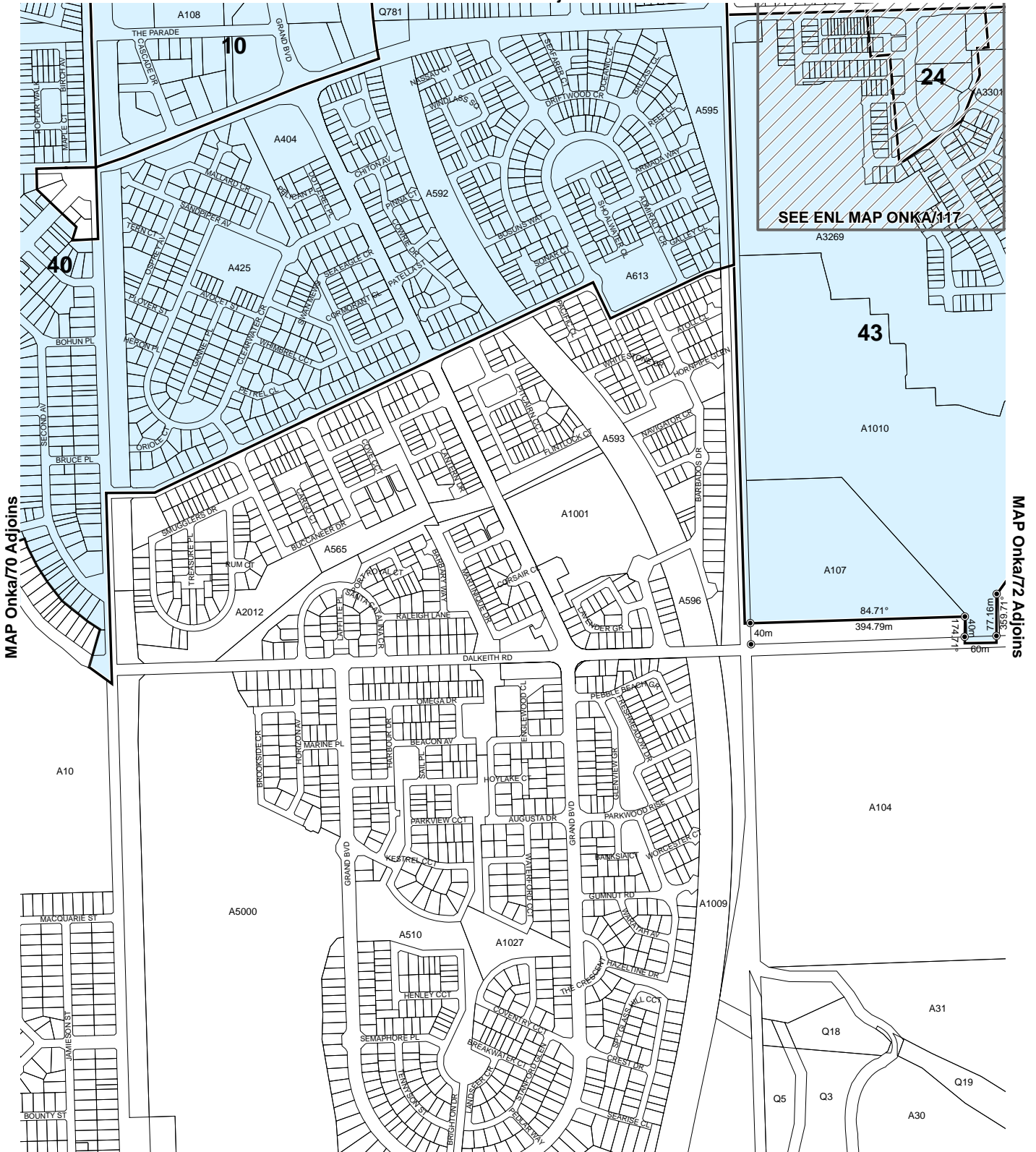
# Overlay Map Onka/71

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

 Character Preservation District



MAP Onka/63 Adjoins



MAP Onka/70 Adjoins

MAP Onka/72 Adjoins

See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 10 Seaford Policy Area
  - 24 Seaford Heights Policy Area
  - 40 Medium Density Policy Area
  - 43 Seaford Heights Policy Area

 Policy Area Boundary

MAP Onka/78 Adjoins

# Policy Area Map Onka/71

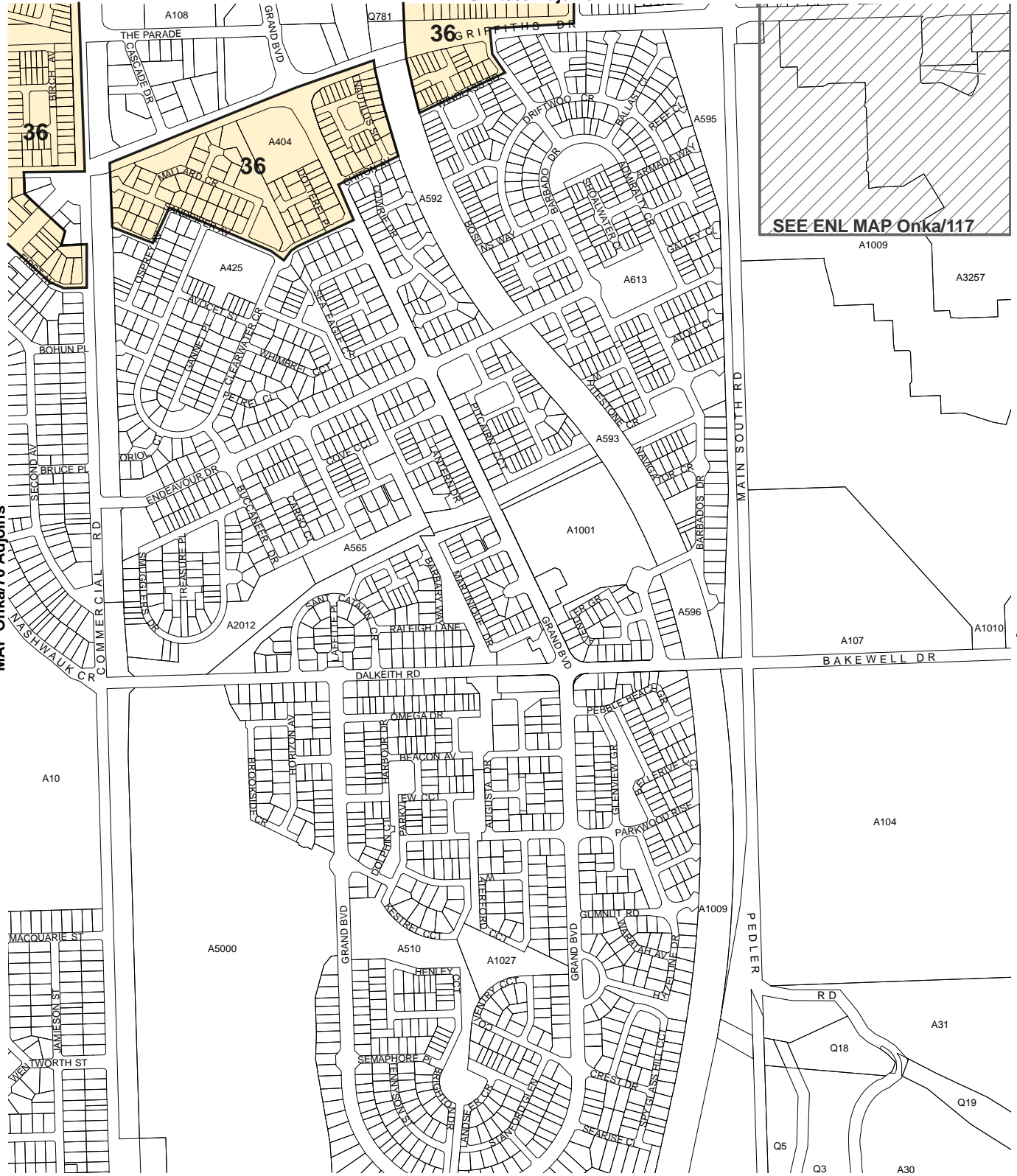
MAP Onka/63 Adjoins

36 GRIPPIETHS DR

SEE ENL MAP Onka/117

MAP Onka/72 Adjoins

MAP Onka/78 Adjoins



Lamberts Conformal Conic Projection, GDA94

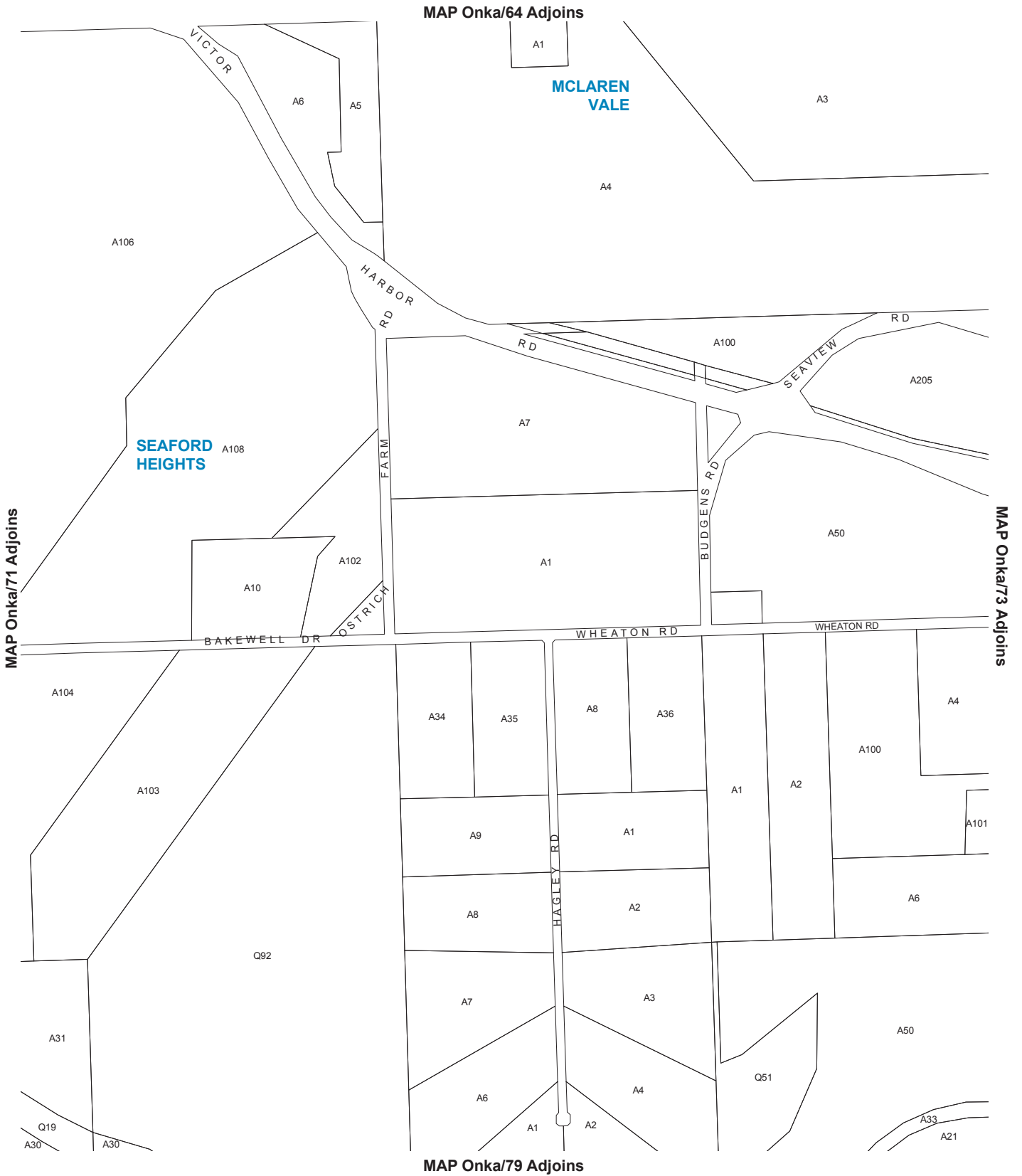
Precinct

36 Targeted Infill Precinct



# Precinct Map Onka/71

 Precinct Boundary



# Location Map Onka/72



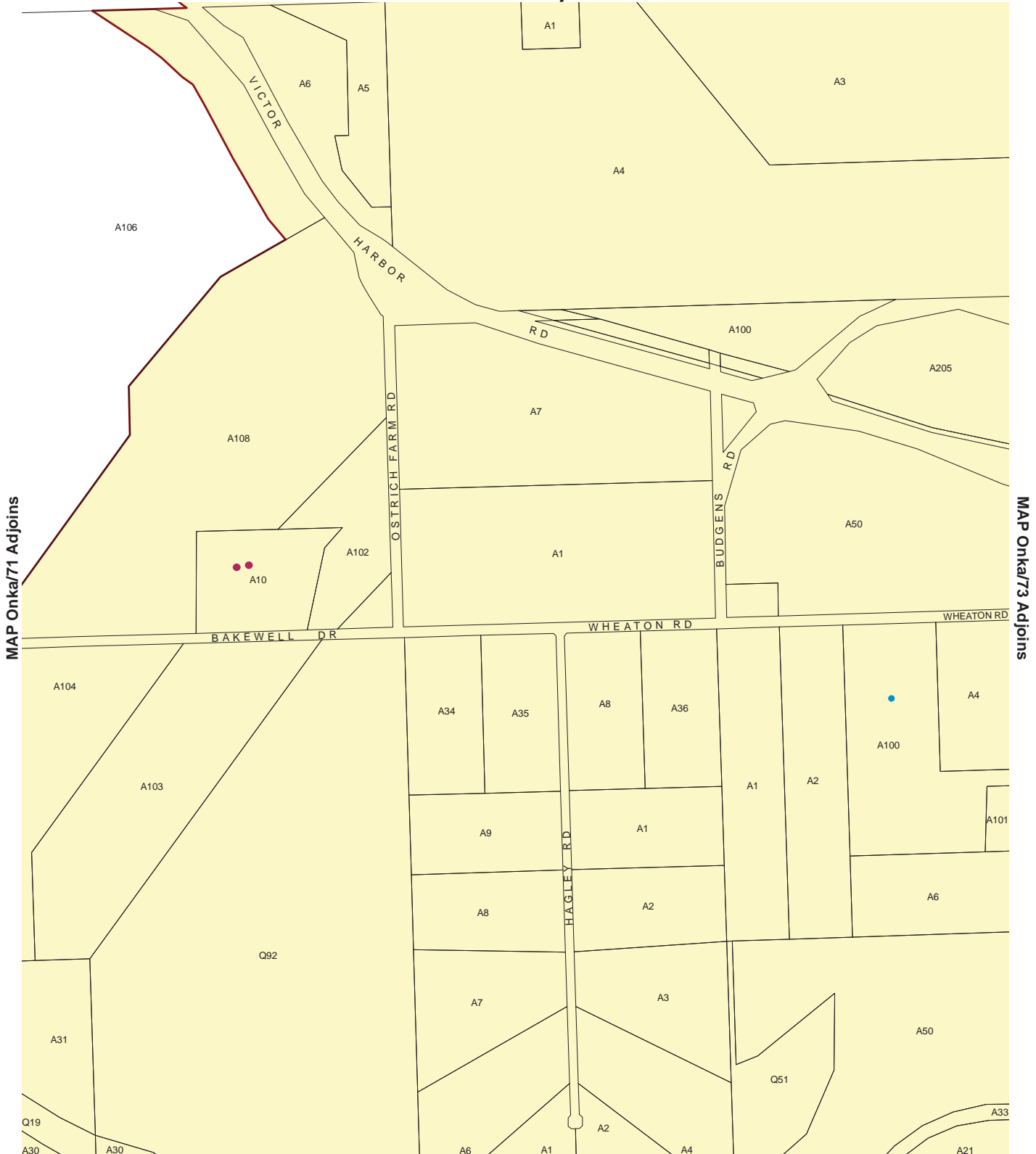
MAP Onka/64 Adjoins



# Overlay Map Onka/72 TRANSPORT

- Primary Arterial Roads
- Distributor Roads

MAP Onka/64 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.

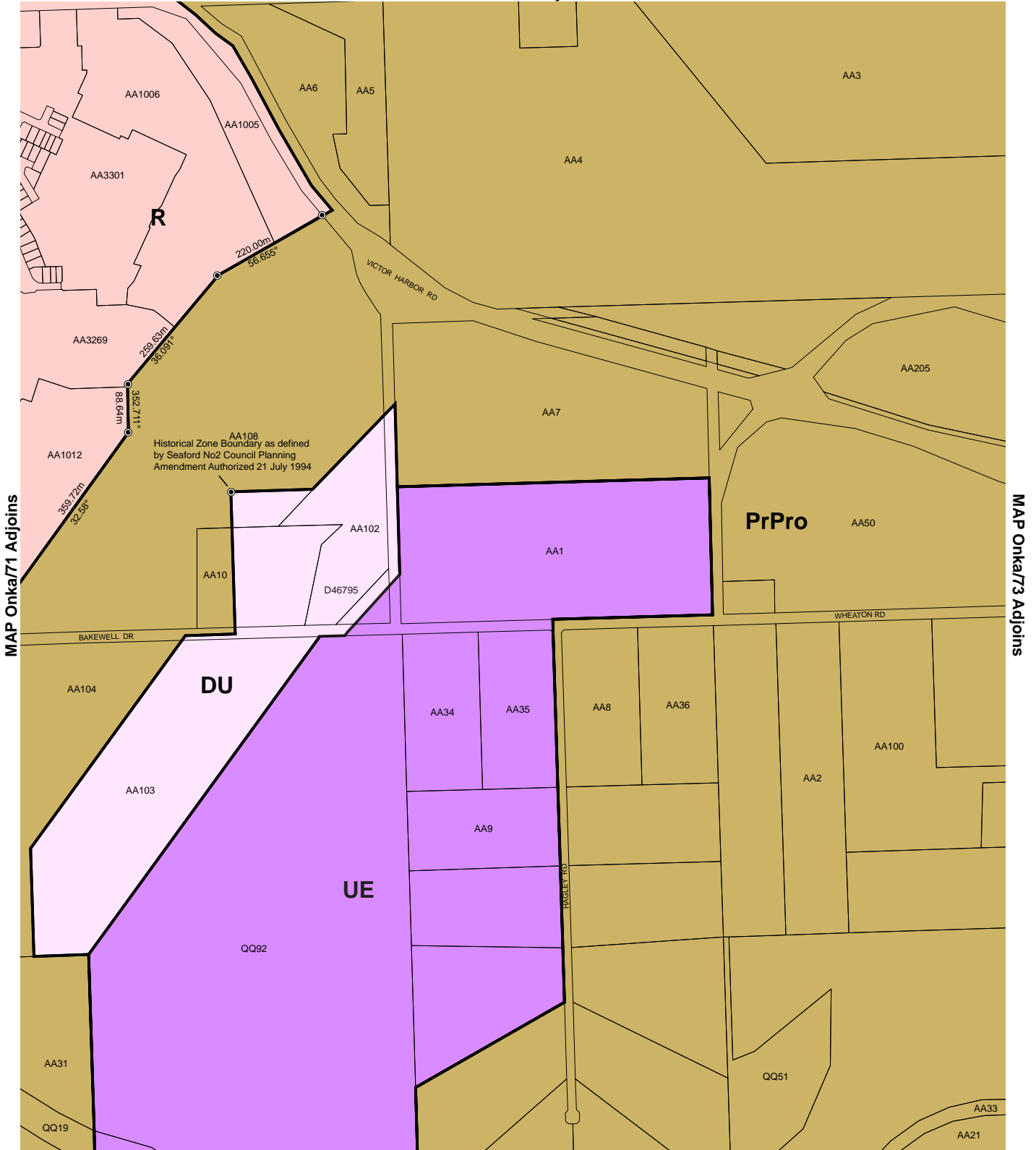


# Overlay Map Onka/72

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District

MAP Onka/64 Adjoins



MAP Onka/79 Adjoins

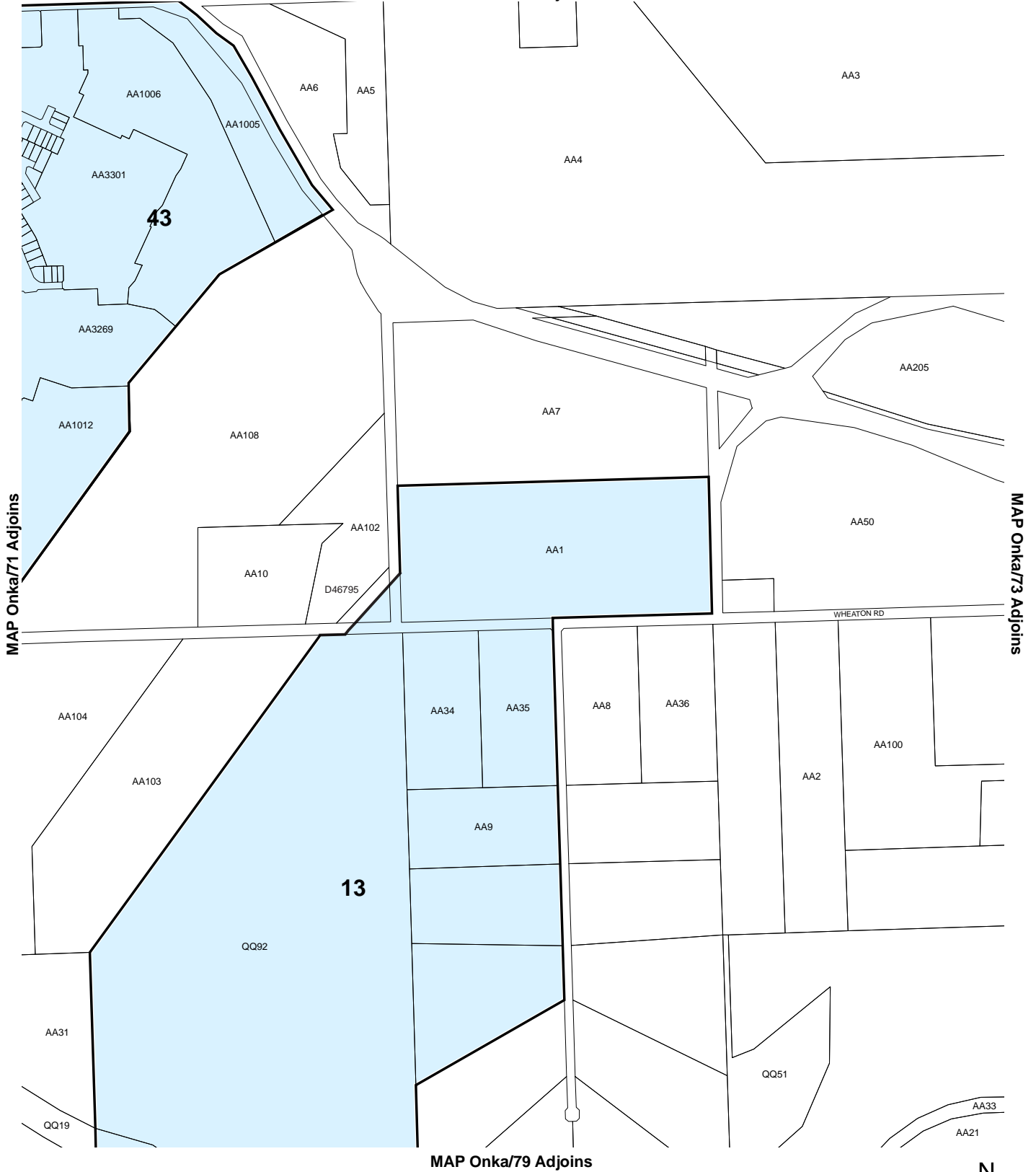
Lamberts Conformal Conic Projection, GDA94



- Zones**
- DU Deferred Urban
  - PrPro Primary Production
  - R Residential
  - UE Urban Employment
  - Zone Boundary

# Zone Map Onka/72

MAP Onka/64 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 13 Infrastructure Policy Area
- 43 Seaford Heights Policy Area



# Policy Area Map Onka/72

 Policy Area Boundary

MAP Onka/65 Adjoins






# Location Map Onka/73

MAP Onka/65 Adjoins

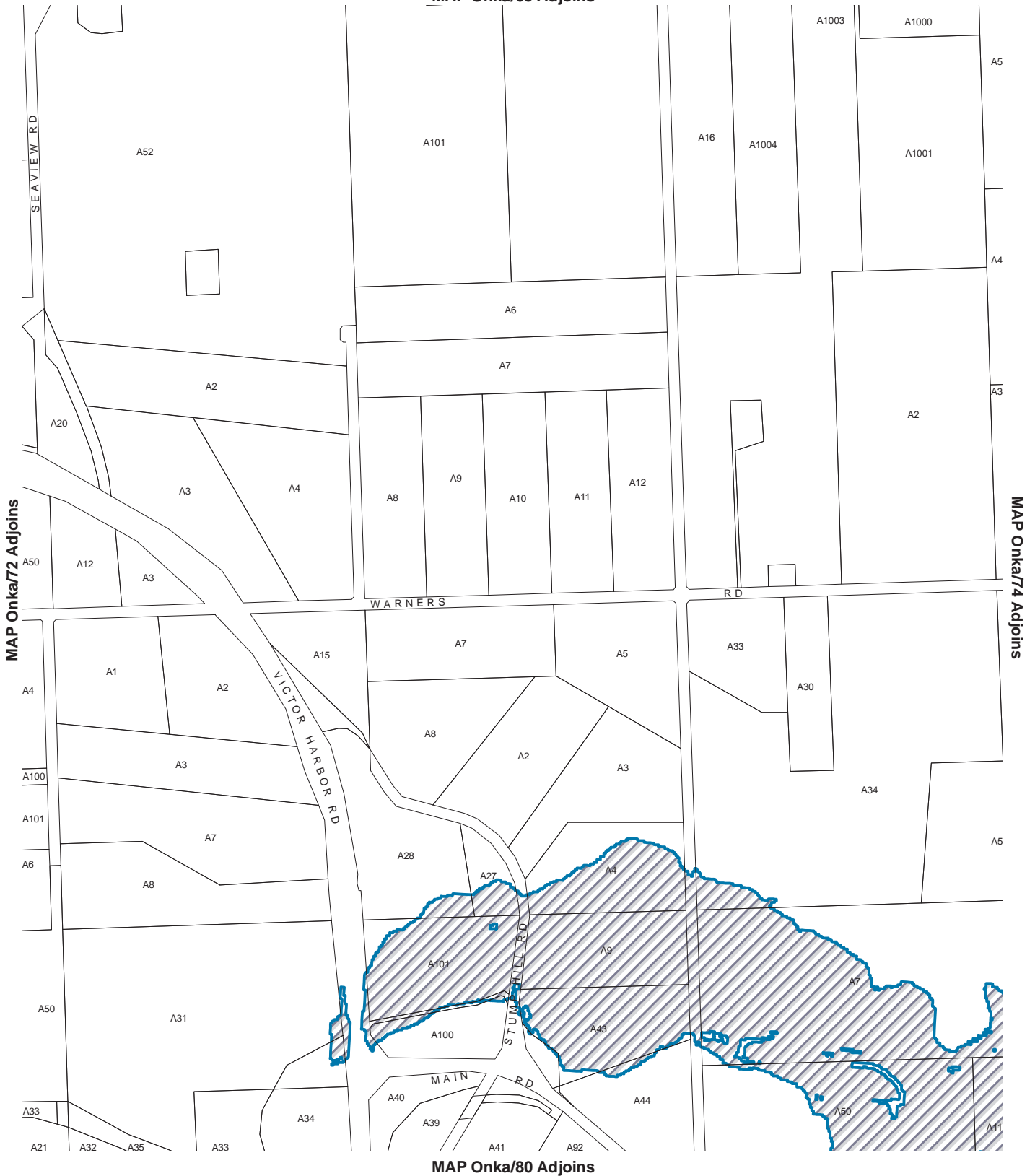


# Overlay Map Onka/73

## TRANSPORT

-  Primary Arterial Roads
-  Secondary Arterial Roads
-  Distributor Roads

MAP Onka/65 Adjoins

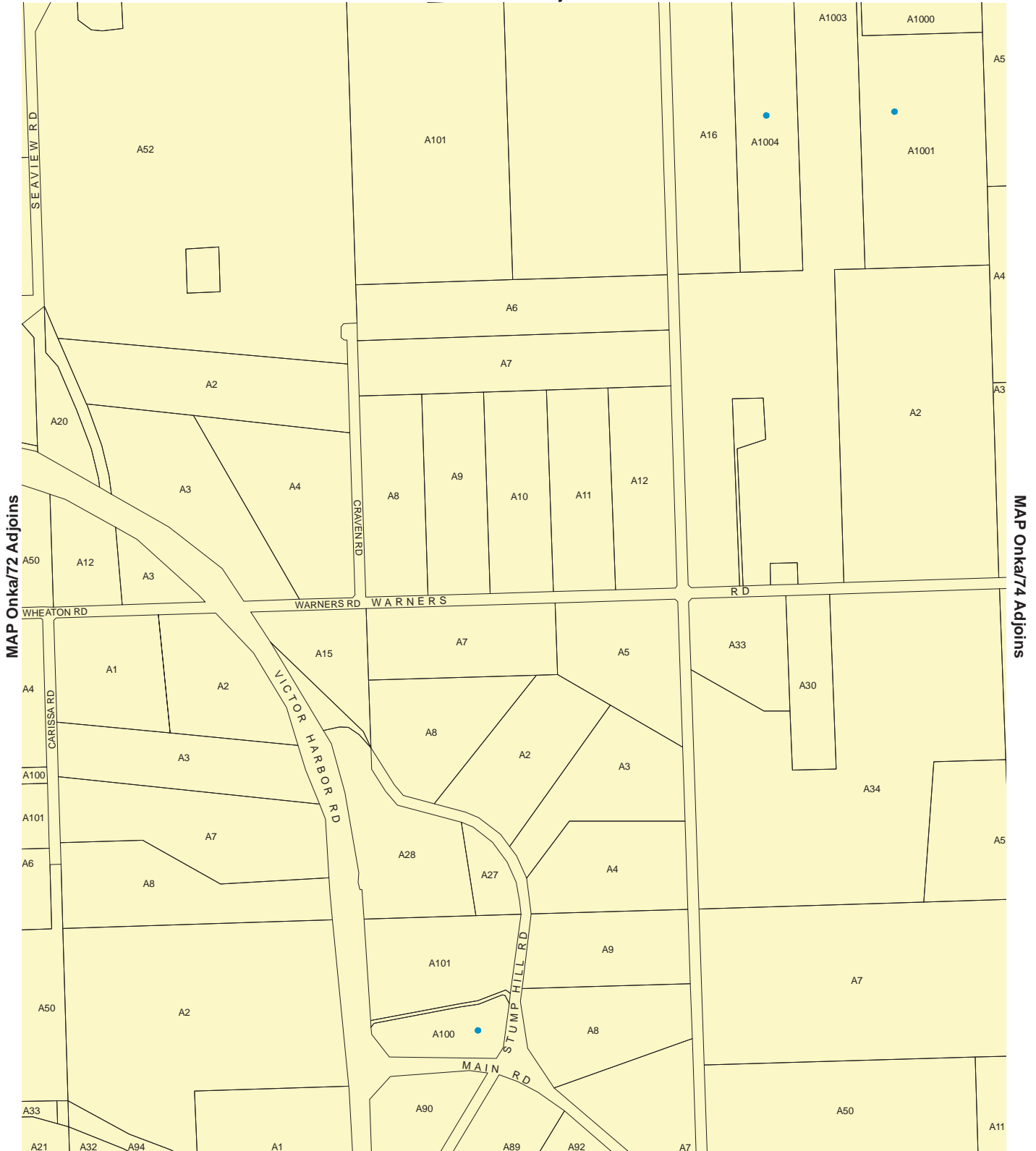


# Overlay Map Onka/73

## DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.

MAP Onka/65 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 Onka/73

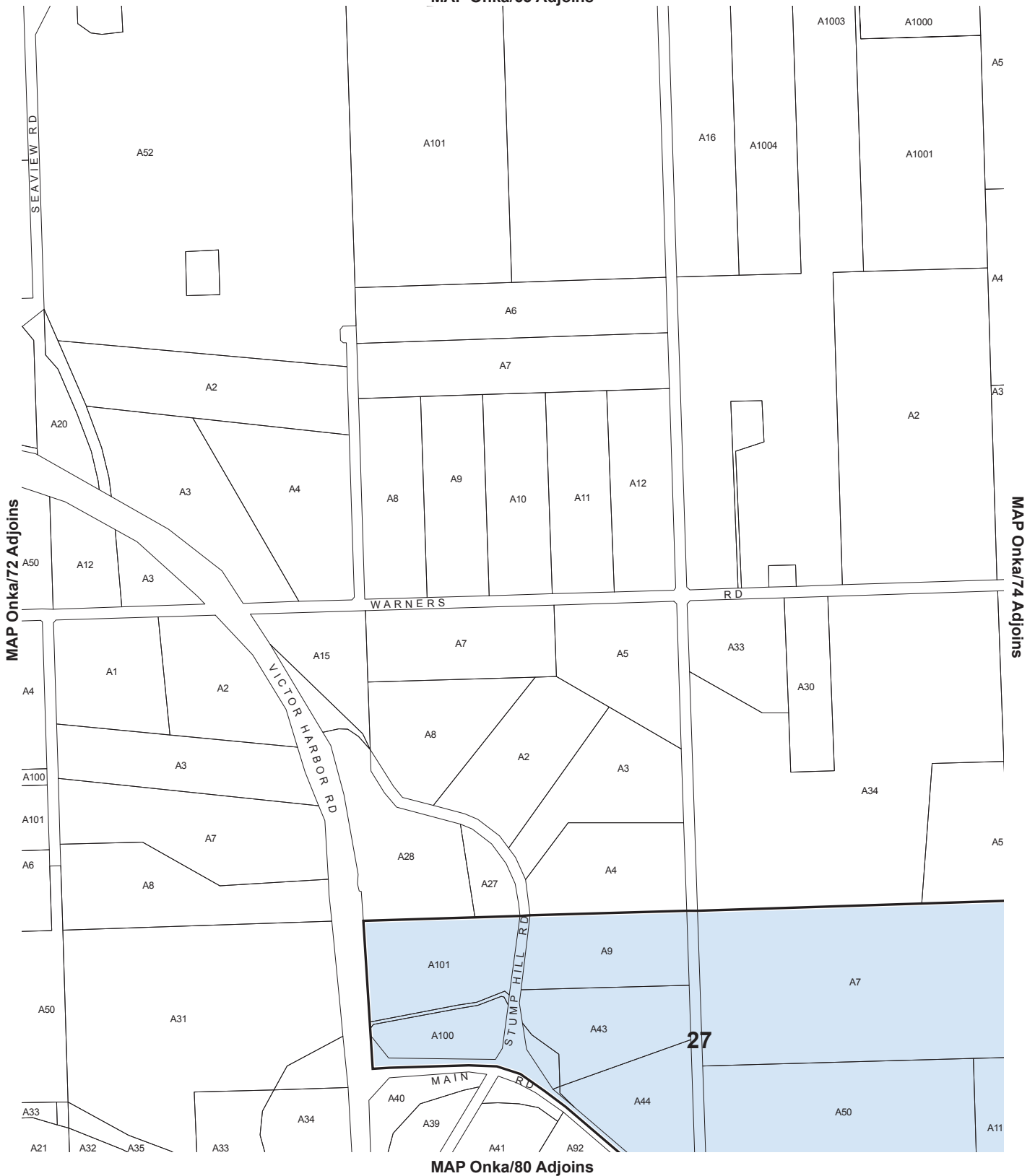
## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District





MAP Onka/65 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
 27 Pedler Creek Policy Area



# Policy Area Map Onka/73

 Policy Area Boundary

MAP Onka/65 Adjoins



# Location Map Onka/74

MAP Onka/65 Adjoins



# Overlay Map Onka/74

## DEVELOPMENT CONSTRAINTS

 Flood 100 A.R.I.

MAP Onka/65 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.

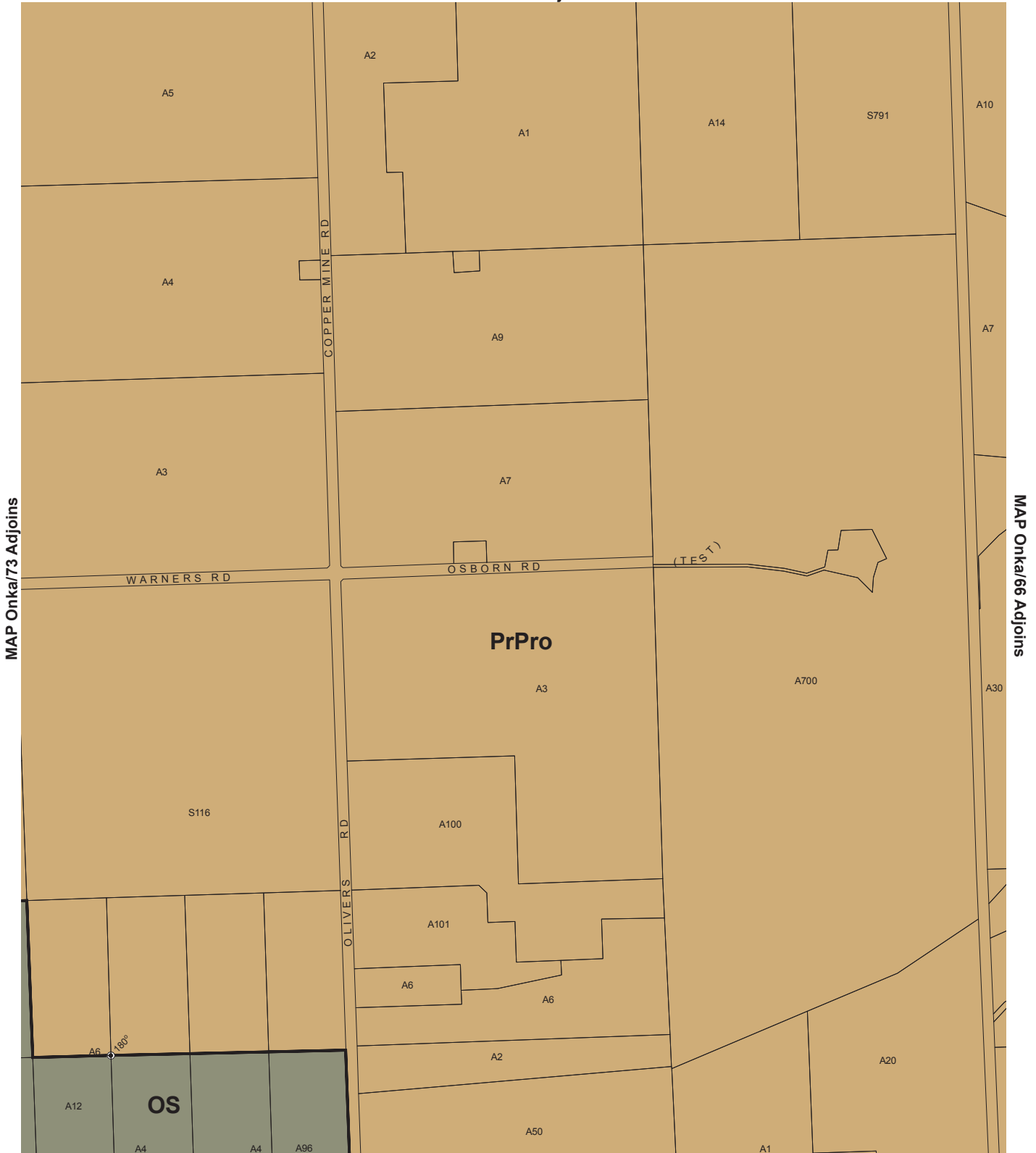


# Overlay Map Onka/74

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/65 Adjoins



MAP Onka/81 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/74

- Zones**
- OS Open Space
  - PrPro Primary Production
  - Zone Boundary

MAP Onka/65 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
 27 Pedler Creek Policy Area



MAP Onka/81 Adjoins

# Policy Area Map Onka/74

 Policy Area Boundary

MAP Onka/66 Adjoins



MAP Onka/83 Adjoins

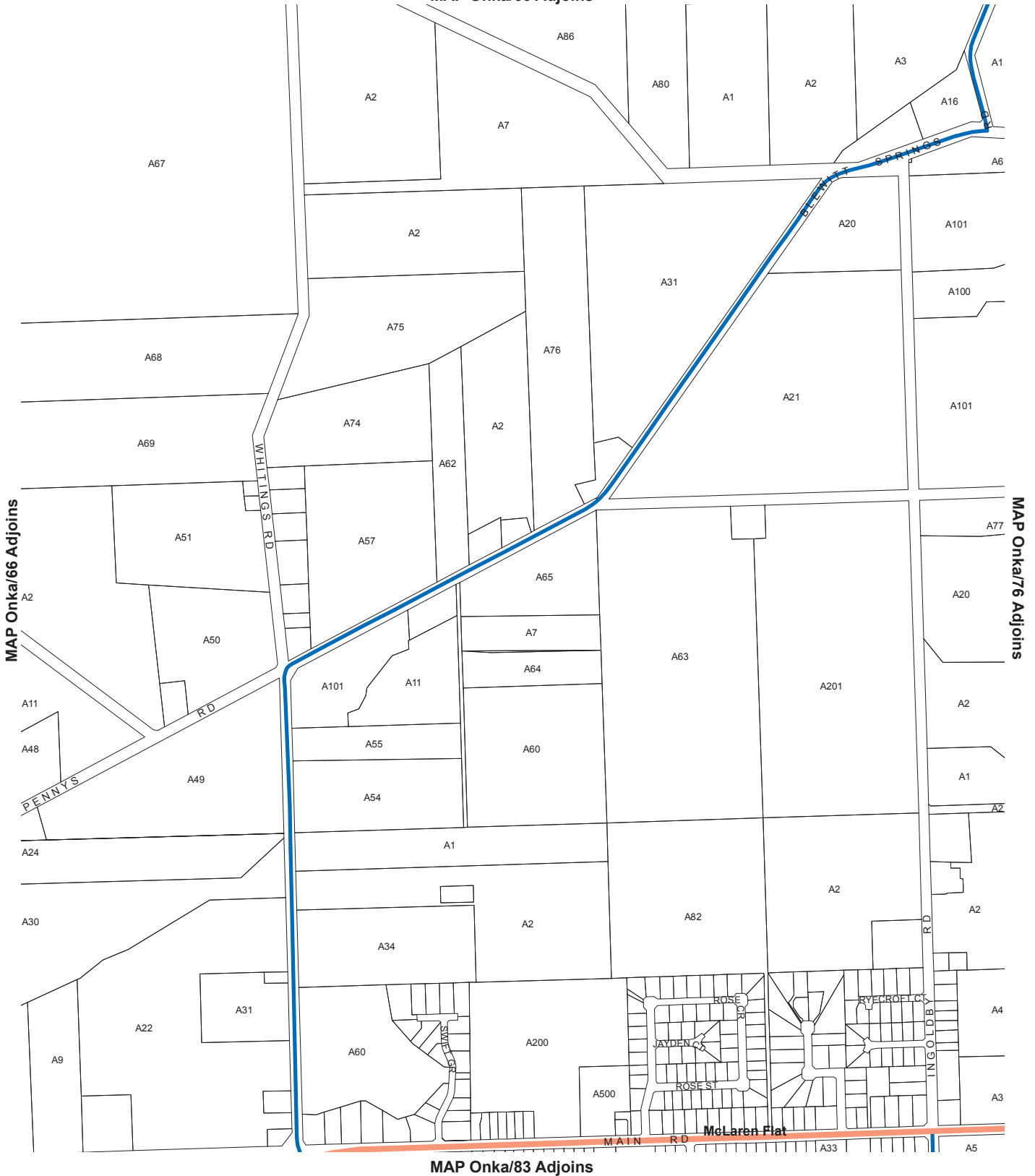


# Location Map Onka/75

- S** School
- P** Post Office
- Local Reserves



MAP Onka/66 Adjoins



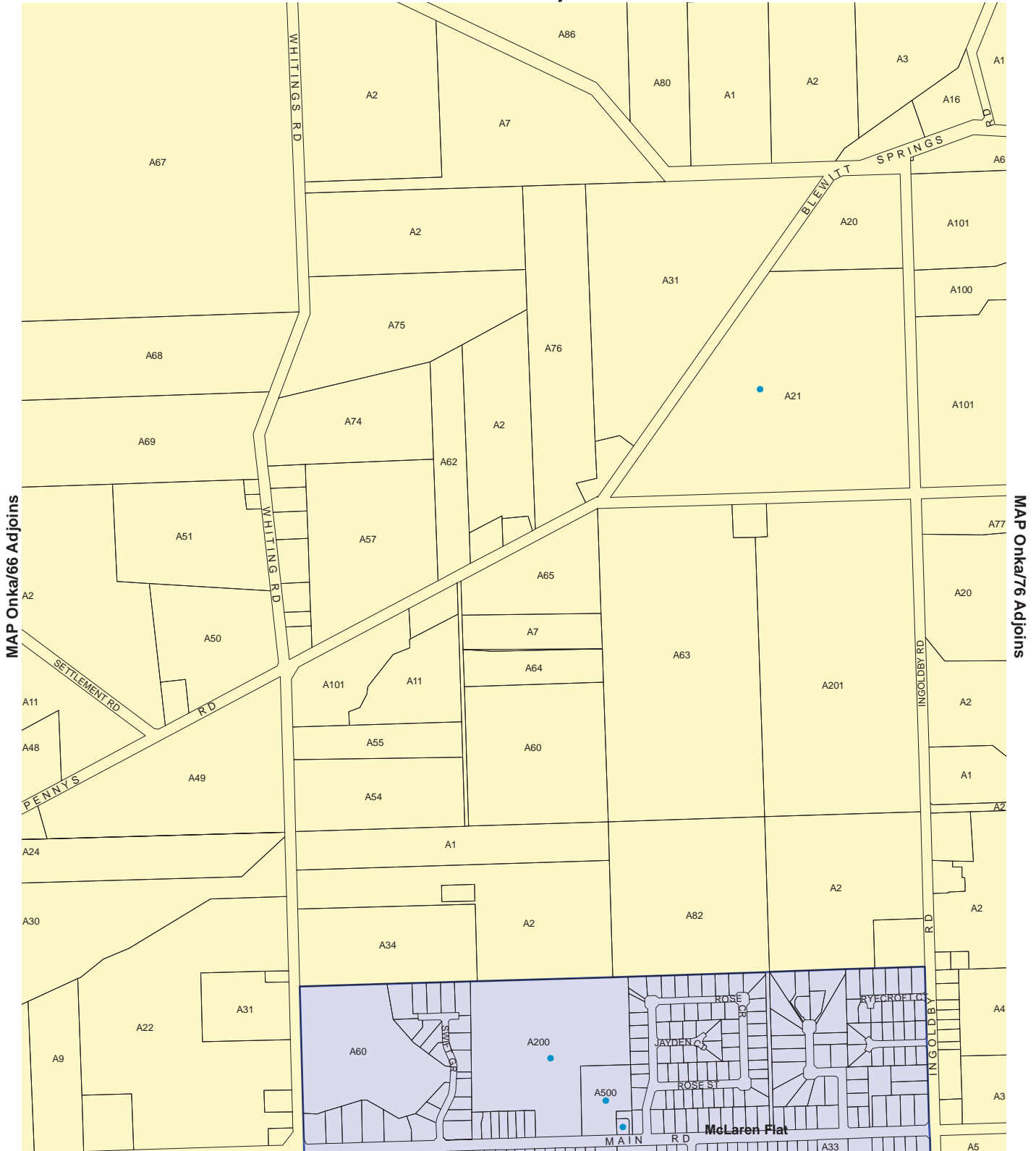
# Overlay Map Onka/75

## TRANSPORT

- Secondary Arterial Roads
- Distributor Roads



MAP Onka/66 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.

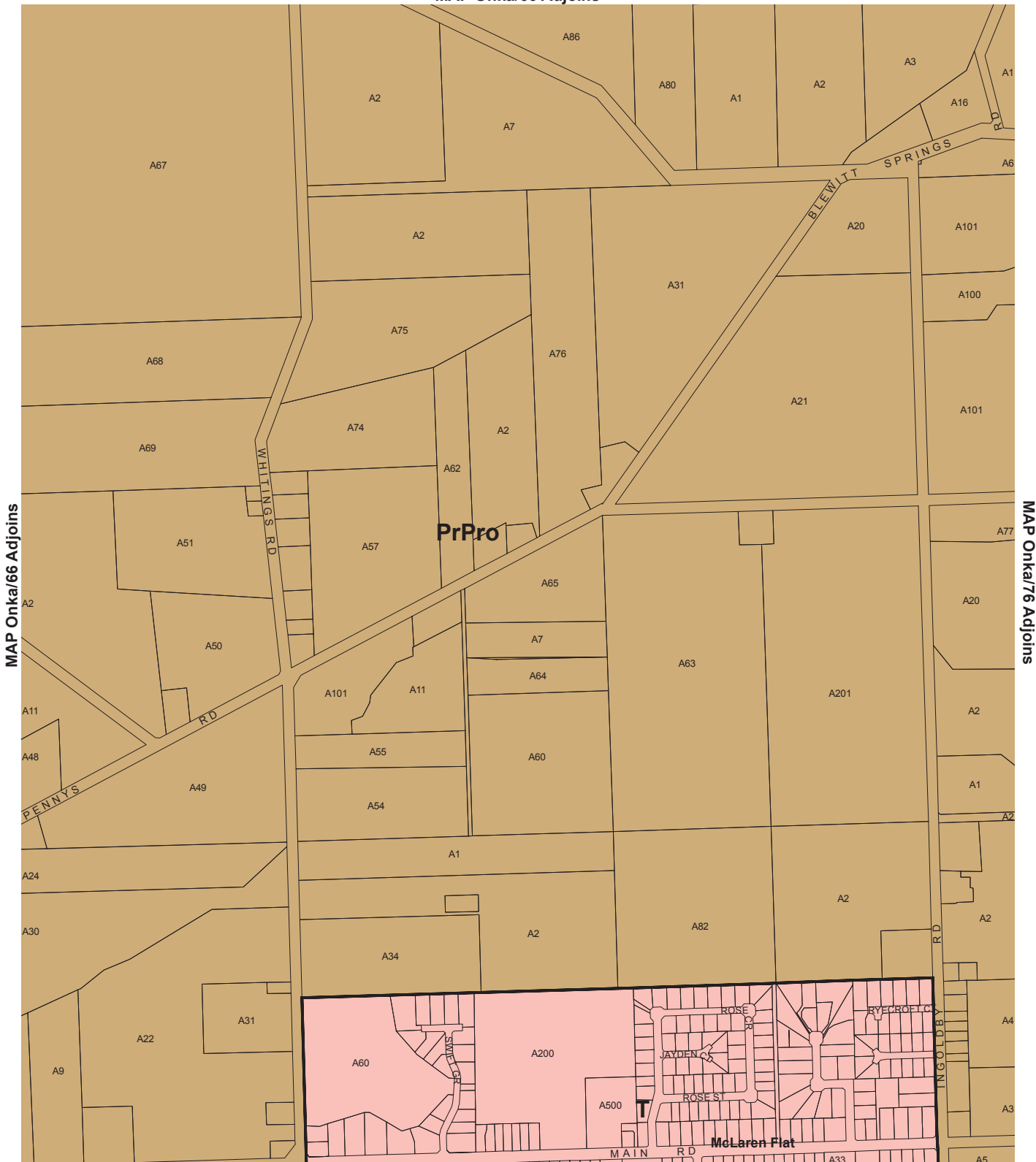


# Overlay Map Onka/75

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Onka/66 Adjoins



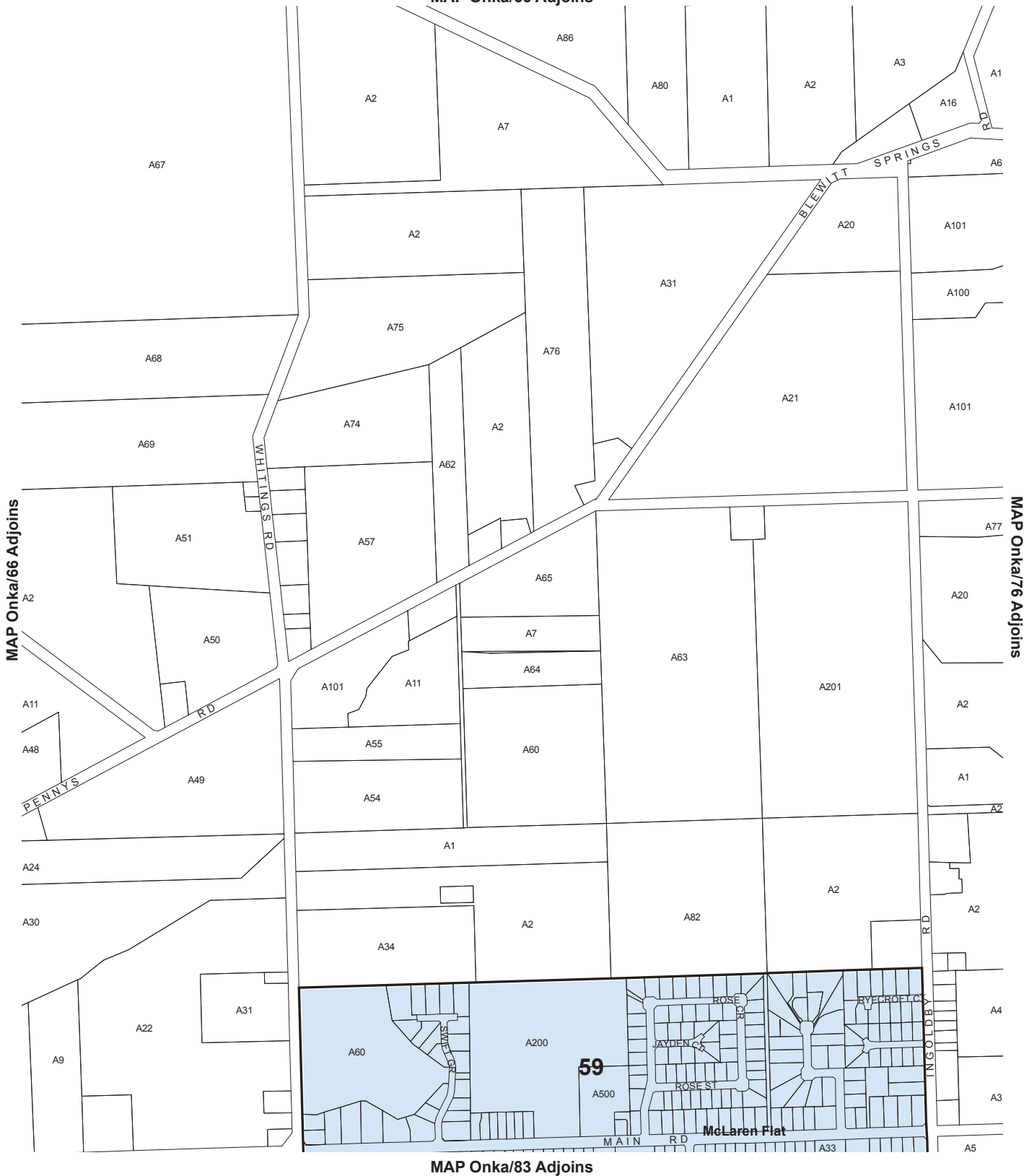
Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/75

- Zones**
- PrPro Primary Production
  - T Township
  - Zone Boundary

MAP Onka/66 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
59 McLaren Flat Policy Area



# Policy Area Map Onka/75

Policy Area Boundary

MAP Onka/67 Adjoins



# Location Map Onka/76

MAP Onka/67 Adjoins

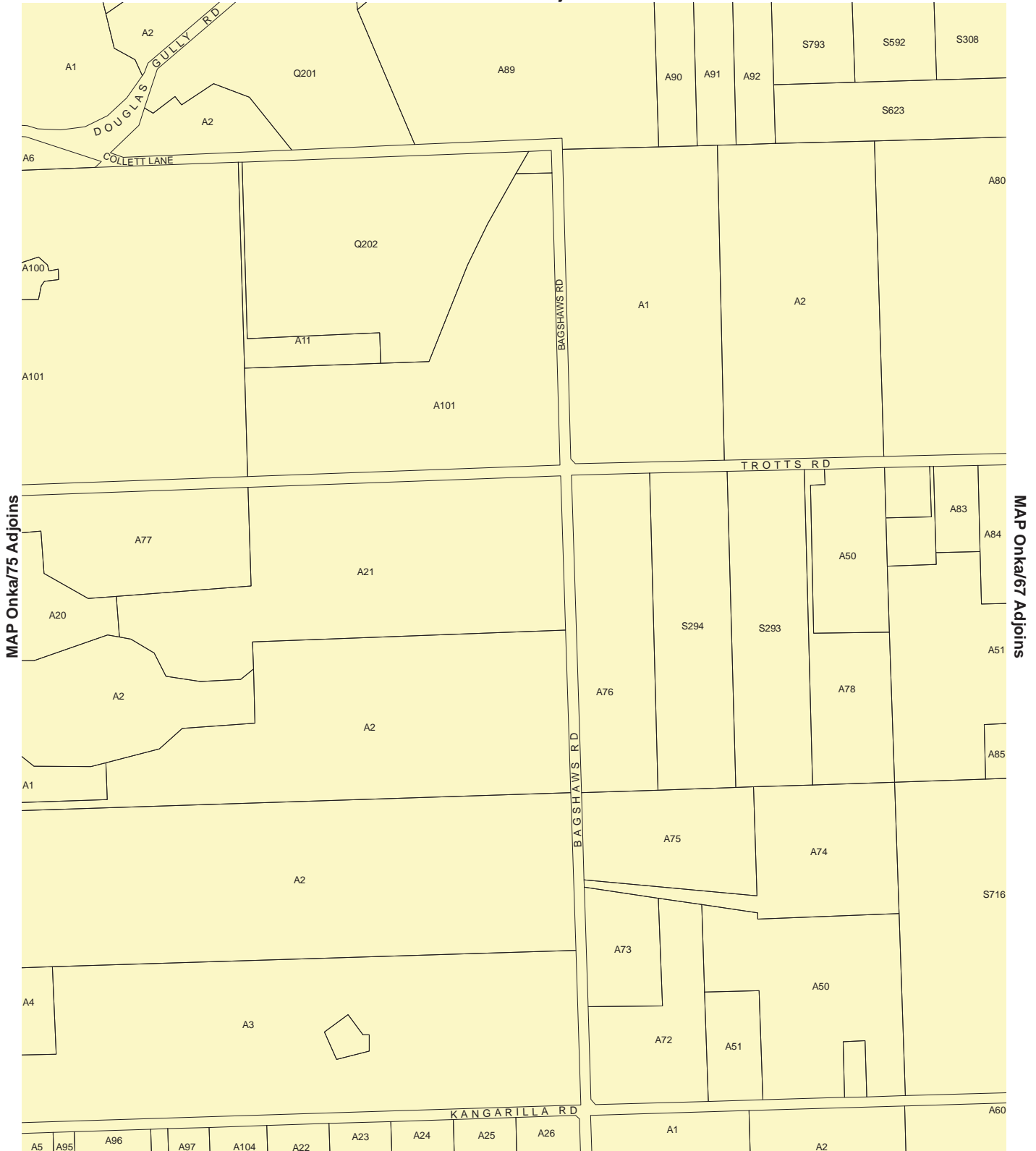


# Overlay Map Onka/76

## TRANSPORT

 Secondary Arterial Roads

MAP Onka/67 Adjoins



MAP Onka/84 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.



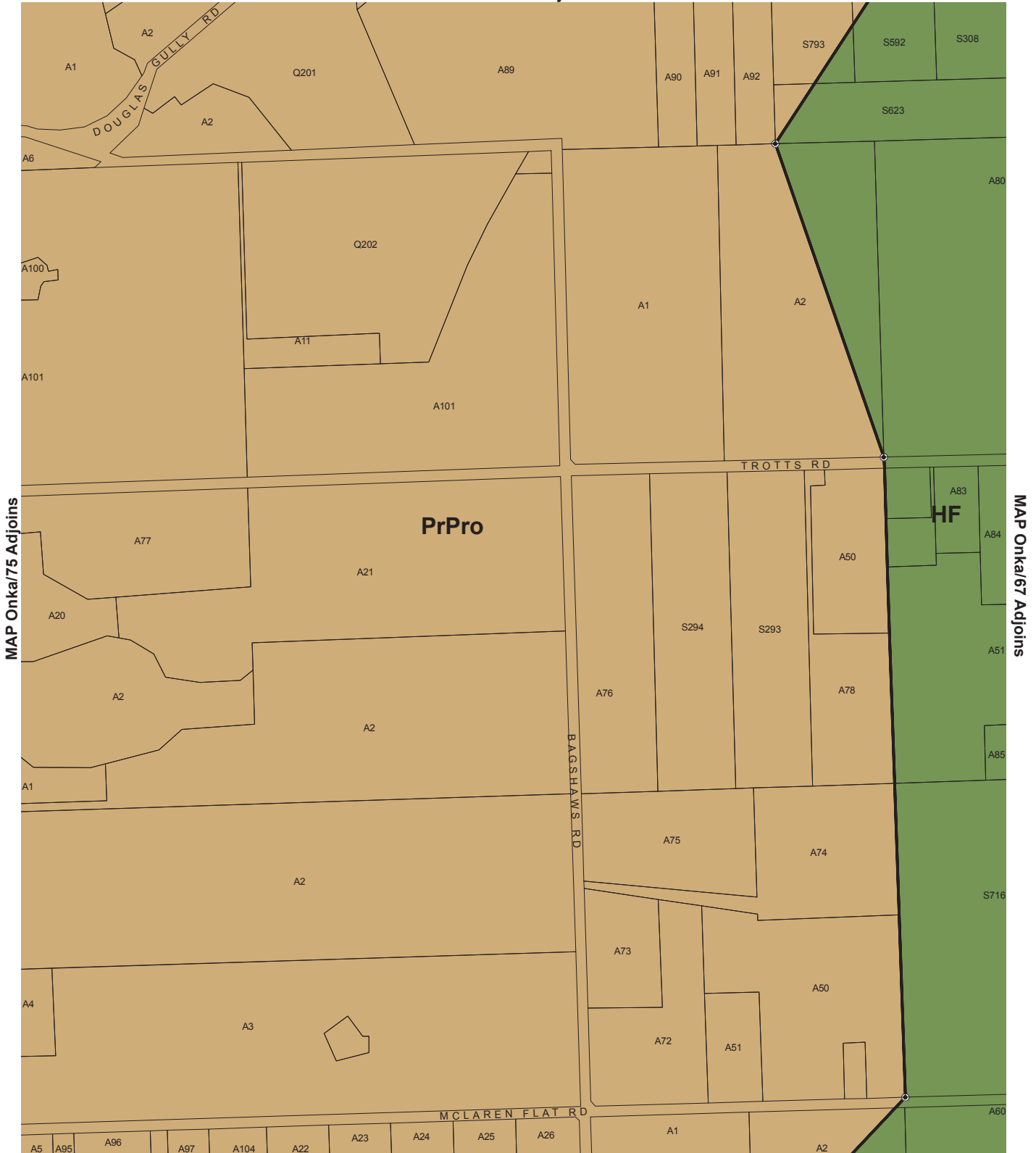
# Overlay Map Onka/76

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District



MAP Onka/67 Adjoins



MAP Onka/84 Adjoins

Lamberts Conformal Conic Projection, GDA94



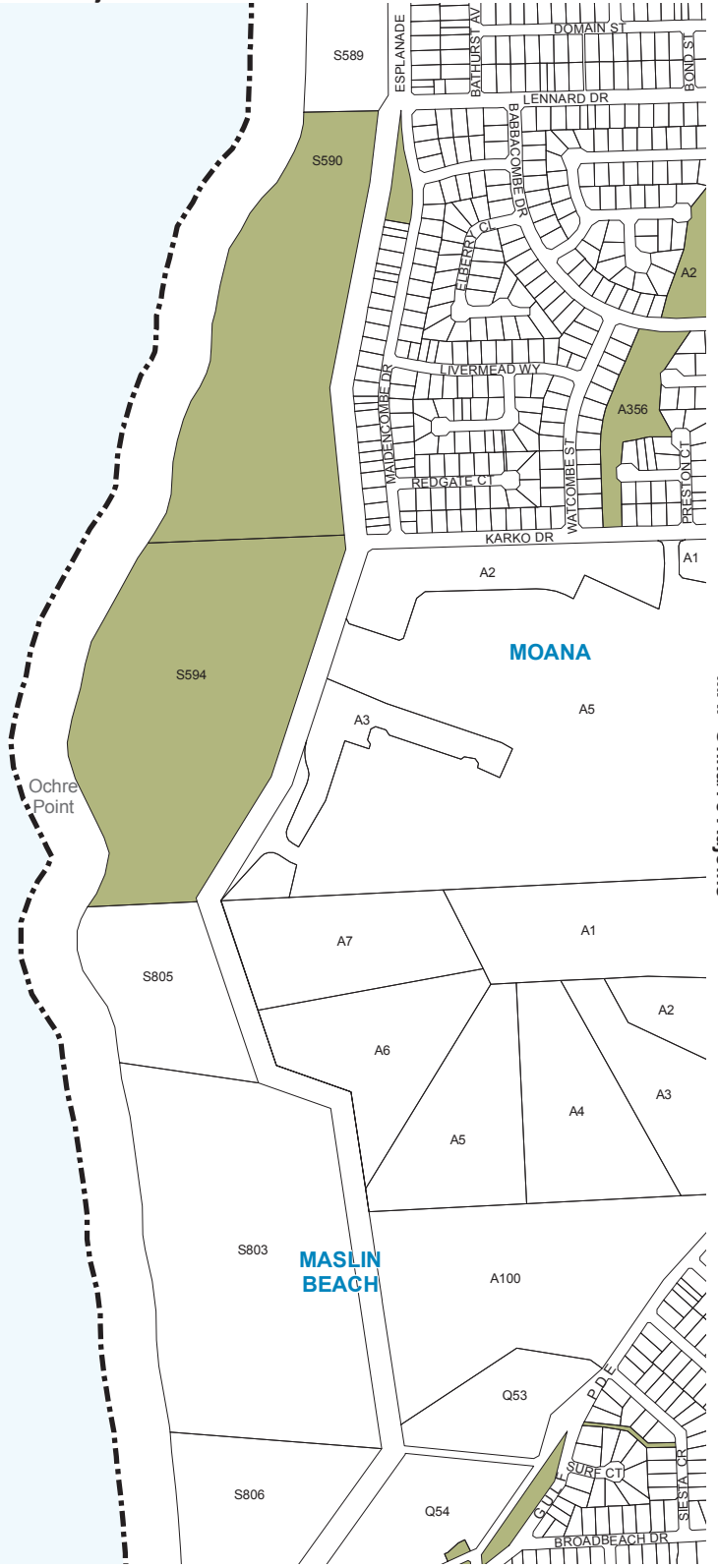
# Zone Map Onka/76

- Zones**
- Hills Face
  - Primary Production
  - Zone Boundary

MAP Onka/70 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)



MAP Onka/78 Adjoins

MAP Onka/87 Adjoins



# Location Map Onka/77

- Local Reserves
- Development Plan Boundary

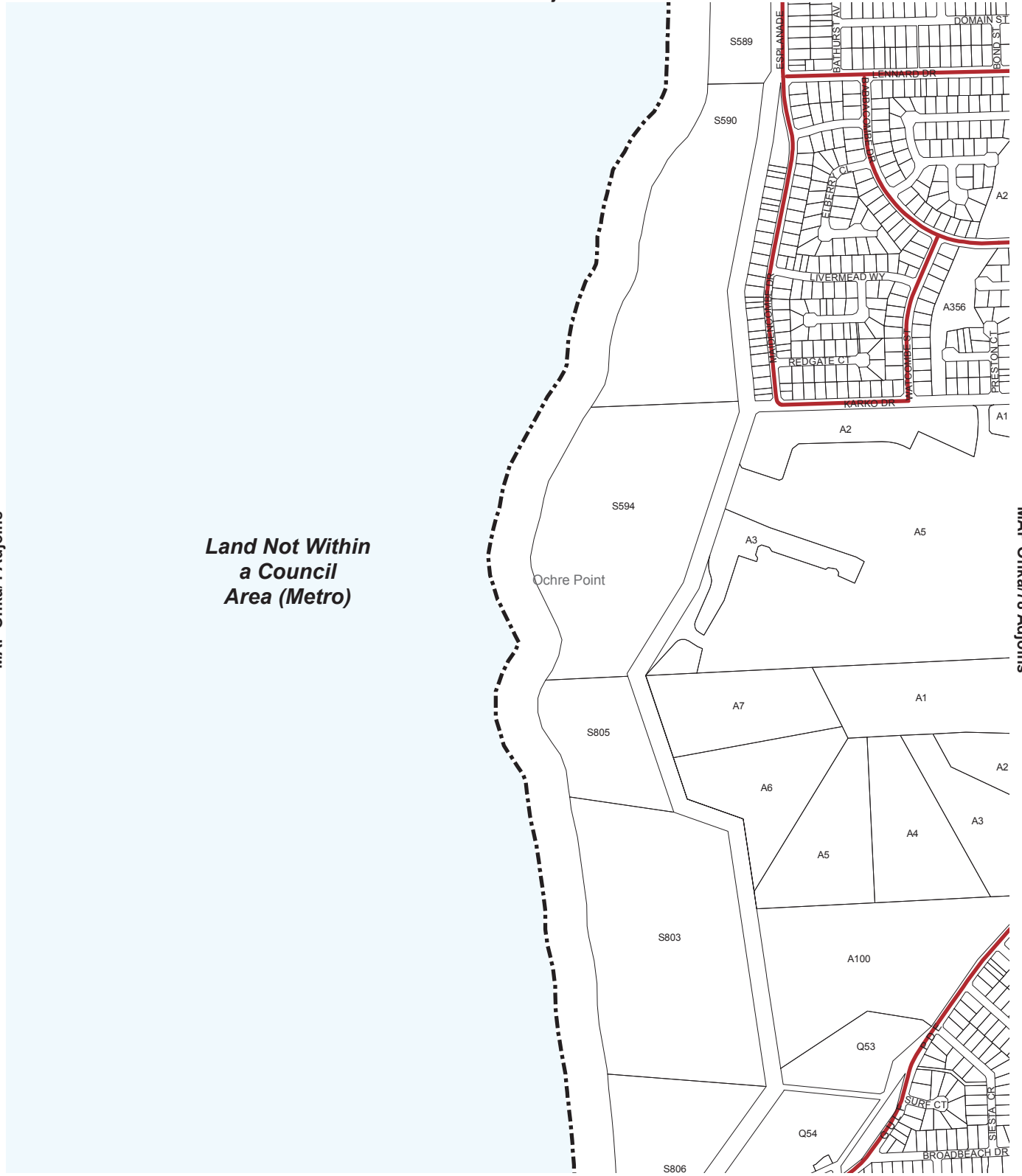
MAP Onka/70 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/78 Adjoins

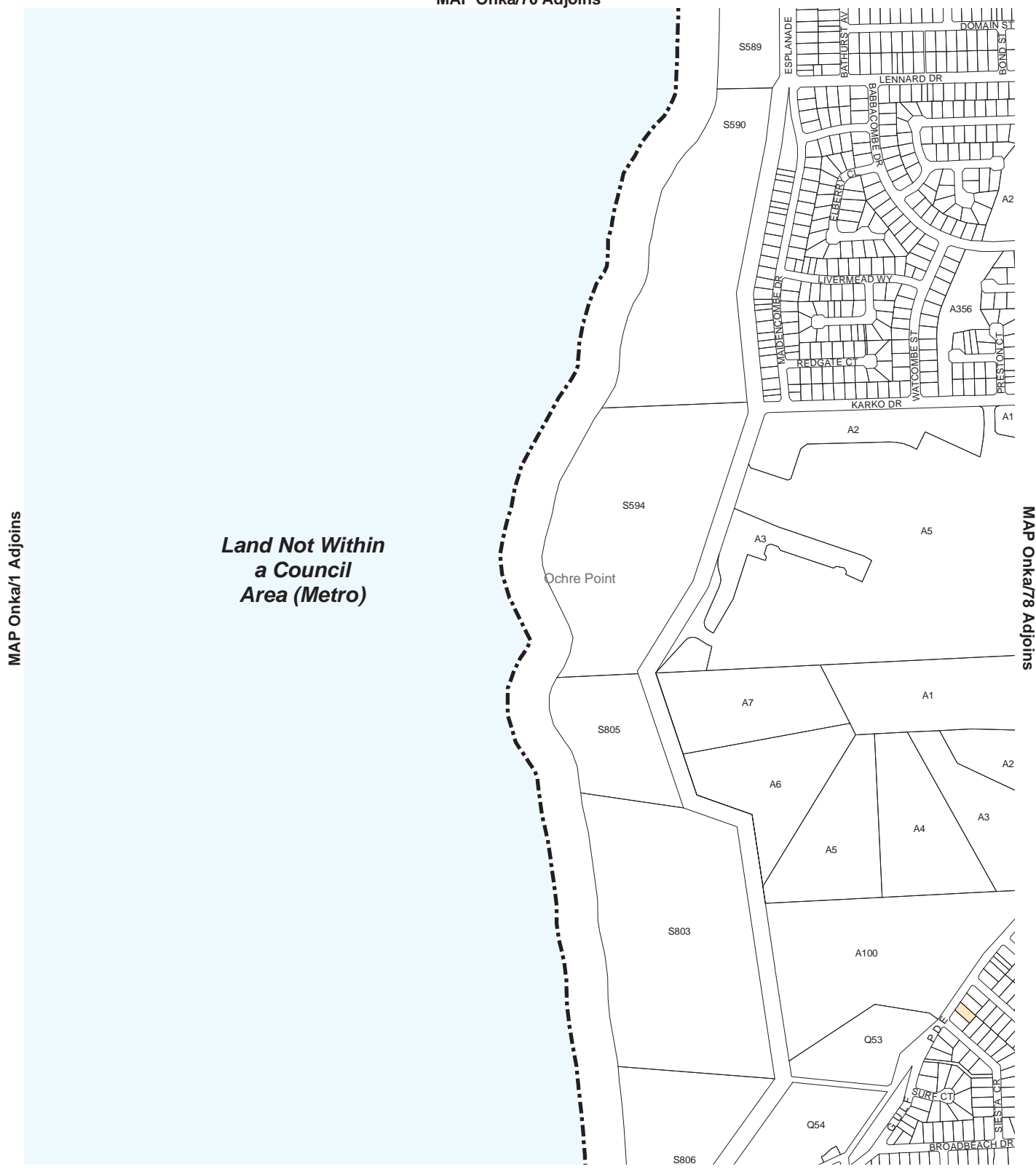
MAP Onka/87 Adjoins



# Overlay Map Onka/77 TRANSPORT

- Collector Roads
- Development Plan Boundary

MAP Onka/70 Adjoins



MAP Onka/1 Adjoins

**Land Not Within  
a Council  
Area (Metro)**

MAP Onka/8 Adjoins

MAP Onka/87 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/77 DEVELOPMENT CONSTRAINTS

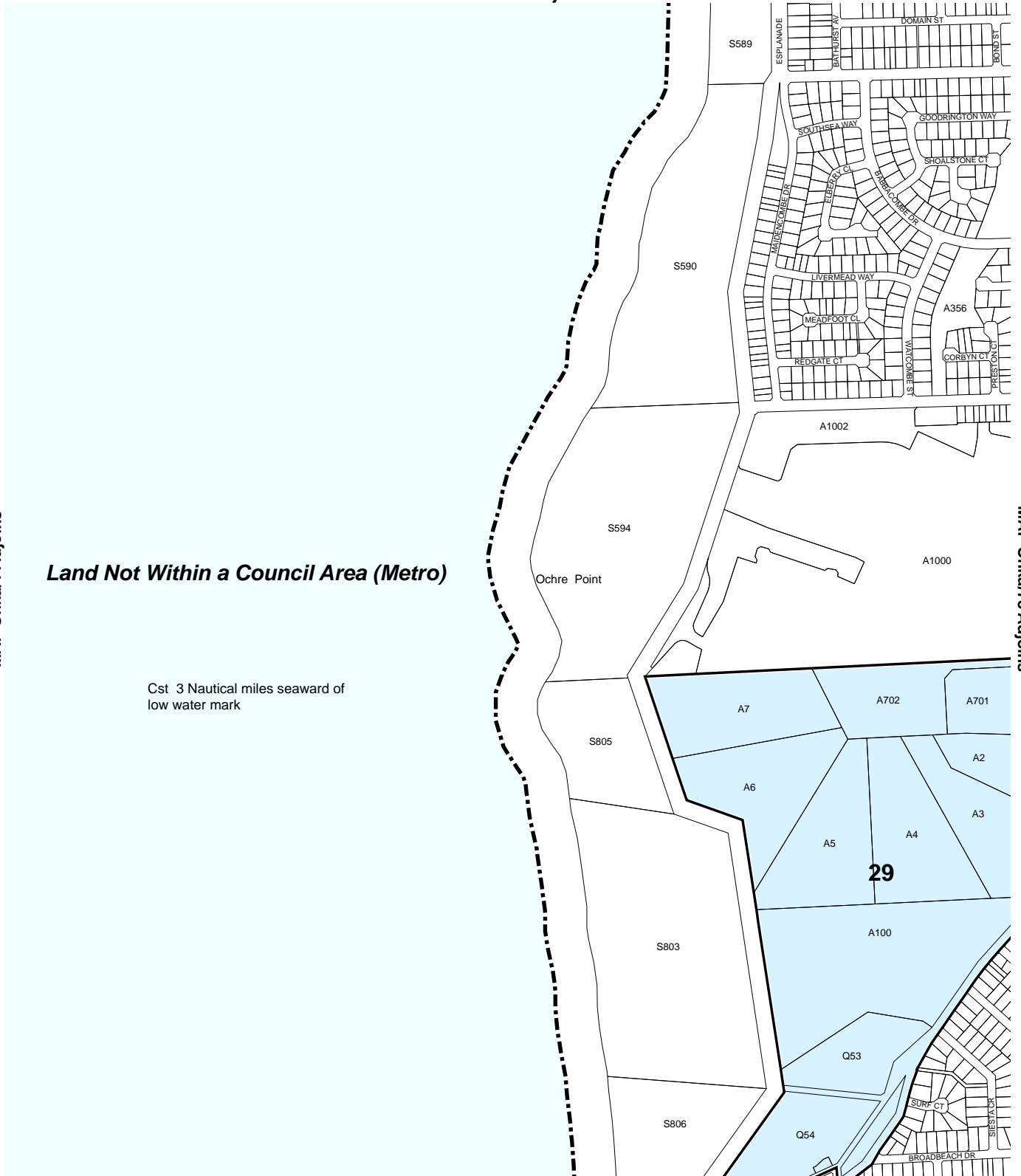
- Collector Minor (parcel identified for future road widening)
- Development Plan Boundary



MAP Onka/70 Adjoins

MAP Onka/1 Adjoins

MAP Onka/78 Adjoins



**Land Not Within a Council Area (Metro)**

Cst 3 Nautical miles seaward of low water mark

MAP Onka/87 Adjoins

Lamberts Conformal Conic Projection, GDA94

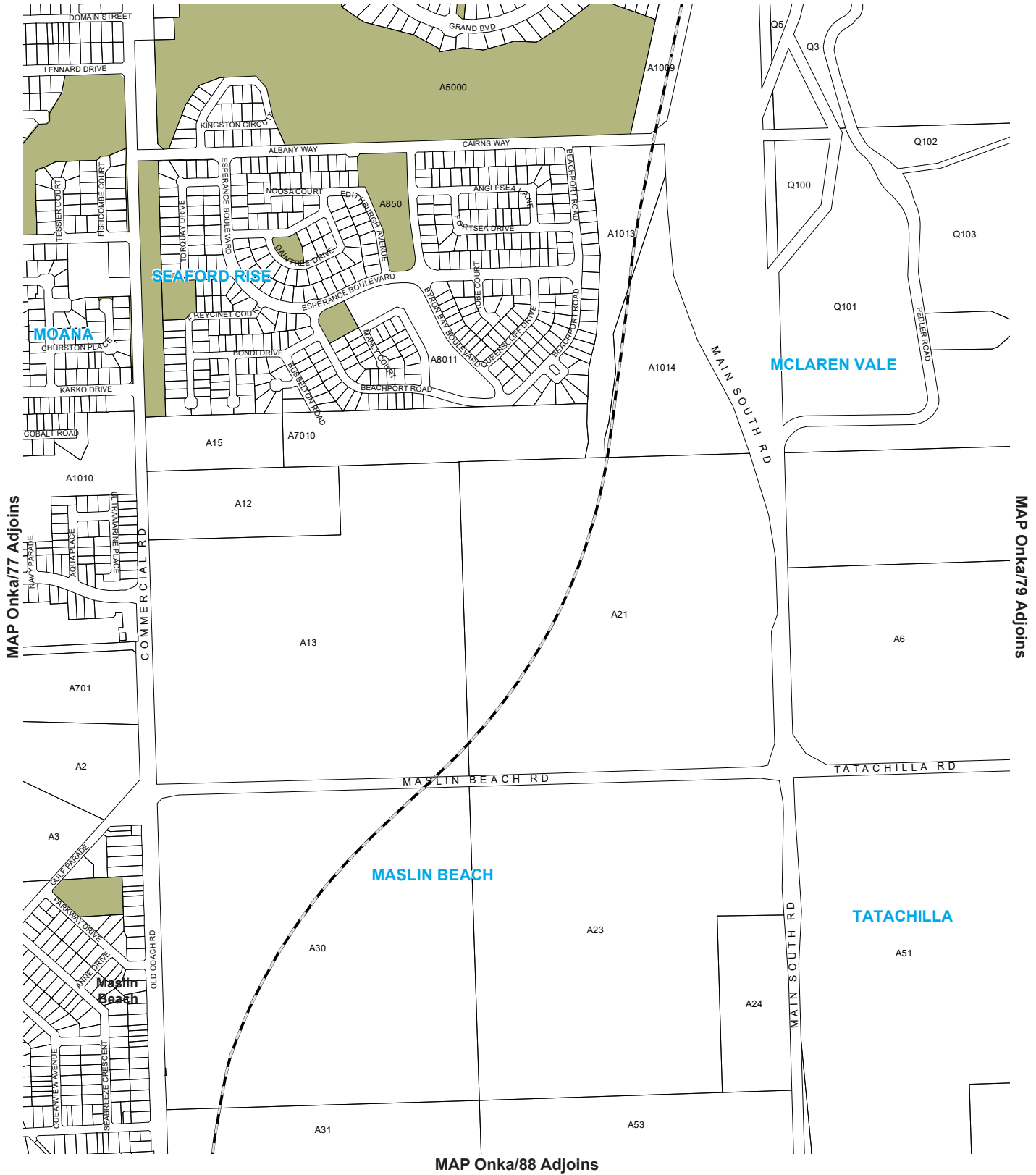
**Policy Area**  
**29** Seascape Policy Area





# Policy Area Map Onka/77

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/71 Adjoins



-  Potential future railway corridor
-  Local Reserves

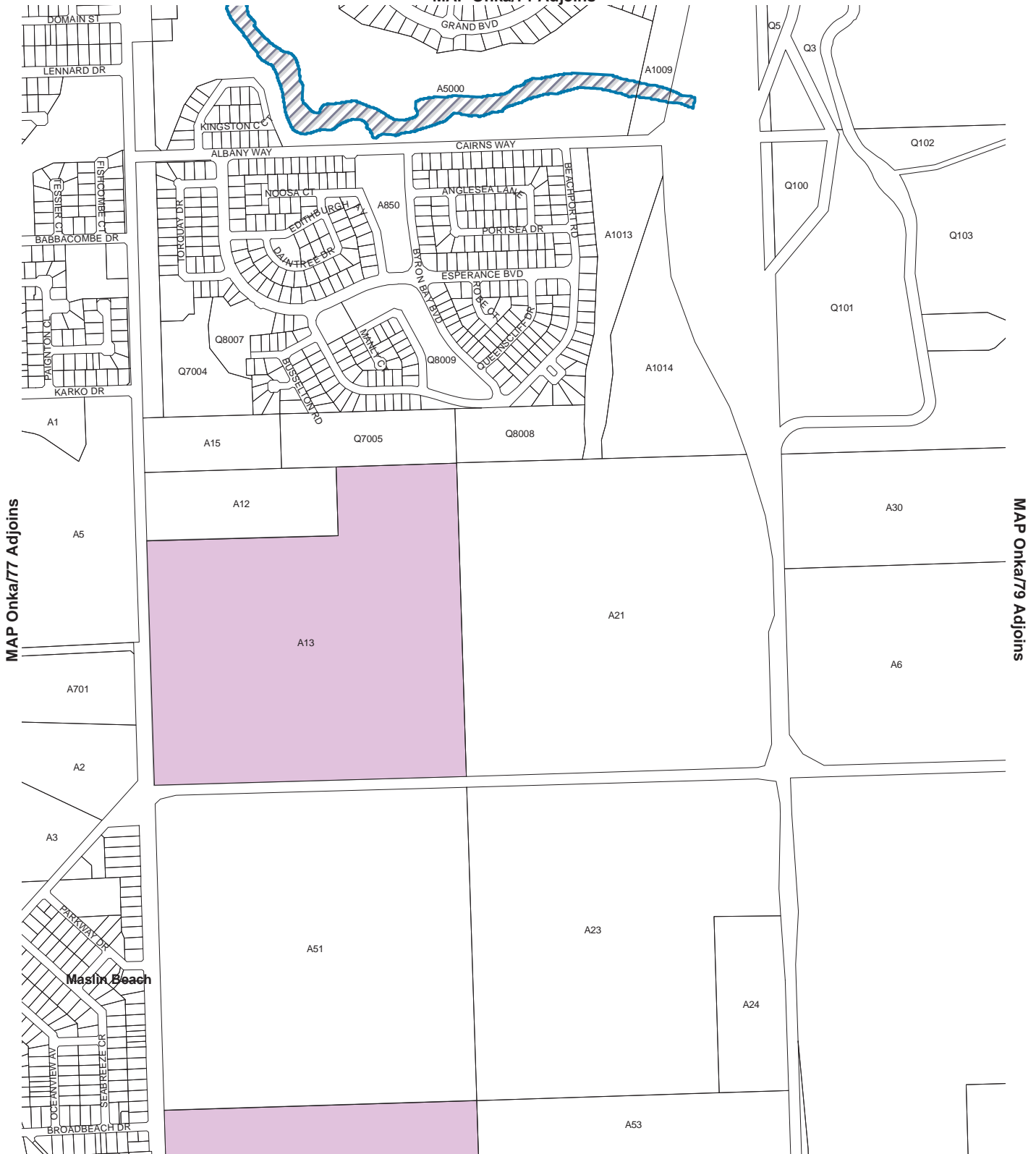


# Location Map Onka/78







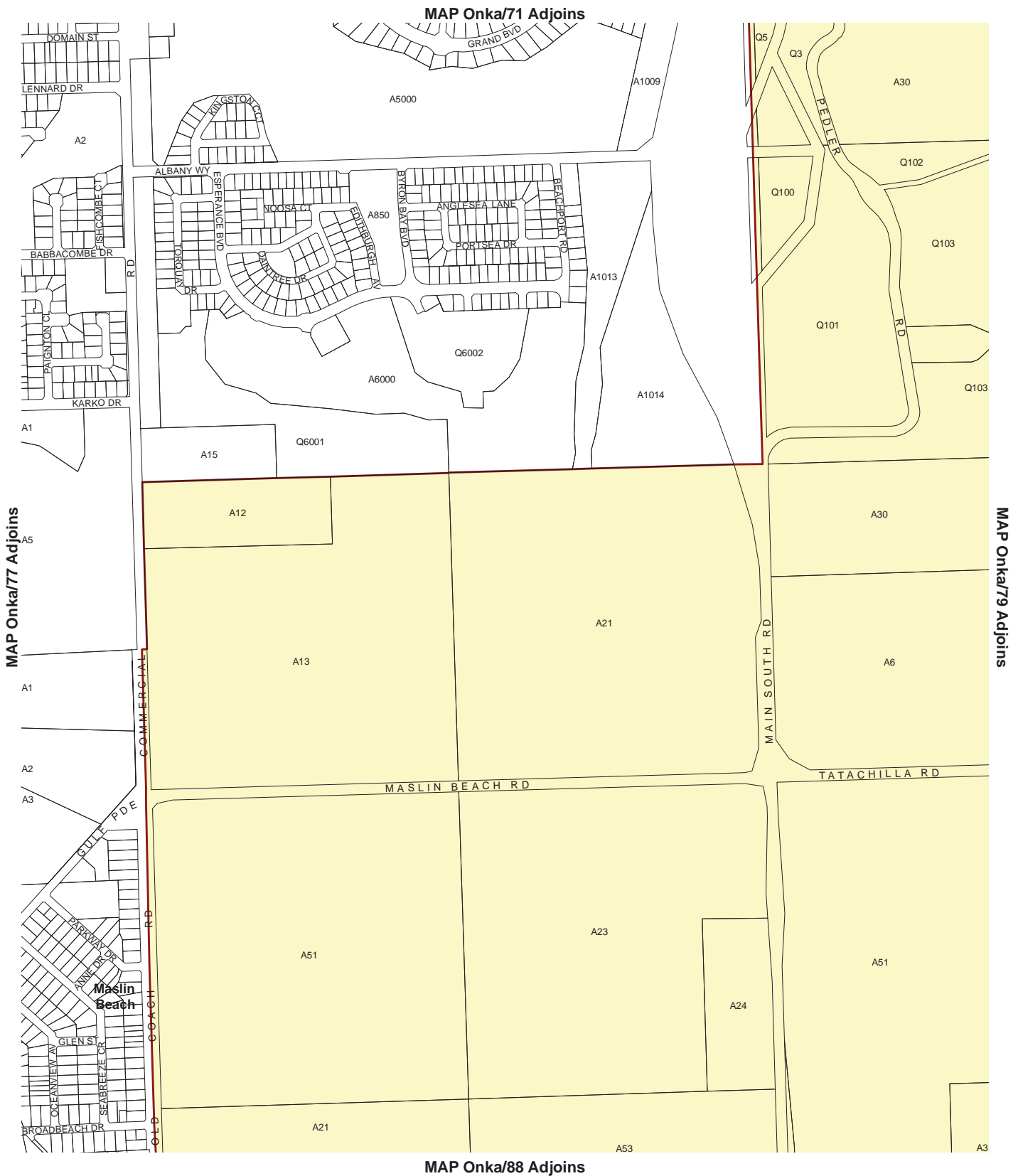
**MAP Onka/71 Adjoins**



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Distributor (parcel identified for future road widening)

# Overlay Map Onka/78 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.

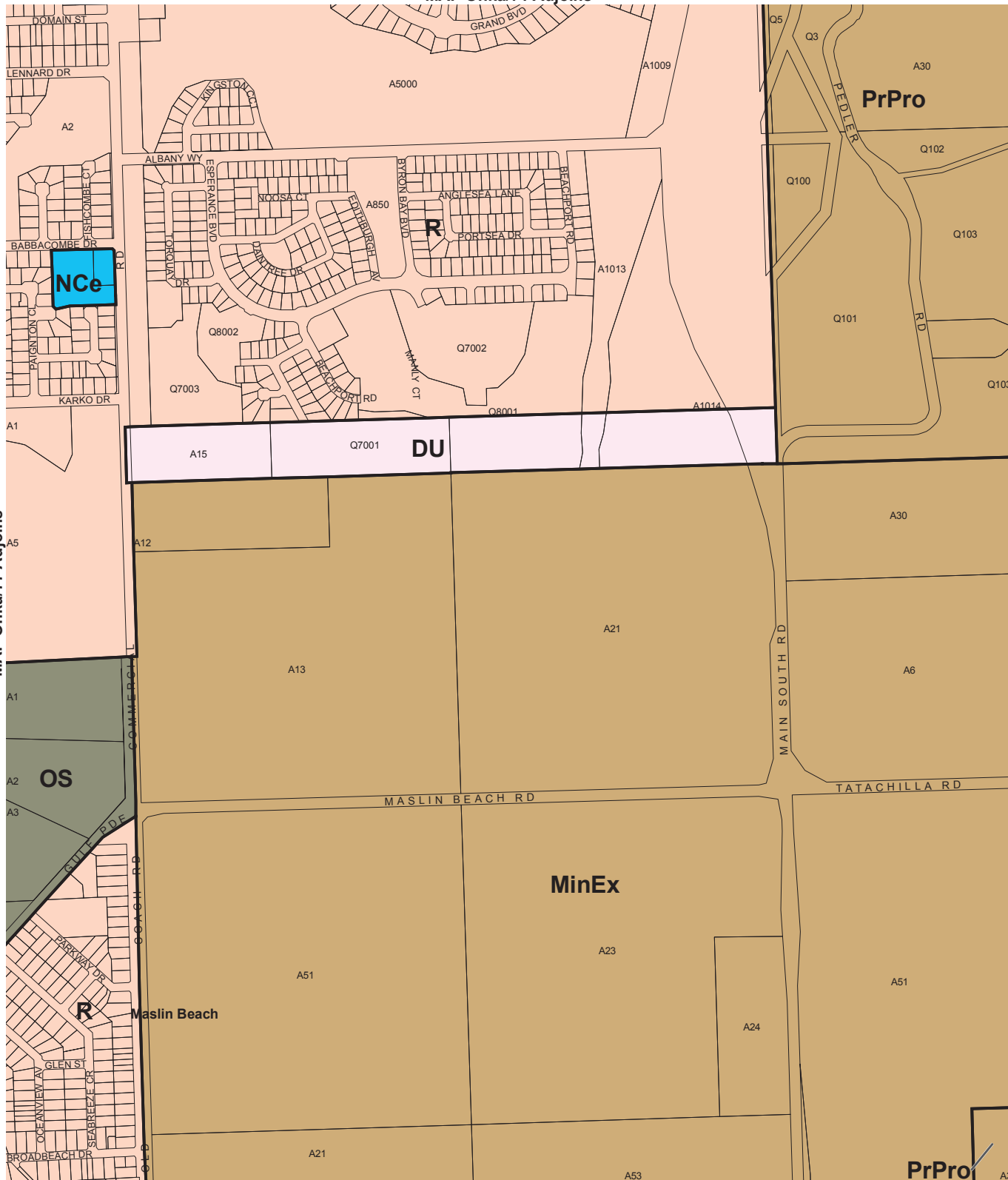


# Overlay Map Onka/78

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District

MAP Onka/71 Adjoins



MAP Onka/88 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- DU Deferred Urban
  - MinEx Mineral Extraction
  - NCe Neighbourhood Centre
  - OS Open Space
  - PrPro Primary Production
  - R Residential
  - Zone Boundary

# Zone Map Onka/78

MAP Onka/71 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
29 Seascape Policy Area



# Policy Area Map Onka/78

 Policy Area Boundary

MAP Onka/72 Adjoins



MCLAREN VALE

TATACHILLA

MAP Onka/78 Adjoins

MAP Onka/80 Adjoins

MAP Onka/89 Adjoins



# Location Map Onka/79

MAP Onka/72 Adjoins



MAP Onka/80 Adjoins

MAP Onka/78 Adjoins

MAP Onka/89 Adjoins



# Overlay Map Onka/79

## TRANSPORT

Secondary Arterial Roads

MAP Onka/72 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 Onka/79

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District





MAP Onka/72 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
13 Infrastructure Policy Area



# Policy Area Map Onka/79

 Policy Area Boundary

MAP Onka/73 Adjoins



MAP Onka/82 Adjoins

MAP Onka/81 Adjoins

MAP Onka/79 Adjoins



# Location Map Onka/80

- S** School
- H** Other Health Services
- Local Reserves

MAP Onka/73 Adjoins



MAP Onka/81 Adjoins

MAP Onka/79 Adjoins

MAP Onka/82 Adjoins



# Overlay Map Onka/80

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

MAP Onka/73 Adjoins



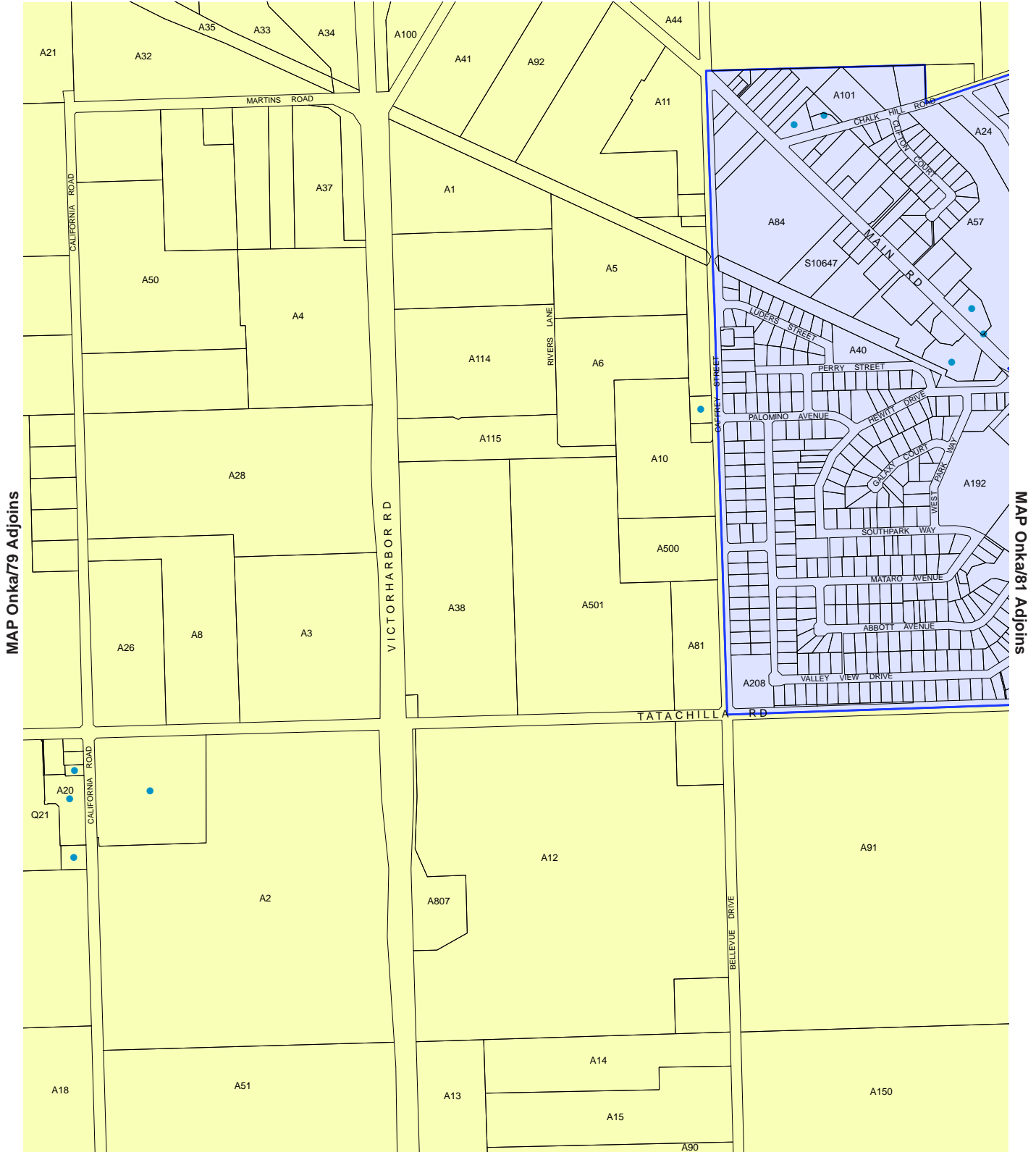
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/80 DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Collector Minor (parcel identified for future road widening)

MAP Onka/73 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.

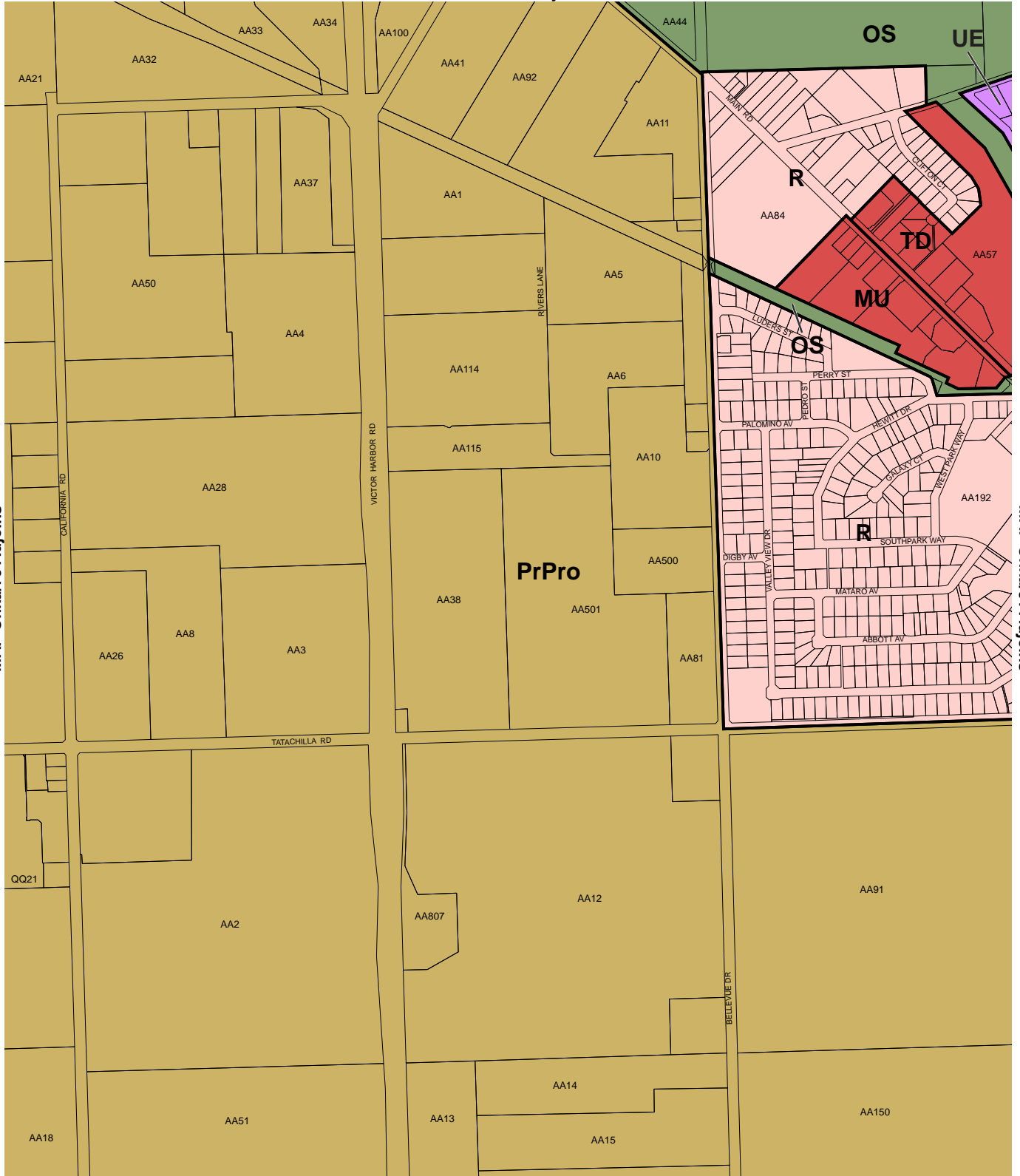


# Overlay Map Onka/80

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Onka/73 Adjoins



MAP Onka/79 Adjoins

MAP Onka/81 Adjoins

MAP Onka/82 Adjoins

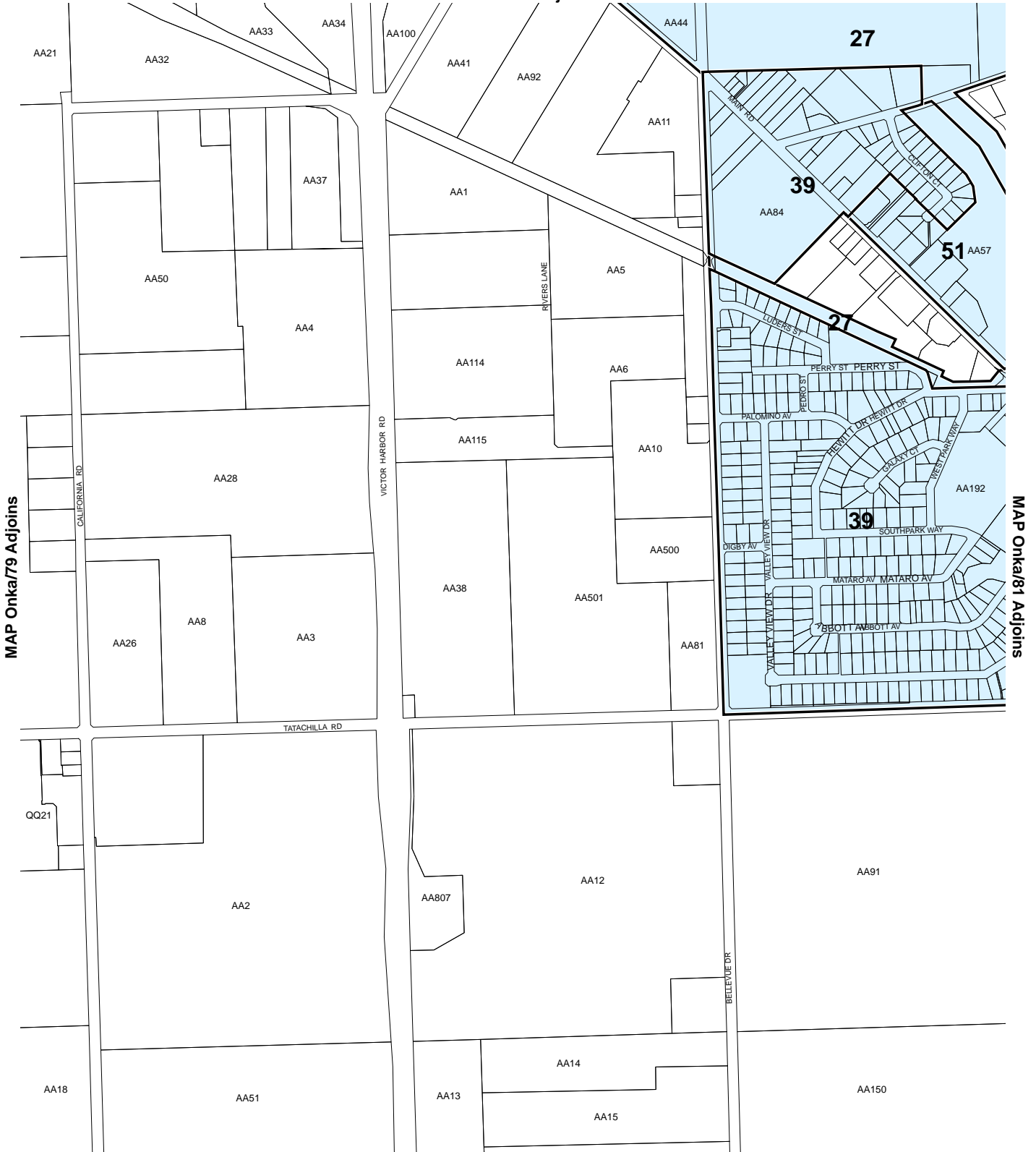
Lamberts Conformal Conic Projection, GDA94



- Zones**
- MU Mixed Use
  - OS Open Space
  - PrPro Primary Production
  - R Residential
  - TD Tourism Development
  - UE Urban Employment
  - Zone Boundary

# Zone Map Onka/80

MAP Onka/73 Adjoins



MAP Onka/82 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 27 Pedler Creek Policy Area
- 39 McLaren Vale Policy Area
- 51 Bellevue Centre Policy Area



# Policy Area Map Onka/80

Policy Area Boundary

MAP Onka/74 Adjoins



MAP Onka/82 Adjoins



# Location Map Onka/81

-  Post Office
-  Hospital
-  Police Station
-  Local Reserves



MAP Onka/74 Adjoins



MAP Onka/82 Adjoins

MAP Onka/83 Adjoins

MAP Onka/80 Adjoins

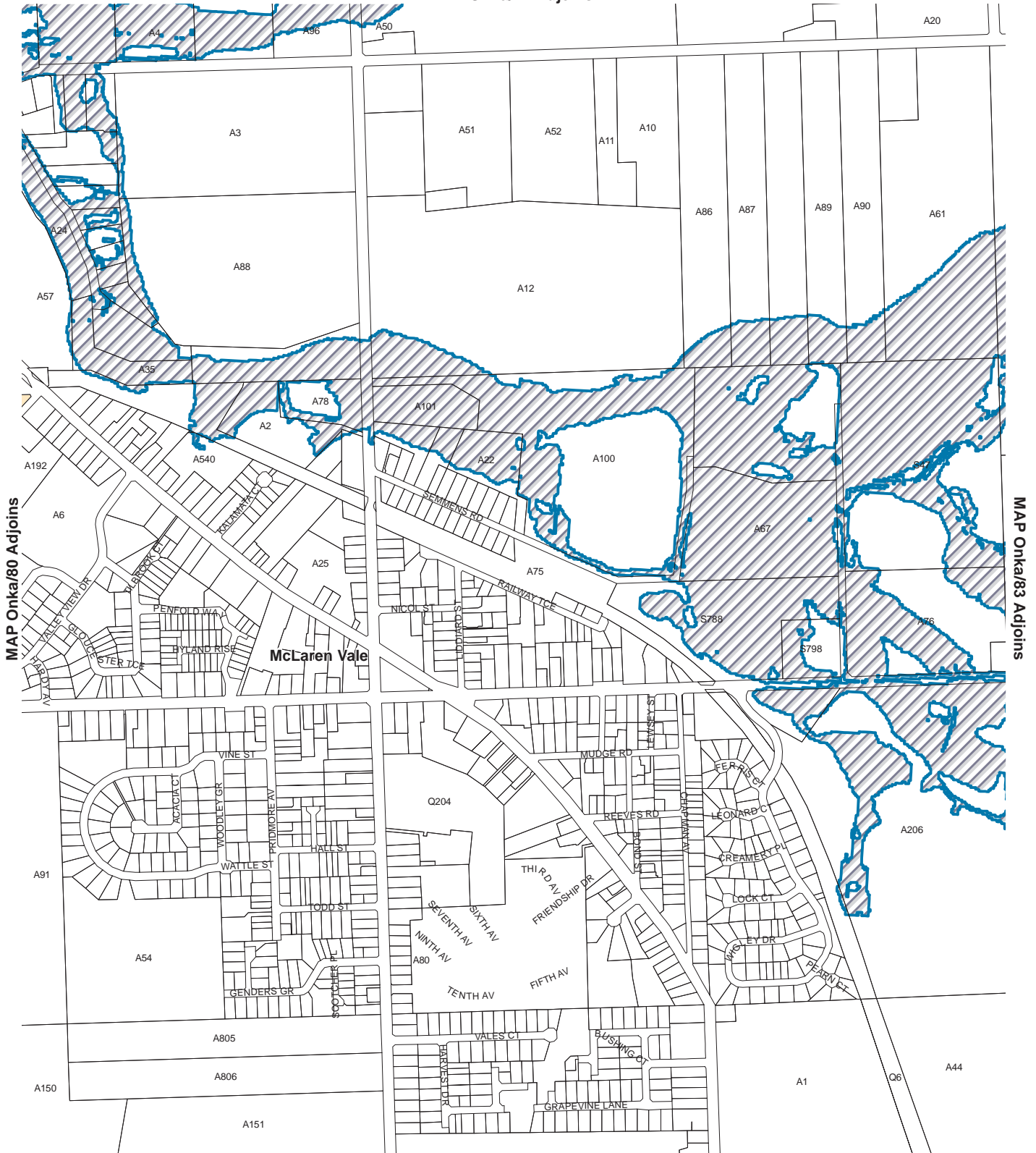


# Overlay Map Onka/81

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads

MAP Onka/74 Adjoins



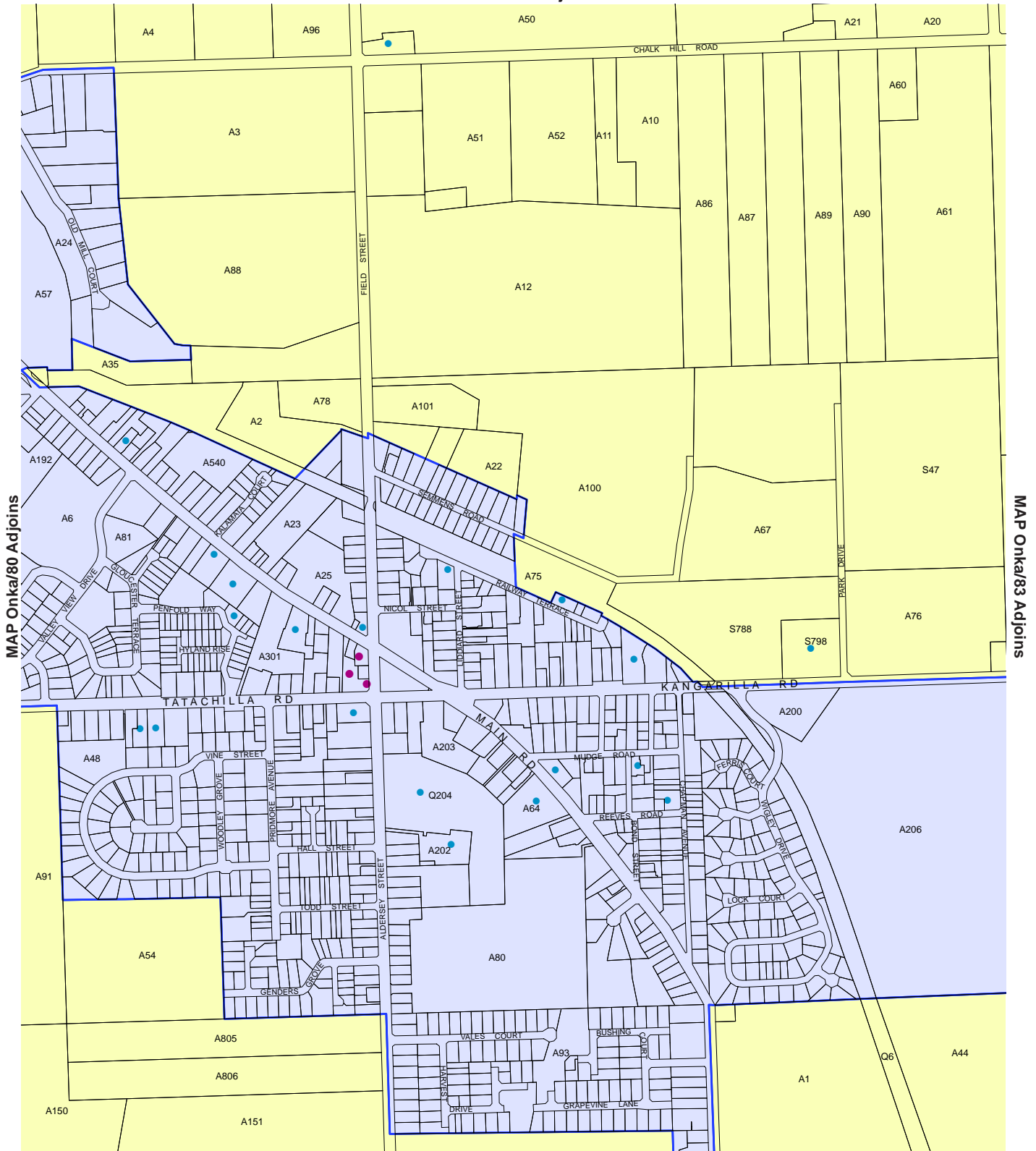
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/81 DEVELOPMENT CONSTRAINTS

- Flood 100 A.R.I.
- Collector Minor (parcel identified for future road widening)

MAP Onka/74 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.



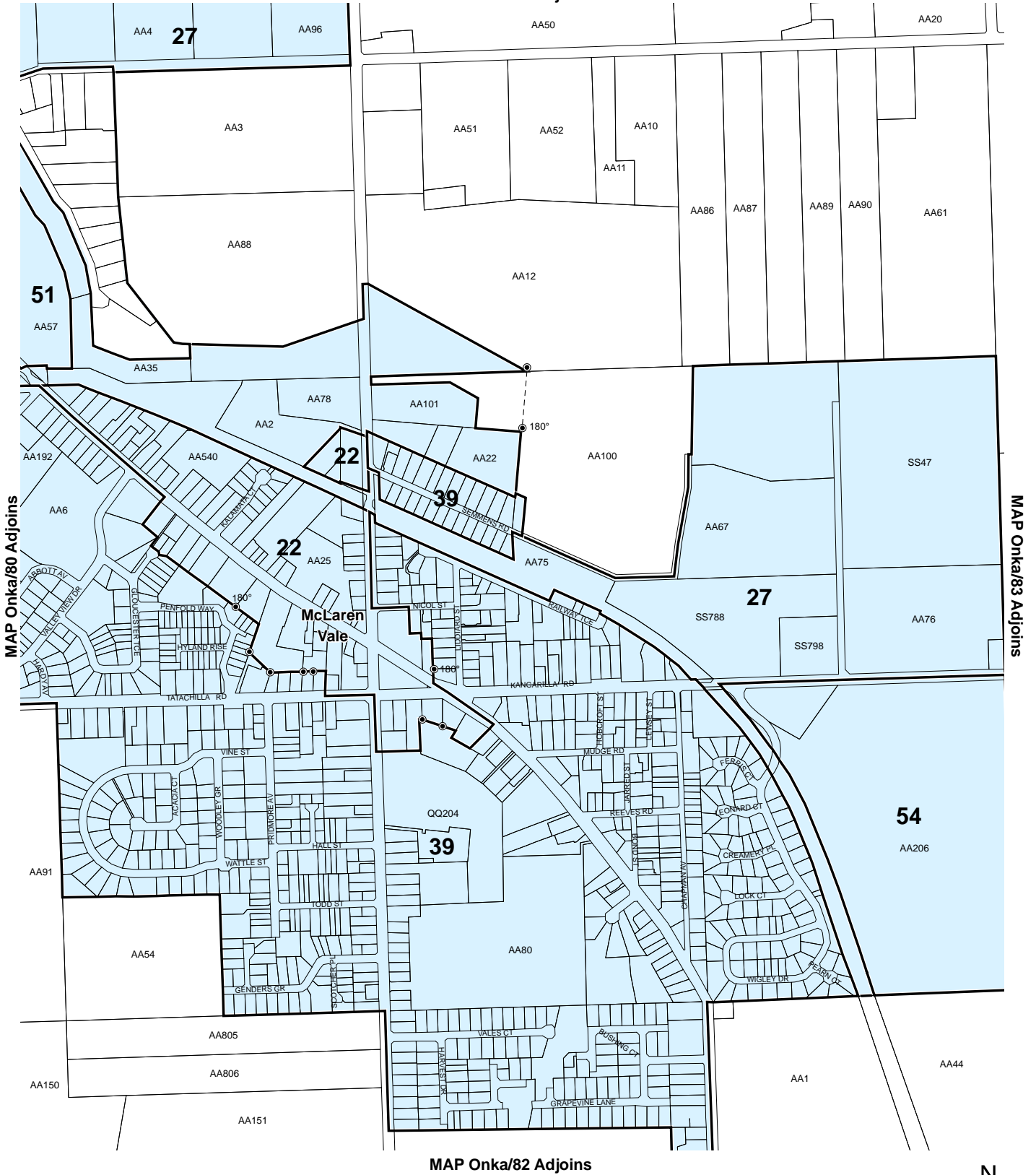
# Overlay Map Onka/81

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District



MAP Onka/74 Adjoins



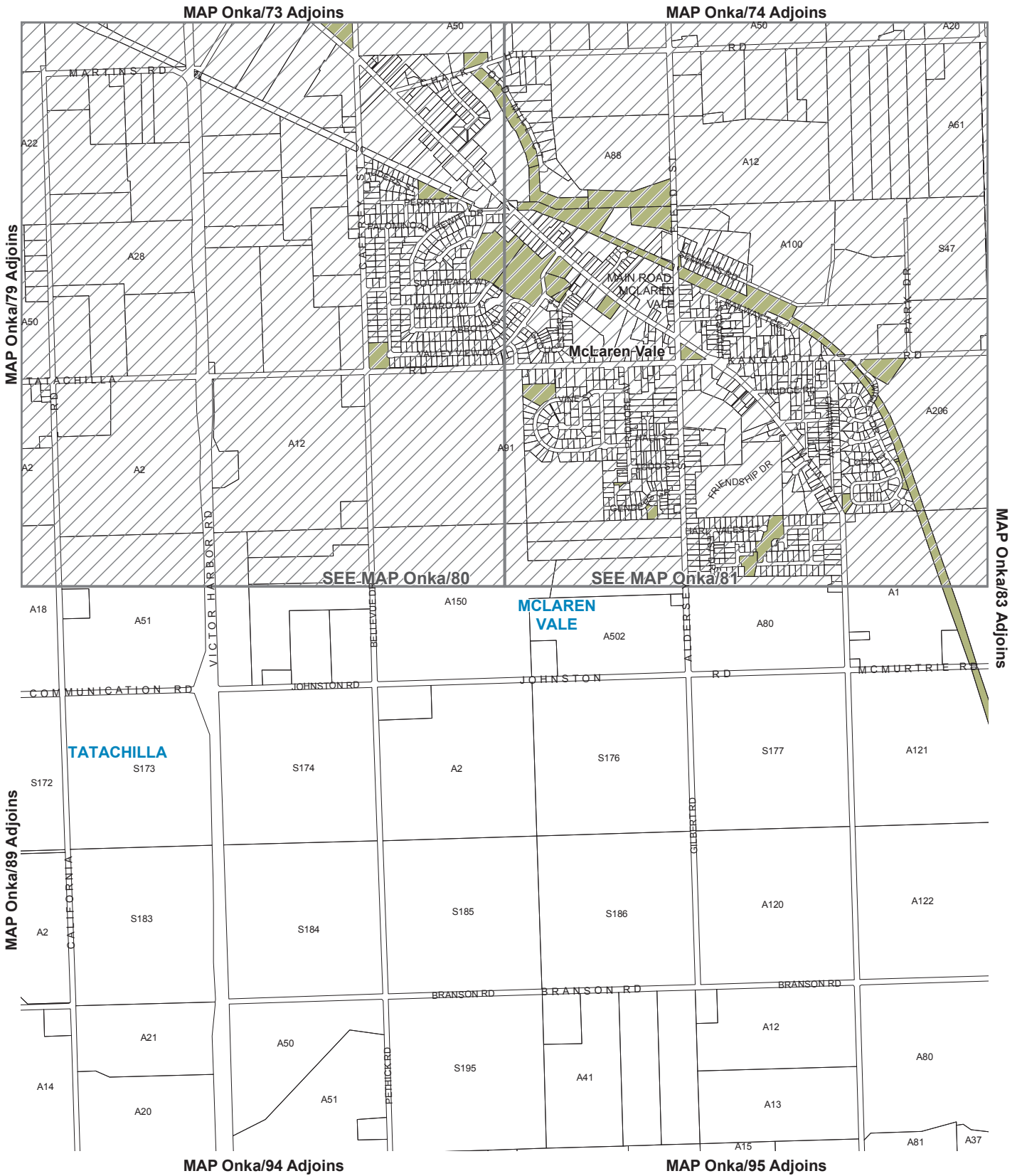
Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 22 McLaren Vale Policy Area
  - 27 Pedler Creek Policy Area
  - 39 McLaren Vale Policy Area
  - 51 Bellevue Centre Policy Area
  - 54 McLaren Vale Policy Area

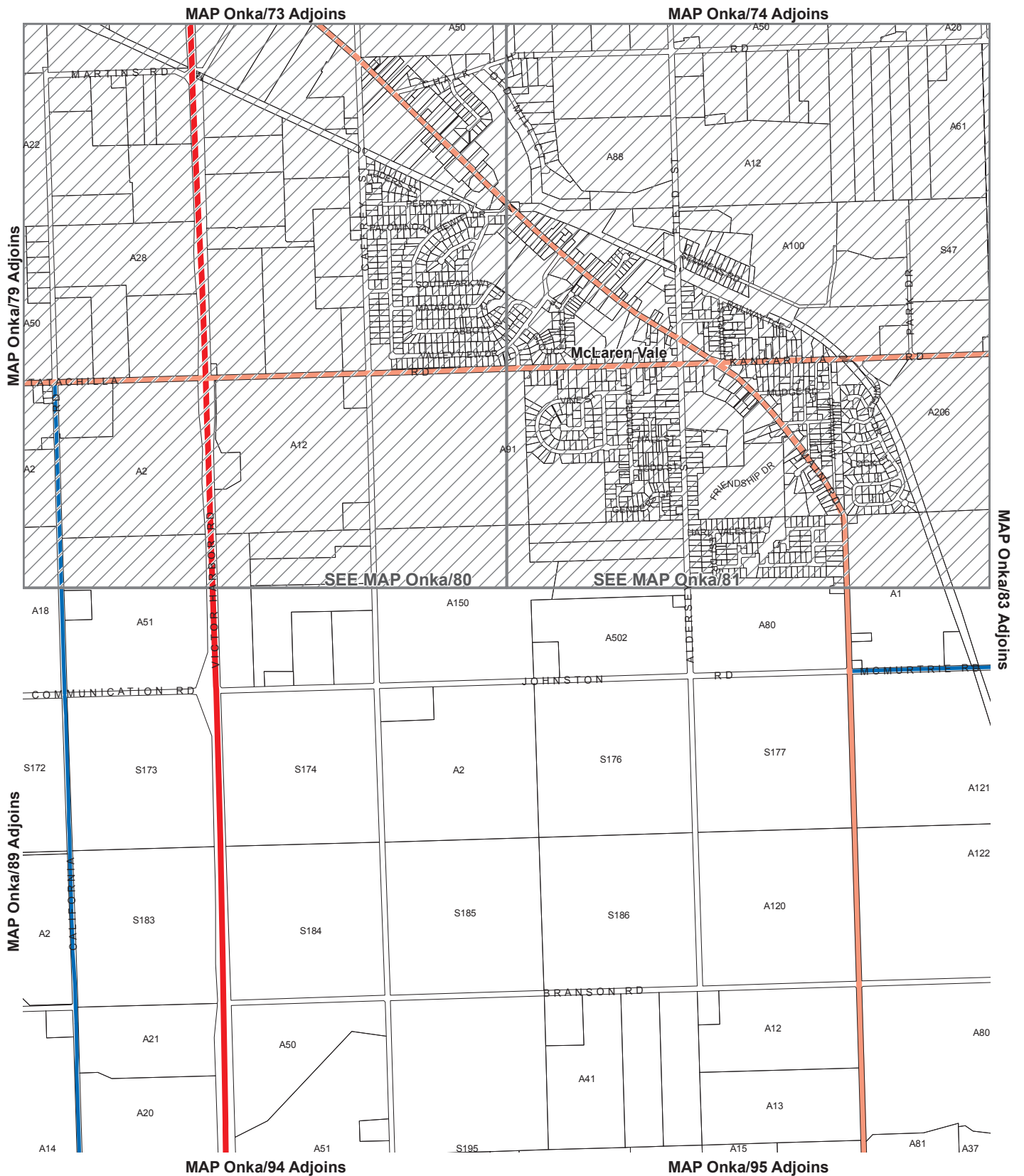


# Policy Area Map Onka/81

 Policy Area Boundary



# Location Map Onka/82



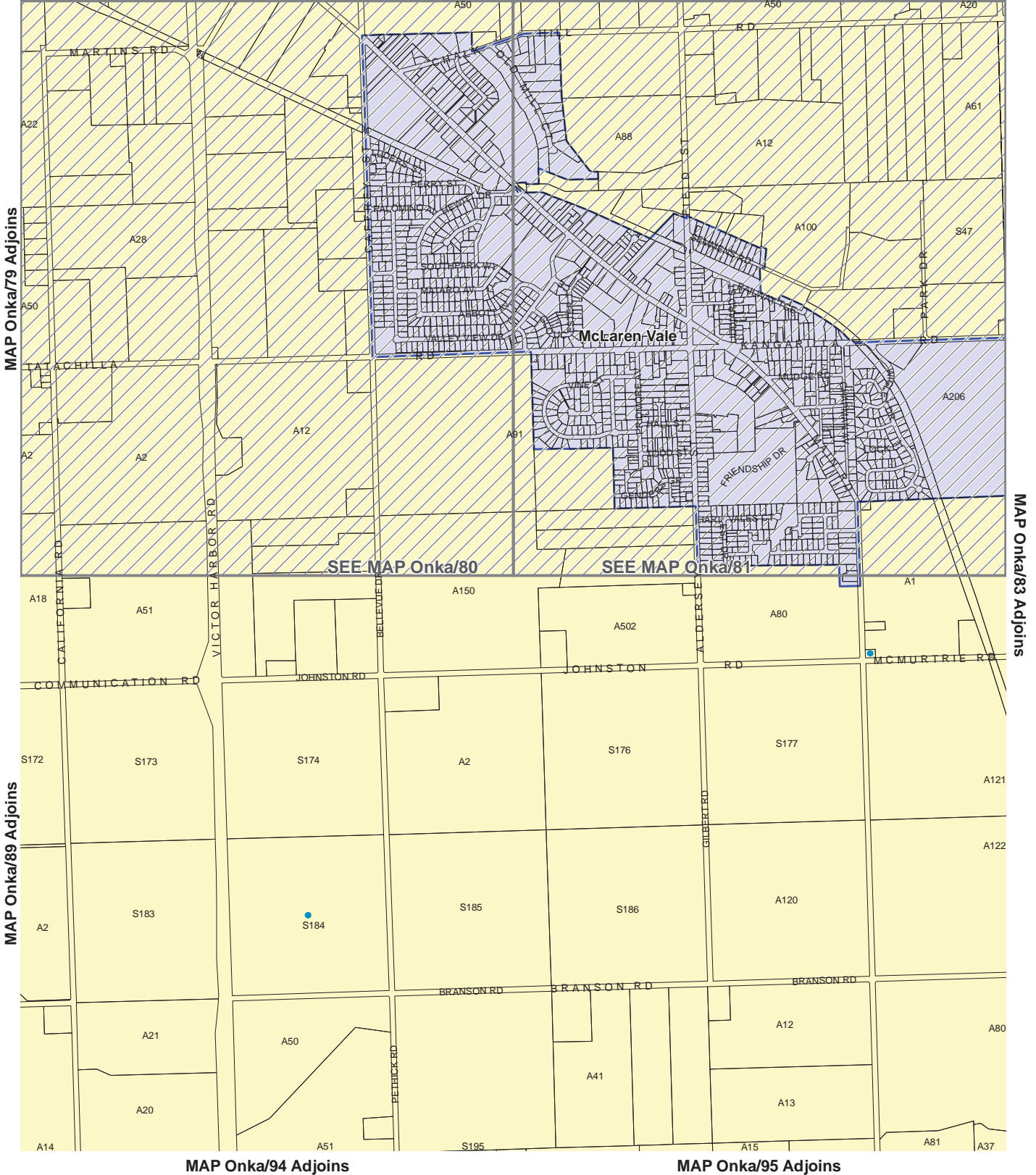
- Primary Arterial Roads
- Secondary Arterial Roads
- Distributor Roads

# Overlay Map Onka/82

## TRANSPORT

MAP Onka/73 Adjoins

MAP Onka/74 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 Onka/82

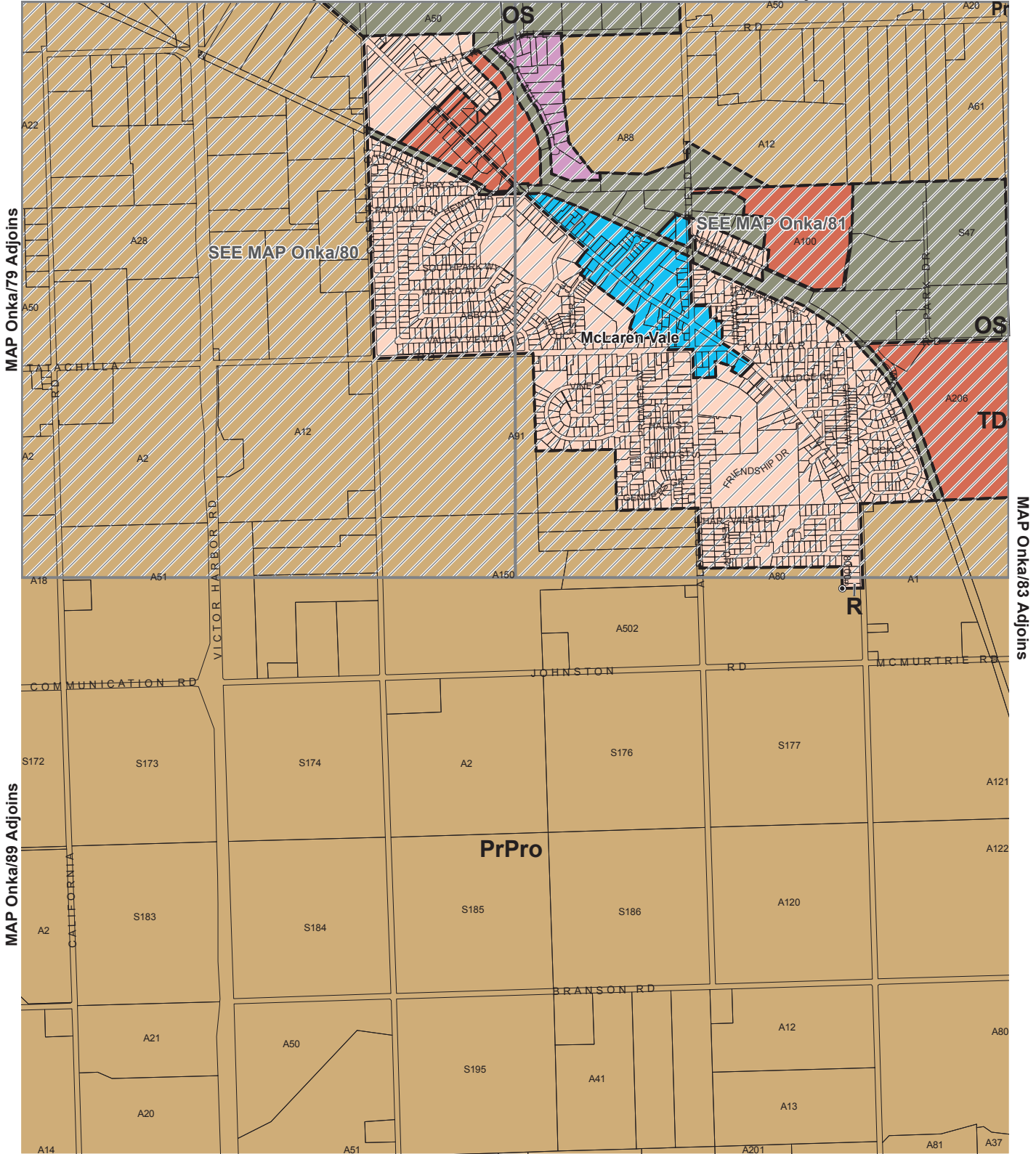
## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Area Excluded from District
- Character Preservation District



MAP Onka/73 Adjoins

MAP Onka/74 Adjoins



MAP Onka/94 Adjoins

MAP Onka/95 Adjoins

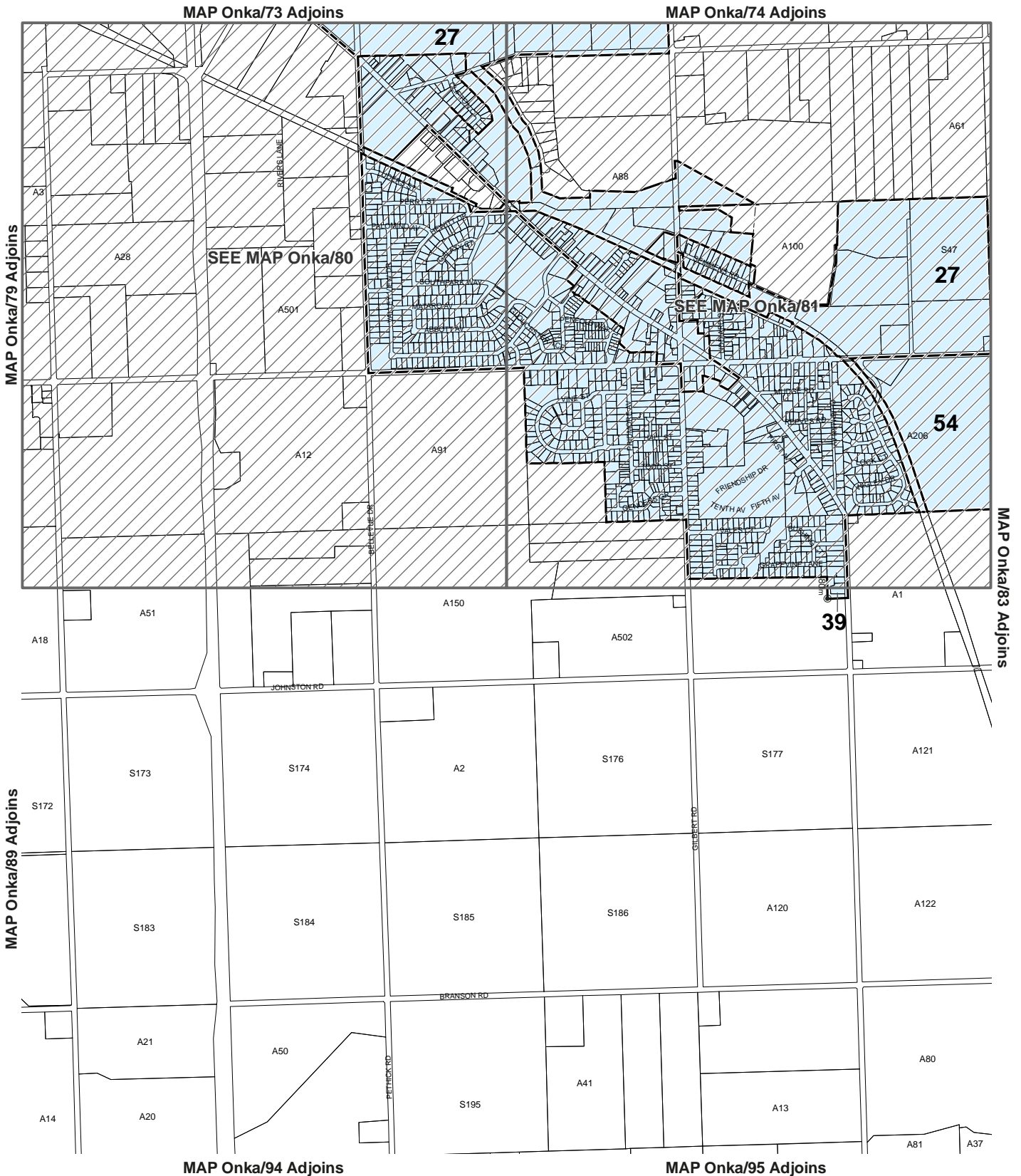
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



Zones

- OS Open Space
- PrPro Primary Production
- R Residential
- TD Tourism Development
- Zone Boundary

# Zone Map Onka/82



See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 27 Pedler Creek Policy Area
  - 39 McLaren Vale Policy Area
  - 54 McLaren Vale Policy Area



# Policy Area Map Onka/82

Policy Area Boundary



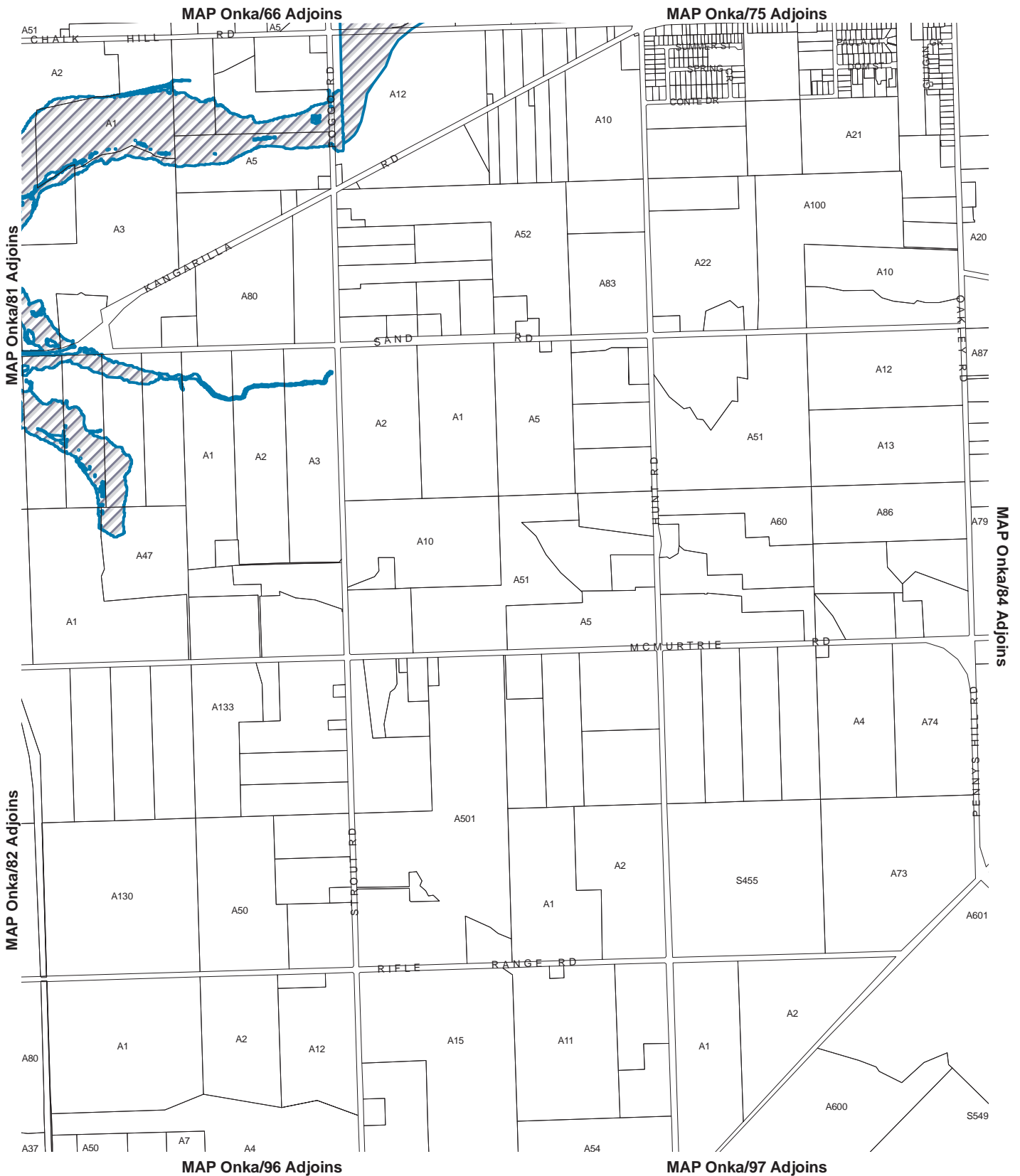
# Location Map Onka/83



# Overlay Map Onka/83

## TRANSPORT

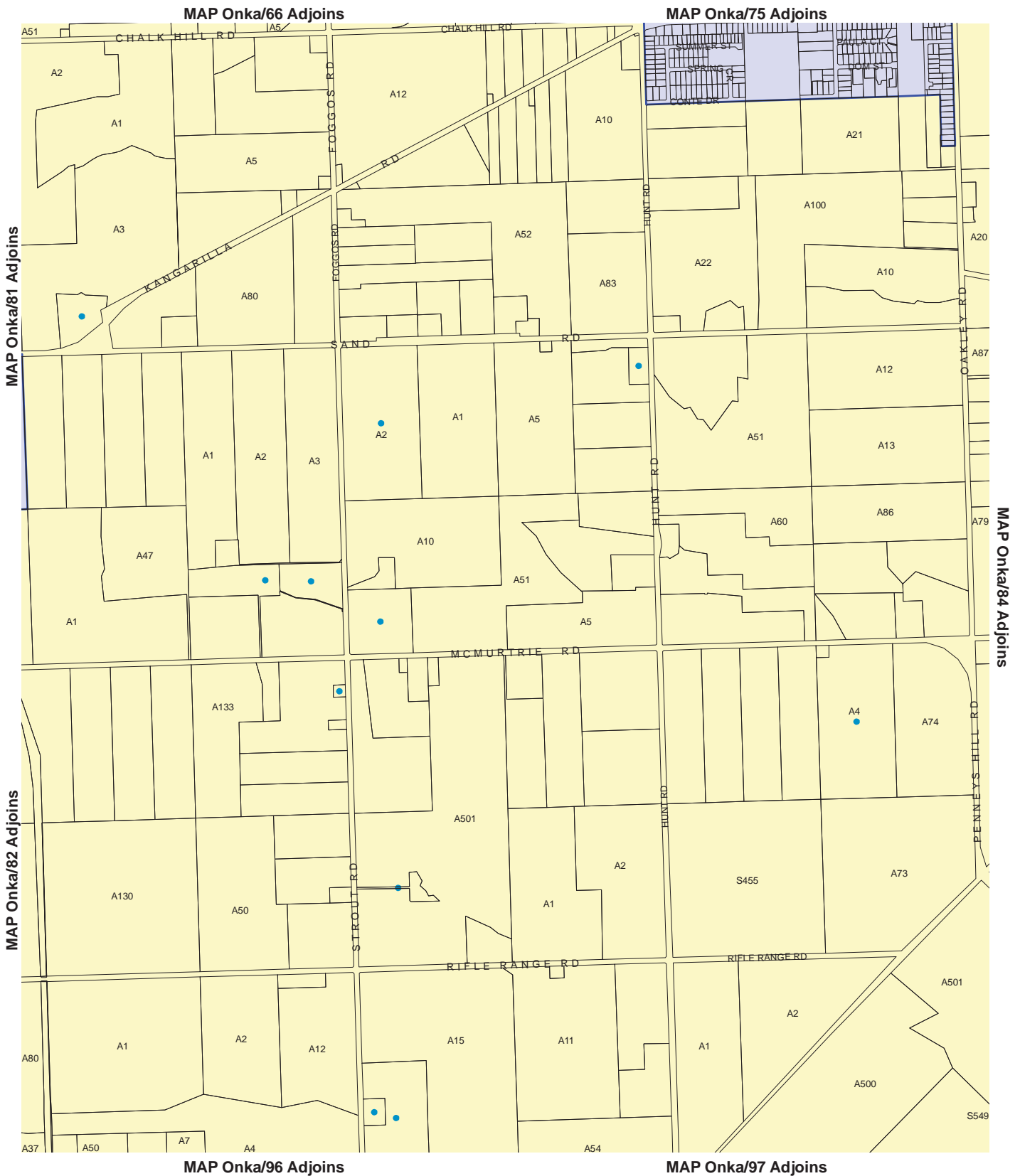
- Secondary Arterial Roads
- Distributor Roads



# Overlay Map Onka/83

## DEVELOPMENT CONSTRAINTS

Flood 100 A.R.I.



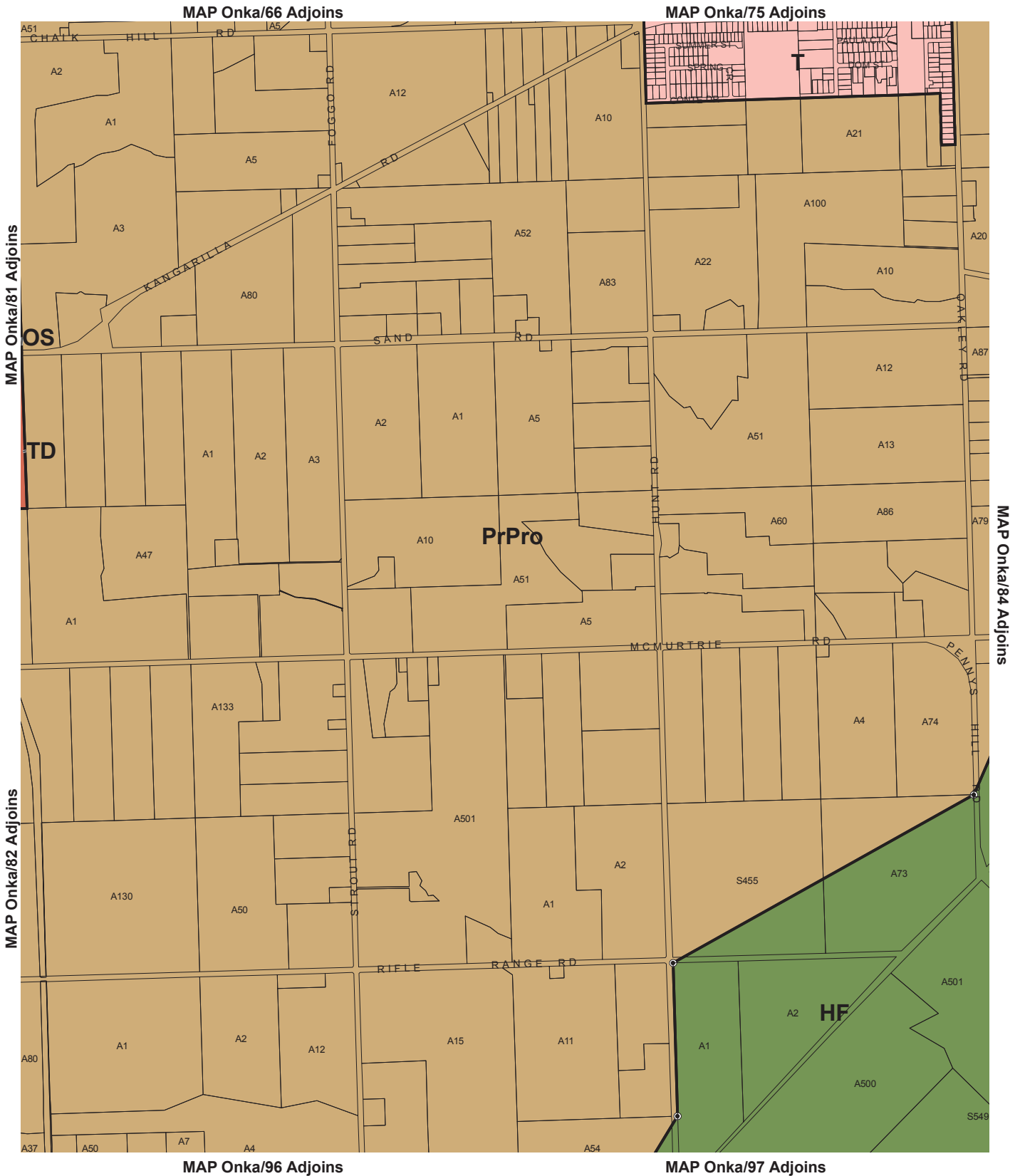
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Onka/83

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Area Excluded from District
- Character Preservation District



Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Open Space
  - Primary Production
  - Tourism Development
  - Township
  - Zone Boundary

# Zone Map Onka/83



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

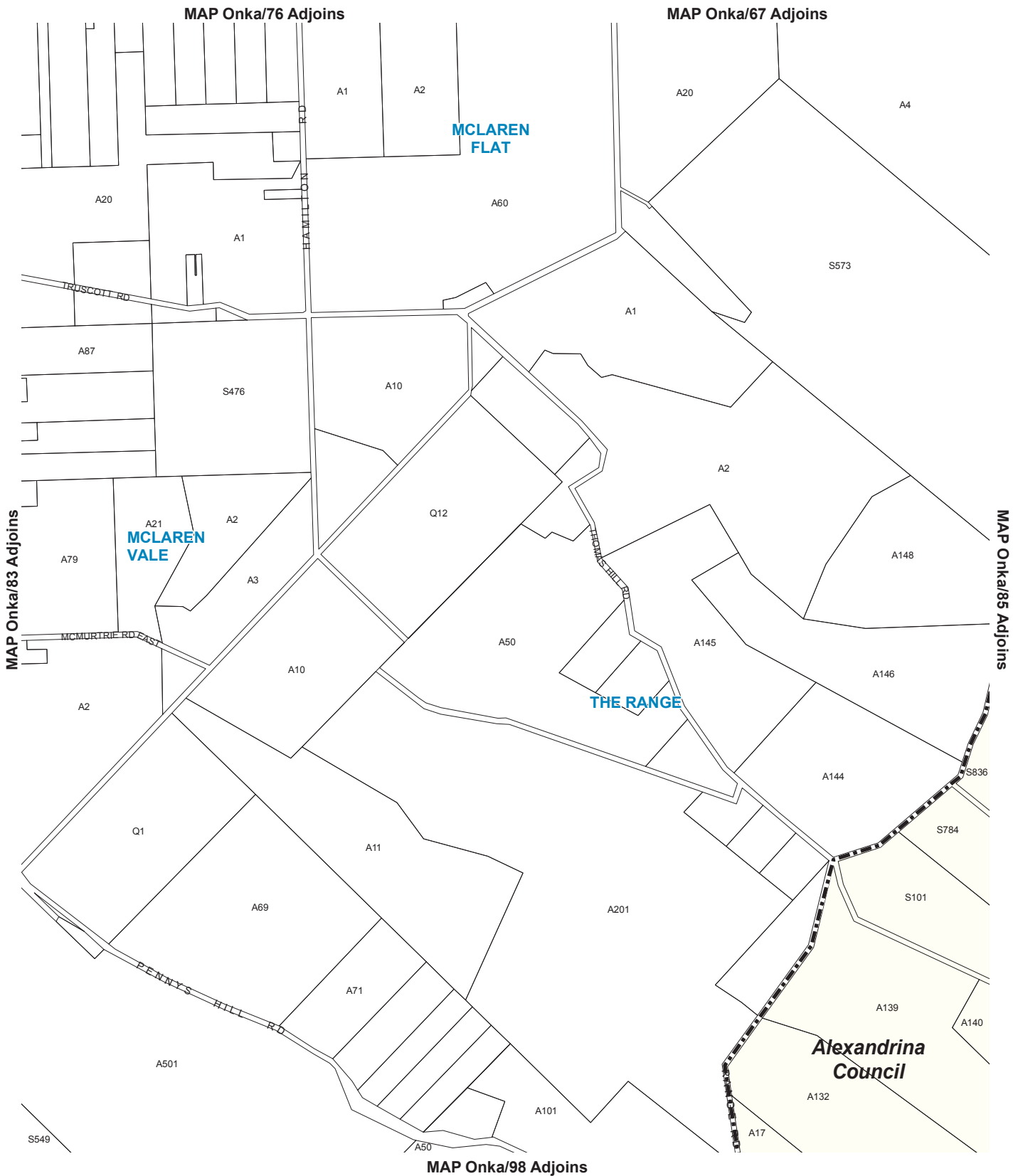
- 27 Pedler Creek Policy Area
- 54 McLaren Vale Policy Area
- 59 McLaren Flat Policy Area



# Policy Area Map Onka/83

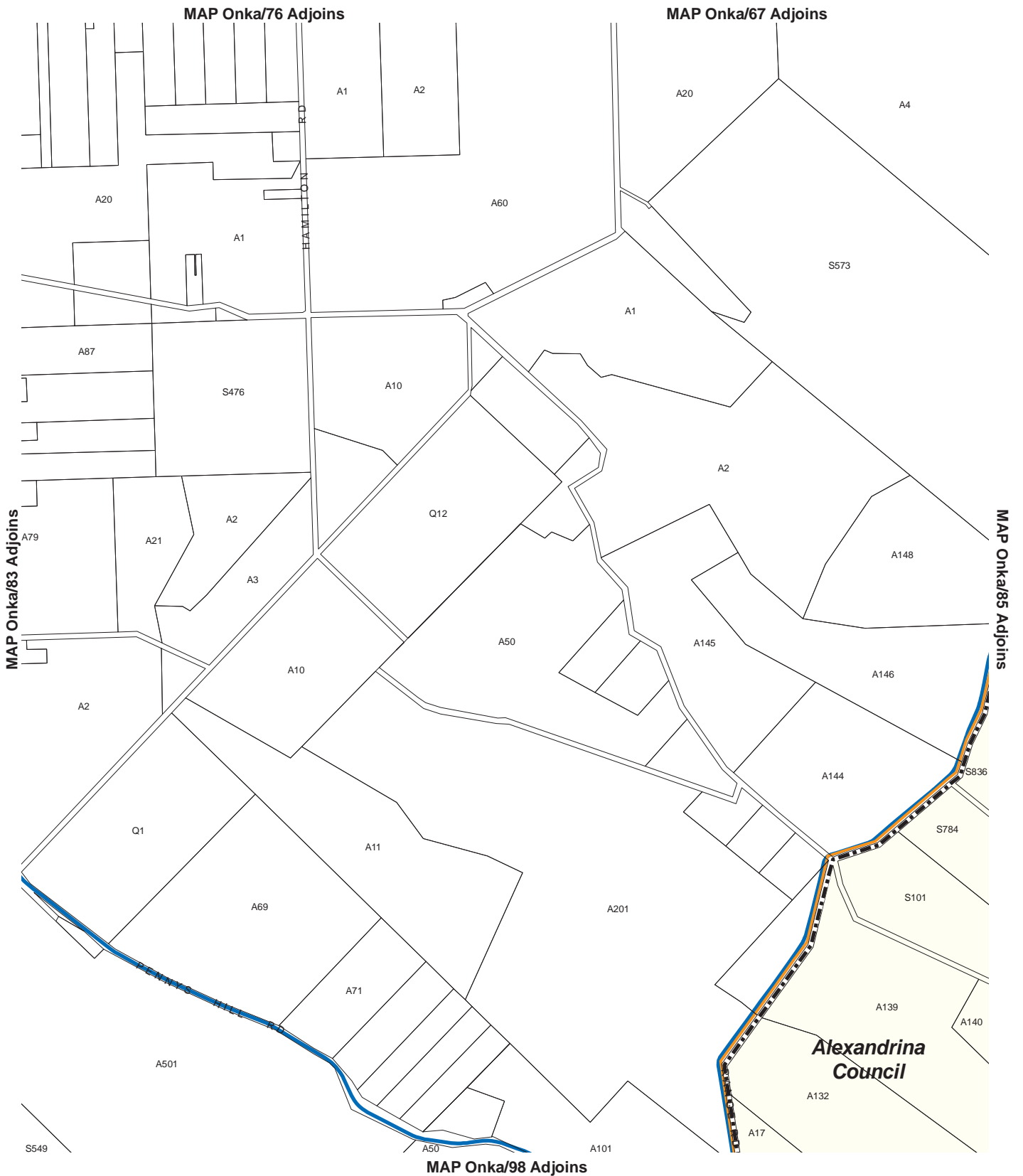
Policy Area Boundary





# Location Map Onka/84

----- Development Plan Boundary



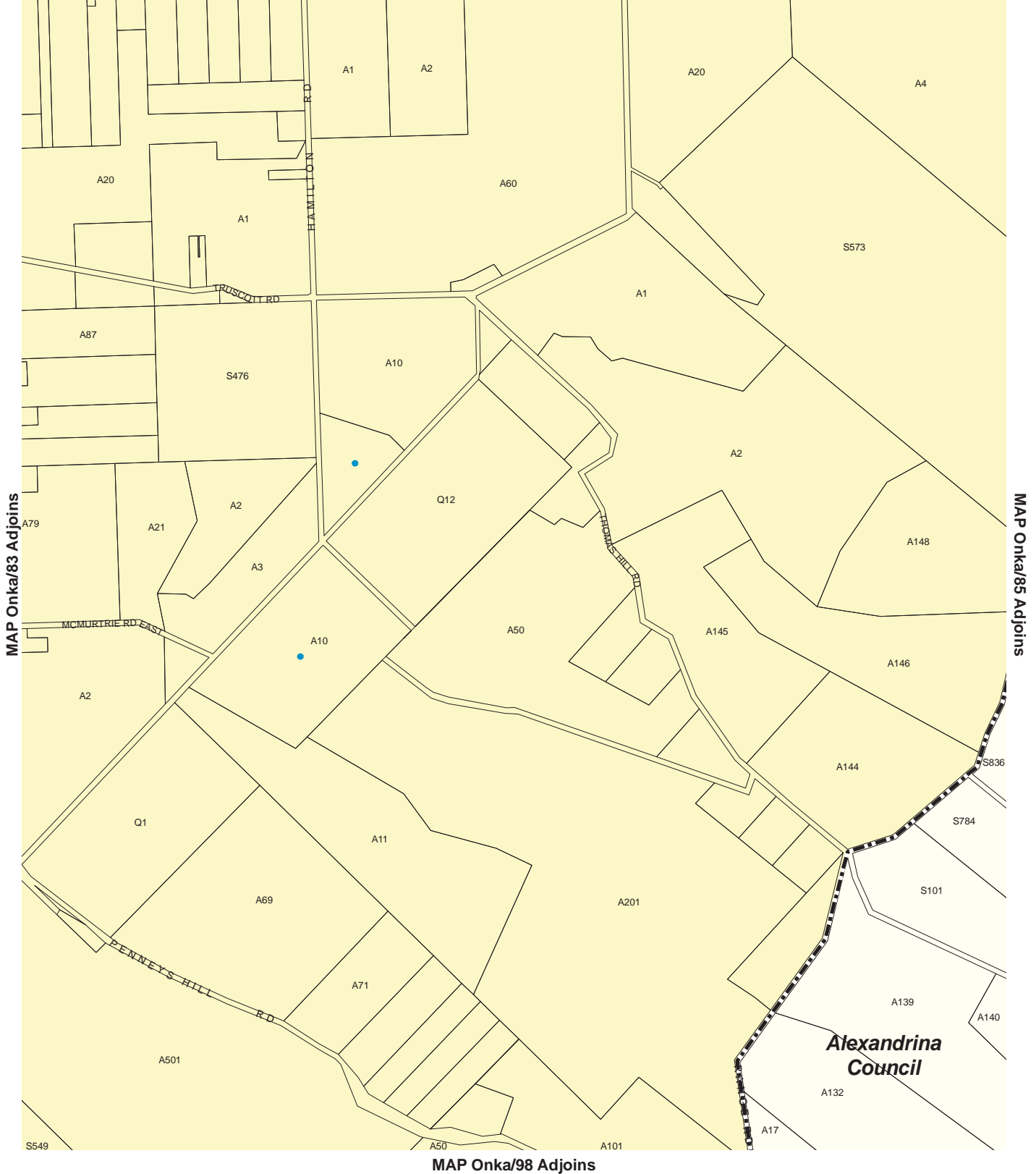
# Overlay Map Onka/84

## TRANSPORT

- Mount Lofty Scenic Roads
- Distributor Roads
- Development Plan Boundary

MAP Onka/76 Adjoins

MAP Onka/67 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.



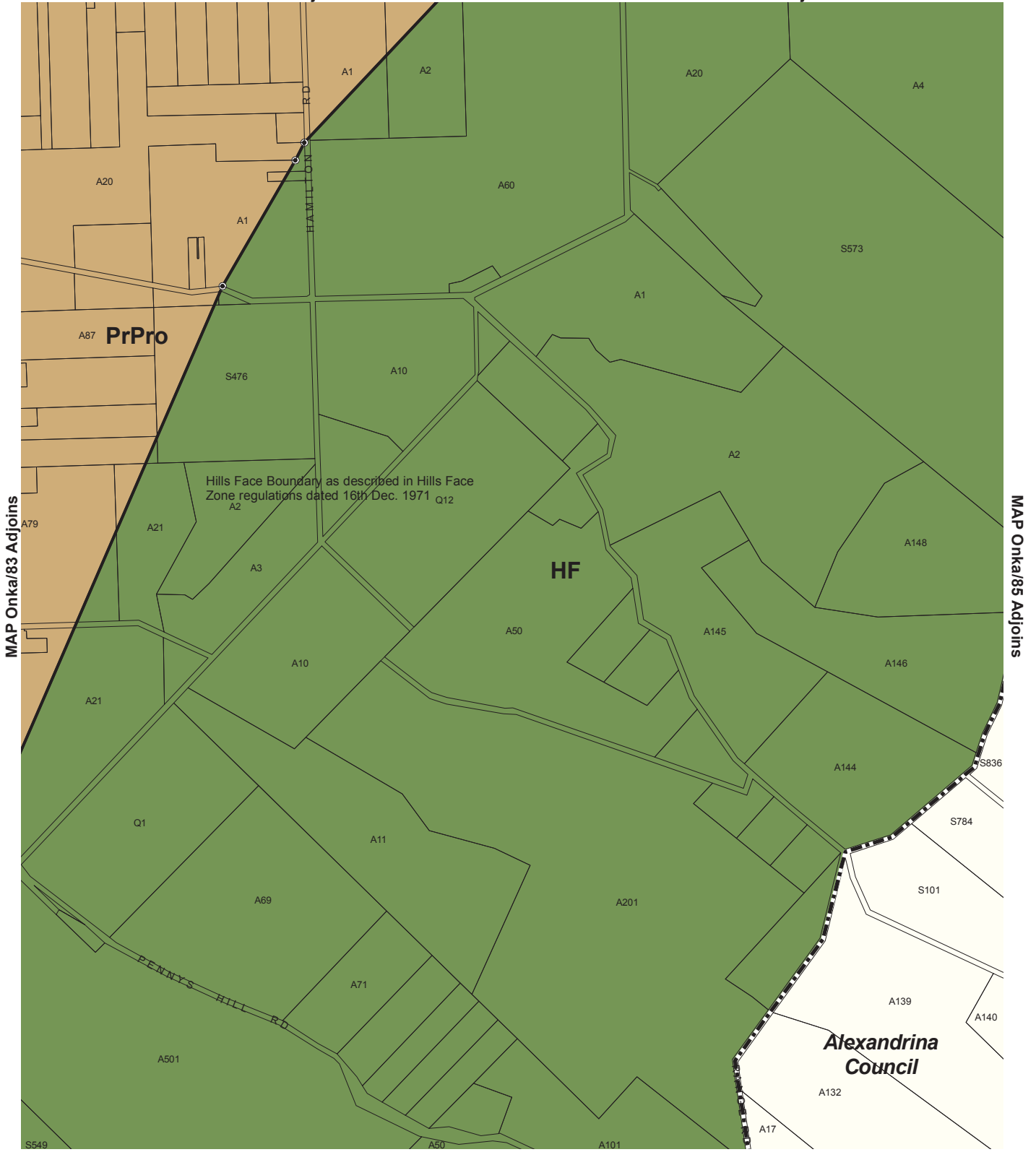
# Overlay Map Onka/84

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Onka/76 Adjoins

MAP Onka/67 Adjoins



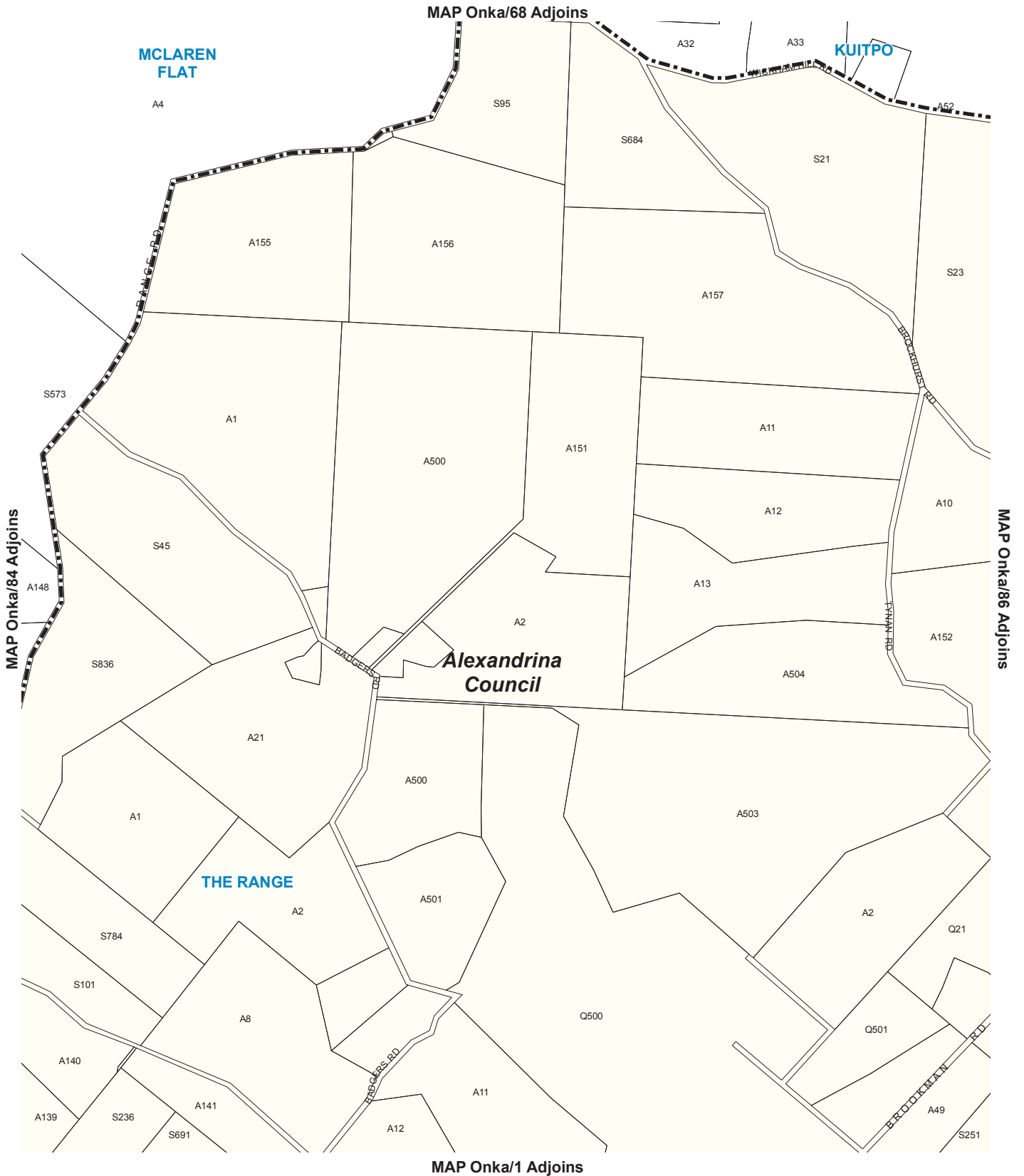
Lamberts Conformal Conic Projection, GDA94



Zones

- Hills Face
- Primary Production
- Zone Boundary
- Development Plan Boundary

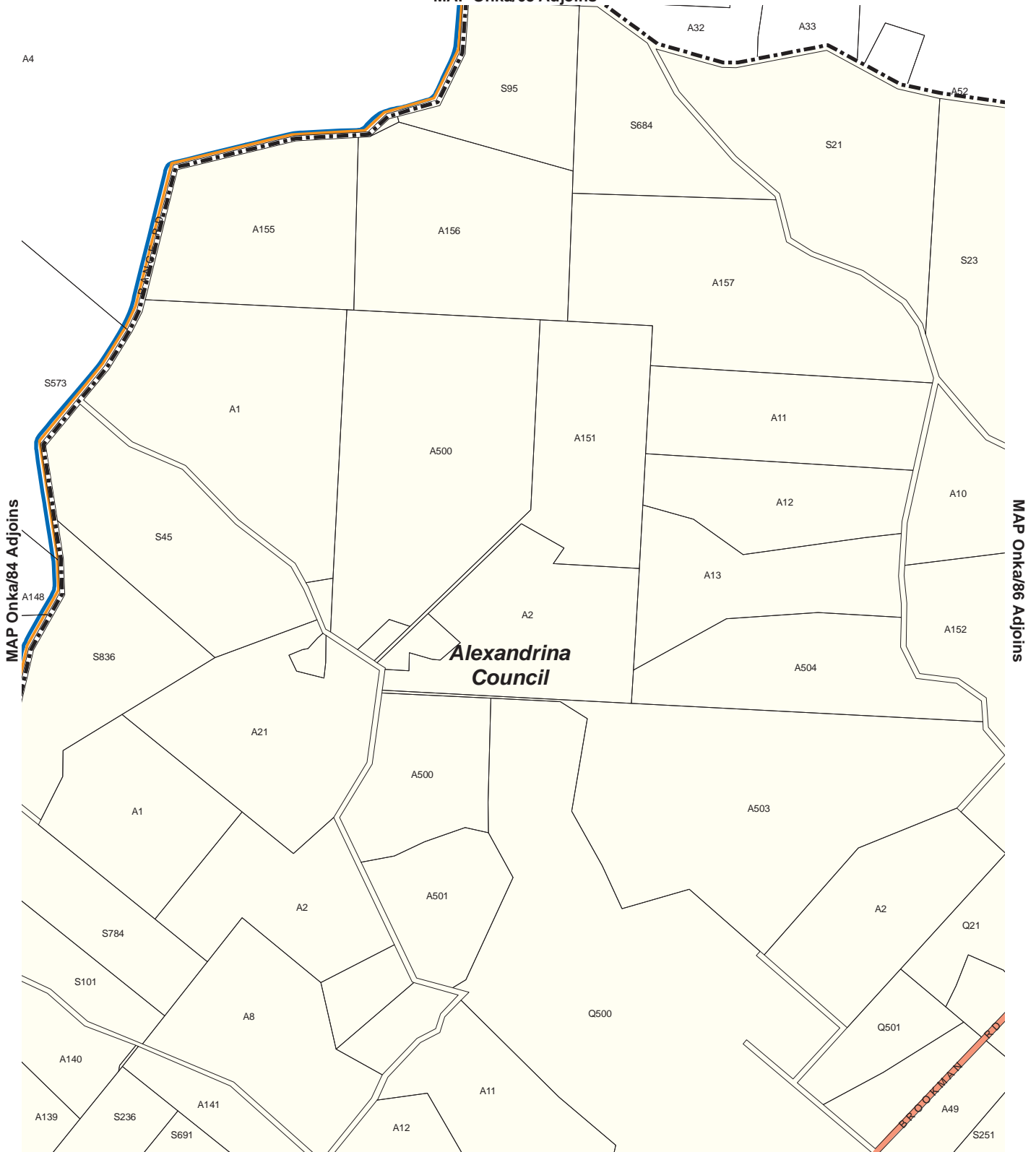
# Zone Map Onka/84



# Location Map Onka/85

----- Development Plan Boundary

MAP Onka/68 Adjoins



MAP Onka/1 Adjoins

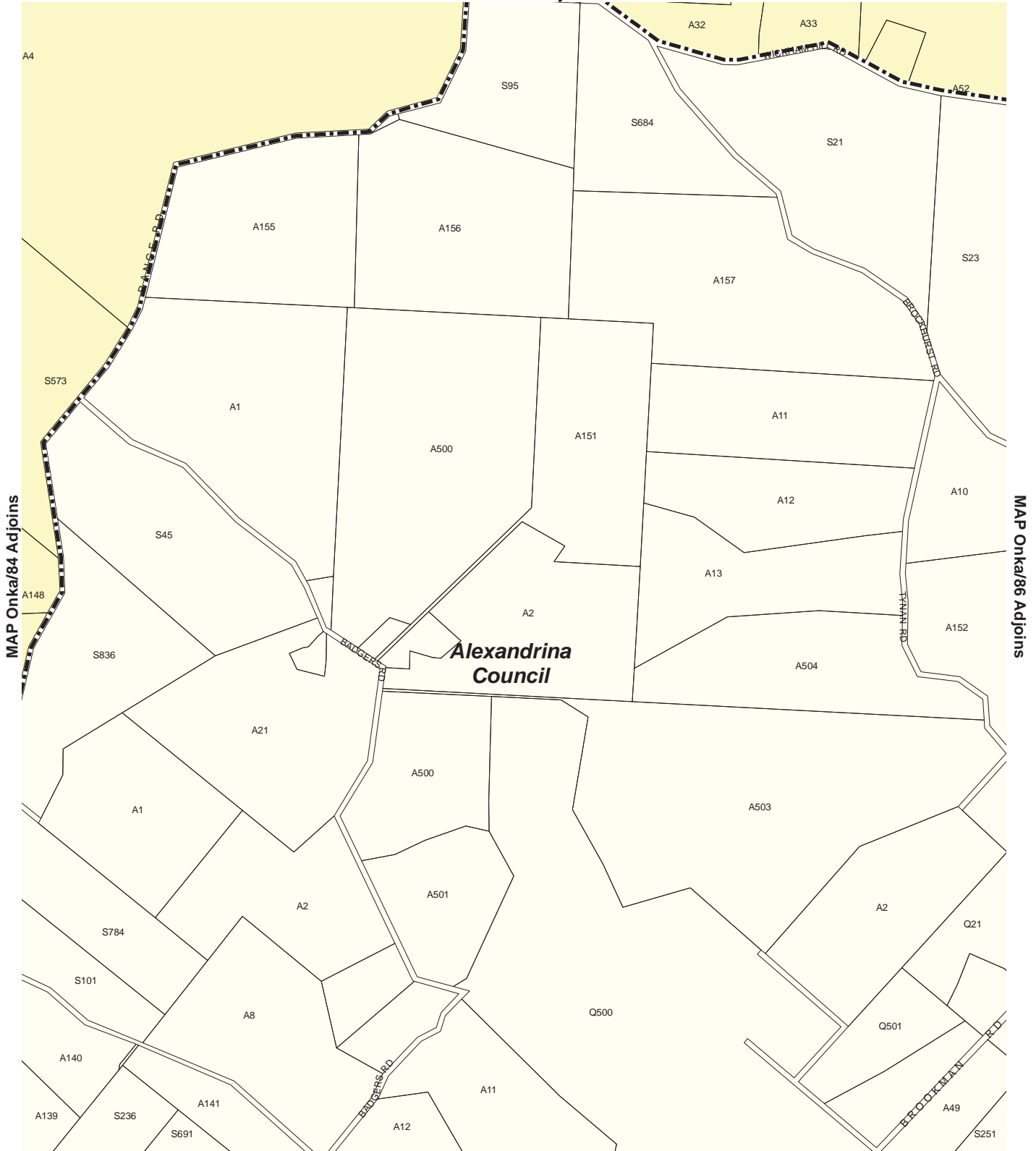


- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Distributor Roads
- Development Plan Boundary

# Overlay Map Onka/85

## TRANSPORT

MAP Onka/68 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.

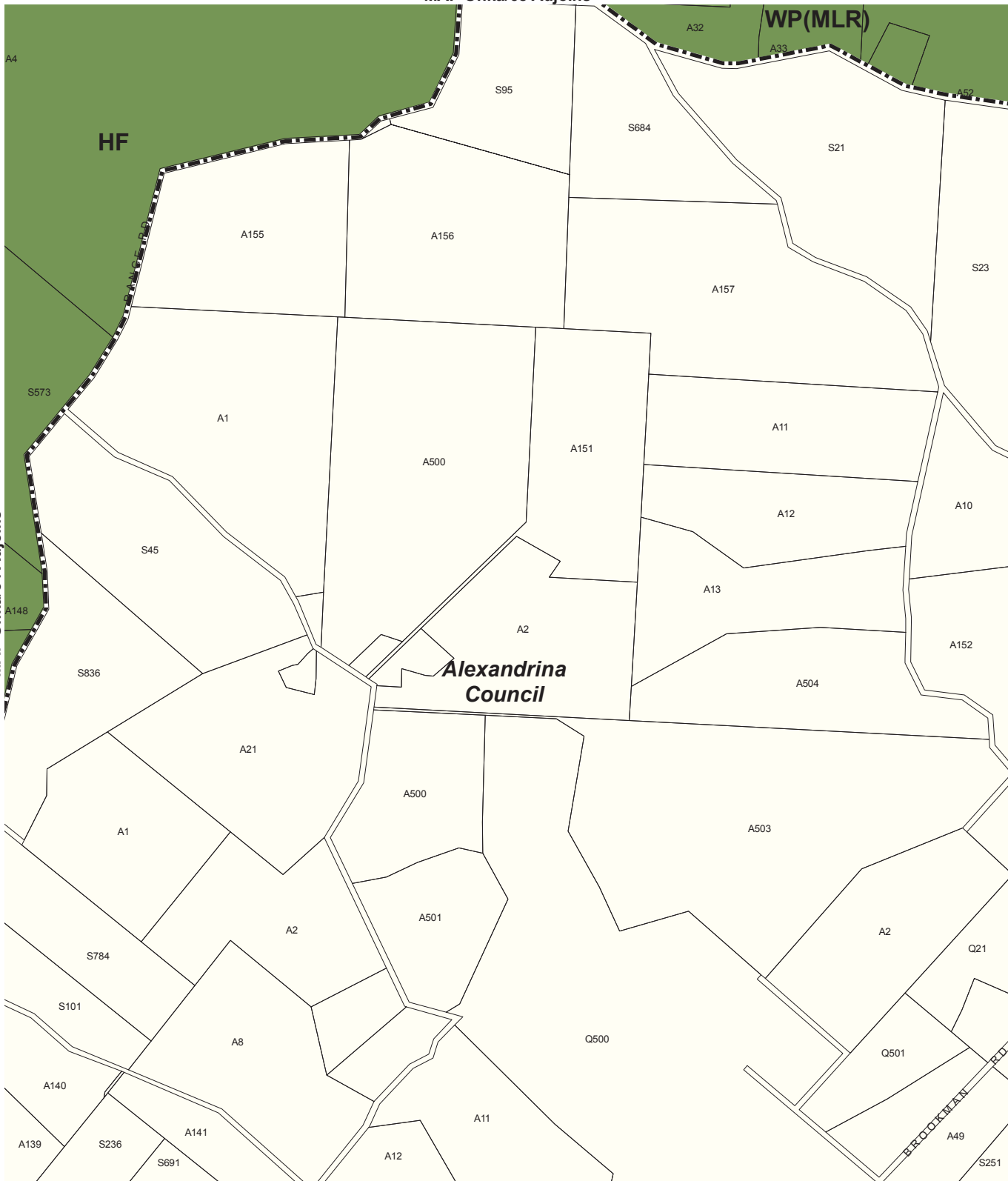


# Overlay Map Onka/85

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

MAP Onka/68 Adjoins



MAP Onka/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



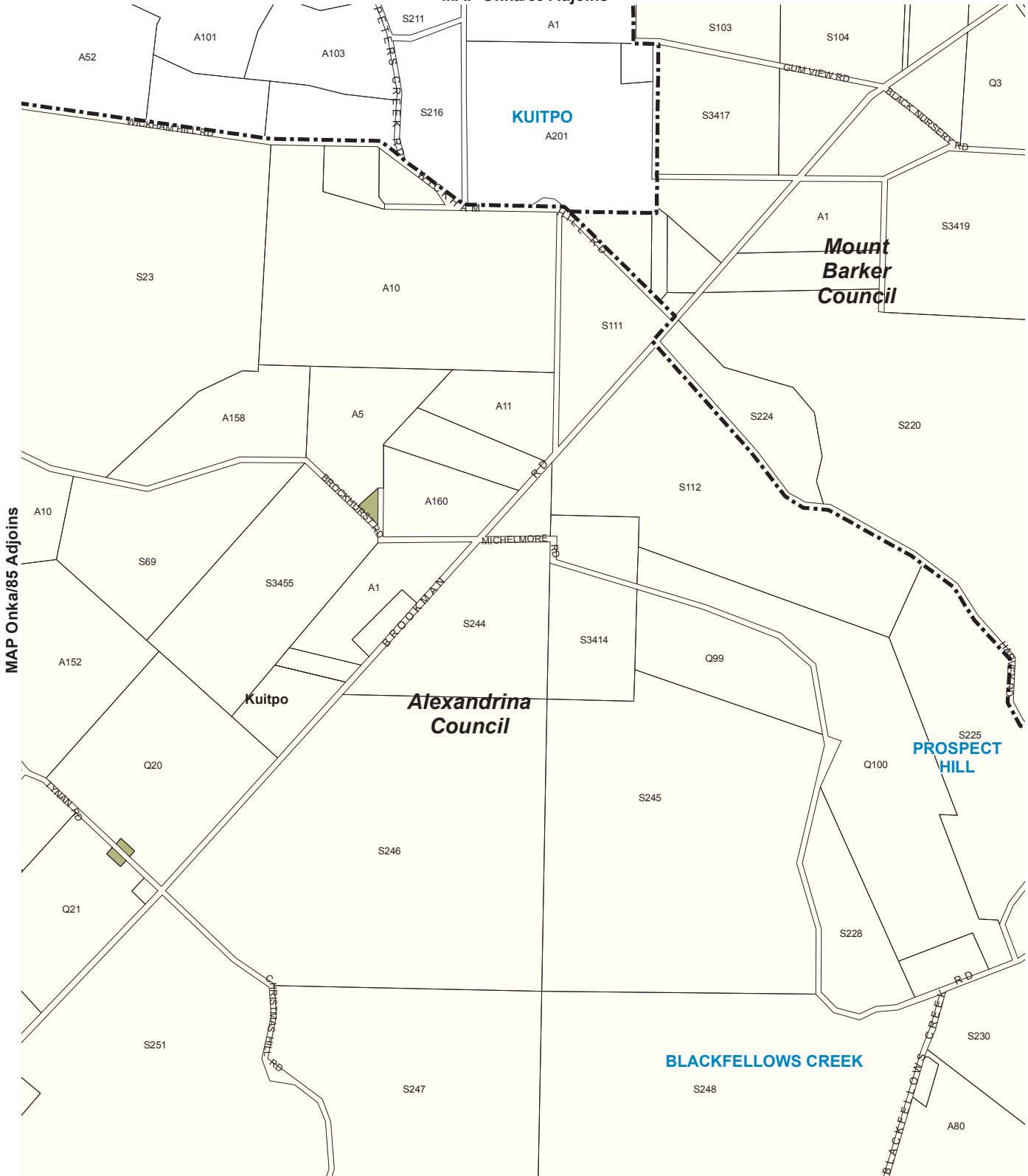
**Zones**

- HF Hills Face
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/85



MAP Onka/69 Adjoins





MAP Onka/85 Adjoins

MAP Onka/1 Adjoins

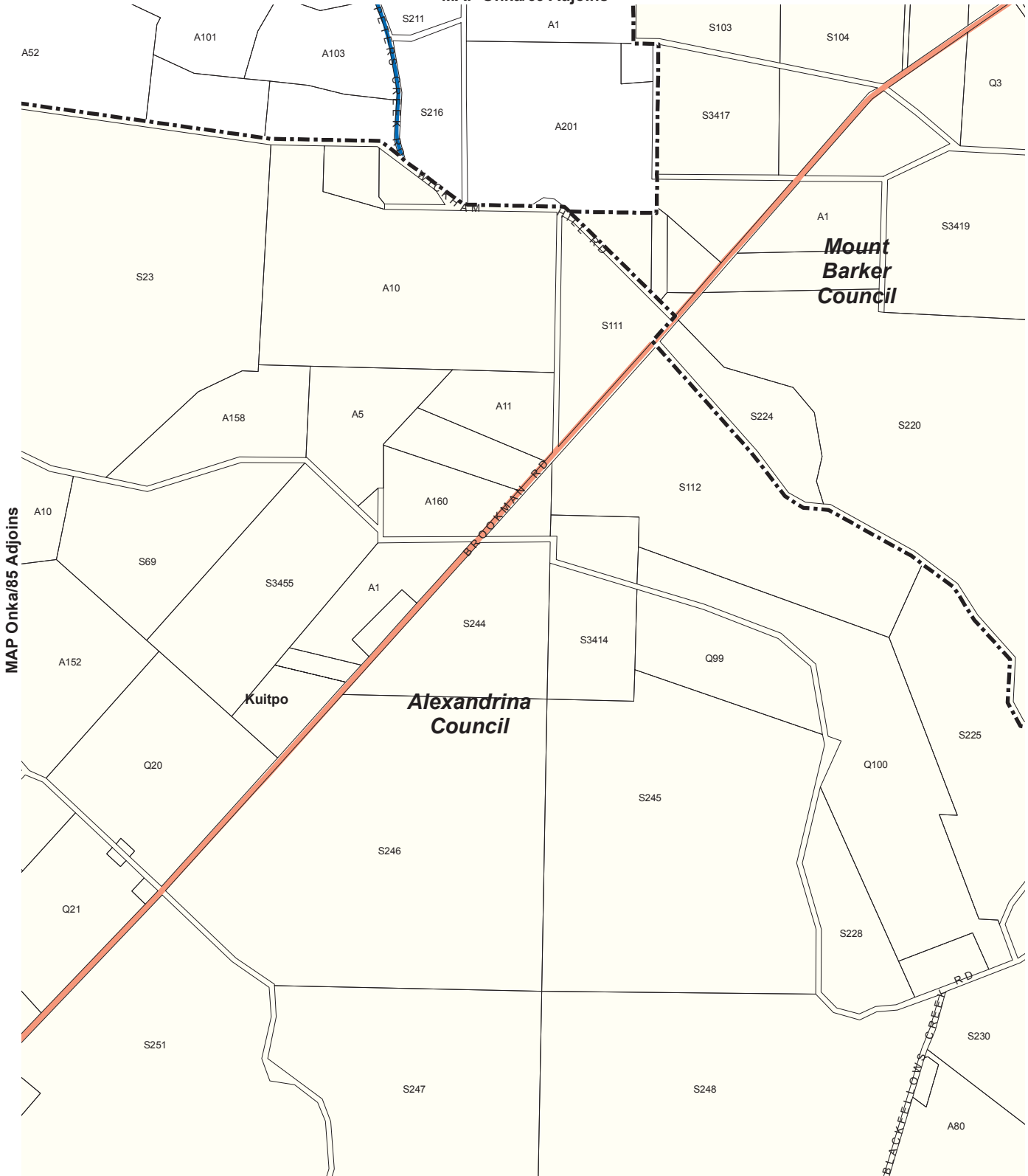
MAP Onka/1 Adjoins



# Location Map Onka/86

-  Local Reserves
-  Development Plan Boundary

MAP Onka/69 Adjoins



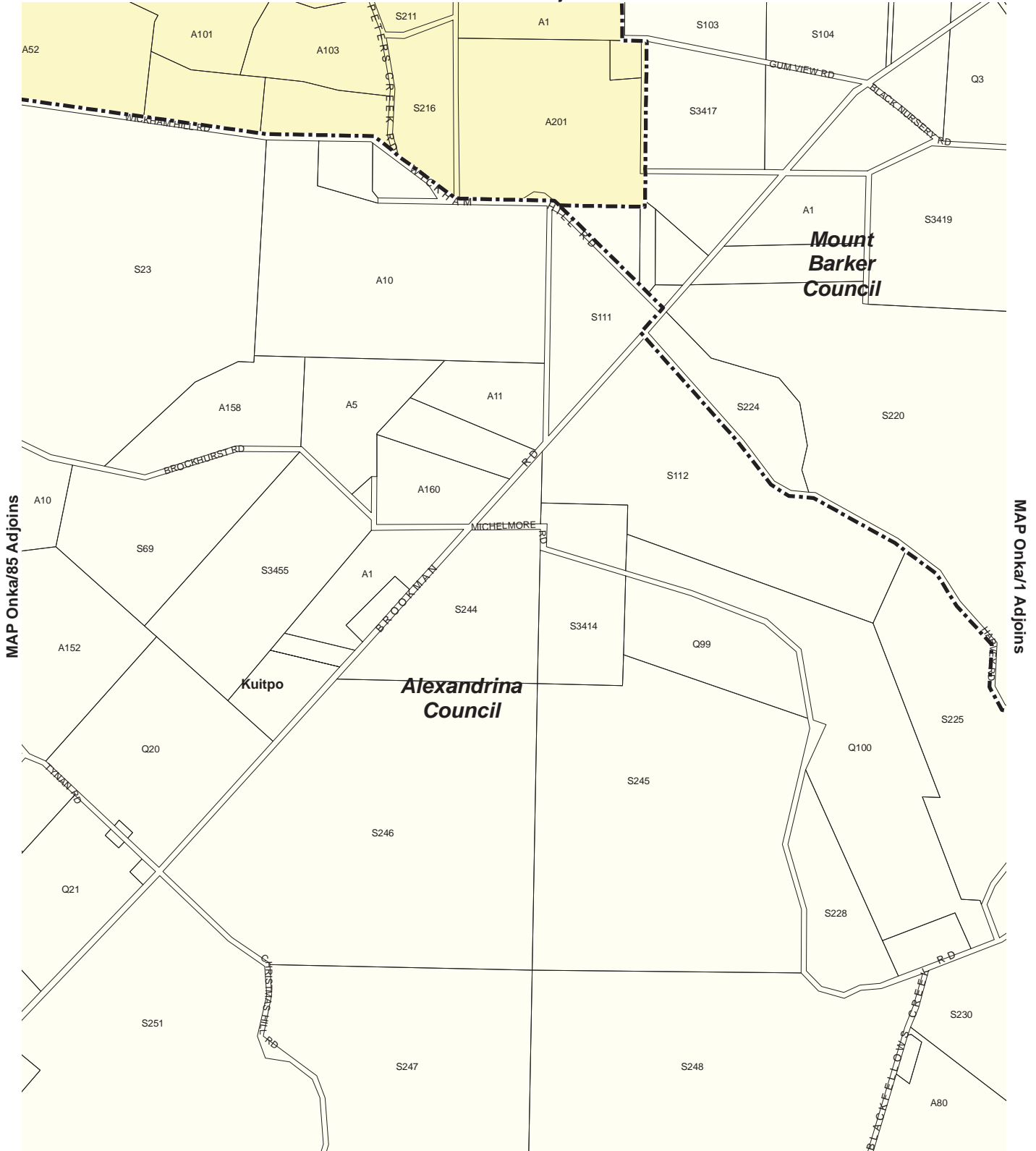
MAP Onka/1 Adjoins



# Overlay Map Onka/86 TRANSPORT

- Secondary Arterial Roads
- Distributor Roads
- Development Plan Boundary

MAP Onka/69 Adjoins



MAP Onka/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.

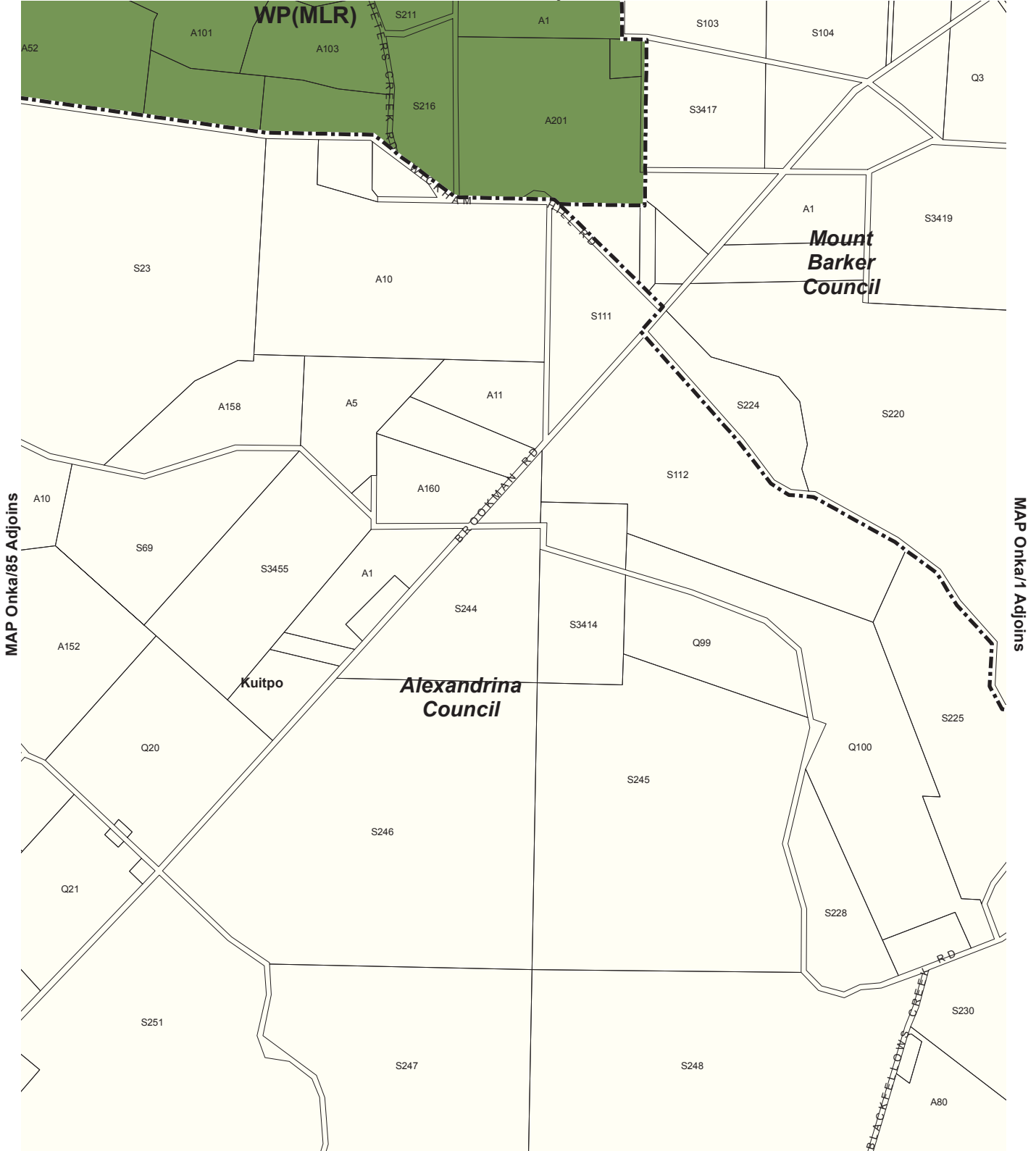


# Overlay Map Onka/86

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

MAP Onka/69 Adjoins



MAP Onka/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/86

Zones

WP(MLR) Watershed Protection (Mount Lofty Ranges)

Zone Boundary

Development Plan Boundary

MAP Onka/77 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/88 Adjoins



MAP Onka/91 Adjoins



# Location Map Onka/87

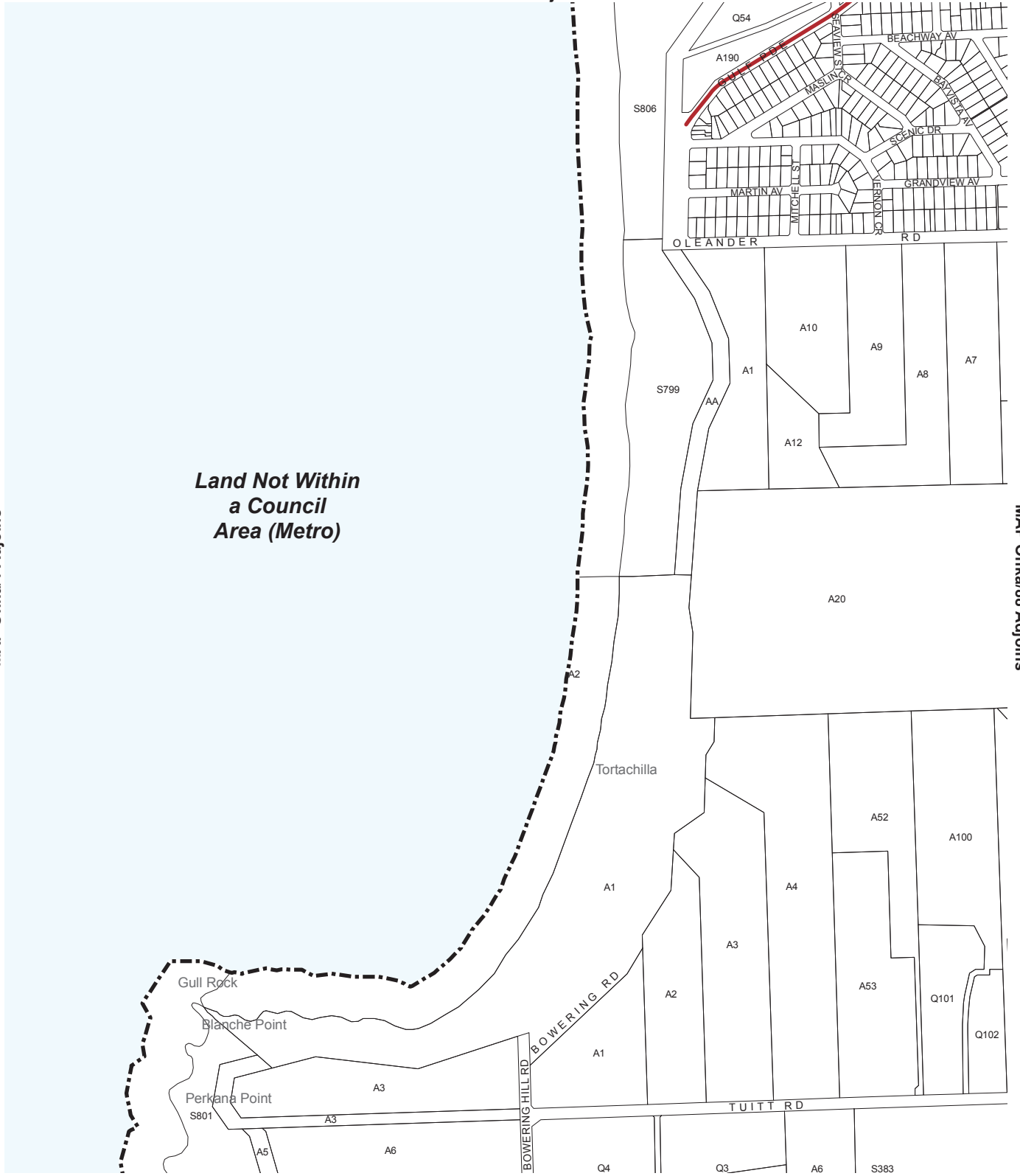
- Local Reserves
- Development Plan Boundary

MAP Onka/77 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/88 Adjoins



MAP Onka/91 Adjoins



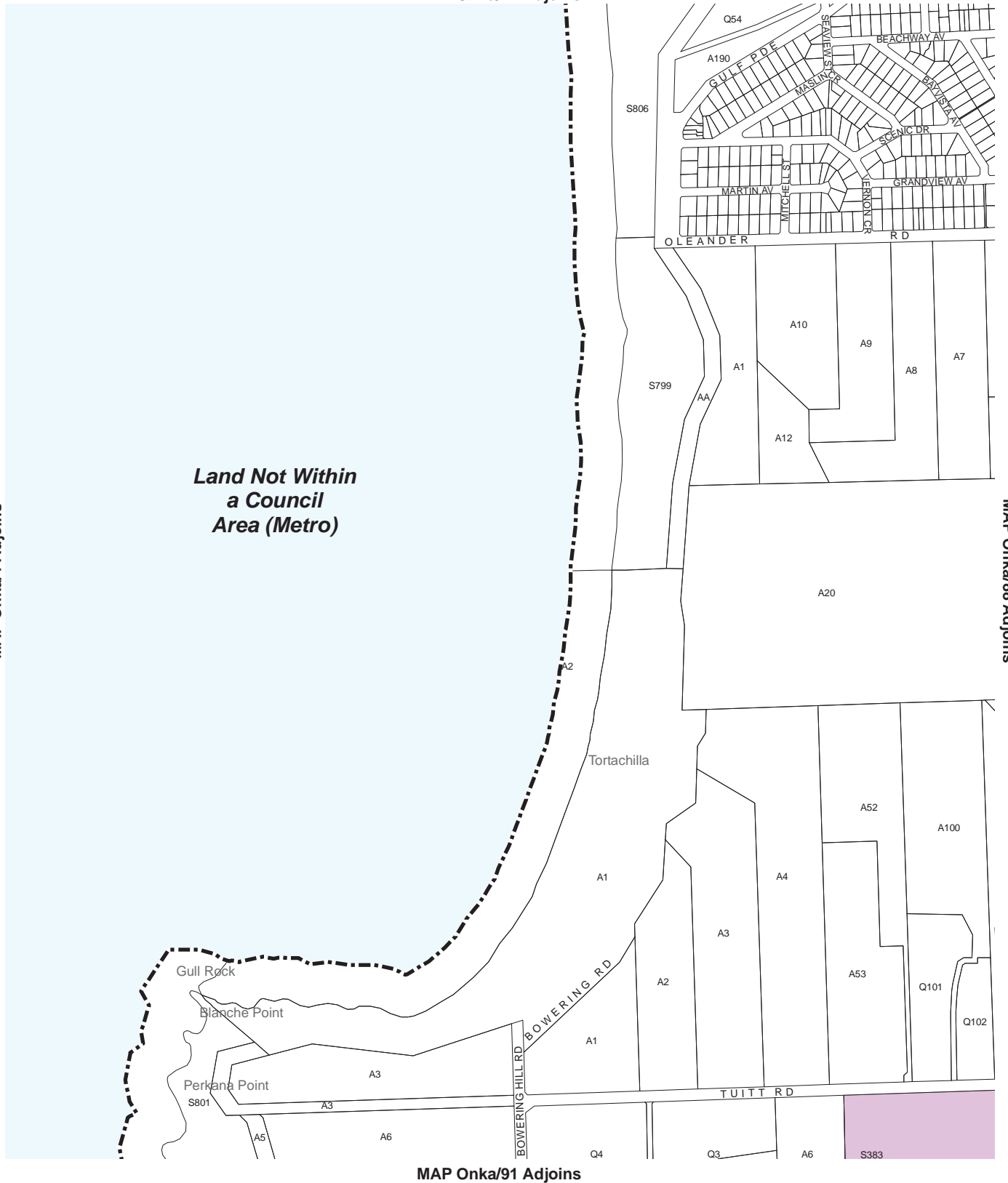
# Overlay Map Onka/87 TRANSPORT

- Collector Roads
- Development Plan Boundary

MAP Onka/77 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)



MAP Onka/88 Adjoins

MAP Onka/91 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/87 DEVELOPMENT CONSTRAINTS

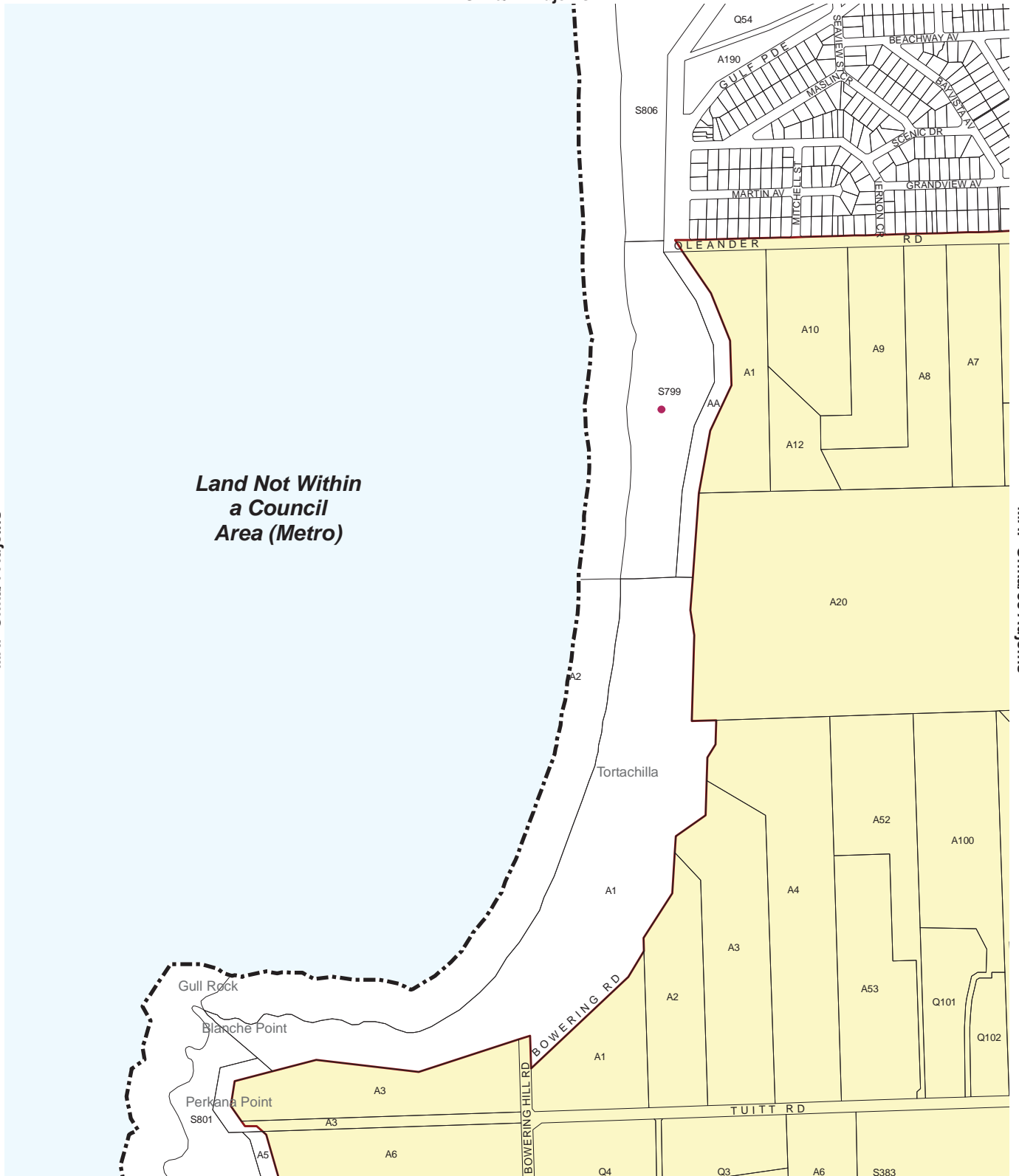
- Distributor (parcel identified for future road widening)
- Development Plan Boundary

MAP Onka/77 Adjoins

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/88 Adjoins



MAP Onka/91 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.

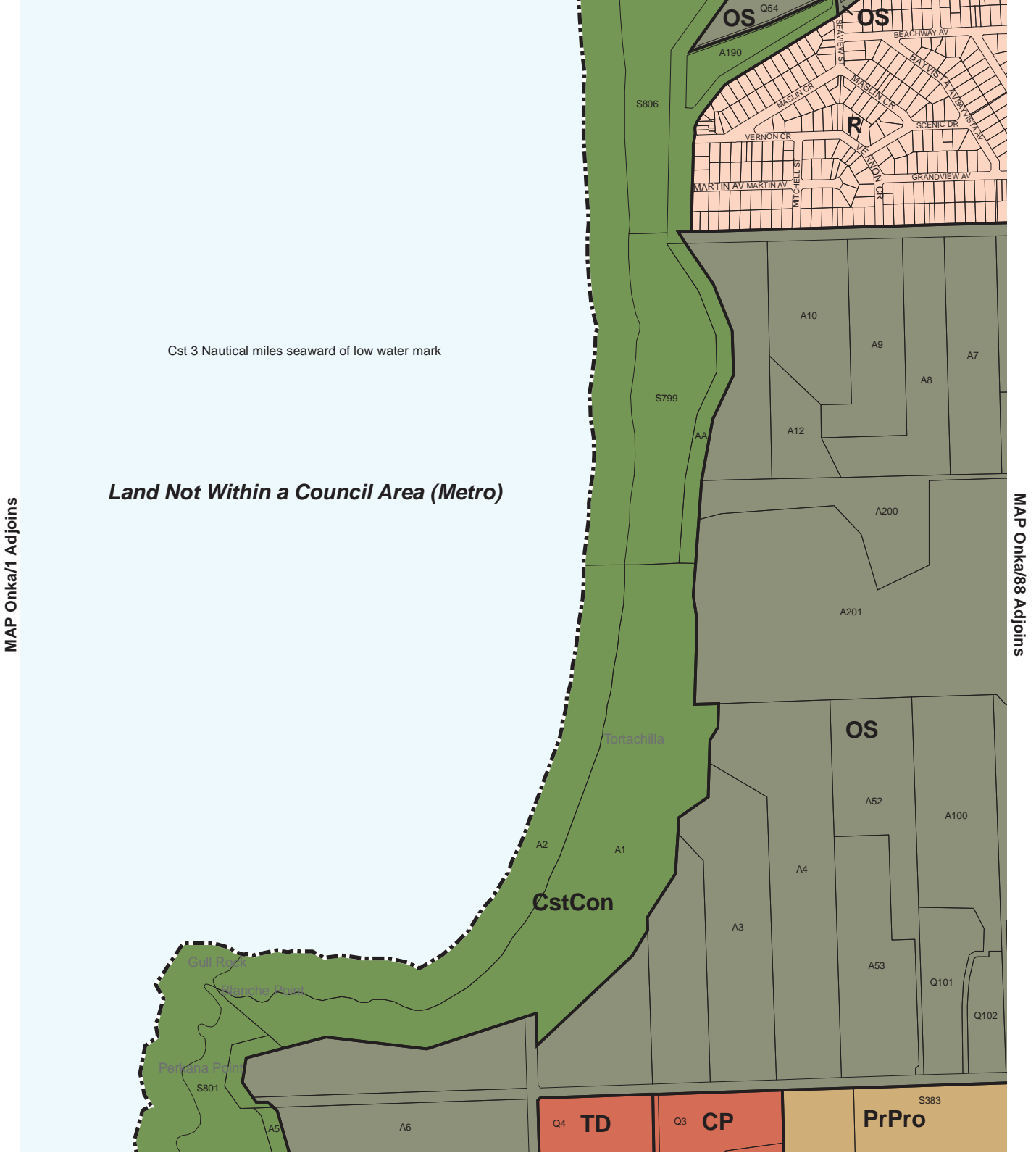


# Overlay Map Onka/87 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Character Preservation District
- Development Plan Boundary



MAP Onka/77 Adjoins



Cst 3 Nautical miles seaward of low water mark

Land Not Within a Council Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/88 Adjoins

MAP Onka/91 Adjoins

Lamberts Conformal Conic Projection, GDA94



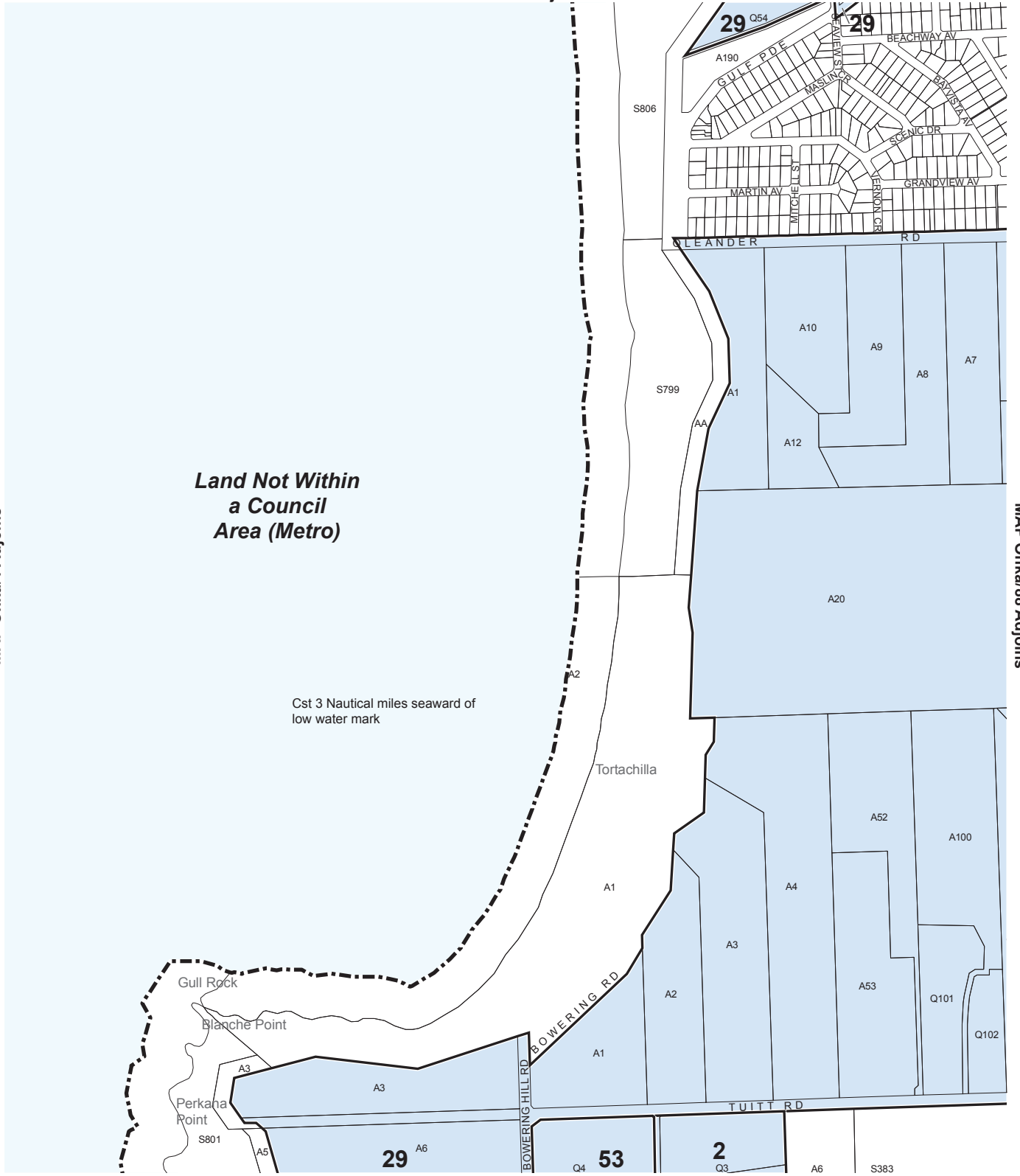
Zones

- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- OS Open Space
- PrPro Primary Production
- R Residential
- TD Tourism Development
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/87

MAP Onka/77 Adjoins

MAP Onka/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 2 Maslin Beach Policy Area
  - 29 Seascape Policy Area
  - 53 Maslin Beach Policy Area



# Policy Area Map Onka/87

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/78 Adjoins



0 500m

# Location Map Onka/88

- Potential future railway corridor
- Local Reserves

MAP Onka/78 Adjoins



MAP Onka/92 Adjoins



# Overlay Map Onka/88 TRANSPORT

- Secondary Arterial Roads
- Distributor Roads

MAP Onka/78 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



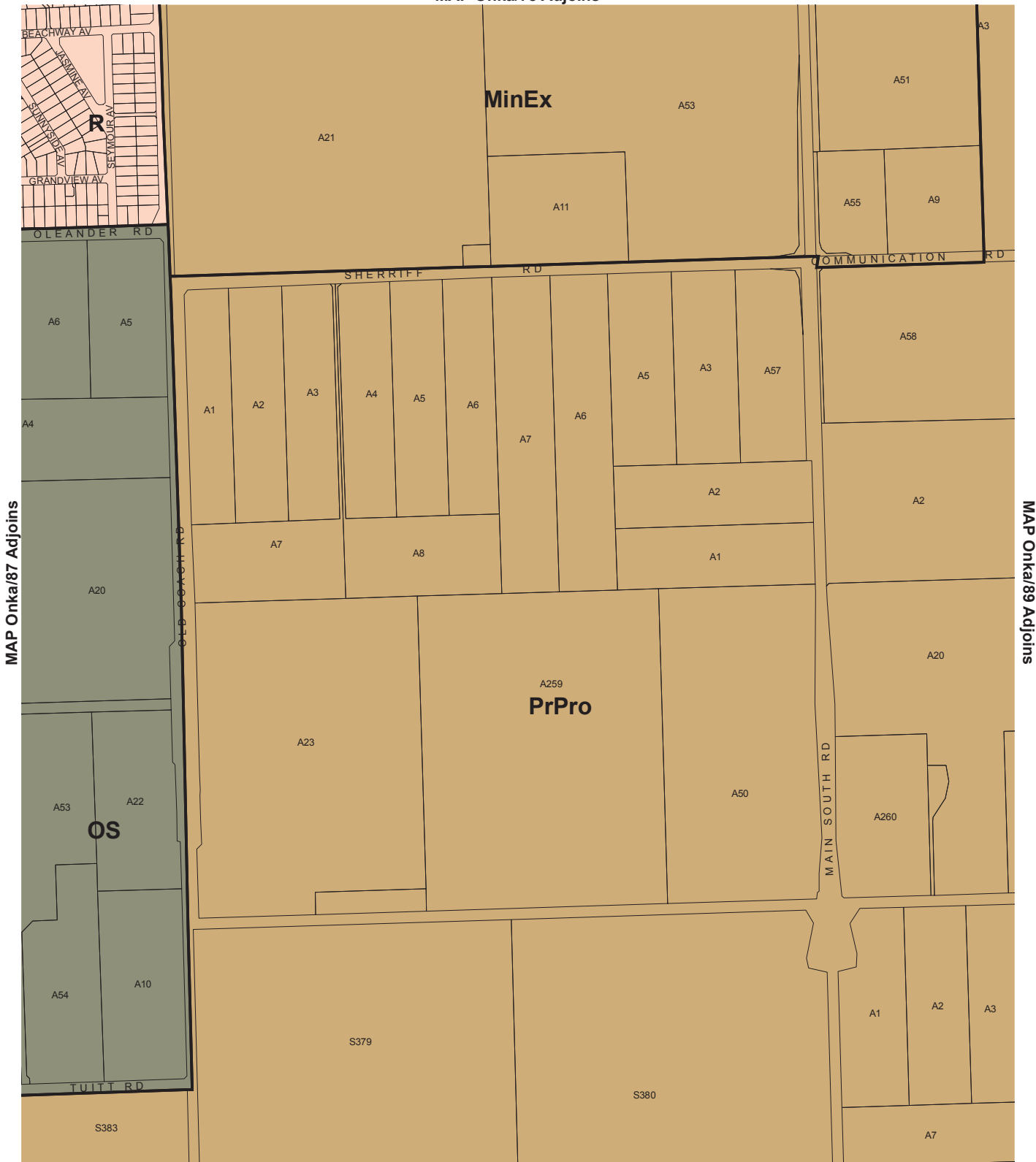
# Overlay Map Onka/88

## DEVELOPMENT CONSTRAINTS

Distributor (parcel identified for future road widening)



MAP Onka/78 Adjoins



MAP Onka/92 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- MinEx Mineral Extraction
  - OS Open Space
  - PrPro Primary Production
  - R Residential
  - Zone Boundary

# Zone Map Onka/88

MAP Onka/78 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
29 Seascape Policy Area



# Policy Area Map Onka/88

 Policy Area Boundary




MAP Onka/79 Adjoins



MAP Onka/93 Adjoins



# Location Map Onka/89

 Local Reserves

MAP Onka/79 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 Onka/89

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/79 Adjoins



Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/89

**Zones**

- PrPro Primary Production
- Zone Boundary

*Land Not Within  
a Council  
Area (Metro)*



# Location Map Onka/90

- Local Reserves
- Development Plan Boundary

MAP Onka/1 Adjoins

MAP Onka/91 Adjoins

*Land Not Within  
a Council  
Area (Metro)*



MAP Onka/99 Adjoins



# Overlay Map Onka/90 TRANSPORT

- Collector Roads
- Development Plan Boundary

MAP Onka/1 Adjoins

MAP Onka/91 Adjoins

*Land Not Within  
a Council  
Area (Metro)*





MAP Onka/99 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.

Historic Conservation Area  
5 Port Willunga/Aldinga

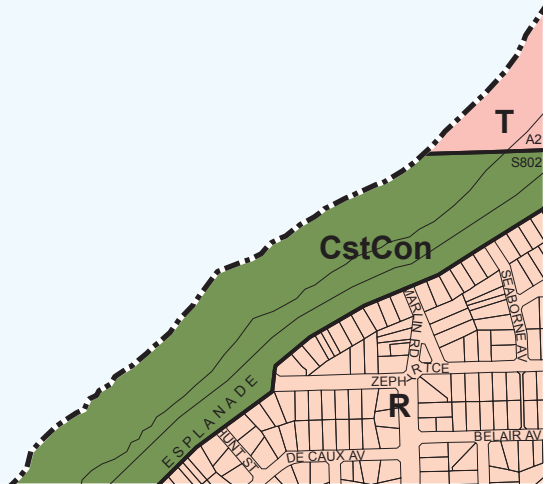


# Overlay Map Onka/90 HERITAGE AND CHARACTER PRESERVATION DISTRICT

-  Historic Conservation Area
-  Development Plan Boundary

**Land Not Within  
a Council  
Area (Metro)**

Cst 3 Nautical miles seaward of  
low water mark



**Zones**

- CstCon Coastal Conservation
- R Residential
- T Township
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/90

MAP Onka/1 Adjoins

MAP Onka/91 Adjoins

**Land Not Within  
a Council  
Area (Metro)**

Cst 3 Nautical miles seaward of  
low water mark



MAP Onka/99 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
62 Port Willunga/Aldinga Policy Area



# Policy Area Map Onka/90

- Policy Area Boundary
- Development Plan Boundary



MAP Onka/1 Adjoins

MAP Onka/91 Adjoins

**Land Not Within  
a Council  
Area (Metro)**

Cst 3 Nautical miles seaward of  
low water mark





MAP Onka/99 Adjoins

Lamberts Conformal Conic Projection, GDA94

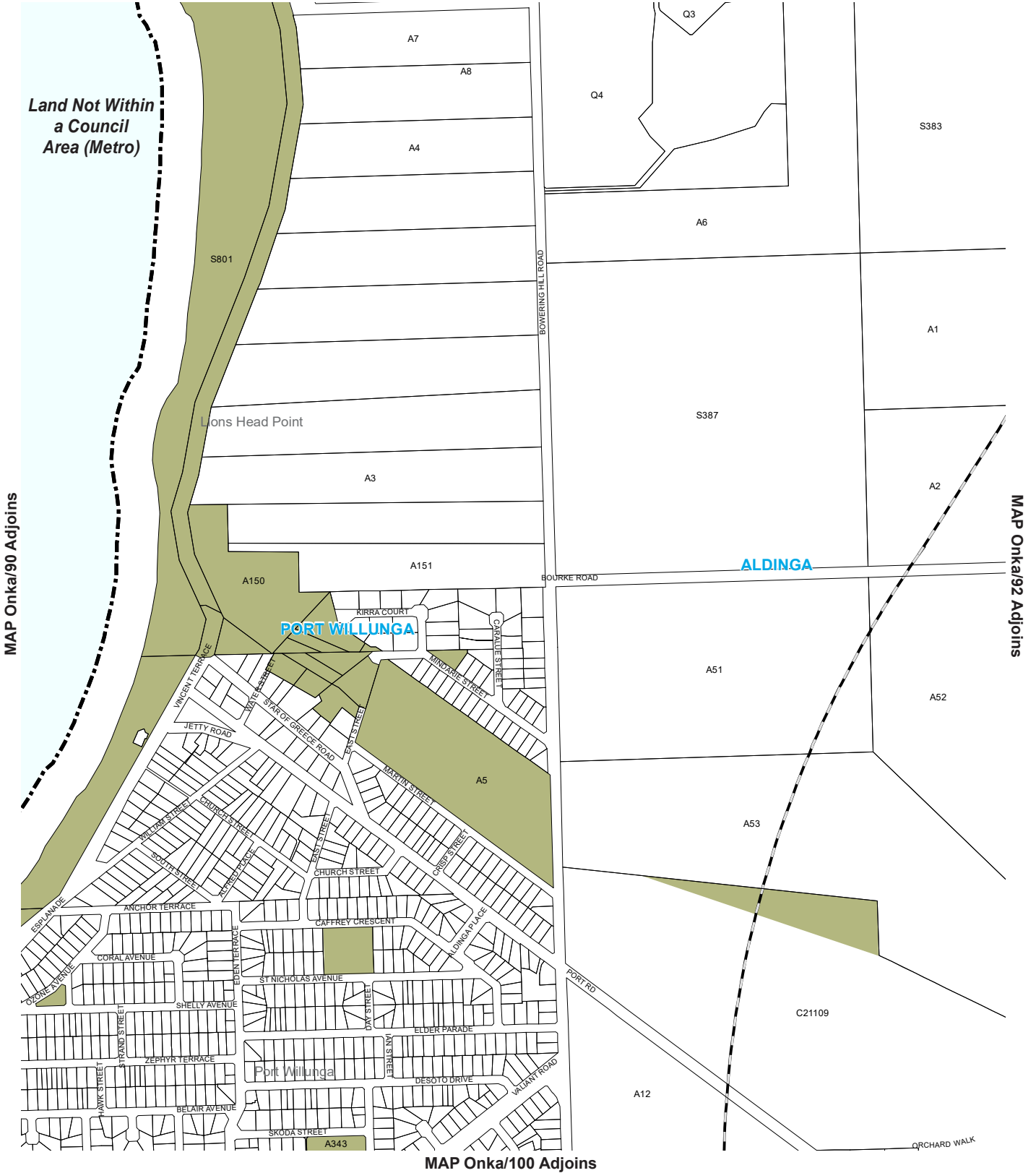
**Precinct**  
31 Port Willunga Foreshore Precinct



# Precinct Map Onka/90

-  Precinct Boundary
-  Development Plan Boundary

MAP Onka/87 Adjoins



# Location Map Onka/91

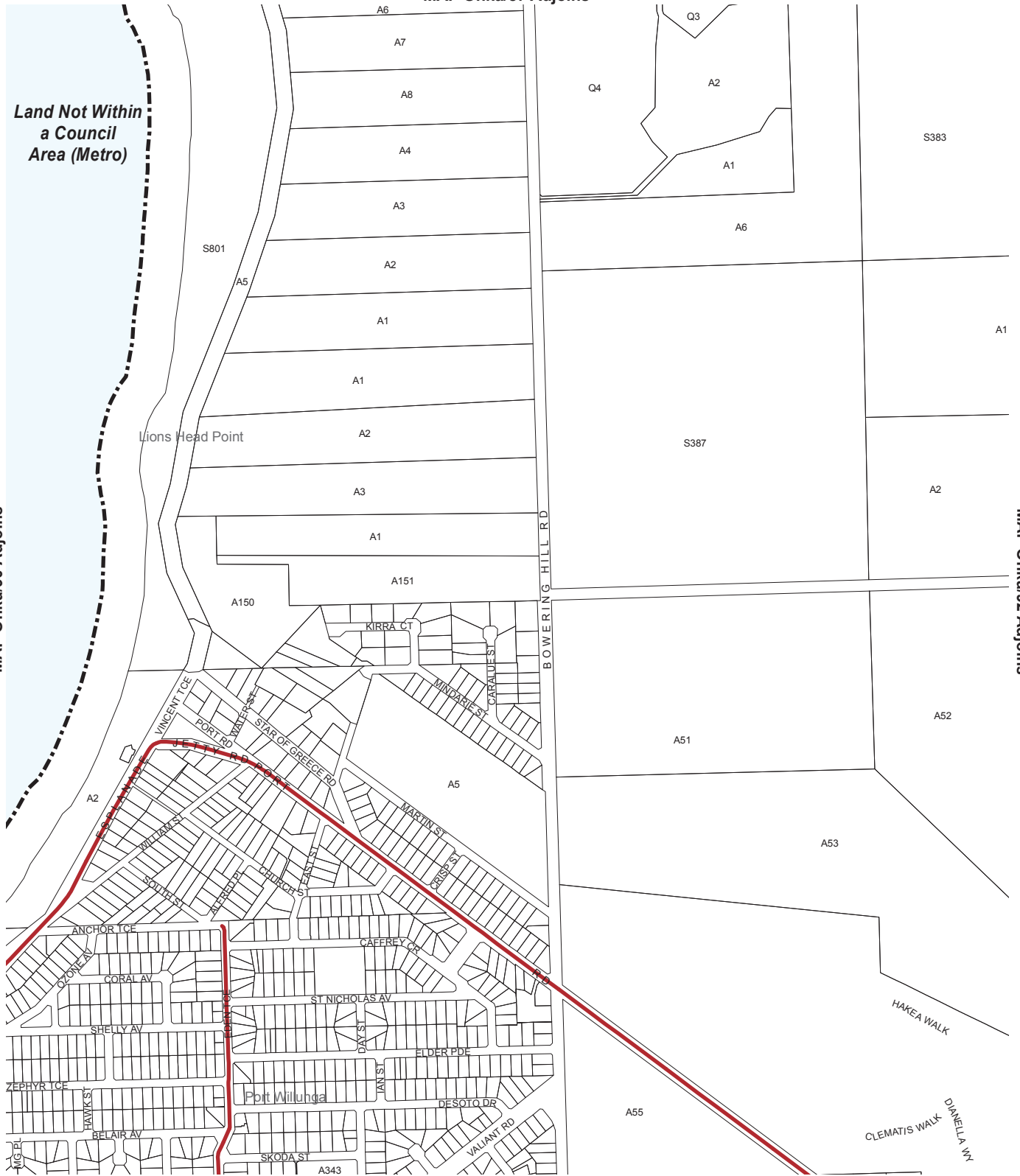
-  Potential future railway corridor
-  Local Reserves
-  Development Plan Boundary

MAP Onka/87 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/90 Adjoins

MAP Onka/92 Adjoins



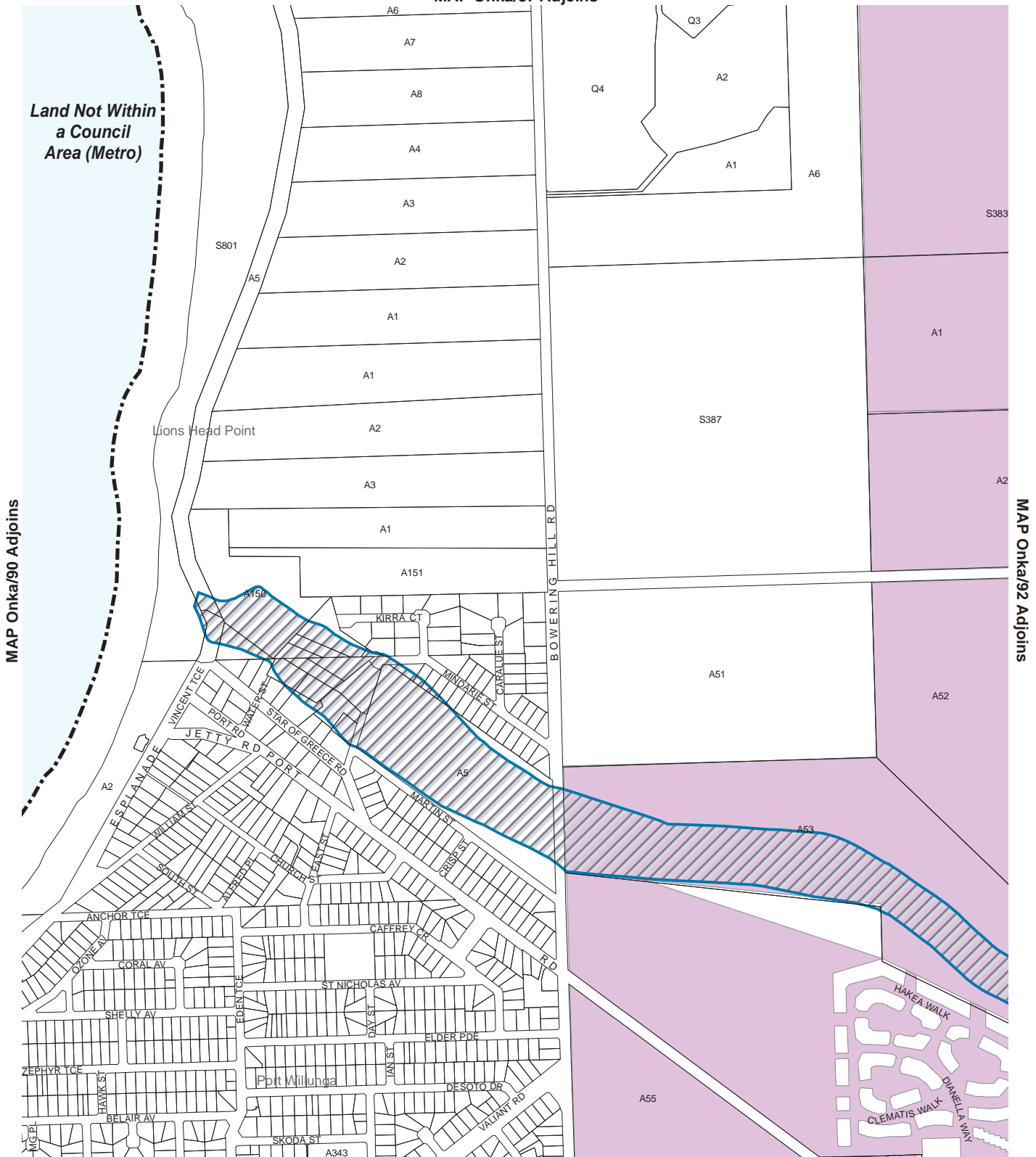
MAP Onka/100 Adjoins






# Overlay Map Onka/91 TRANSPORT

- Collector Roads
- Development Plan Boundary

MAP Onka/87 Adjoins



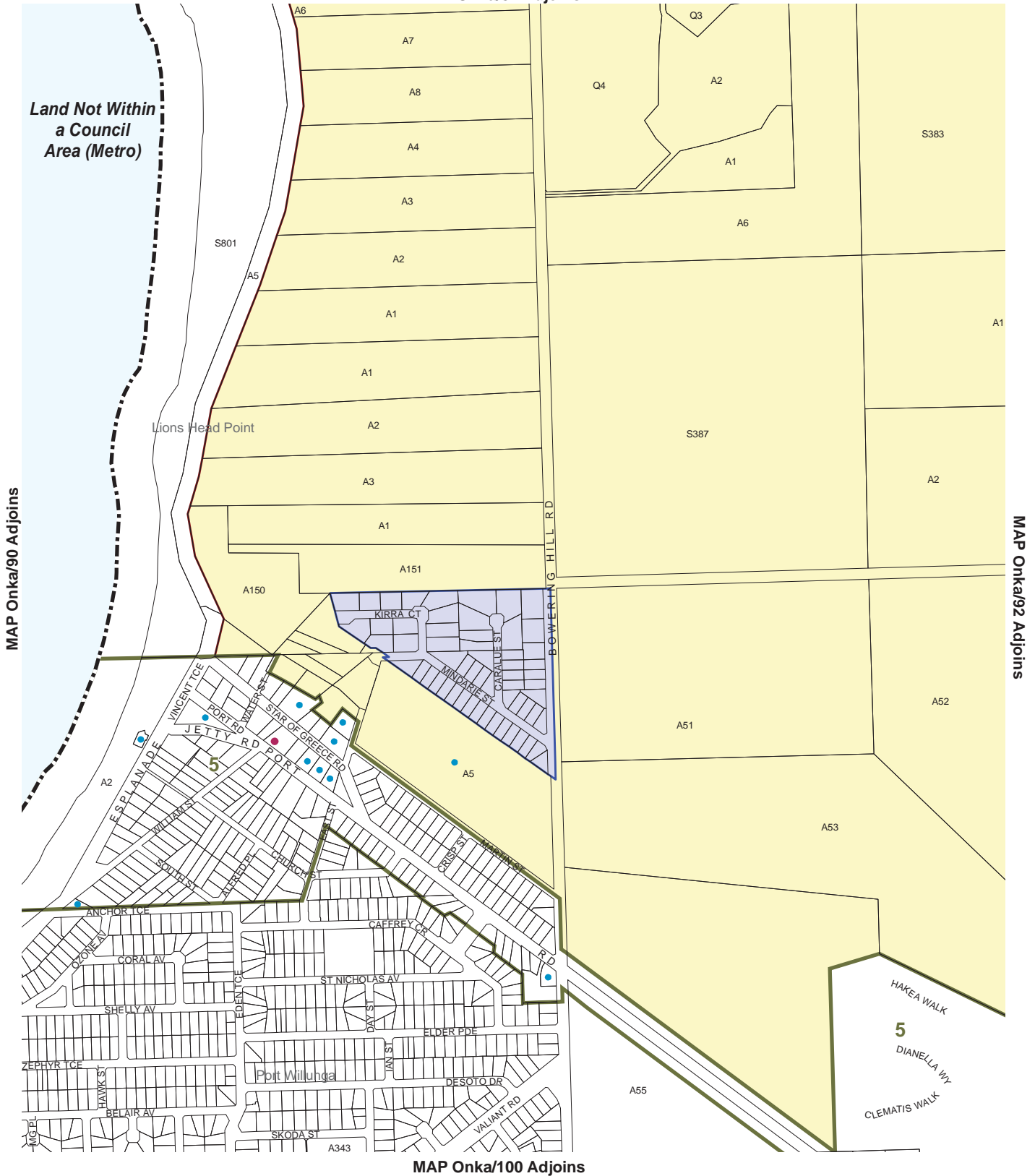
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary



# Overlay Map Onka/91 DEVELOPMENT CONSTRAINTS

MAP Onka/87 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.

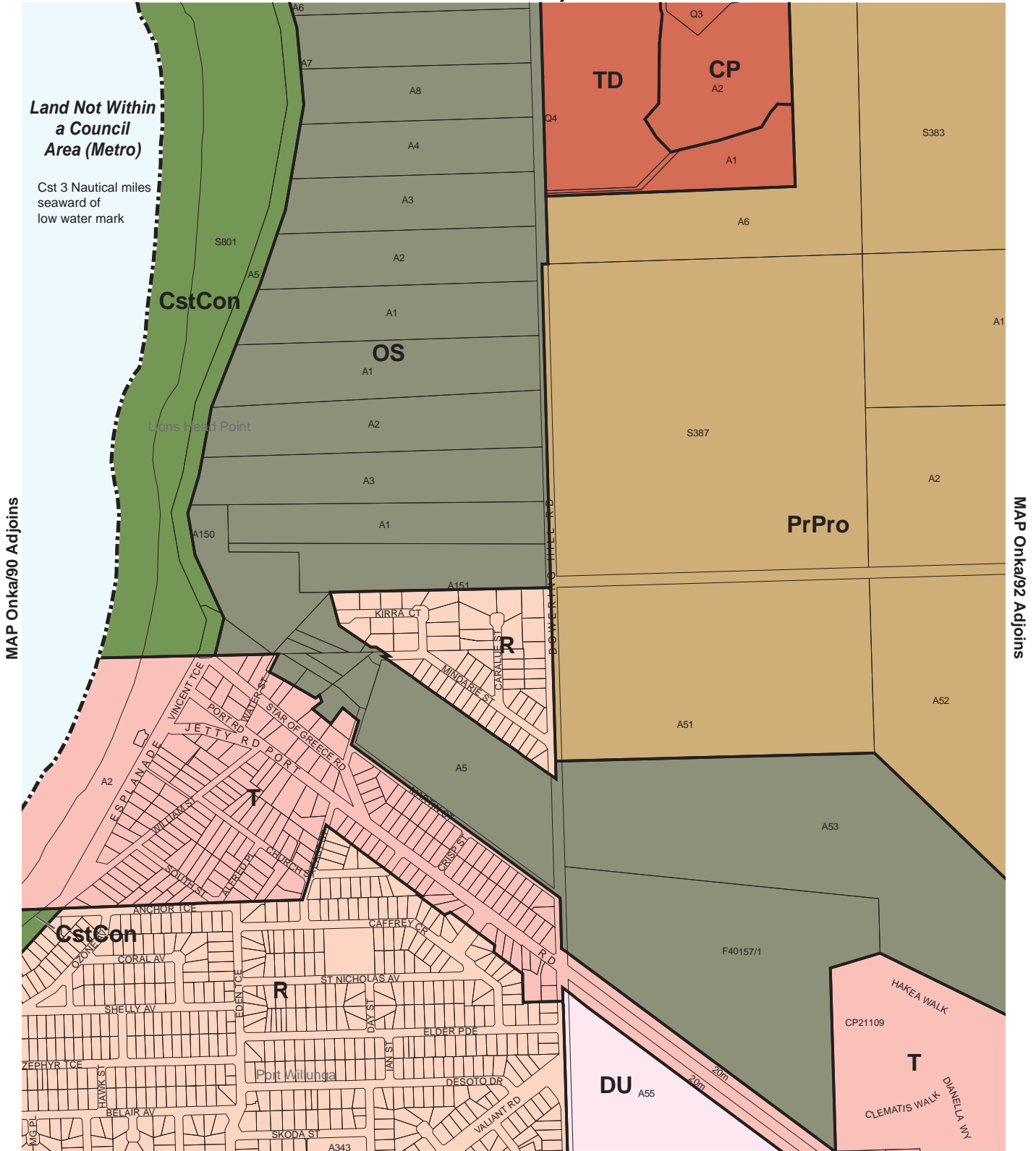
Historic Conservation Area  
5 Port Willunga/Aldinga

- State heritage place
- Local heritage place
- Historic Conservation Area
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

# Overlay Map Onka/91

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/87 Adjoins



Land Not Within  
a Council  
Area (Metro)

Cst 3 Nautical miles  
seaward of  
low water mark

MAP Onka/90 Adjoins

MAP Onka/92 Adjoins

MAP Onka/100 Adjoins

Lamberts Conformal Conic Projection, GDA94

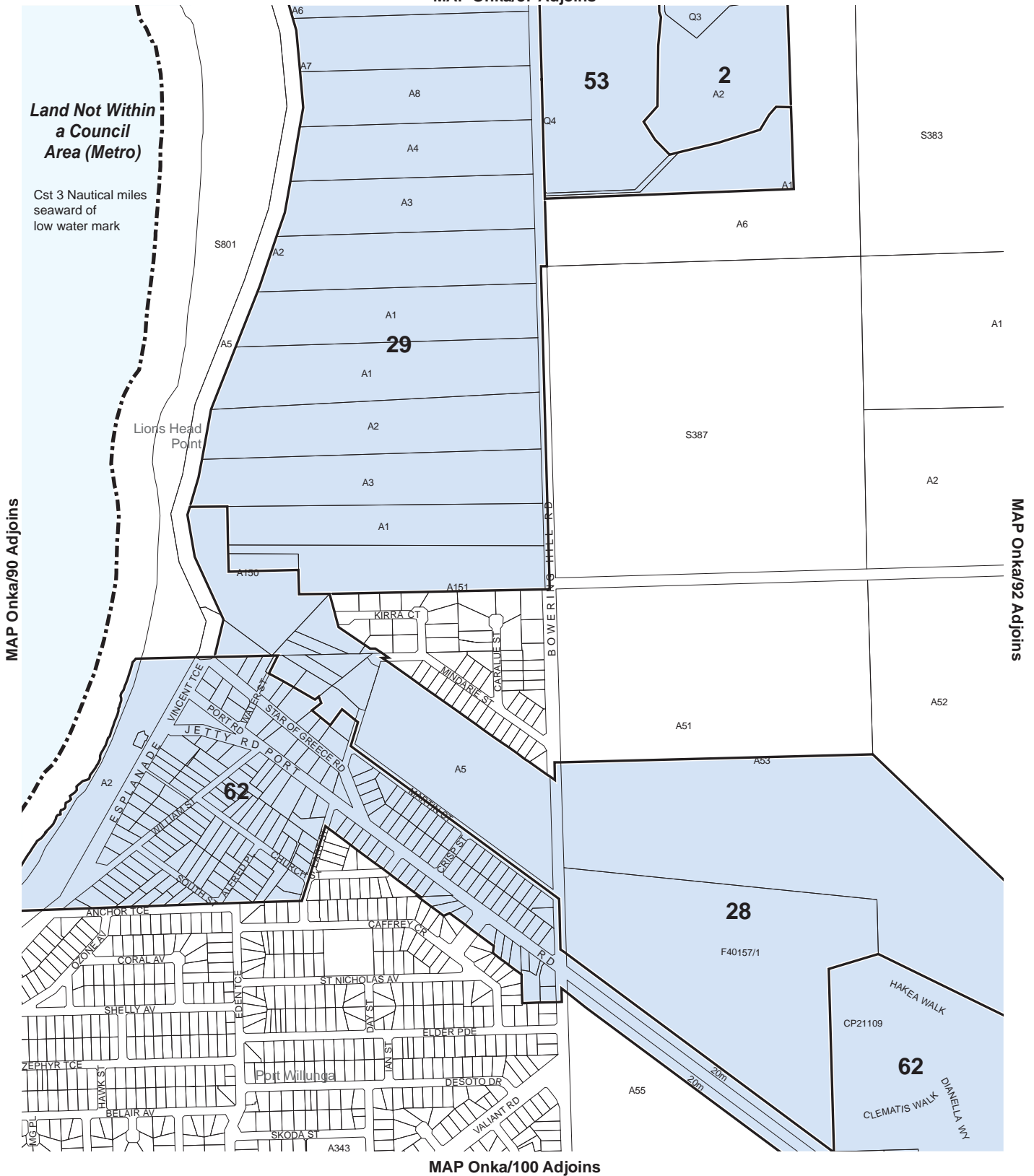
Zones

- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- DU Deferred Urban
- OS Open Space
- PrPro Primary Production
- R Residential
- TD Tourism Development
- T Township
- Zone Boundary
- Development Plan Boundary



# Zone Map Onka/91

MAP Onka/87 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

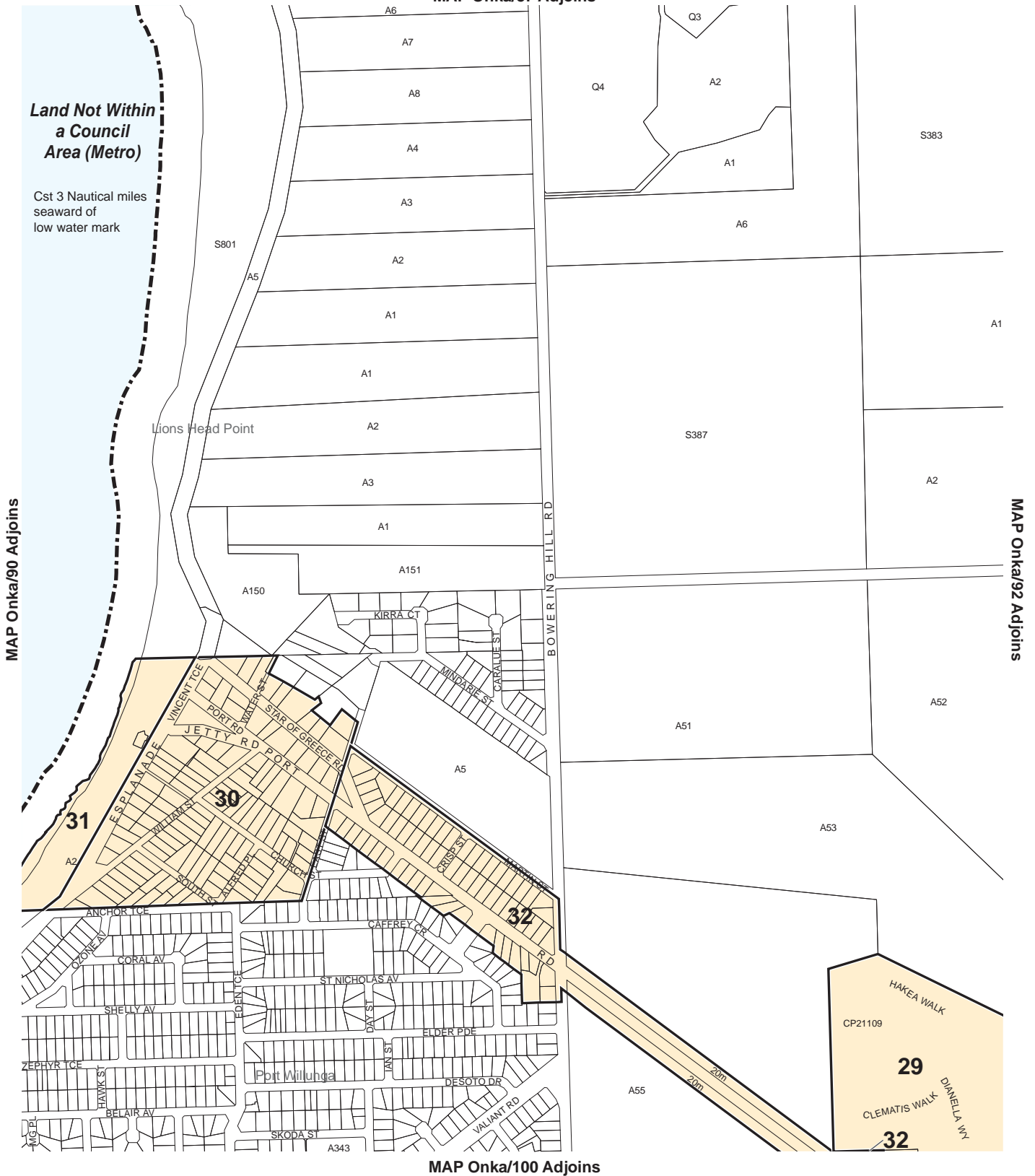
- 2** Maslin Beach Policy Area
- 28** Port Willunga Creek Policy Area
- 29** Seascape Policy Area
- 53** Maslin Beach Policy Area
- 62** Port Willunga/Aldinga Policy Area



# Policy Area Map Onka/91

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/87 Adjoins



Land Not Within a Council Area (Metro)

Cst 3 Nautical miles seaward of low water mark

MAP Onka/90 Adjoins

MAP Onka/92 Adjoins

MAP Onka/100 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 29 Aldinga Village Precinct
  - 30 Port Willunga Precinct
  - 31 Port Willunga Foreshore Precinct
  - 32 Old Port Road Precinct



# Precinct Map Onka/91



- Precinct Boundary
- Development Plan Boundary



MAP Onka/88 Adjoins

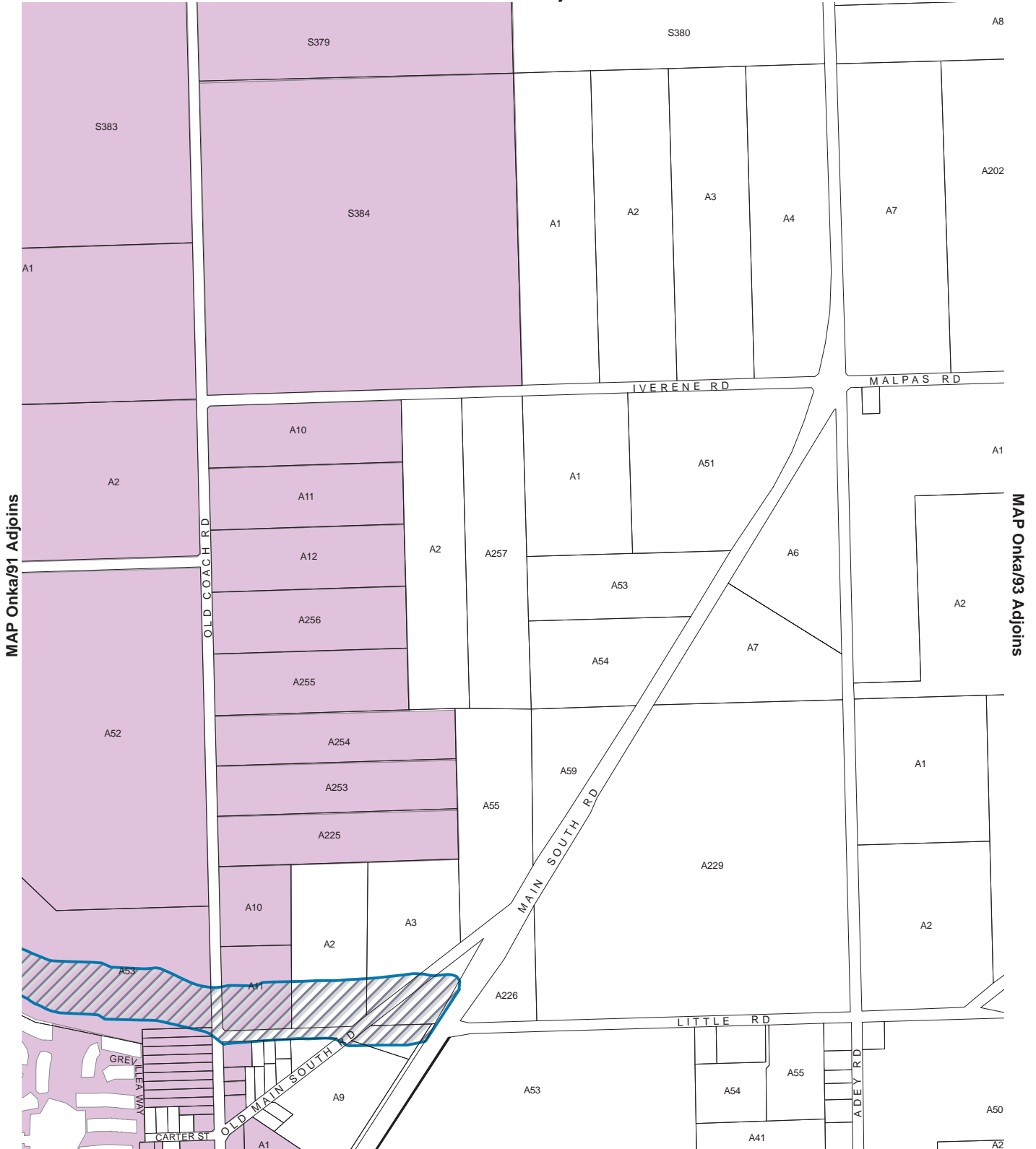


# Location Map Onka/92



-  Potential future railway corridor
-  Local Reserves



MAP Onka/88 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I.
-  Distributor (parcel identified for future road widening)

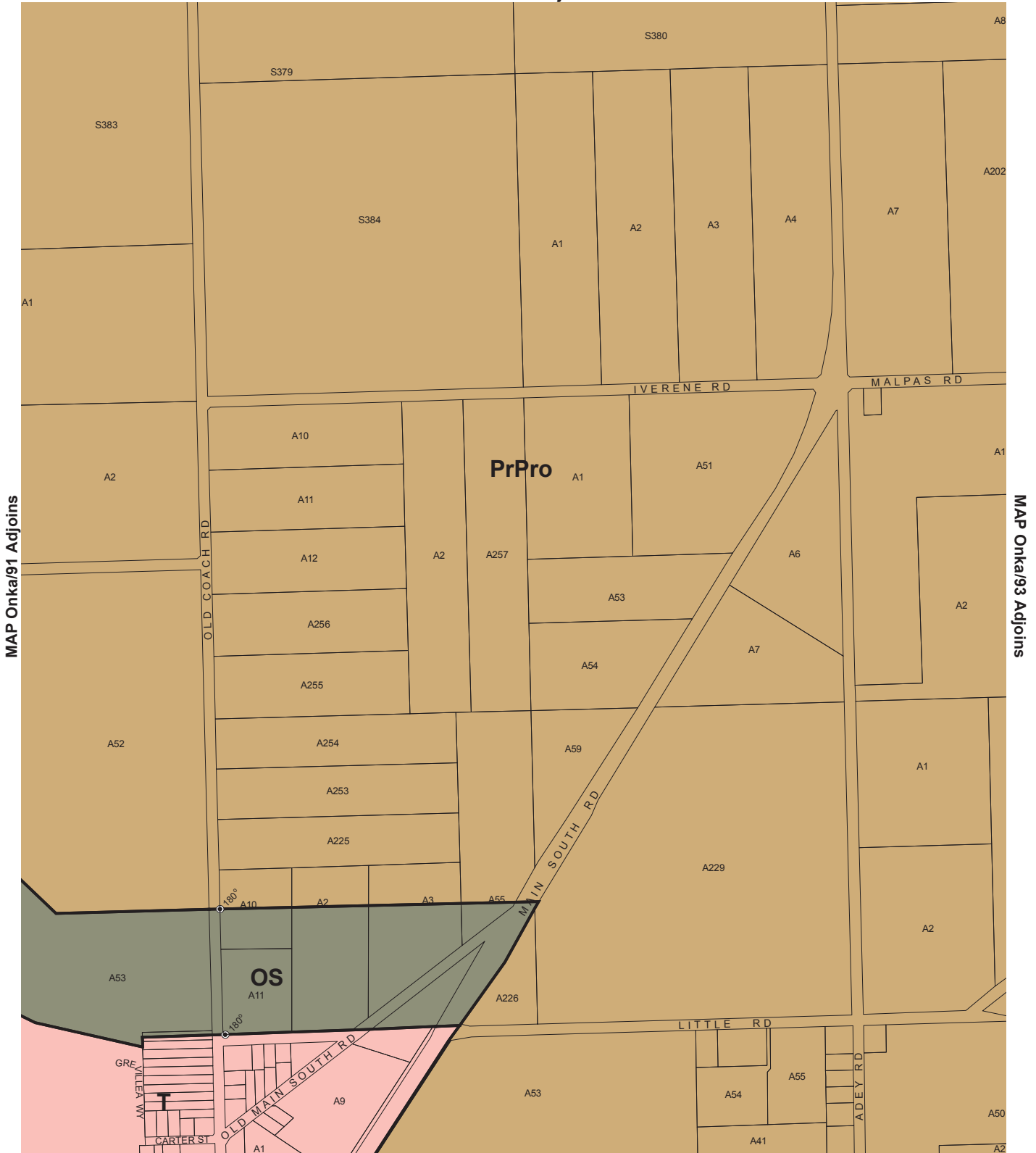
MAP Onka/101 Adjoins



# Overlay Map Onka/92 DEVELOPMENT CONSTRAINTS



MAP Onka/88 Adjoins



MAP Onka/101 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- OS Open Space
  - PrPro Primary Production
  - T Township
  - Zone Boundary

# Zone Map Onka/92

MAP Onka/88 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 28 Port Willunga Creek Policy Area
- 62 Port Willunga/Aldinga Policy Area



# Policy Area Map Onka/92

Policy Area Boundary

MAP Onka/88 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**29** Aldinga Village Precinct

 Precinct Boundary

# Precinct Map Onka/92

MAP Onka/88 Adjoins

MAP Onka/89 Adjoins



MAP Onka/106 Adjoins



# Location Map Onka/93

Railways





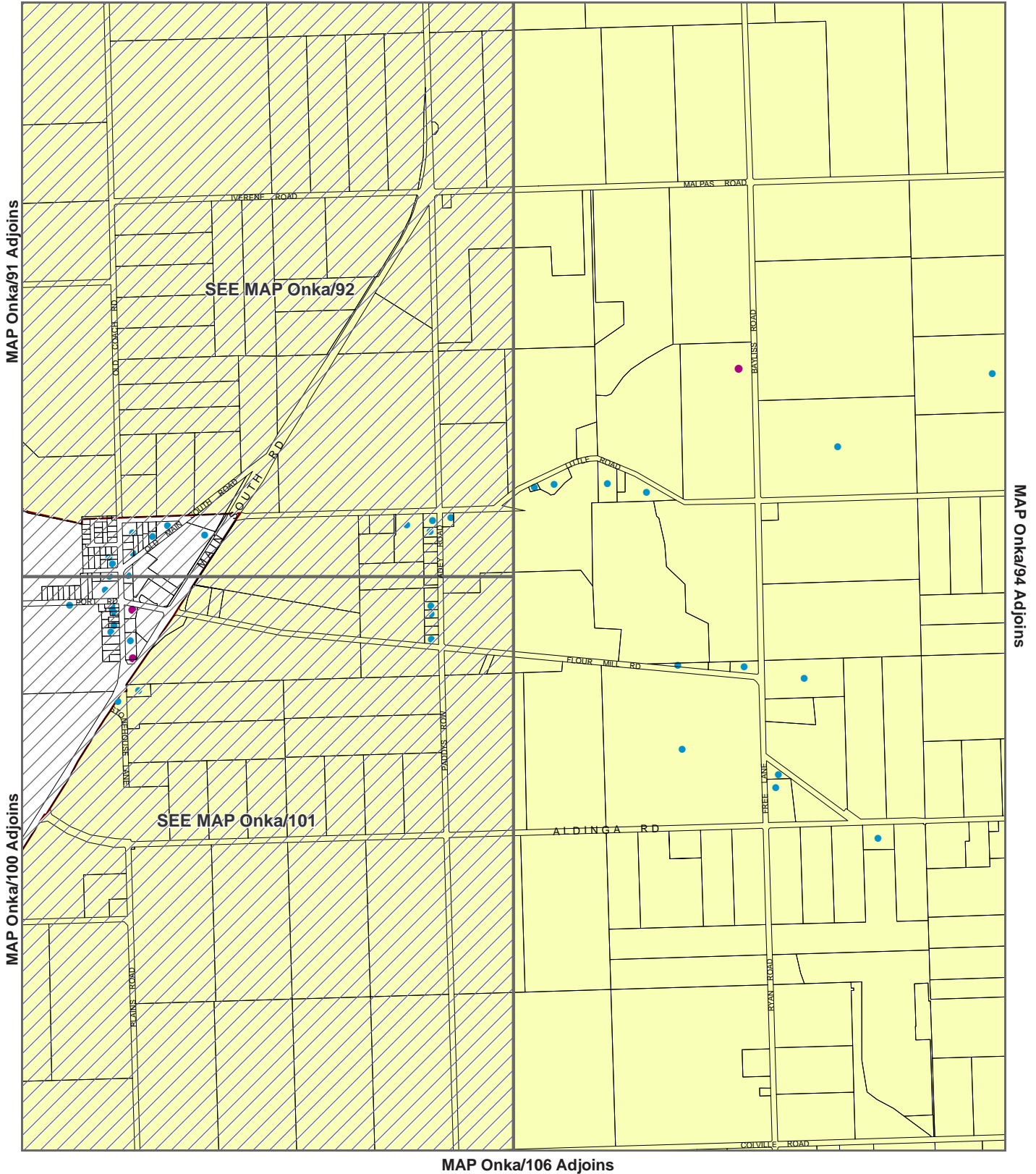
# Overlay Map Onka/93

## TRANSPORT

- Secondary Arterial Roads
- Distributor Roads

MAP Onka/88 Adjoins

MAP Onka/89 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.



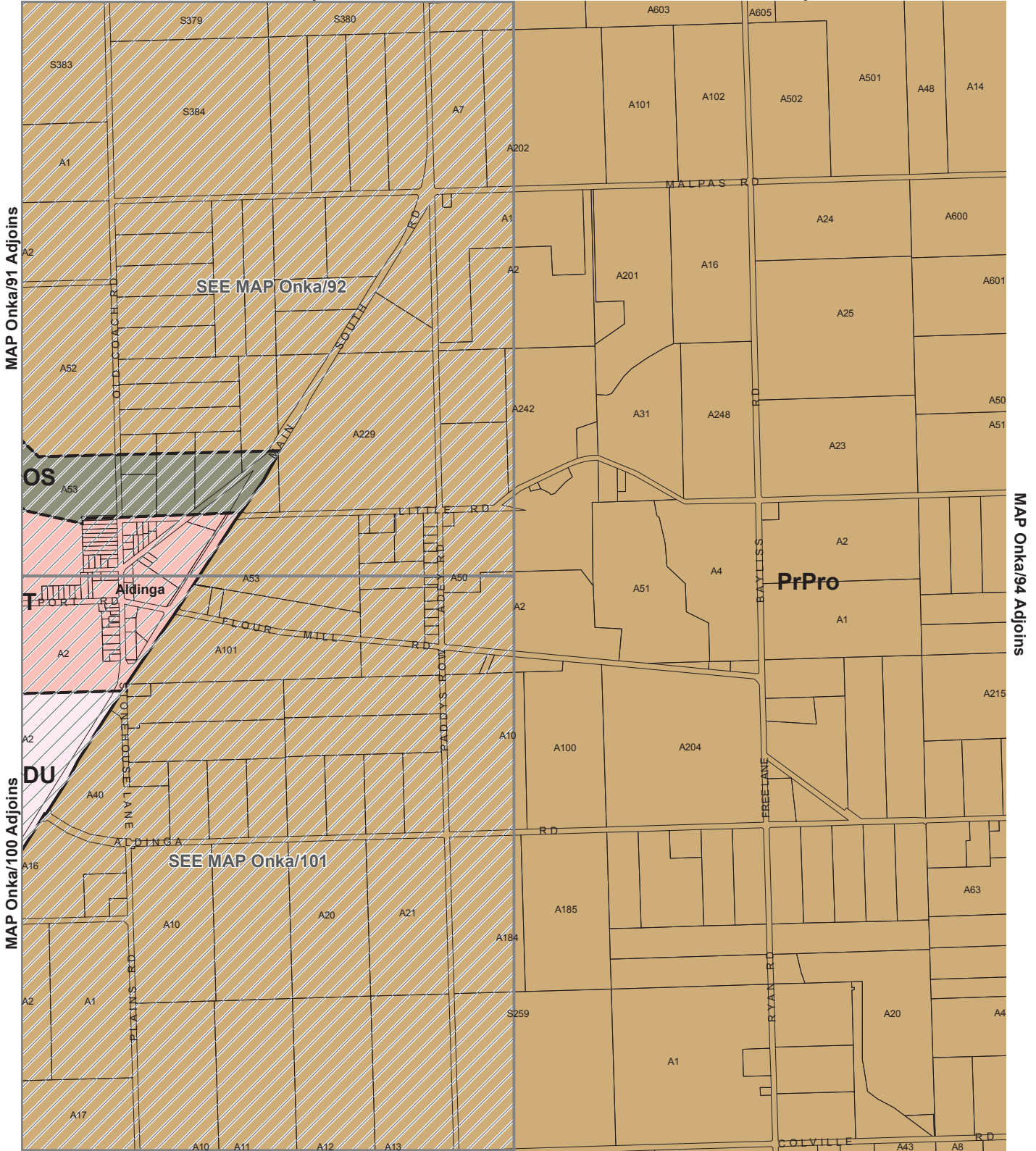
# Overlay Map Onka/93

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District

MAP Onka/88 Adjoins

MAP Onka/89 Adjoins



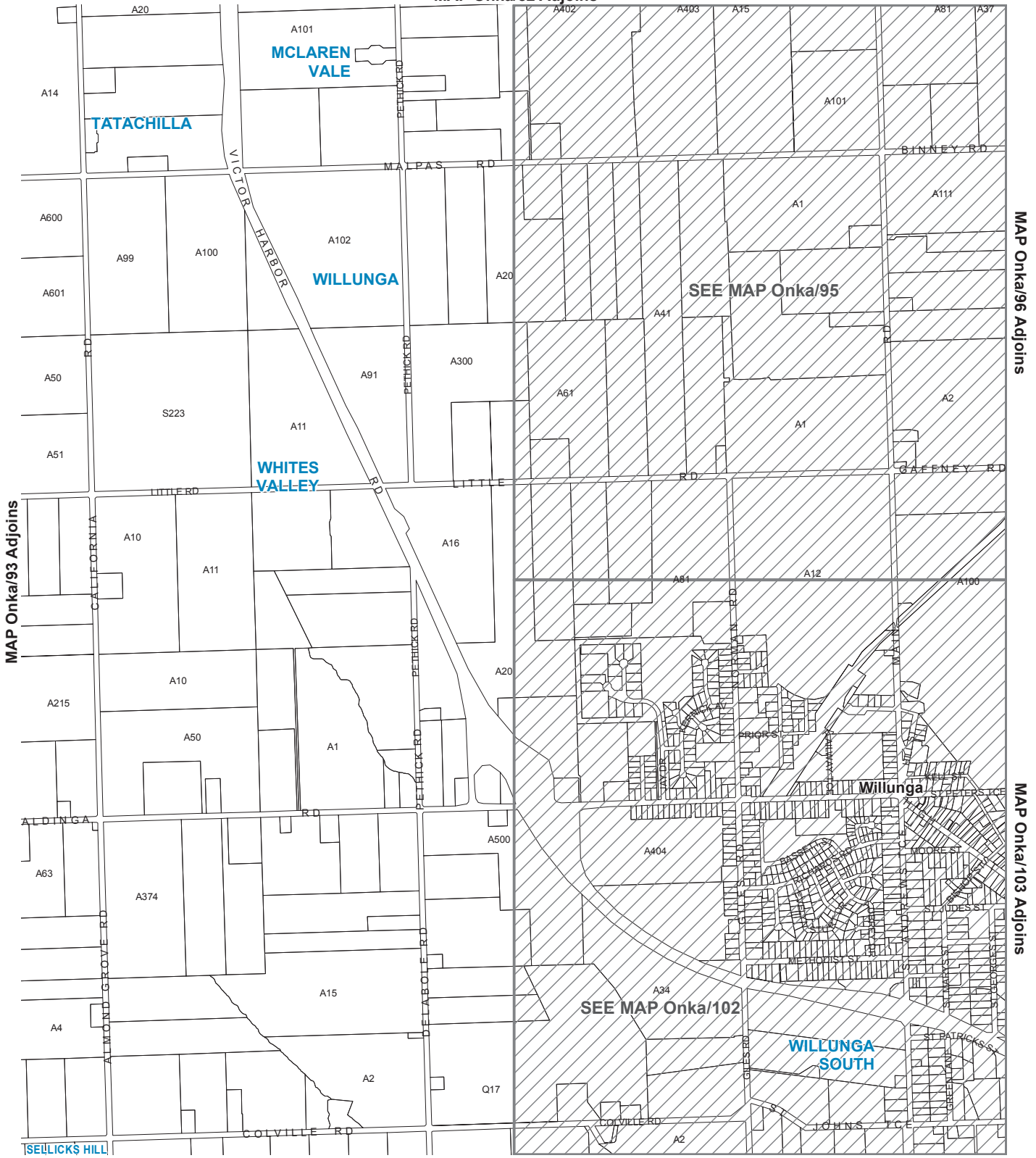
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Zones**
- DU Deferred Urban
  - OS Open Space
  - PrPro Primary Production
  - T Township
  - Zone Boundary

# Zone Map Onka/93

MAP Onka/82 Adjoins

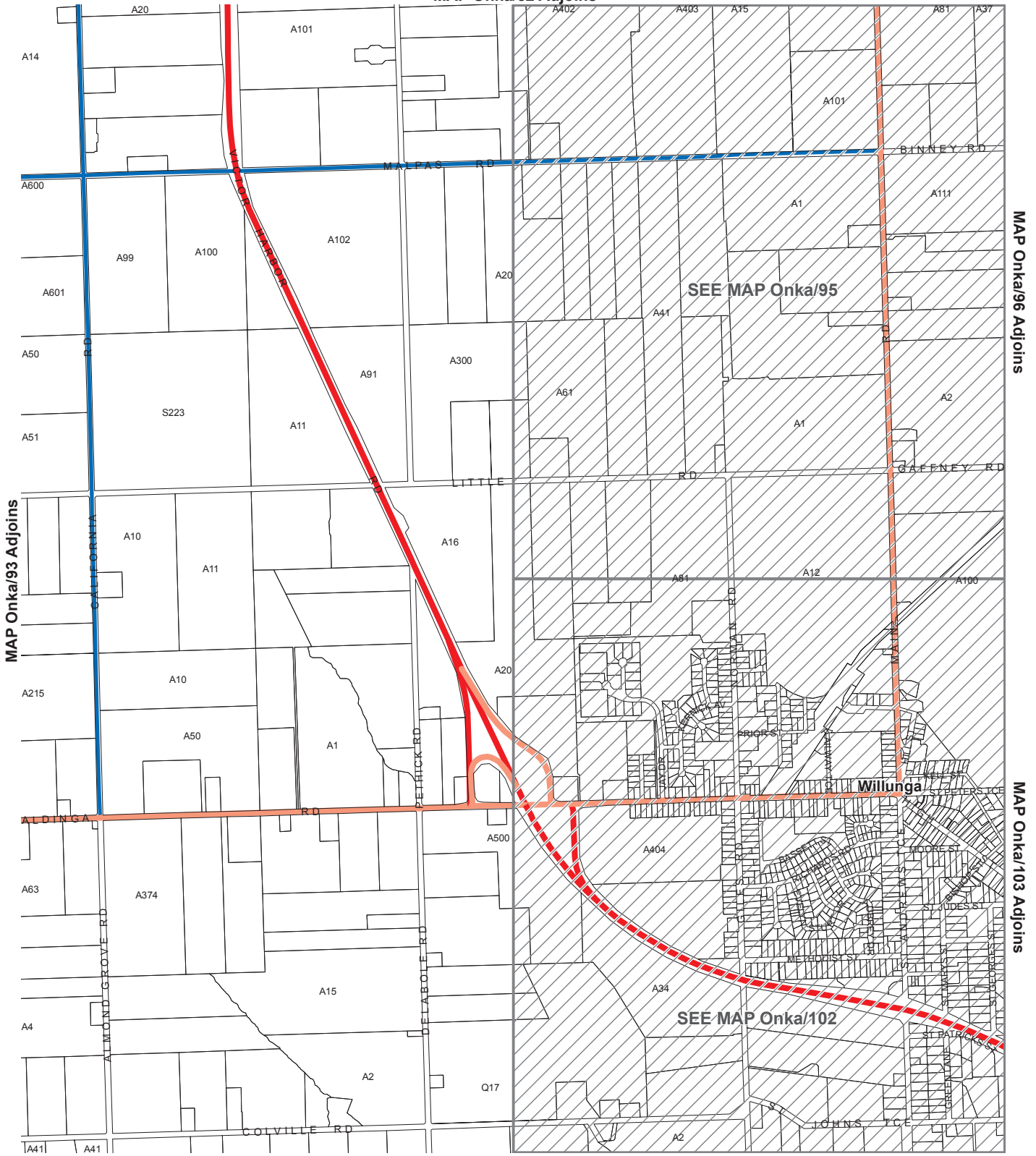


MAP Onka/107 Adjoins



# Location Map Onka/94

MAP Onka/82 Adjoins

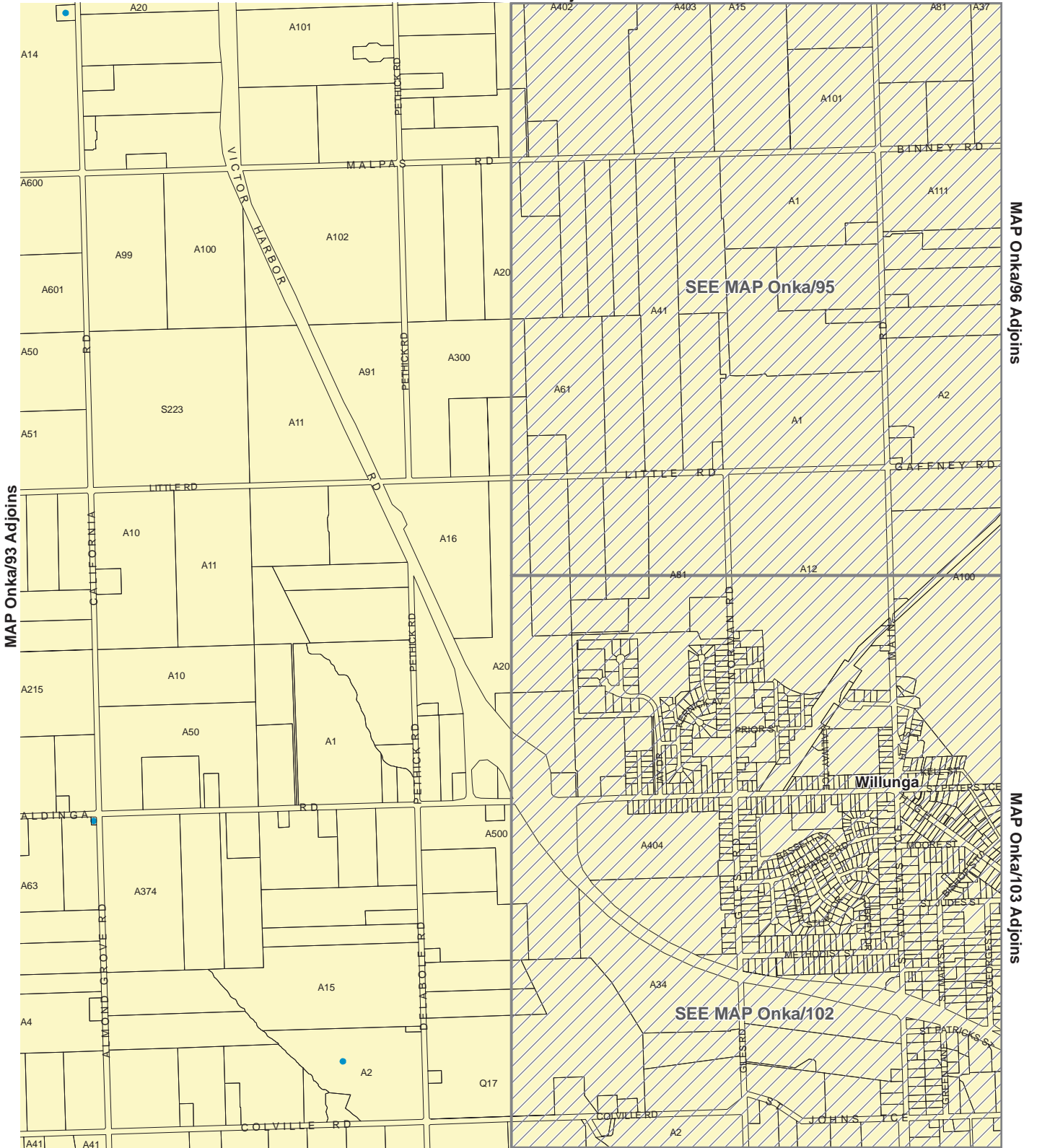


# Overlay Map Onka/94

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Distributor Roads

MAP Onka/82 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.

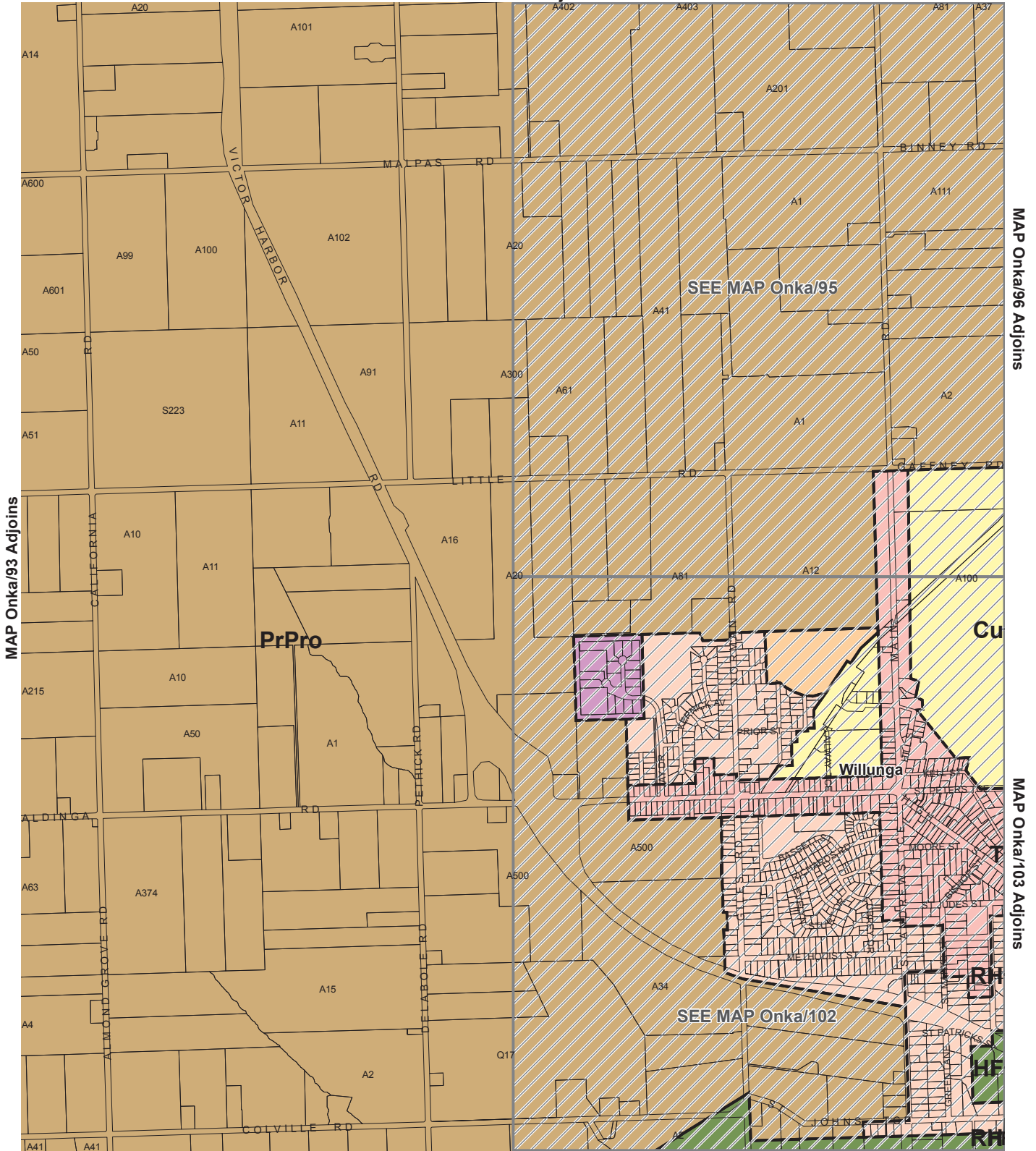


# Overlay Map Onka/94

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/82 Adjoins



See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- Cu Community
  - HF Hills Face
  - PrPro Primary Production
  - RH Residential Hills
  - T Township
  - Zone Boundary

# Zone Map Onka/94

MAP Onka/82 Adjoins



MAP Onka/102 Adjoins



# Location Map Onka/95



- S School
- Local Reserves



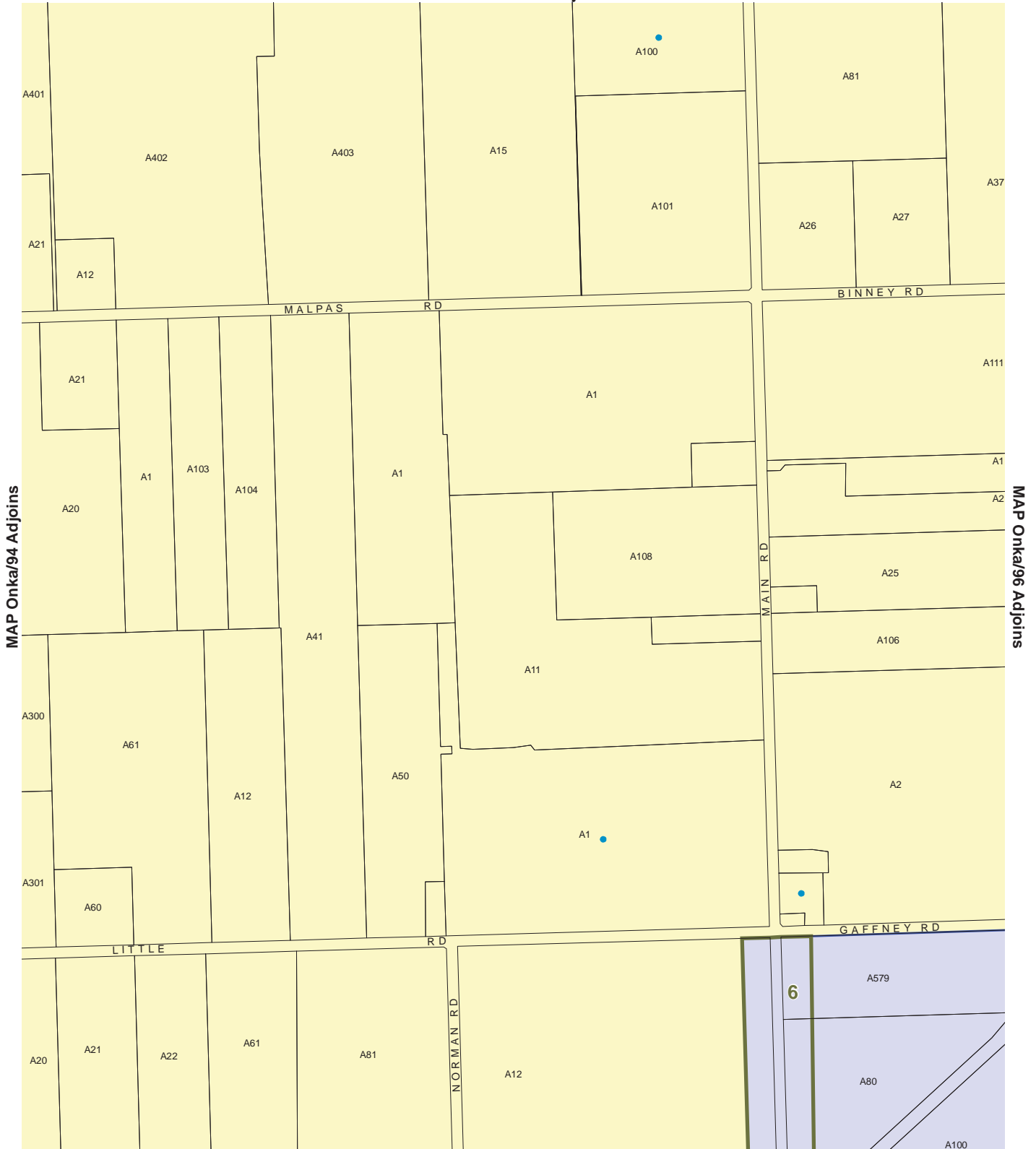
MAP Onka/82 Adjoins



# Overlay Map Onka/95 TRANSPORT

-  Secondary Arterial Roads
-  Distributor Roads

MAP Onka/82 Adjoins



MAP Onka/102 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.

Historic Conservation Area  
 6 Willunga

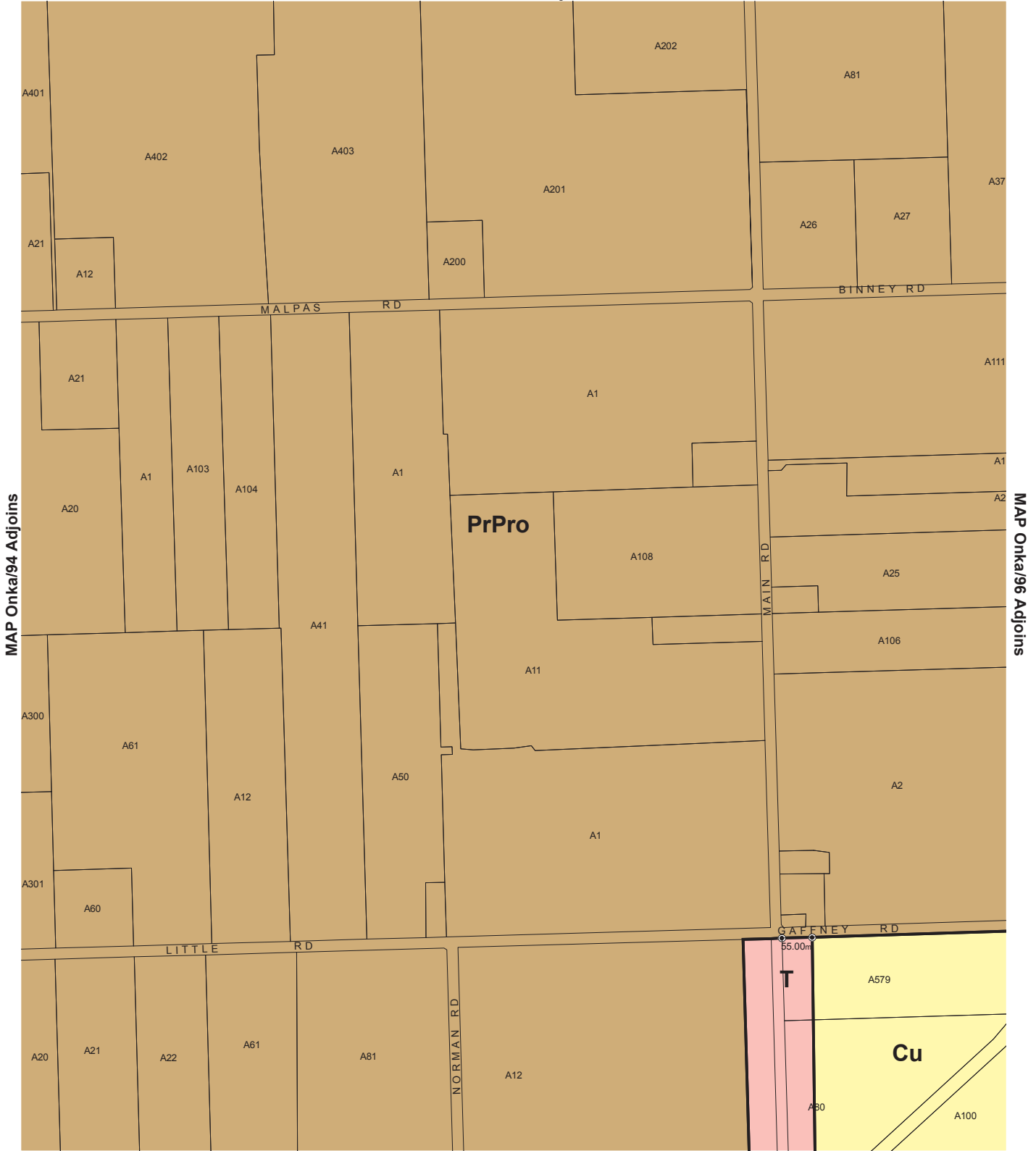


# Overlay Map Onka/95

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Historic Conservation Area
- Area Excluded from District
- Character Preservation District

MAP Onka/82 Adjoins



MAP Onka/102 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- Cu Community
  - PrPro Primary Production
  - T Township
  - Zone Boundary

# Zone Map Onka/95

MAP Onka/82 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 5 Recreation Policy Area  
 63 Willunga Policy Area



# Policy Area Map Onka/95

 Policy Area Boundary

MAP Onka/82 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**34** Town Approaches Precinct



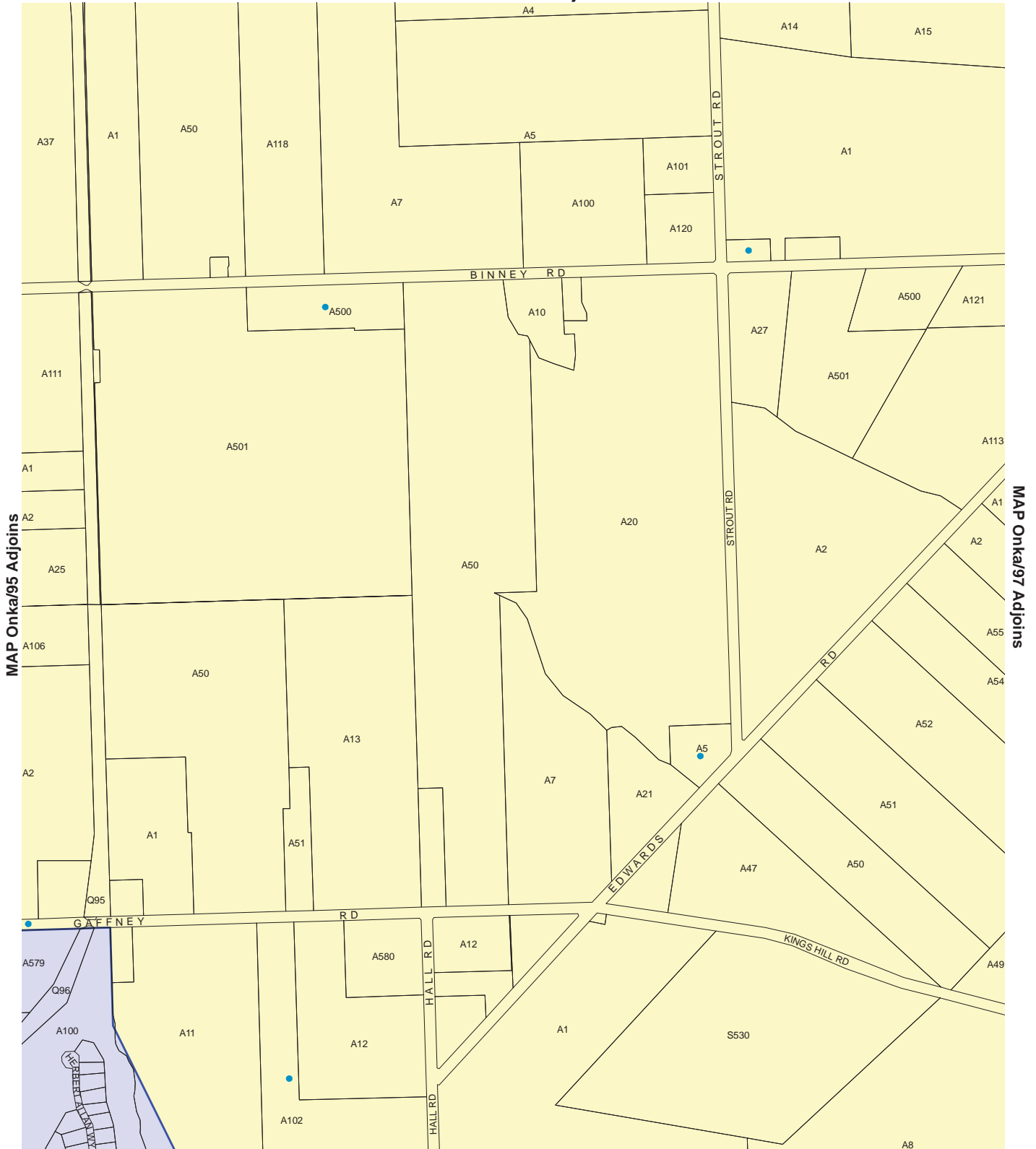
# Precinct Map Onka/95

 Precinct Boundary



# Location Map Onka/96

MAP Onka/83 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.

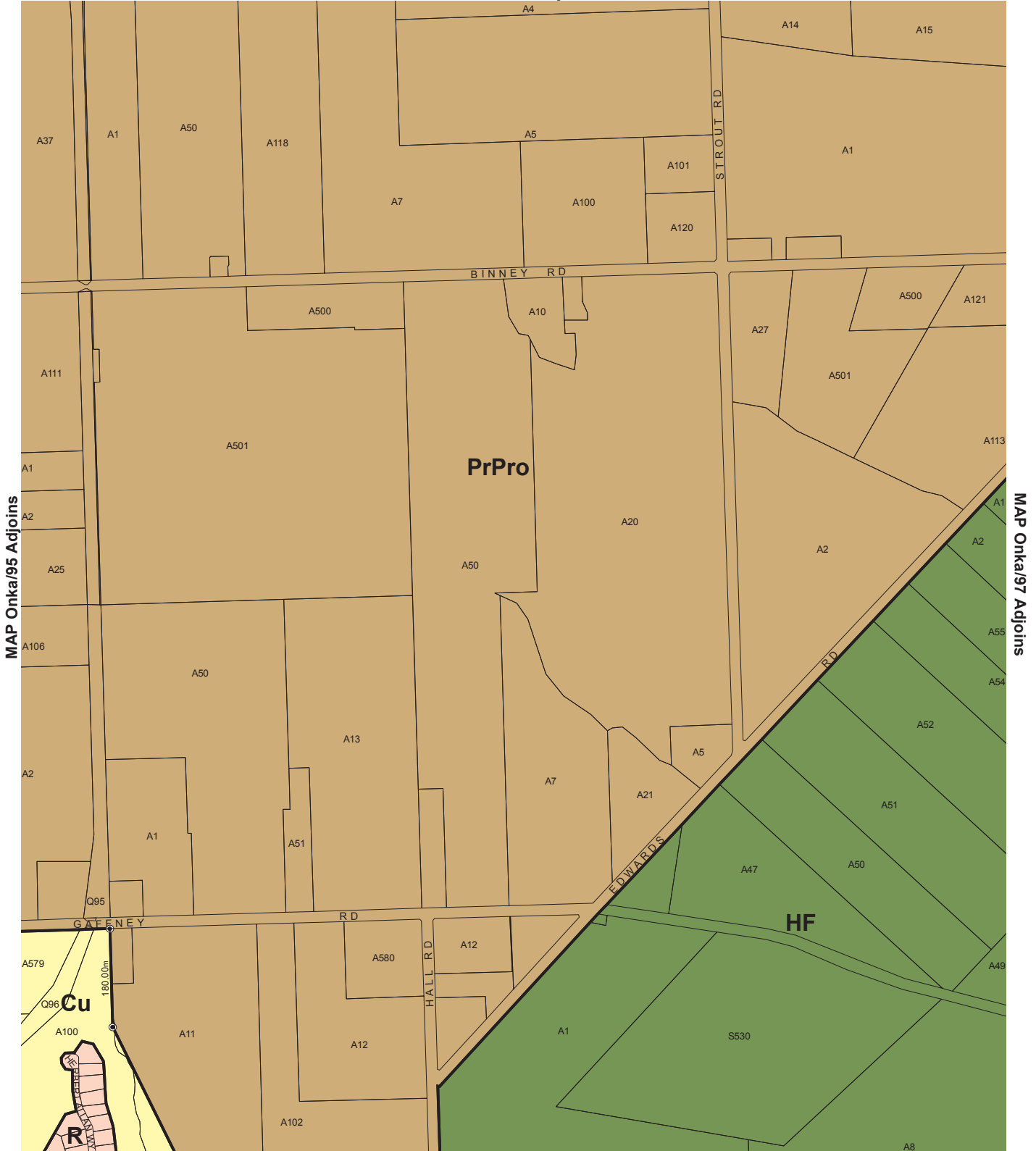


# Overlay Map Onka/96

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Onka/83 Adjoins



MAP Onka/103 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- Cu Community
  - HF Hills Face
  - PrPro Primary Production
  - R Residential
  - Zone Boundary

# Zone Map Onka/96



MAP Onka/83 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 46 Willunga Policy Area
- 5 Recreation Policy Area



# Policy Area Map Onka/96

Policy Area Boundary

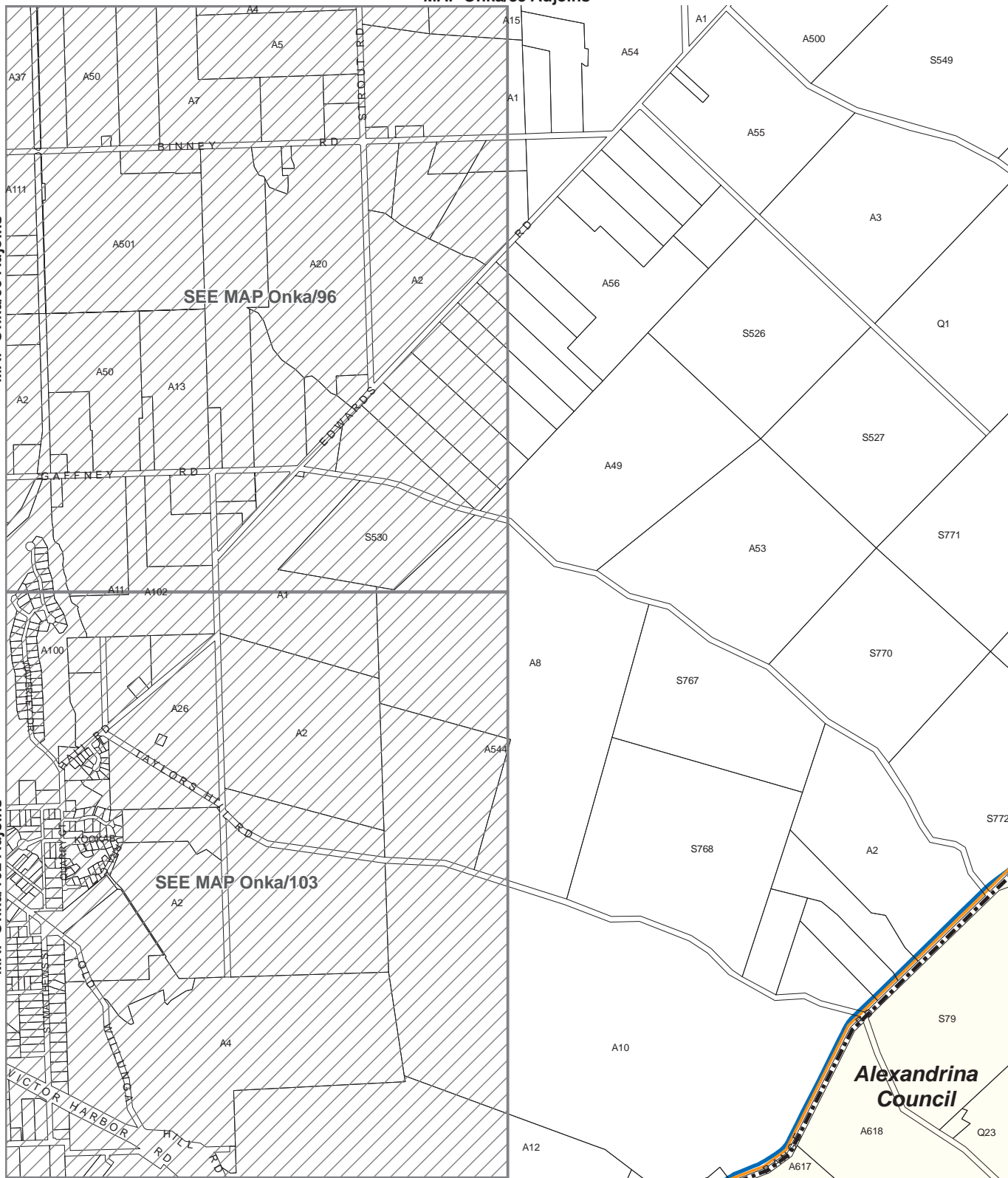


MAP Onka/83 Adjoins

MAP Onka/95 Adjoins

MAP Onka/102 Adjoins

MAP Onka/98 Adjoins



MAP Onka/108 Adjoins

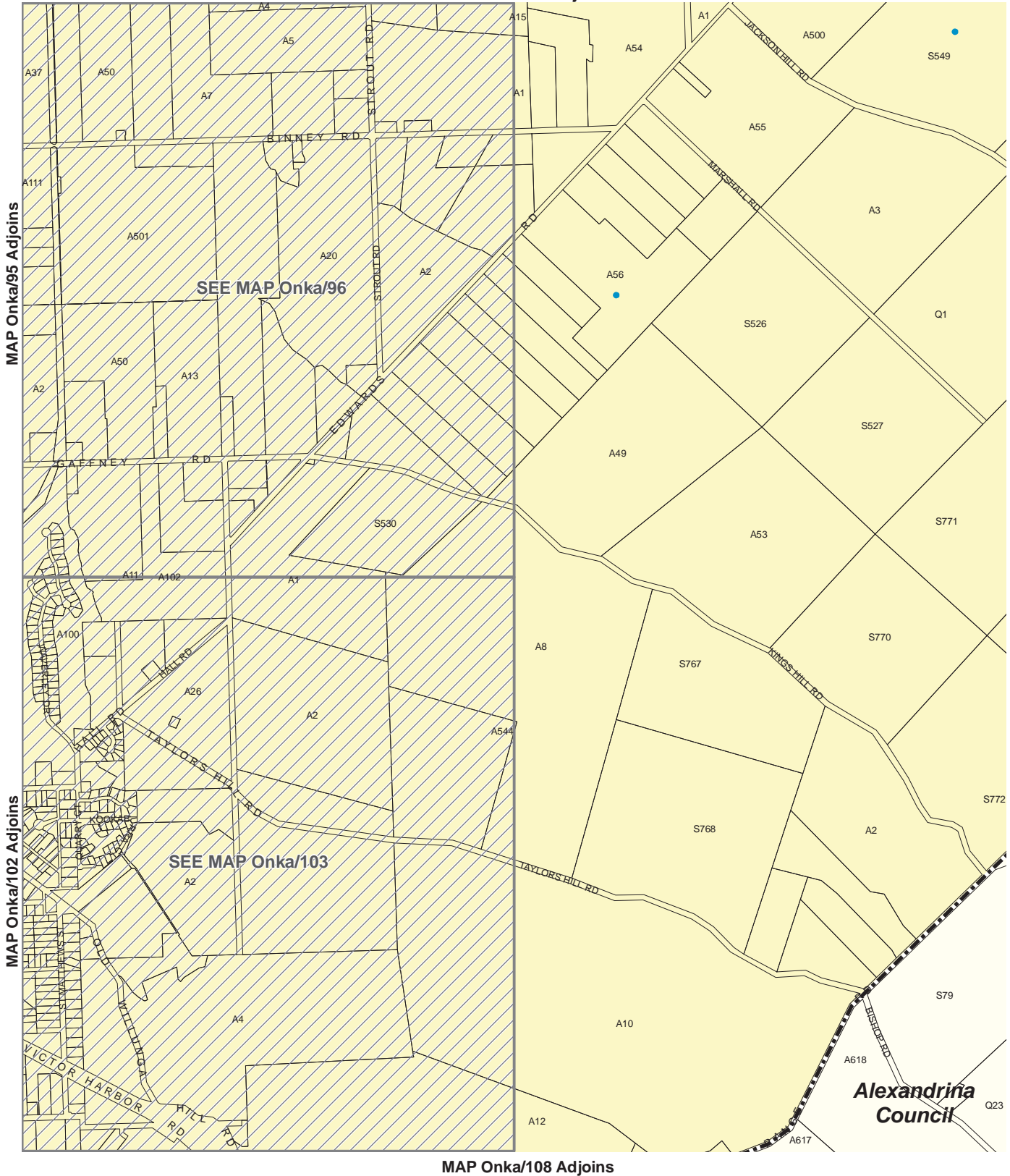


# Overlay Map Onka/97

## TRANSPORT

- Mount Lofty Scenic Roads
- Distributor Roads
- Development Plan Boundary

MAP Onka/83 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.

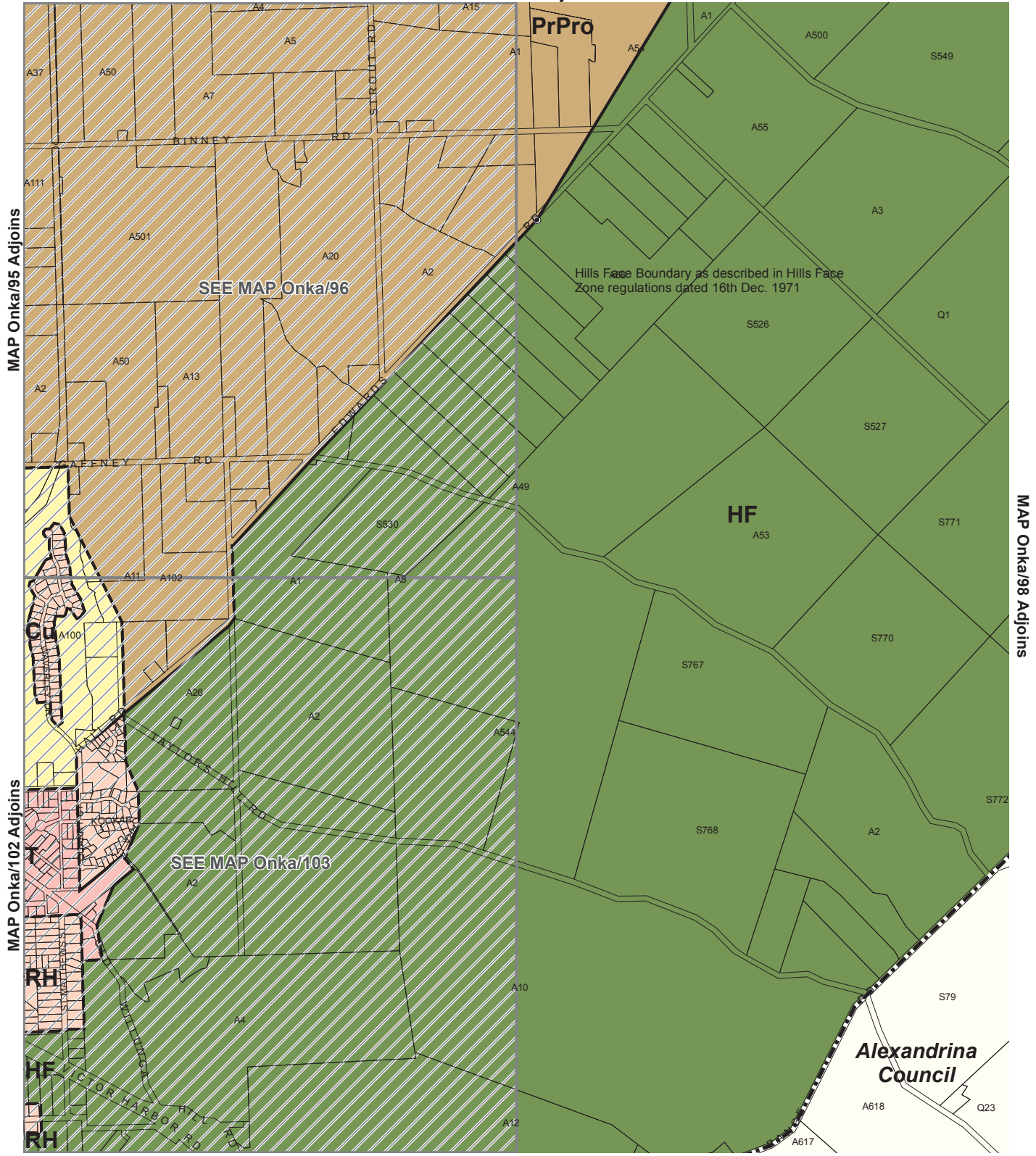


# Overlay Map Onka/97

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Onka/83 Adjoins



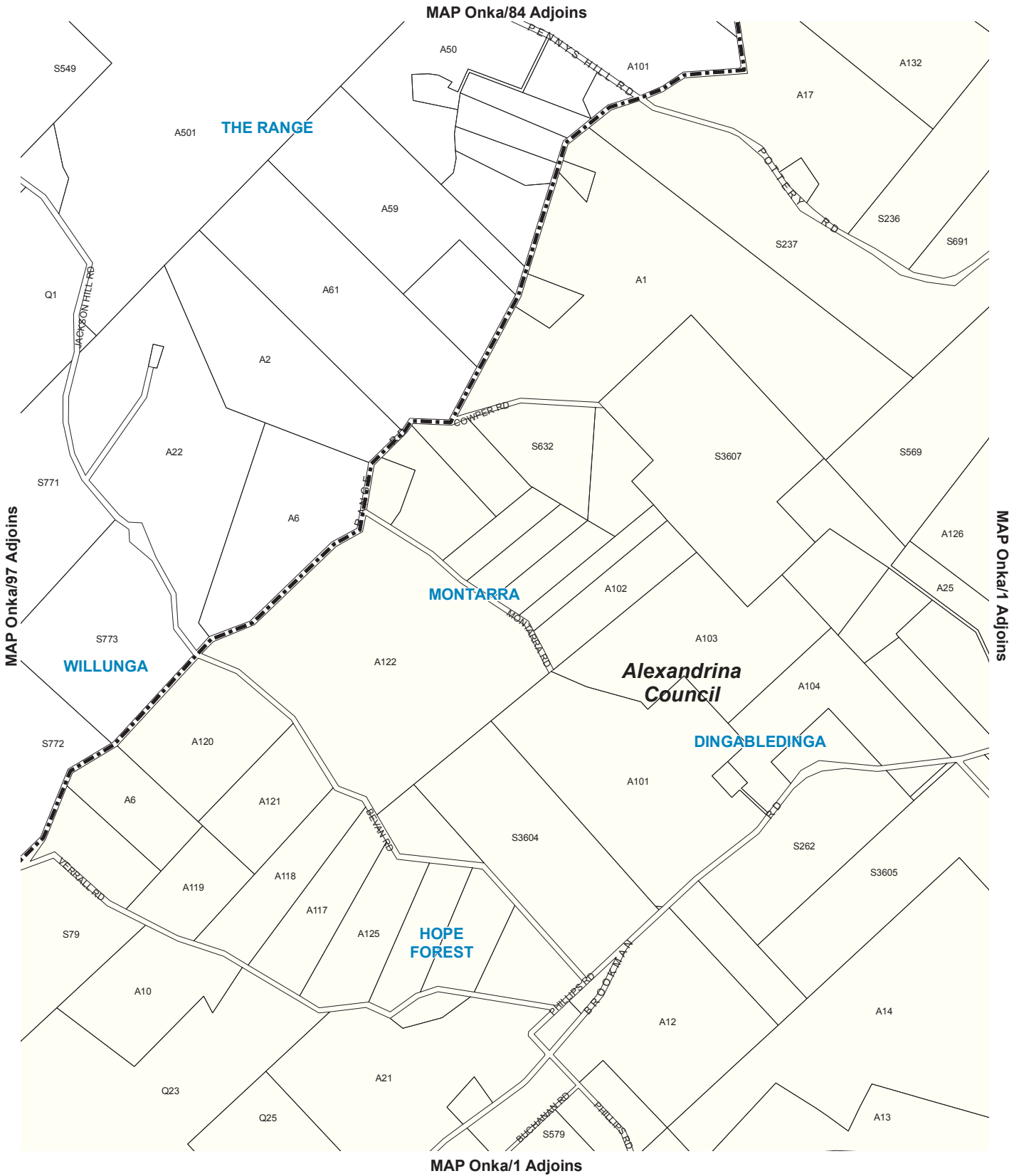
MAP Onka/108 Adjoins

See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



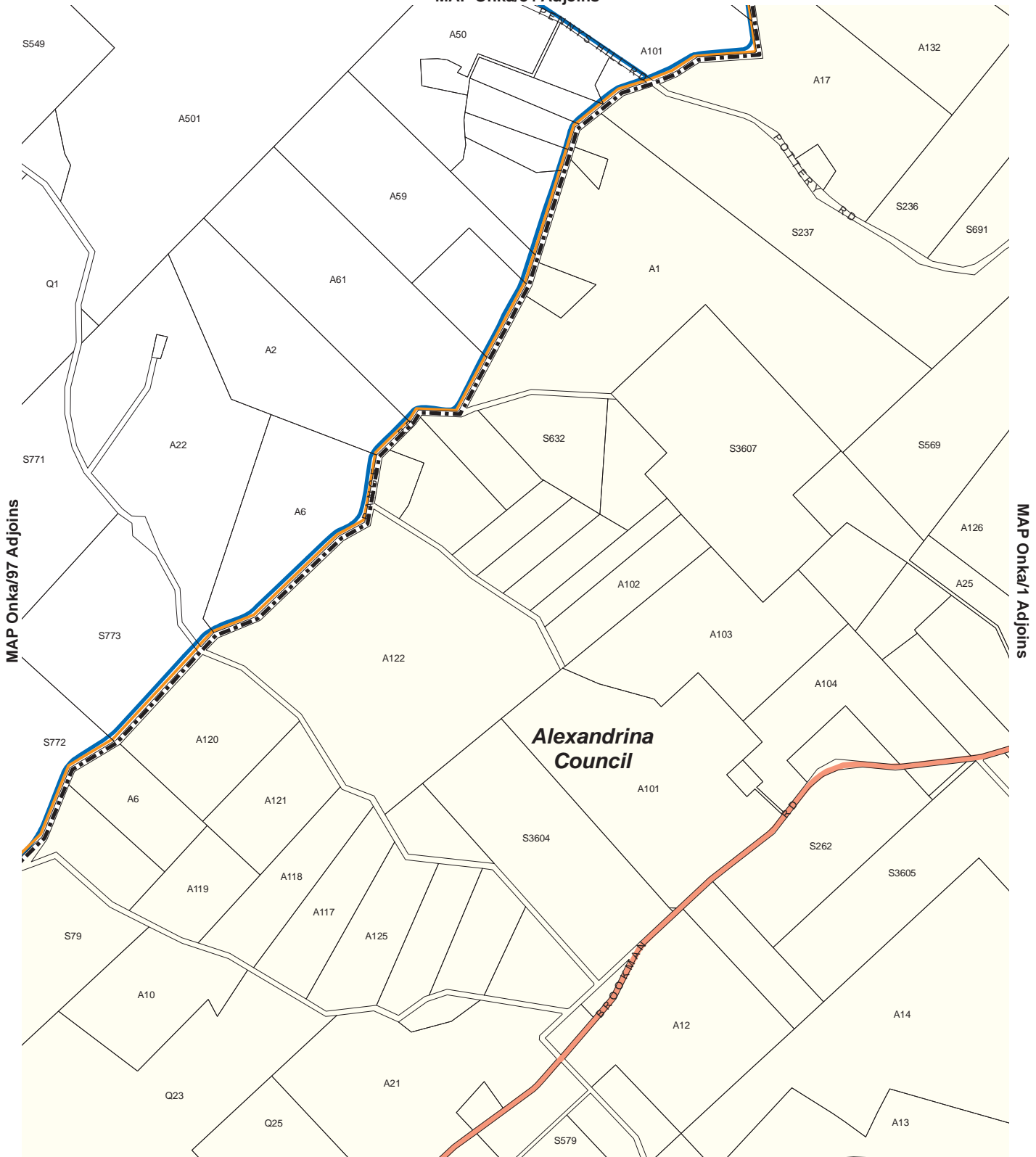
- Zones**
- Cu Community
  - HF Hills Face
  - PrPro Primary Production
  - RH Residential Hills
  - T Township
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/97



# Location Map Onka/98

MAP Onka/84 Adjoins



MAP Onka/97 Adjoins

MAP Onka/1 Adjoins

Alexandrina Council

MAP Onka/1 Adjoins

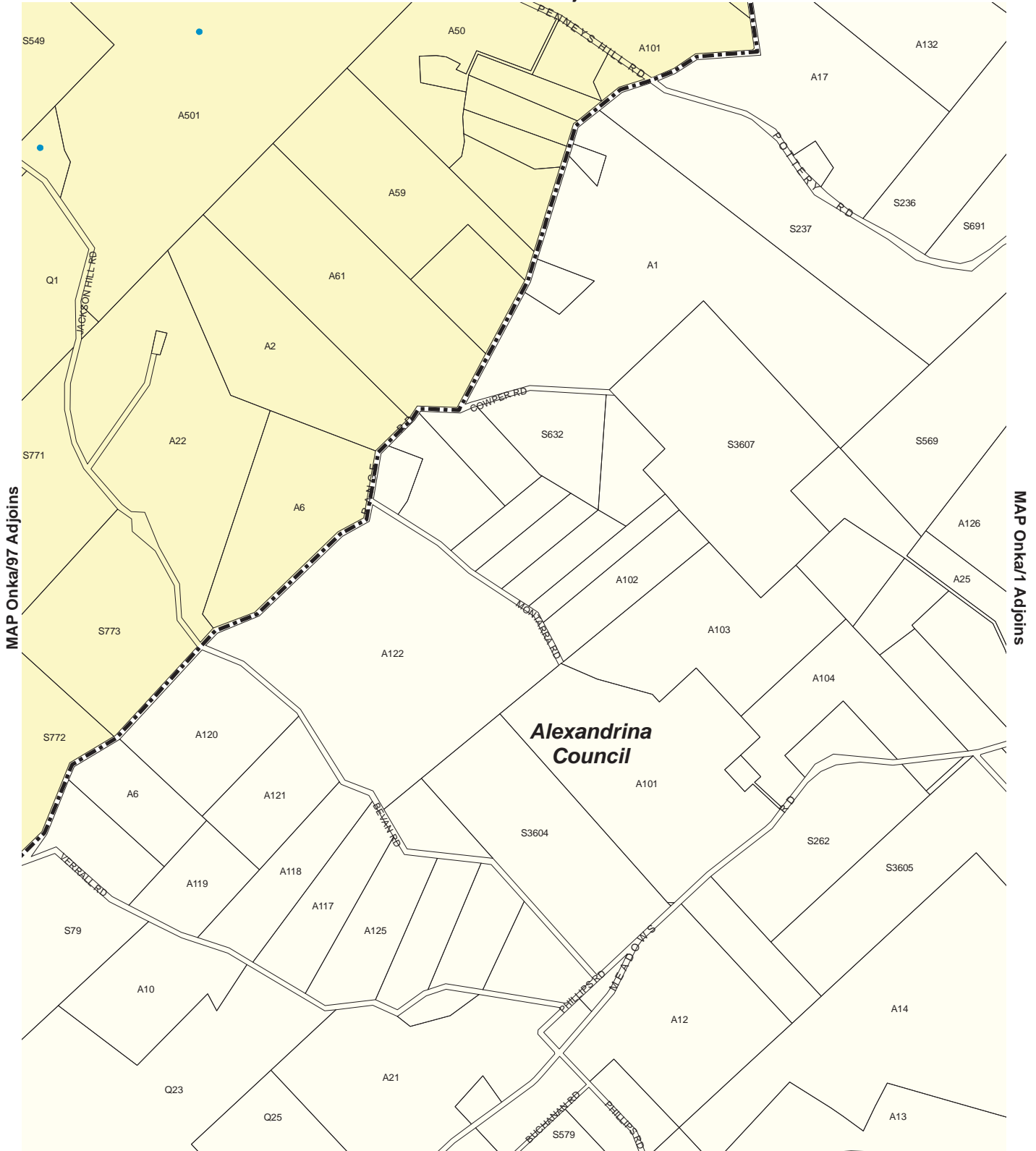


- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Distributor Roads
- Development Plan Boundary

# Overlay Map Onka/98

## TRANSPORT

MAP Onka/84 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.



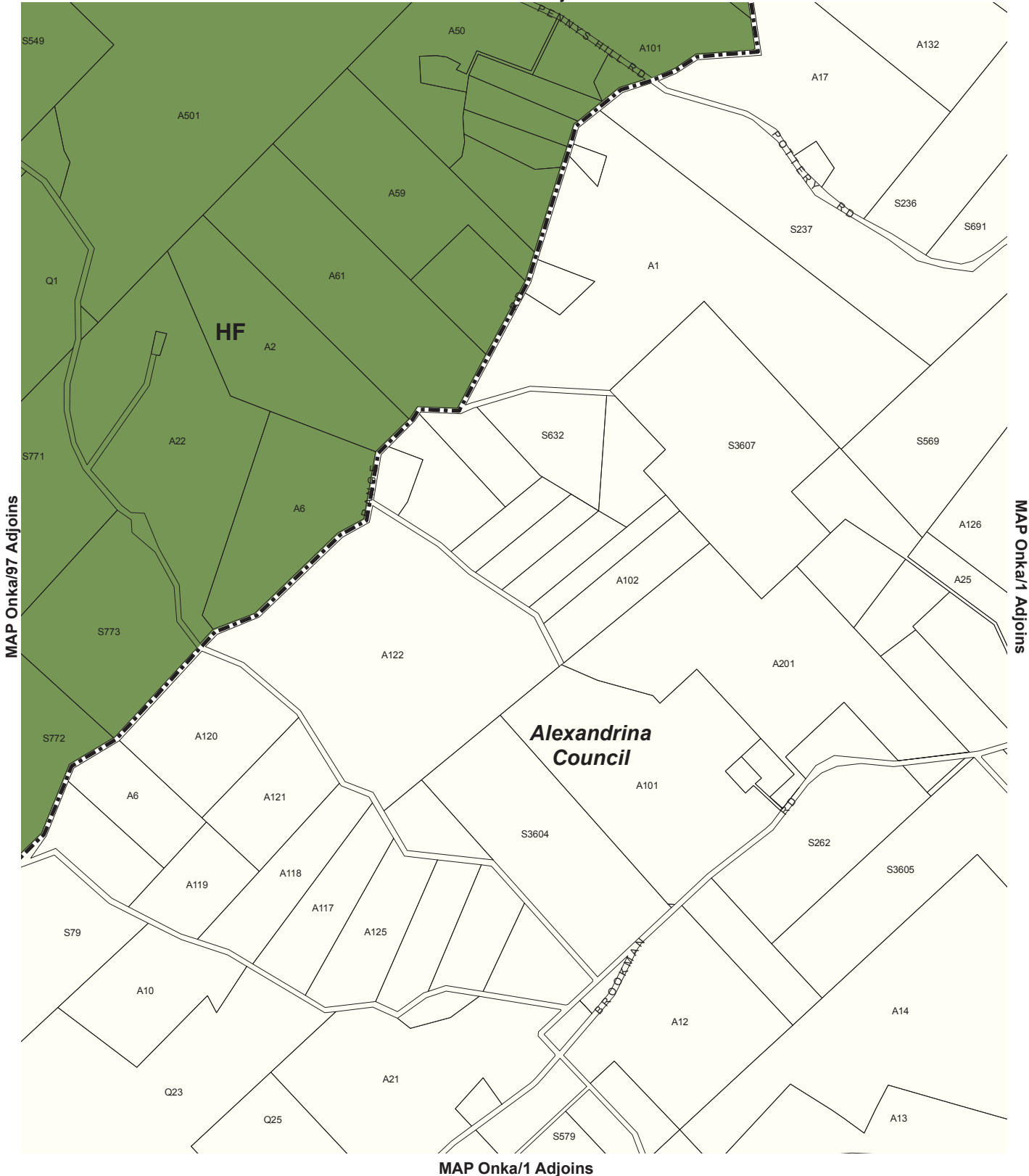
# Overlay Map Onka/98

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary



**MAP Onka/84 Adjoins**



Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/98

- Zones**
- Hills Face
  - Zone Boundary
  - Development Plan Boundary

MAP Onka/90 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/100 Adjoins



MAP Onka/104 Adjoins

-  Other Health Services
-  Local Reserves
-  Conservation Park
-  Development Plan Boundary

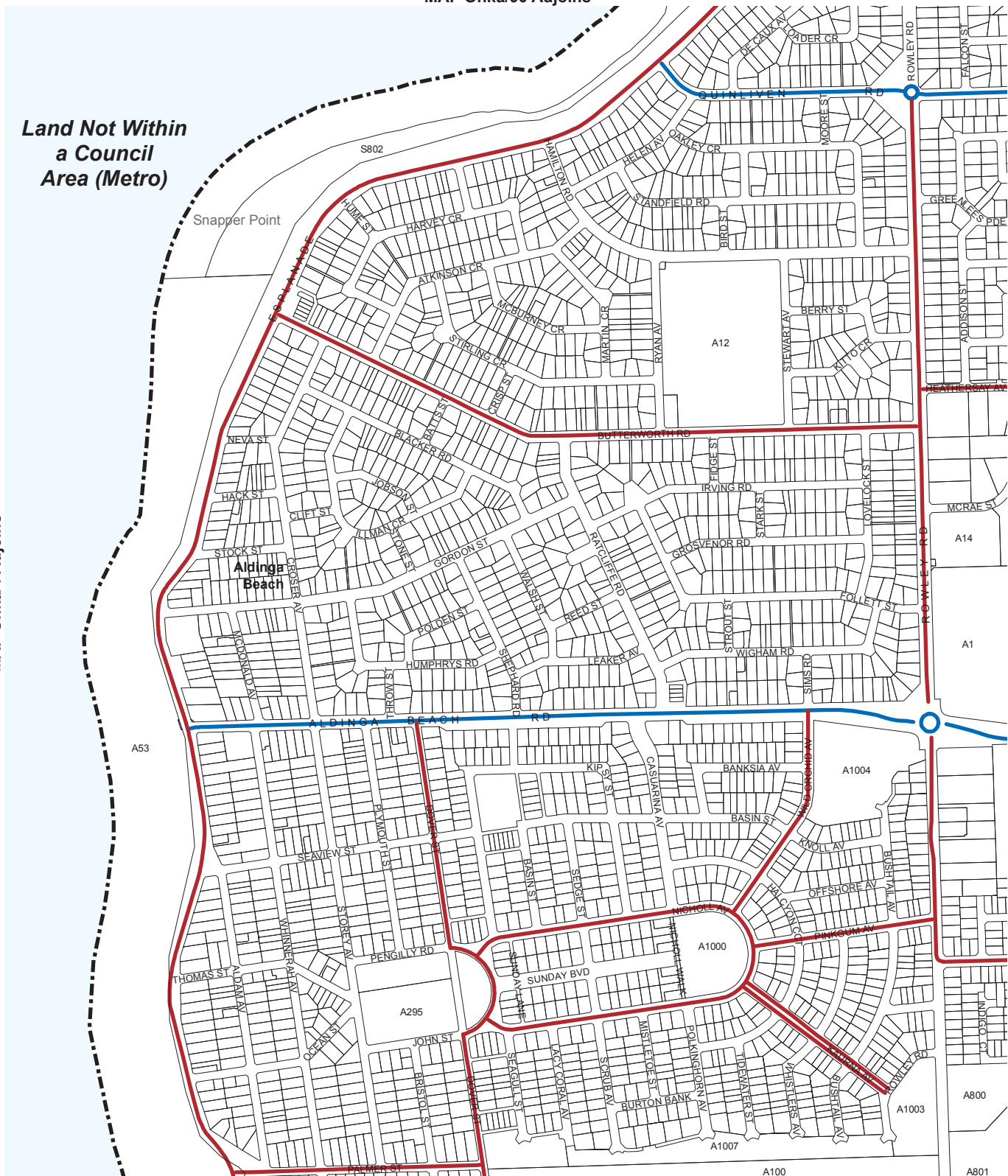
# Location Map Onka/99

MAP Onka/90 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/100 Adjoins



MAP Onka/104 Adjoins



# Overlay Map Onka/99

## TRANSPORT

- Collector Roads
- Distributor Roads
- Development Plan Boundary

MAP Onka/90 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/100 Adjoins



MAP Onka/104 Adjoins

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/99 DEVELOPMENT CONSTRAINTS

- Collector Minor (parcel identified for future road widening)
- Distributor (parcel identified for future road widening)
- Development Plan Boundary

Land Not Within  
a Council  
Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/100 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 Onka/99

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary

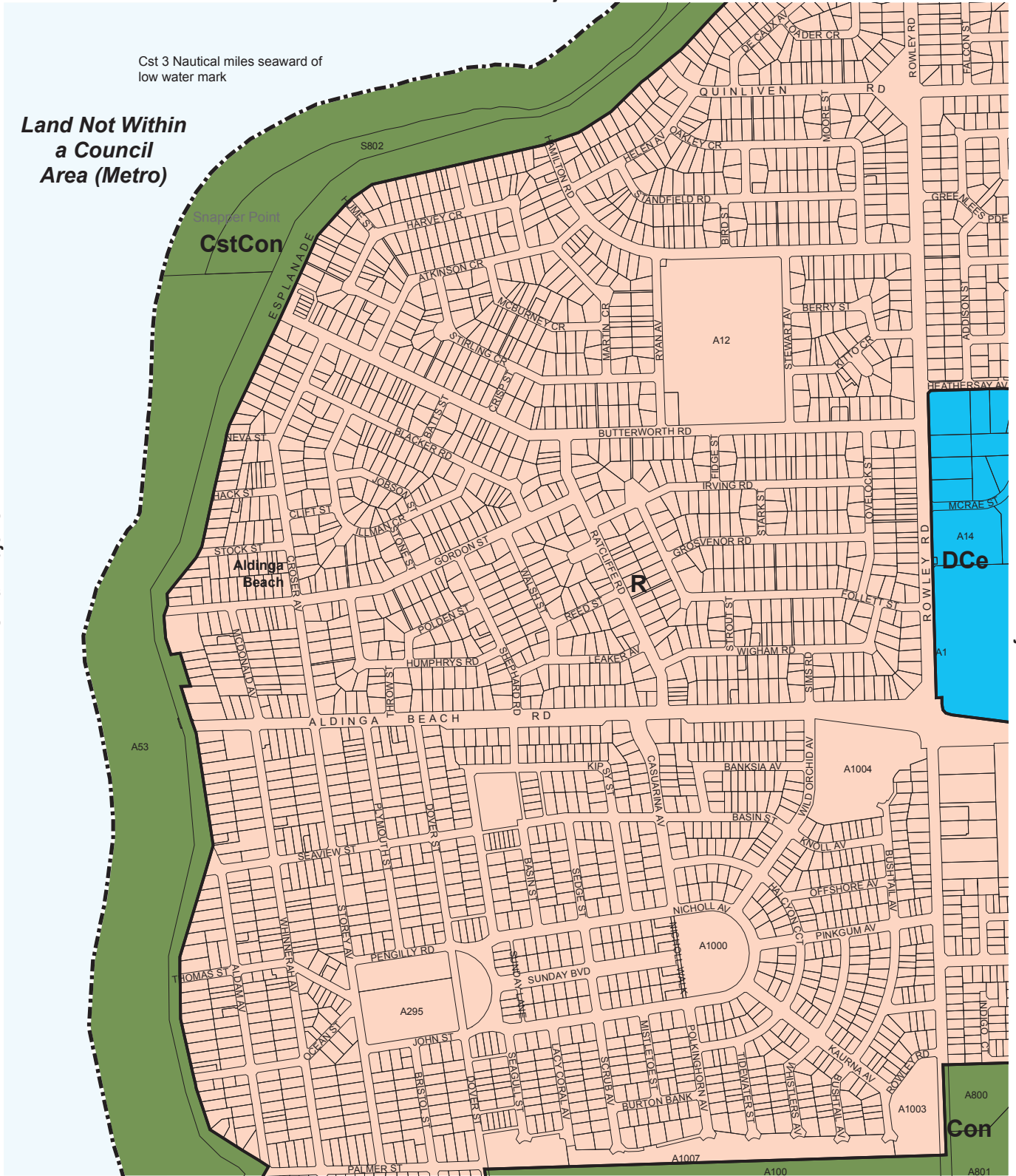
MAP Onka/90 Adjoins

Cst 3 Nautical miles seaward of low water mark

Land Not Within a Council Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/100 Adjoins



MAP Onka/104 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 500m

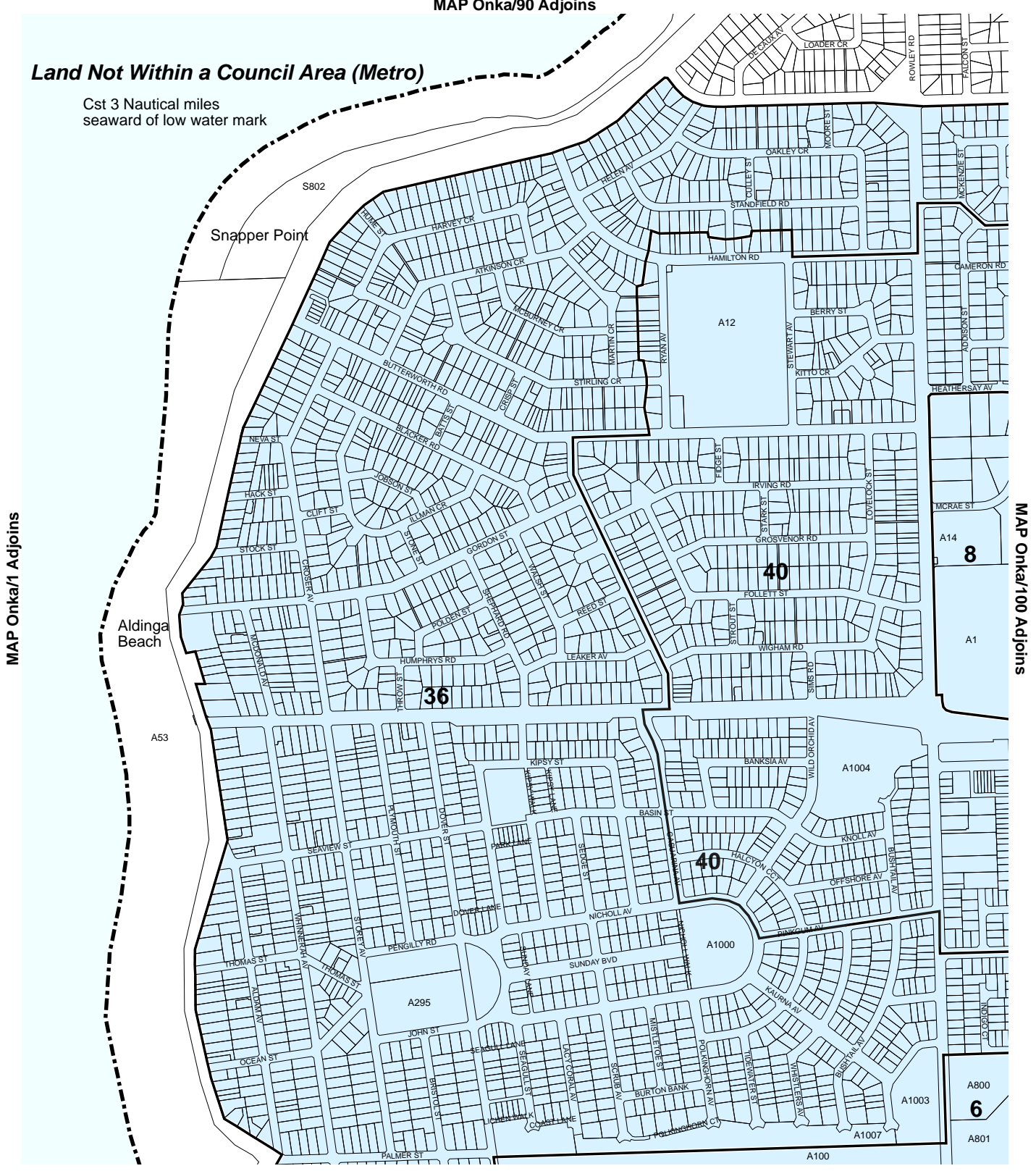
Zones

- CstCon Coastal Conservation
- Con Conservation
- DCe District Centre
- R Residential
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/99

**Land Not Within a Council Area (Metro)**

Cst 3 Nautical miles seaward of low water mark



MAP Onka/1 Adjoins

MAP Onka/100 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 6 Aldinga Sellicks Conservation Policy Area
- 8 Aldinga Beach Policy Area
- 36 Aldinga Beach Policy Area
- 40 Medium Density Policy Area



# Policy Area Map Onka/99

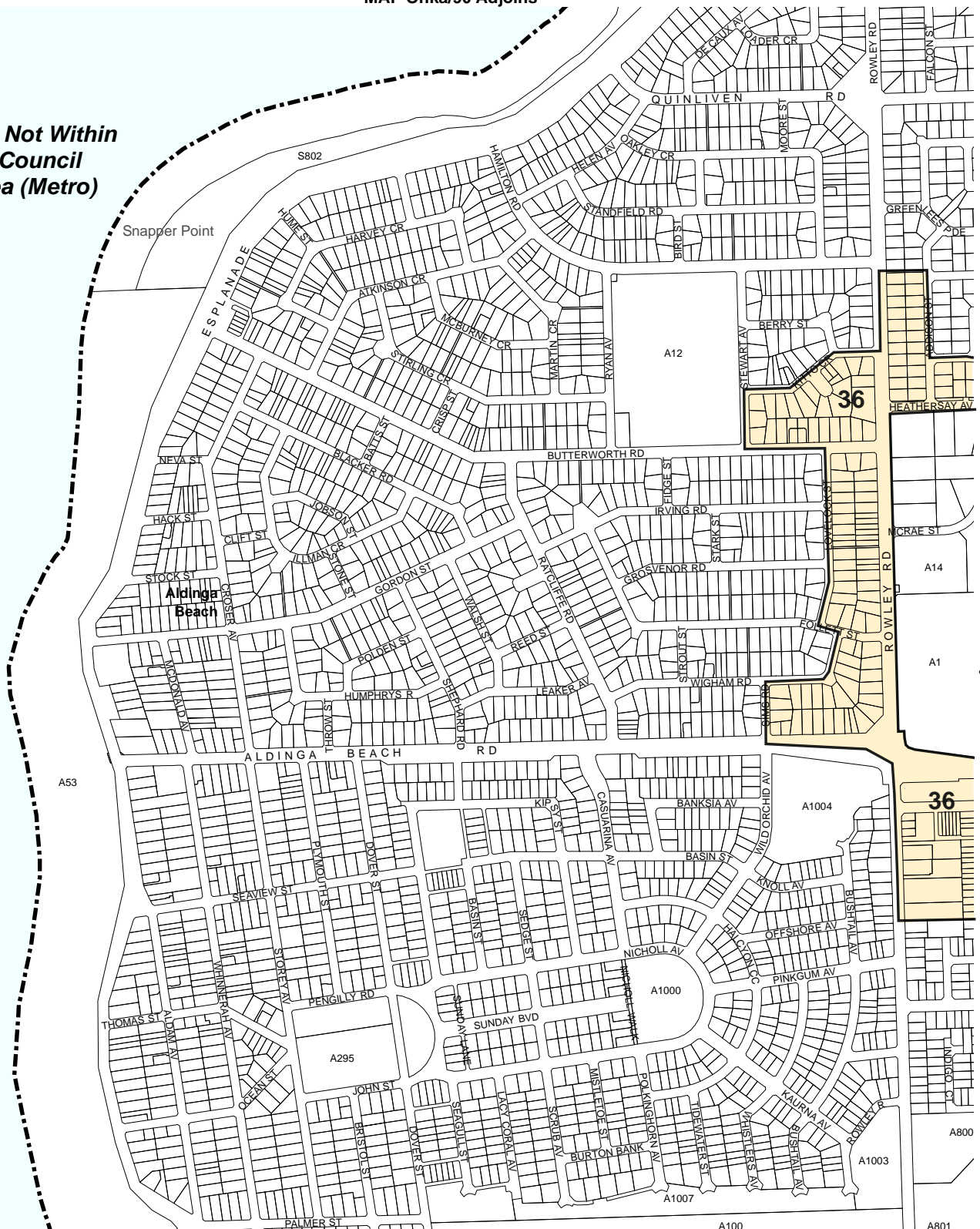
- Policy Area Boundary
- Development Plan Boundary

Land Not Within  
a Council  
Area (Metro)

Snapper Point

MAP Onka/1 Adjoins

MAP Onka/100 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

36 Targeted Infill Precinct



# Precinct Map Onka/99

- Precinct Boundary
- Development Plan Boundary



MAP Onka/91 Adjoins



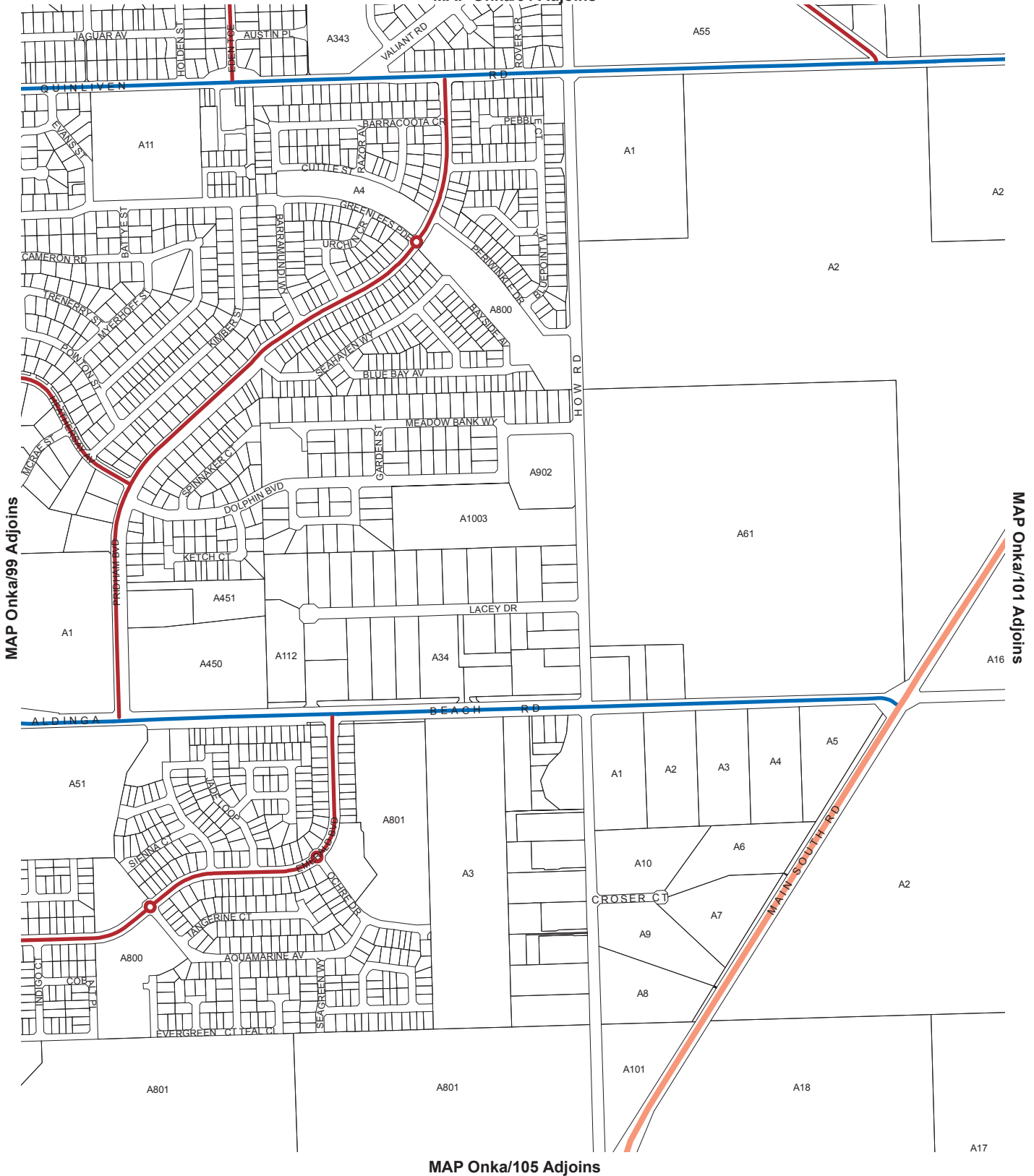
MAP Onka/105 Adjoins

- S** School
- L** Public Library
- H** Other Health Services
- P** Police Station
- Potential future railway corridor
- Local Reserves



# Location Map Onka/100

MAP Onka/91 Adjoins

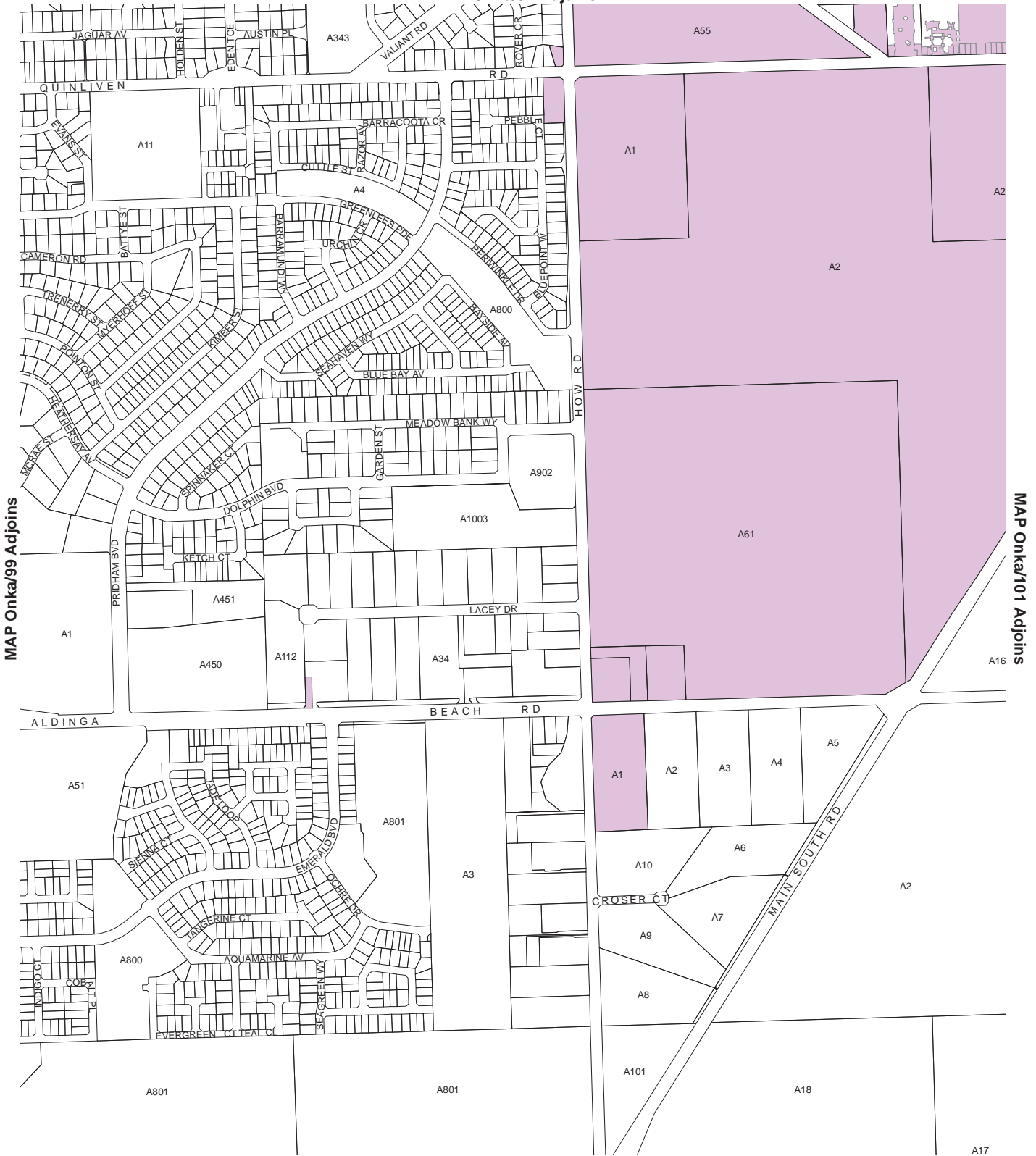


# Overlay Map Onka/100

## TRANSPORT

- Secondary Arterial Roads
- Collector Roads
- Distributor Roads

**MAP Onka/91 Adjoins**



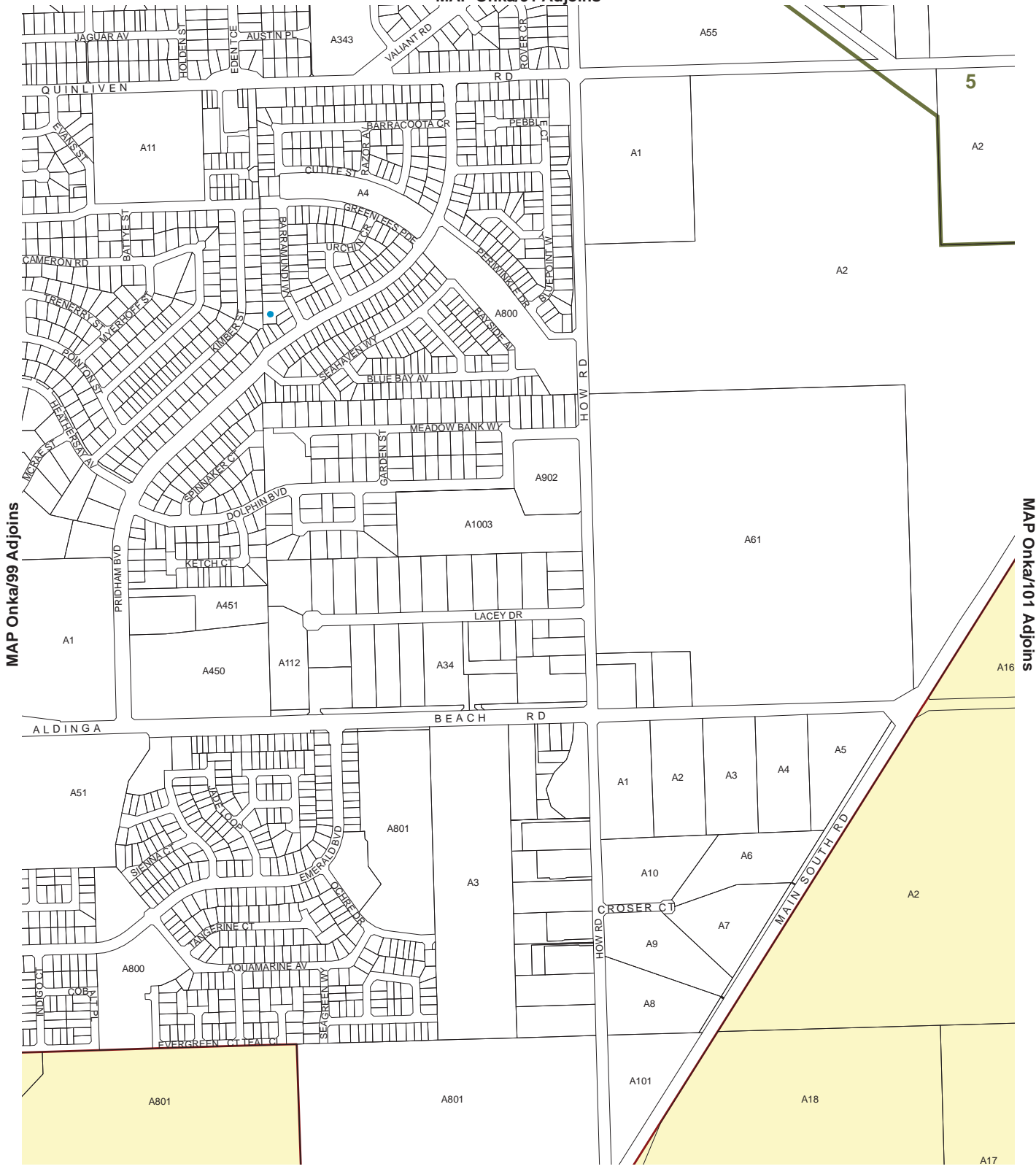
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/100 DEVELOPMENT CONSTRAINTS

Distributor (parcel identified for future road widening)

MAP Onka/91 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.

Historic Conservation Area  
 5 Port Willunga/Aldinga

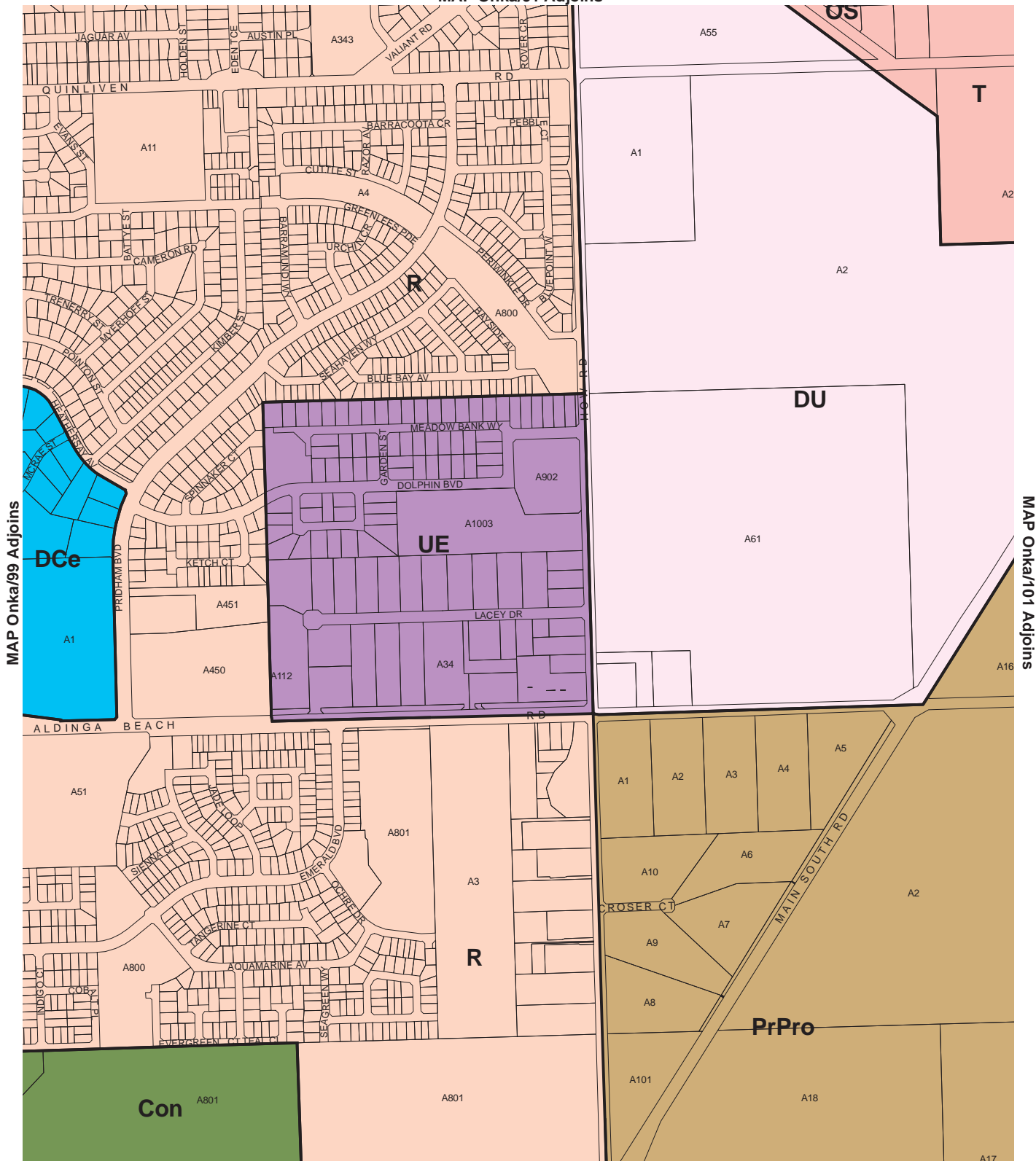


# Overlay Map Onka/100

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Historic Conservation Area
- Character Preservation District

MAP Onka/91 Adjoins



MAP Onka/105 Adjoins

Lamberts Conformal Conic Projection, GDA94

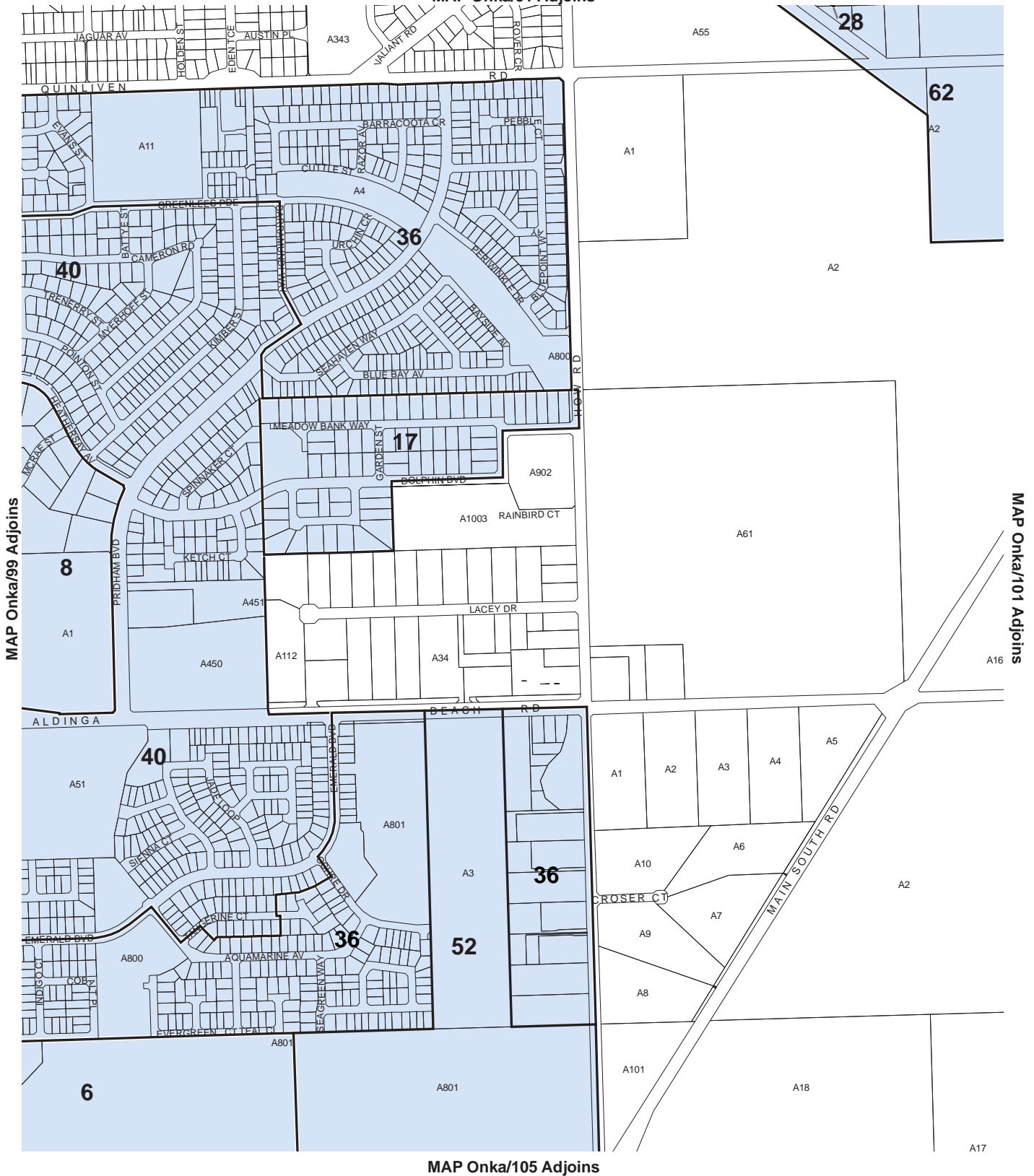
Zones

- Con Conservation
- DU Deferred Urban
- DCe District Centre
- OS Open Space
- PrPro Primary Production
- R Residential
- T Township
- UE Urban Employment
- Zone Boundary



# Zone Map Onka/100

MAP Onka/91 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

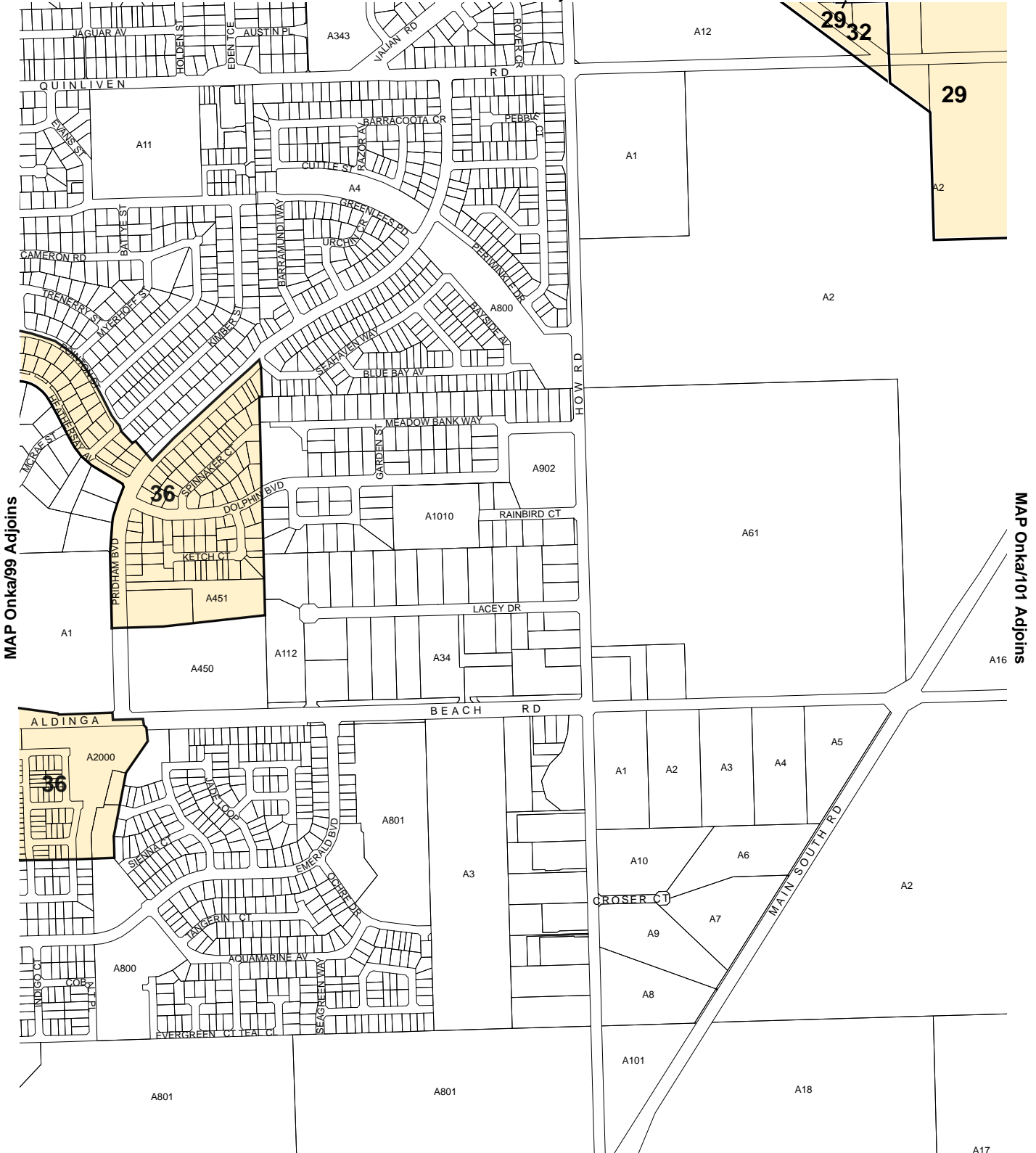
- 17 Home Business Policy Area
- 28 Port Willunga Creek Policy Area
- 36 Aldinga Beach Policy Area
- 40 Medium Density Policy Area
- 6 Aldinga Sellicks Conservation Policy Area
- 62 Port Willunga/Aldinga Policy Area
- 8 Aldinga Beach Policy Area
- 52 Hart Road Policy Area



# Policy Area Map Onka/100

 Policy Area Boundary

MAP Onka/91 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 29 Aldinga Village Precinct
- 32 Old Port Road Precinct
- 36 Targeted Infill Precinct



# Precinct Map Onka/100

Precinct Boundary

MAP Onka/92 Adjoins





# Location Map Onka/101



MAP Onka/92 Adjoins



# Overlay Map Onka/101 TRANSPORT

-  Secondary Arterial Roads
-  Distributor Roads

MAP Onka/92 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

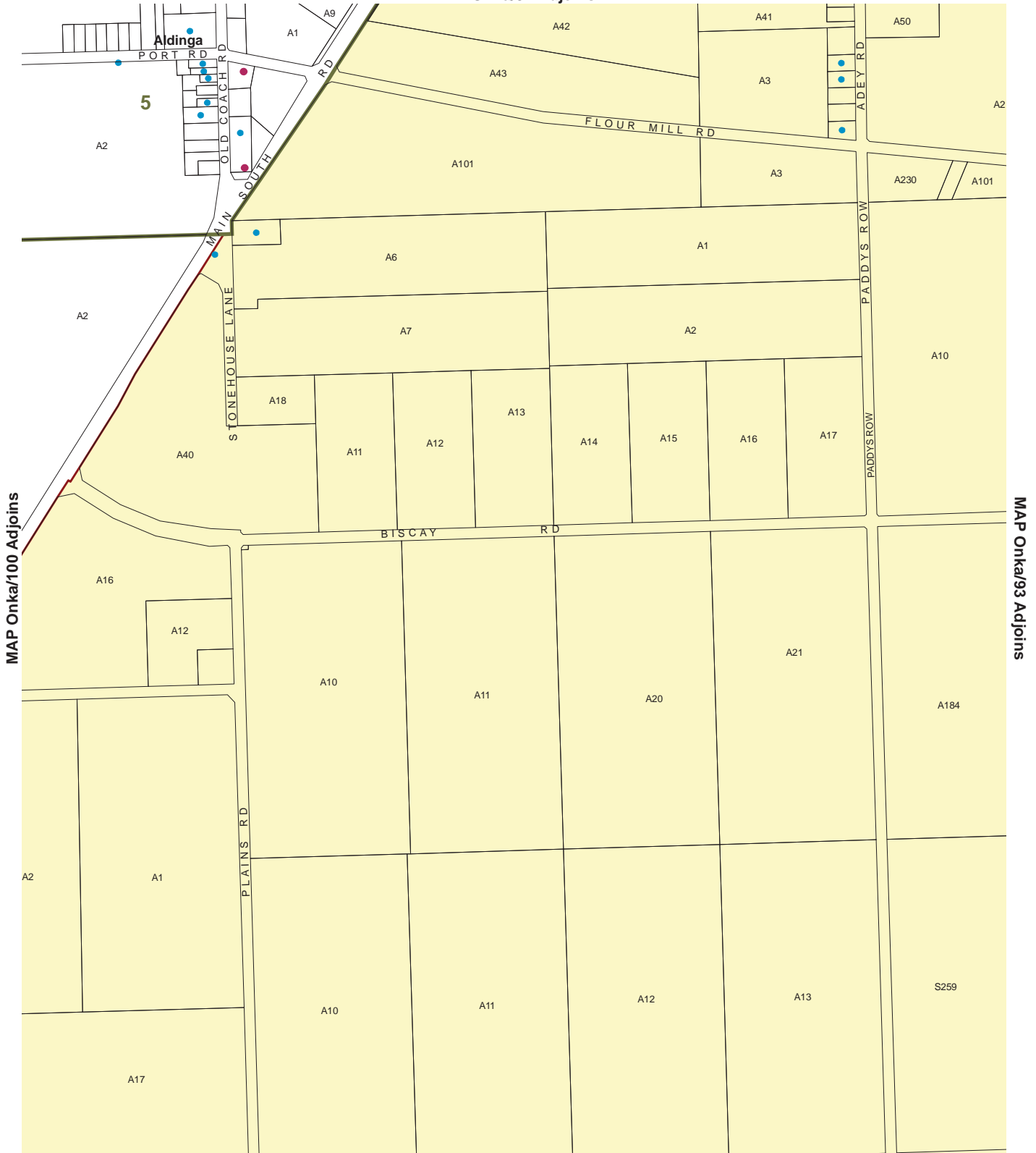


# Overlay Map Onka/101

## DEVELOPMENT CONSTRAINTS

Distributor (parcel identified for future road widening)

MAP Onka/92 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.

Historic Conservation Area  
5 Port Willunga/Aldinga

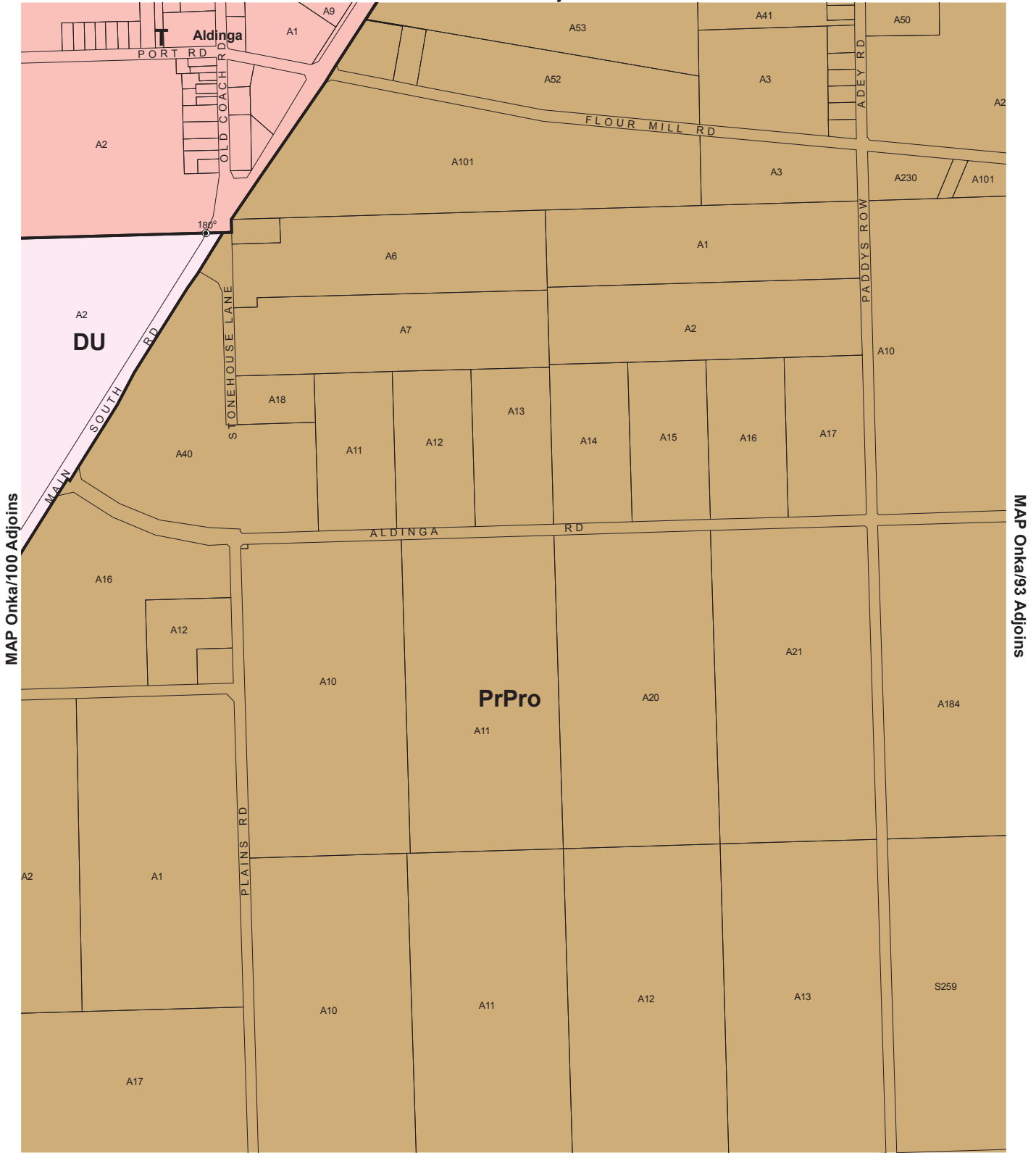


# Overlay Map Onka/101

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Historic Conservation Area
- Character Preservation District

MAP Onka/92 Adjoins



MAP Onka/106 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- DU Deferred Urban
- PrPro Primary Production
- T Township
- Zone Boundary

# Zone Map Onka/101

MAP Onka/92 Adjoins



Lamberts Conformal Conic Projection, GDA94  
**Policy Area**  
 62 Port Willunga/Aldinga Policy Area



# Policy Area Map Onka/101

 Policy Area Boundary

MAP Onka/92 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
29 Aldinga Village Precinct



# Precinct Map Onka/101

Precinct Boundary

MAP Onka/95 Adjoins



MAP Onka/107 Adjoins



# Location Map Onka/102

- S** School
- L** Public Library
- H** Other Health Services
- Local Reserves

MAP Onka/95 Adjoins



MAP Onka/94 Adjoins

MAP Onka/103 Adjoins

MAP Onka/107 Adjoins



# Overlay Map Onka/102

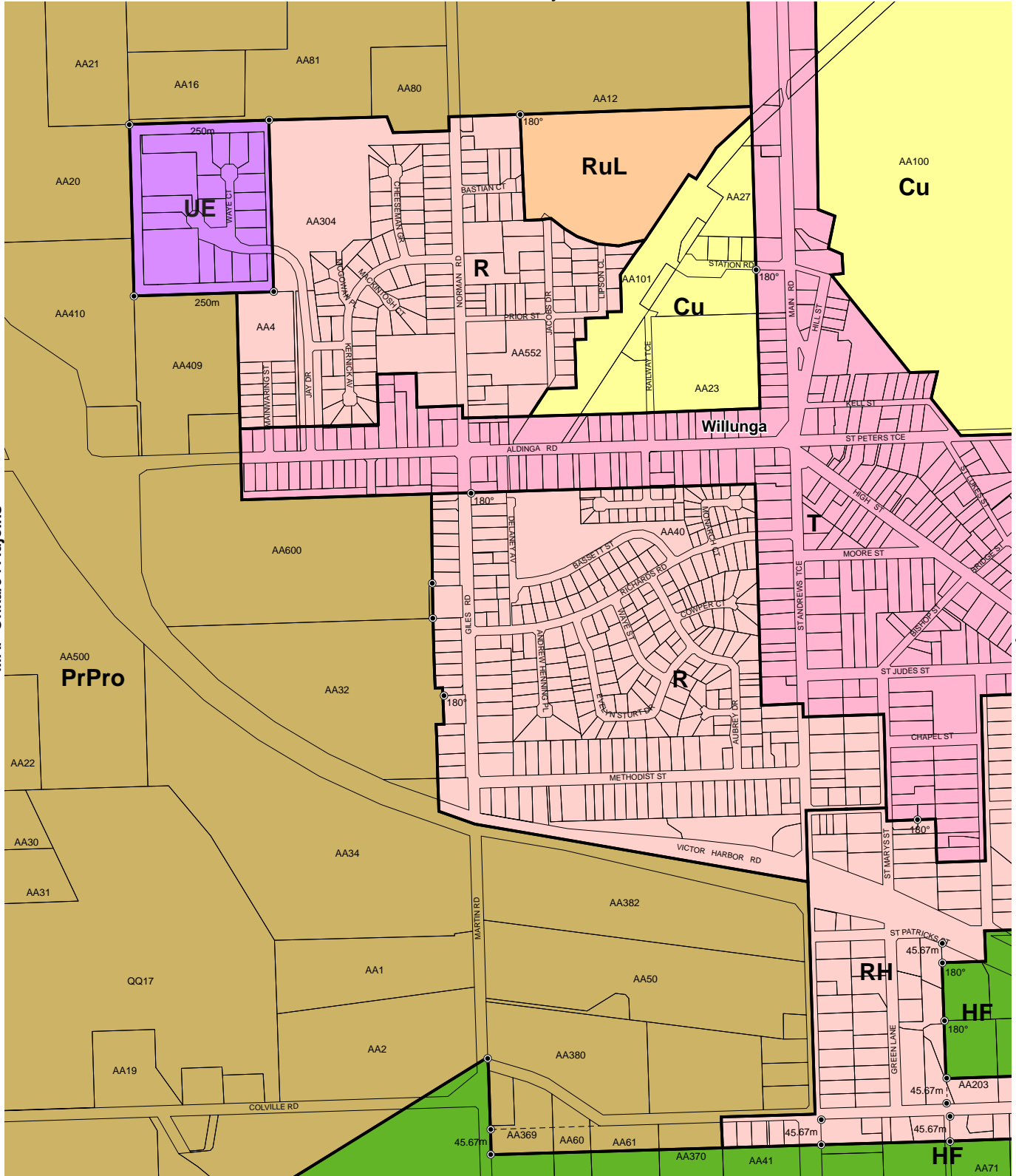
## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Collector Roads





MAP Onka/95 Adjoins



MAP Onka/107 Adjoins

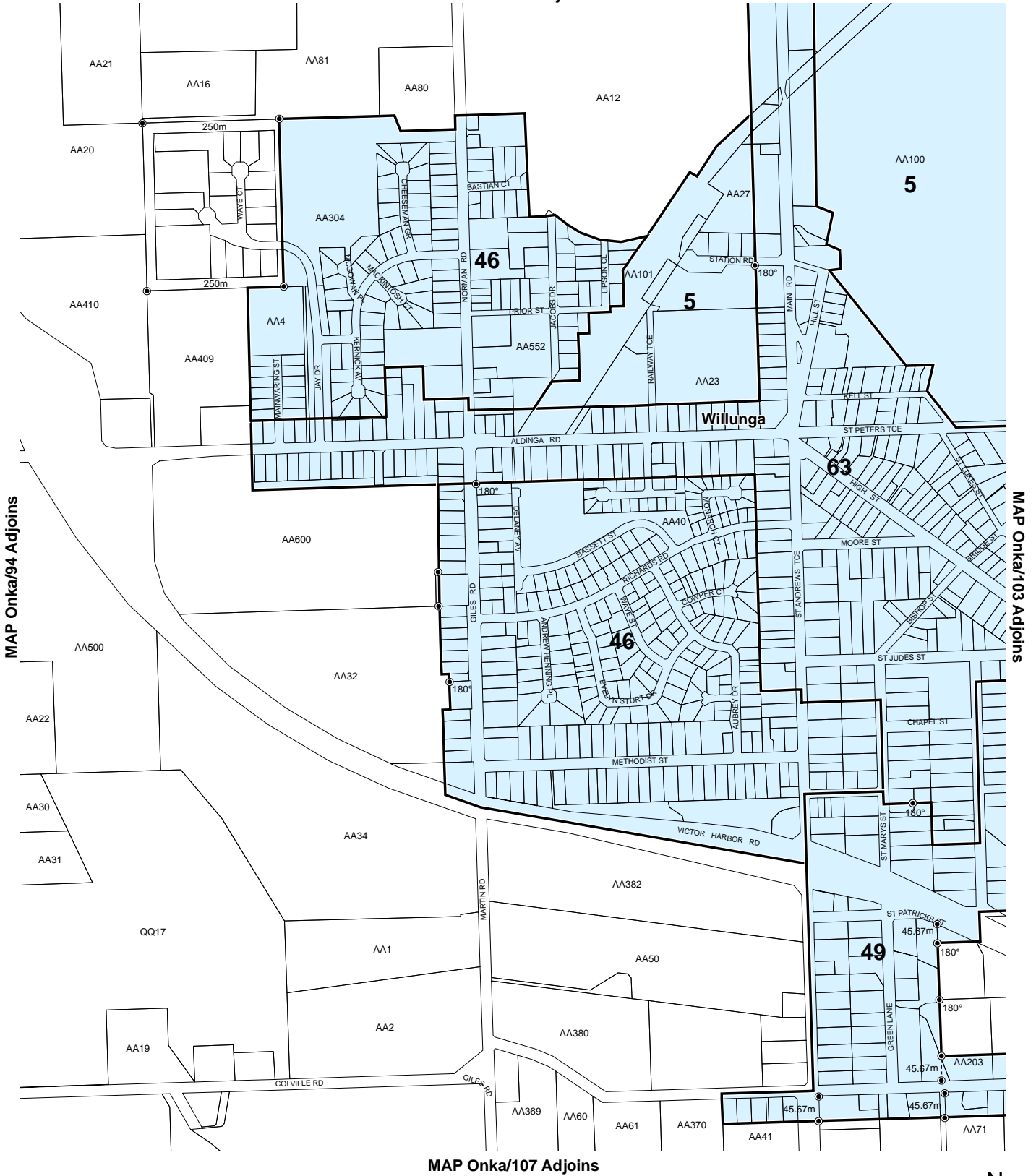
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Cu Community
  - HF Hills Face
  - PrPro Primary Production
  - R Residential
  - RH Residential Hills
  - RuL Rural Living
  - T Township
  - UE Urban Employment
  - Zone Boundary



# Zone Map Onka/102

MAP Onka/95 Adjoins



Lamberts Conformal Conic Projection, GDA94

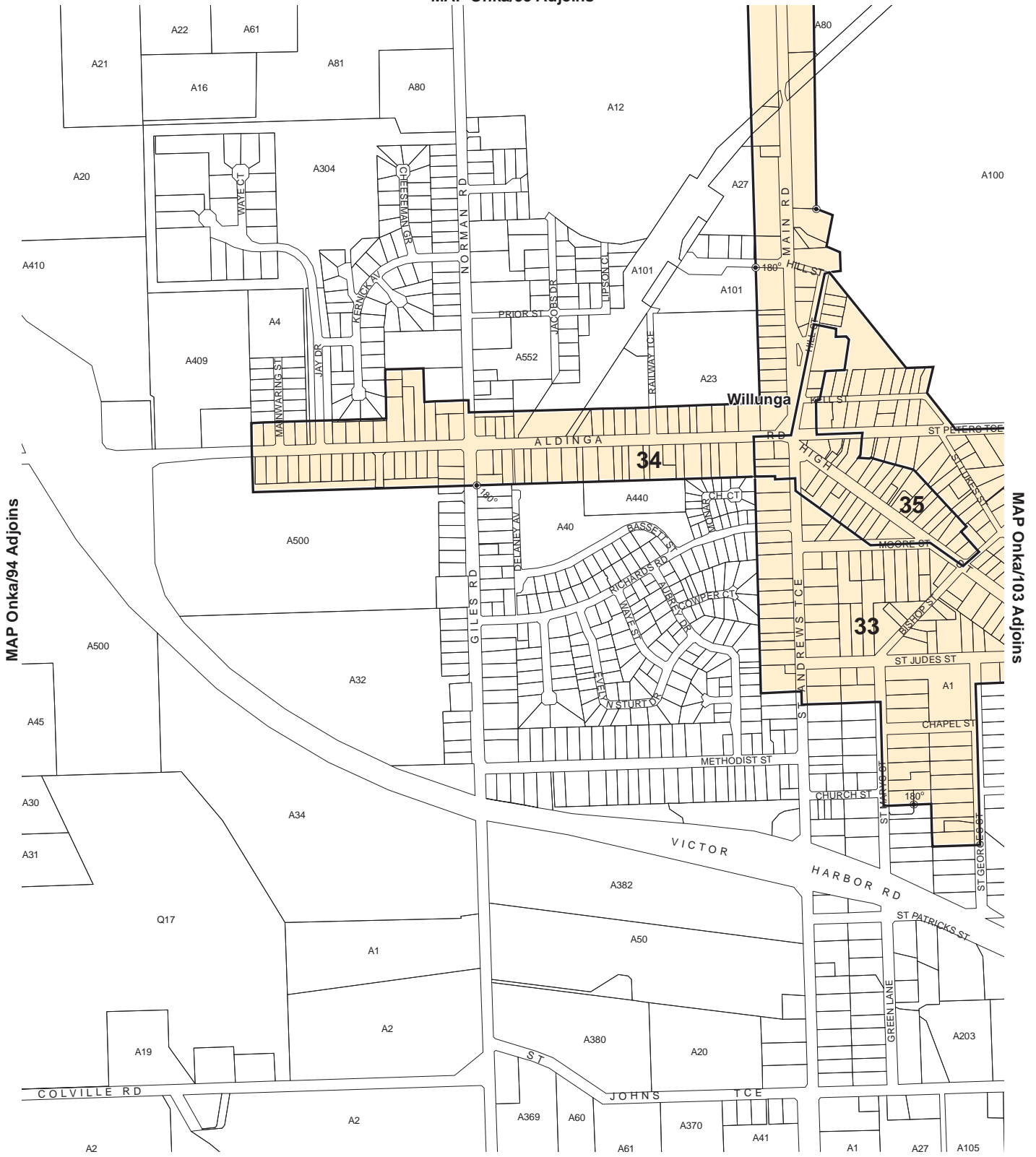
- Policy Area**
- 5 Recreation Policy Area
  - 46 Willunga Policy Area
  - 49 Willunga Policy Area
  - 63 Willunga Policy Area



# Policy Area Map Onka/102

 Policy Area Boundary

MAP Onka/95 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 33 Residential Precinct  
 34 Town Approaches Precinct  
 35 Town Centre Precinct

 Precinct Boundary

# Precinct Map Onka/102

MAP Onka/96 Adjoins



# Location Map Onka/103

MAP Onka/96 Adjoins



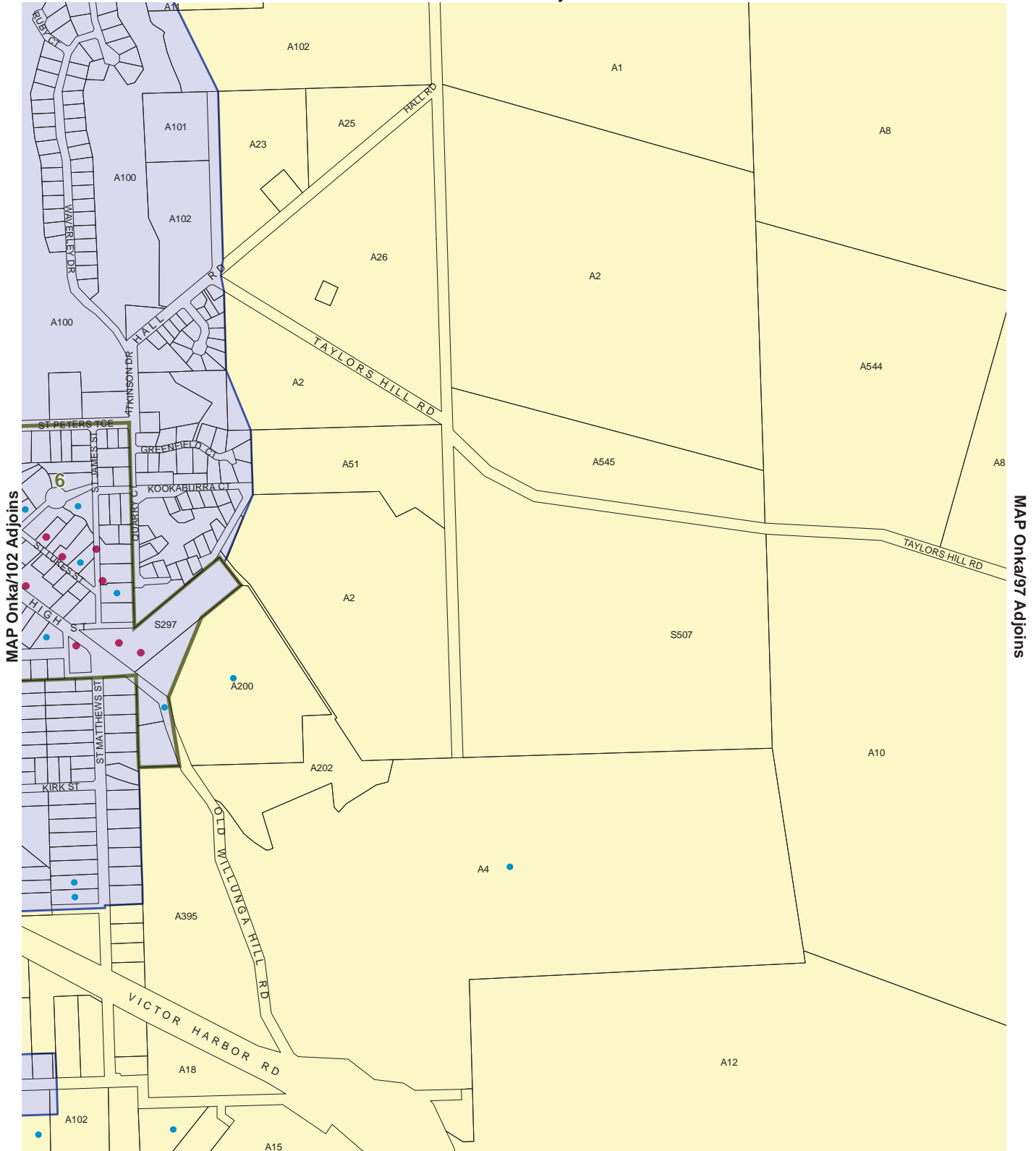
MAP Onka/108 Adjoins



# Overlay Map Onka/103 TRANSPORT

- Primary Arterial Roads
- Collector Roads

MAP Onka/96 Adjoins



MAP Onka/108 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.

Historic Conservation Area  
 6 Willunga

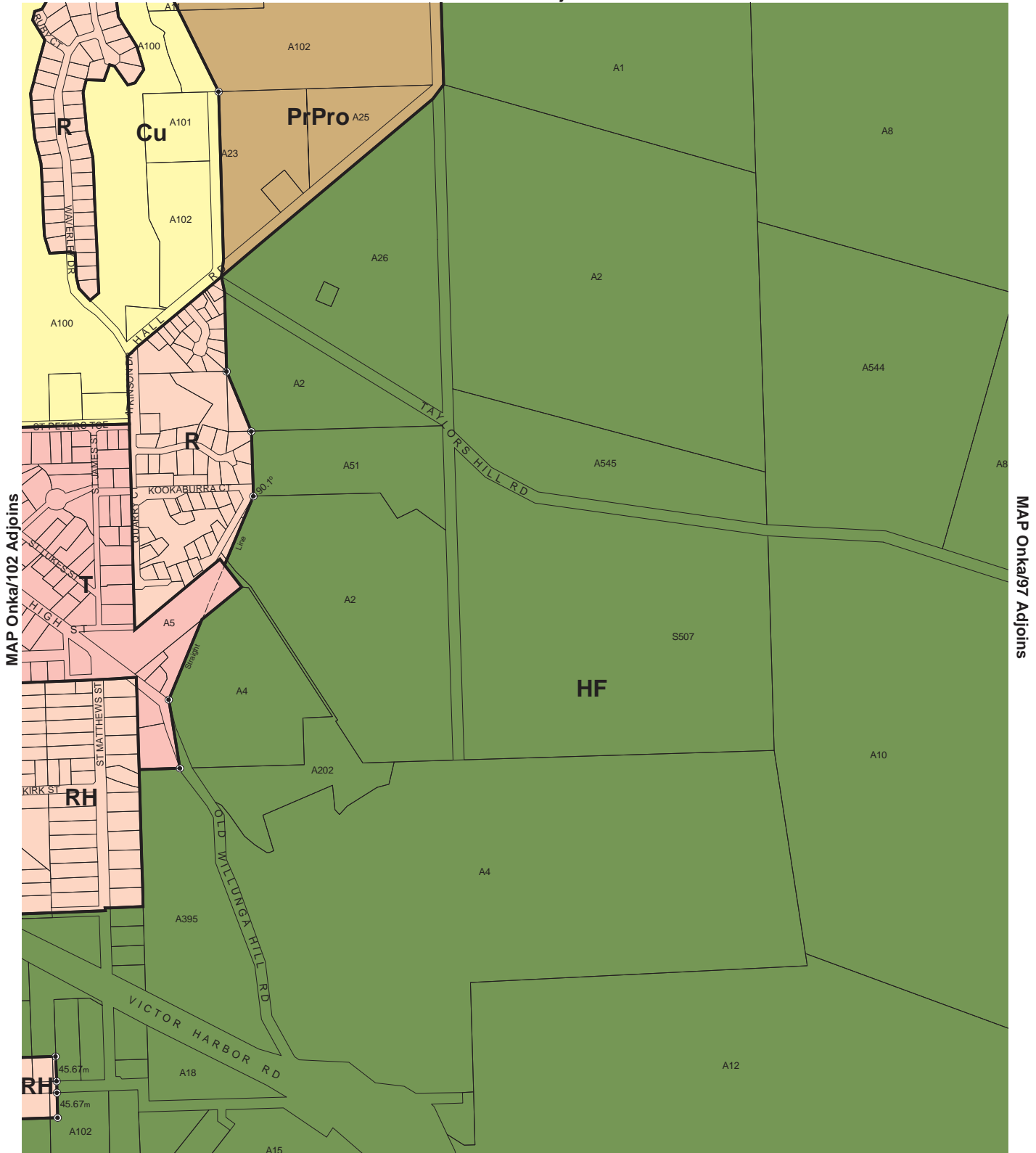


- State heritage place
- Local heritage place
- Historic Conservation Area
- Area Excluded from District
- Character Preservation District

# Overlay Map Onka/103

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Onka/96 Adjoins



MAP Onka/108 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

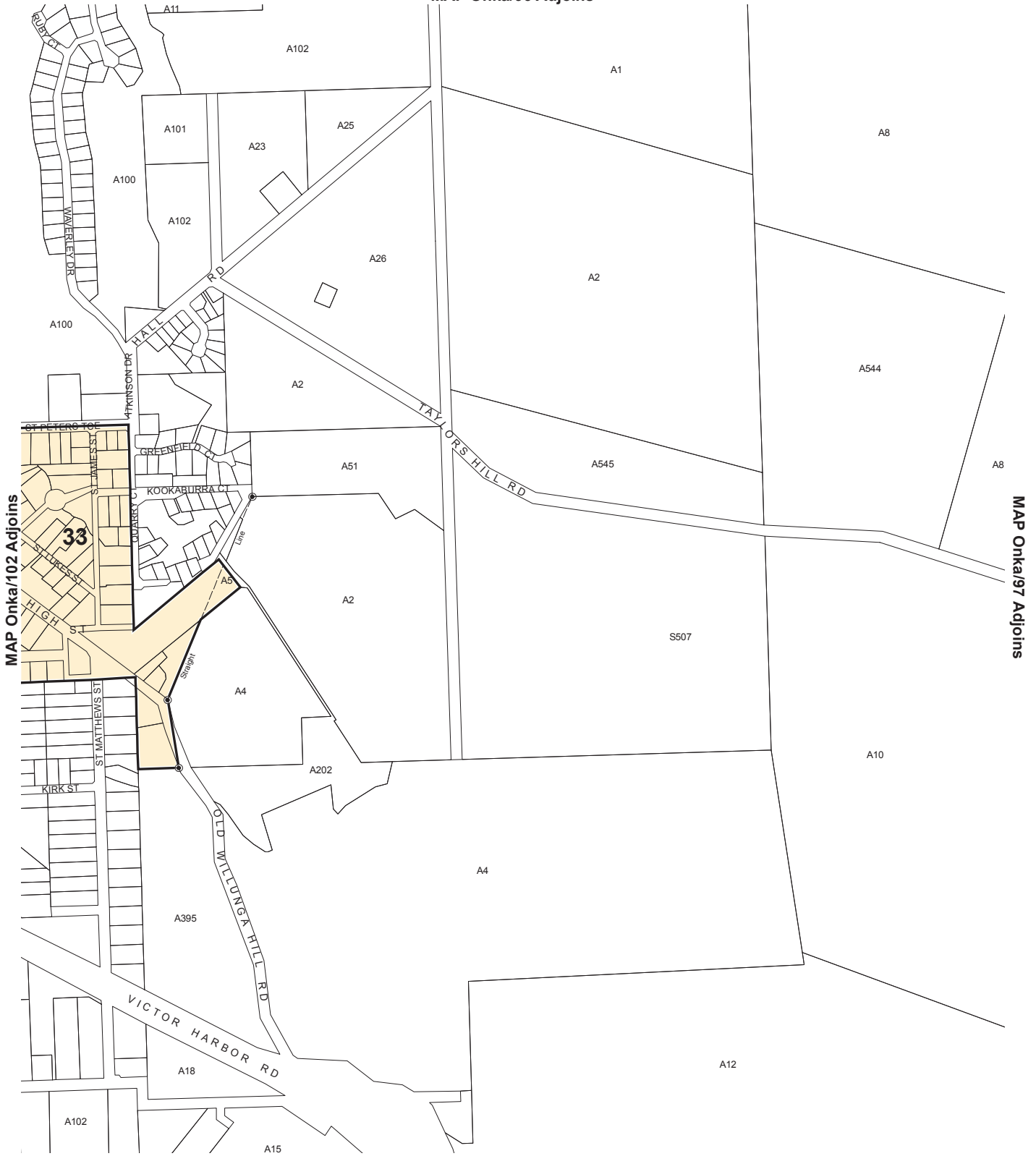
- Cu Community
- HF Hills Face
- PrPro Primary Production
- R Residential
- RH Residential Hills
- T Township
- Zone Boundary

# Zone Map Onka/103





MAP Onka/96 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

**33** Residential Precinct



# Precinct Map Onka/103

 Precinct Boundary

MAP Onka/99 Adjoins



Land Not Within a Council Area (Metro)

Aldinga Beach




ALDINGA BEACH

Aldinga Scrub CP

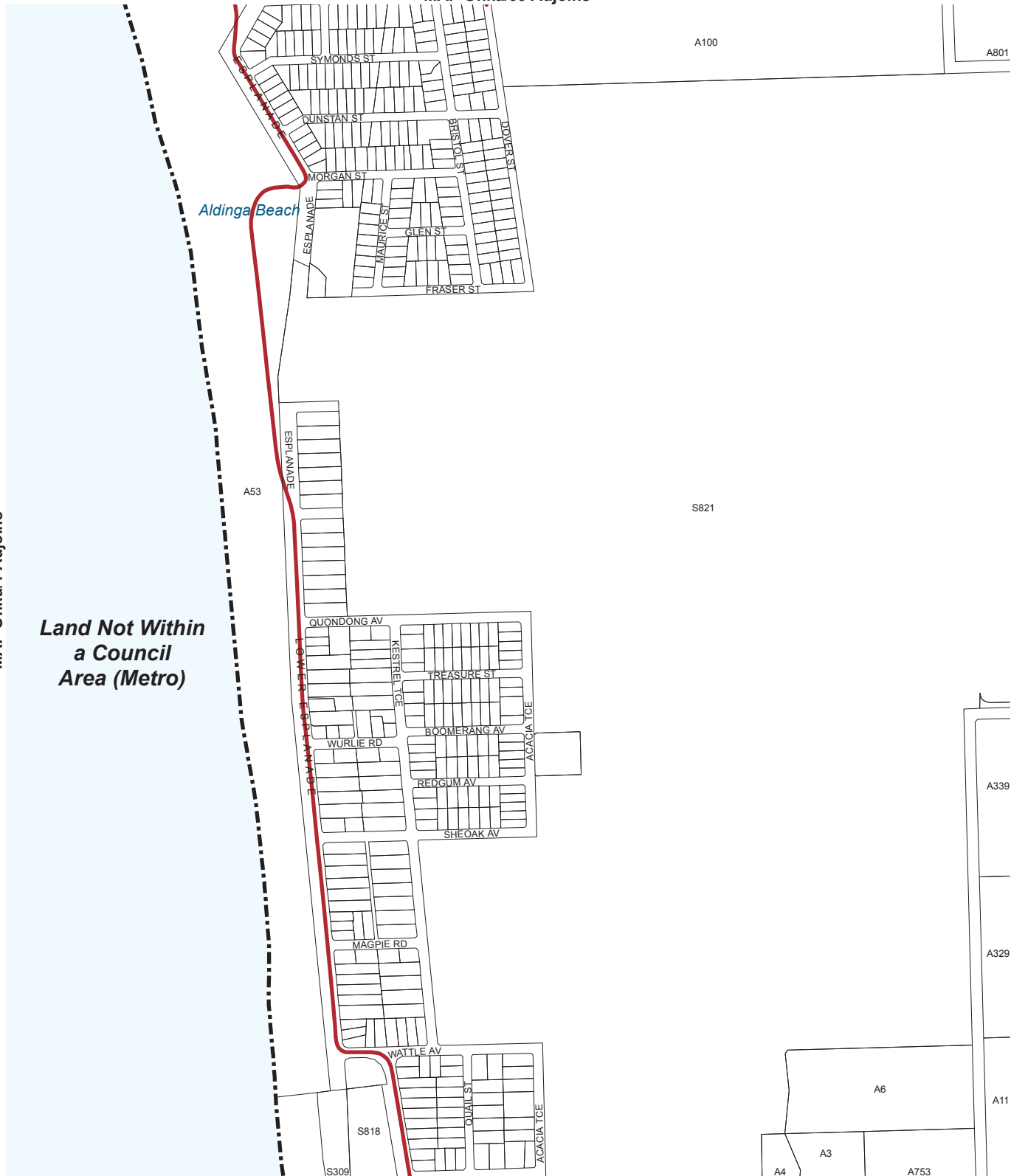


0 500m

# Location Map Onka/104

-  Local Reserves
-  Conservation Park
-  Development Plan Boundary

MAP Onka/99 Adjoins



MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/105 Adjoins

MAP Onka/109 Adjoins

A100

A801

Aldinga Beach

A53

S821

QUONDONG AV

LOWEN ESPLANADE

WURLIE RD

MAGPIE RD

WATTLE AV

S818

S309

SYMOND'S ST

DUNSTAN ST

MORGAN ST

ESPLANADE

FRASER ST

GLEN ST

MARICE ST

DOVER ST

QUONDONG AV

KESTREL TCE

TREASURE ST

BOOMERANG AV

REDDUM AV

SHEOAK AV

ACACIA TCE

ACACIA TCE

ACACIA TCE

ACACIA TCE

ACACIA TCE

ACACIA TCE

A339

A329

A11

A6

A4

A3

A753

0

500m

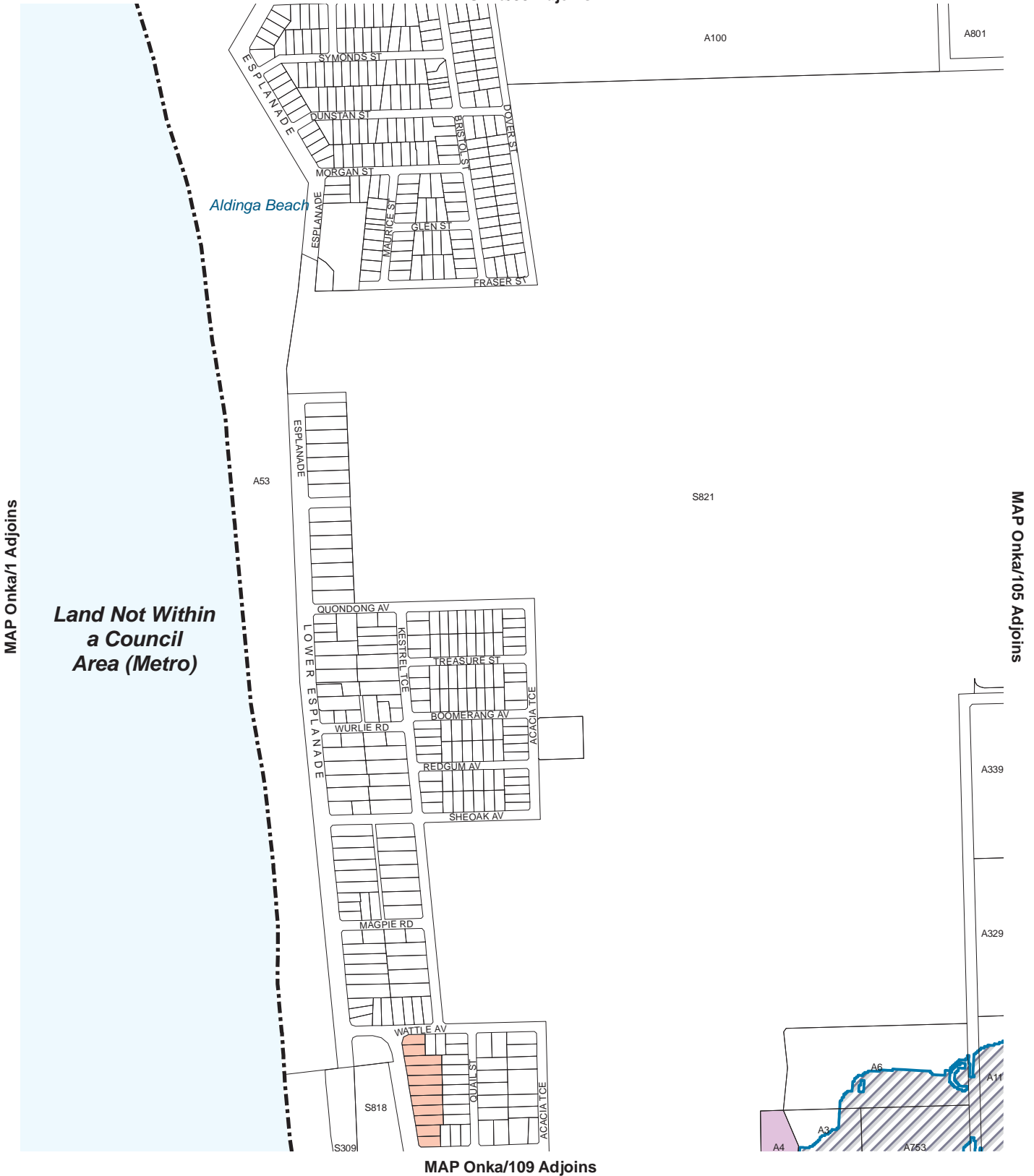


# Overlay Map Onka/104





## TRANSPORT

- Collector Roads
- Development Plan Boundary

MAP Onka/99 Adjoins



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

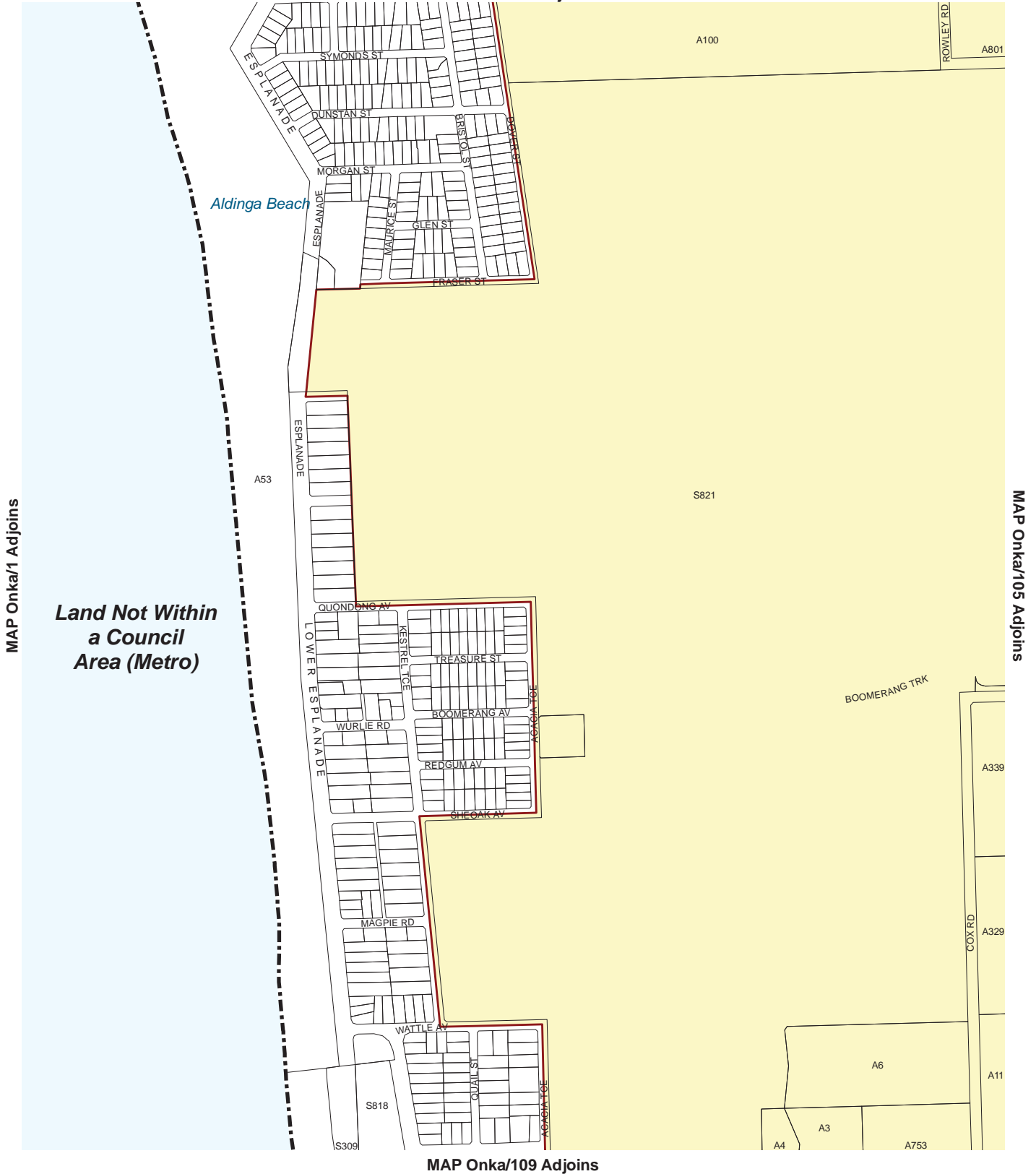
-  Flood 100 A.R.I
-  Collector Major (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary



# Overlay Map Onka/104

## DEVELOPMENT CONSTRAINTS

MAP Onka/99 Adjoins



Land Not Within  
a Council  
Area (Metro)

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.

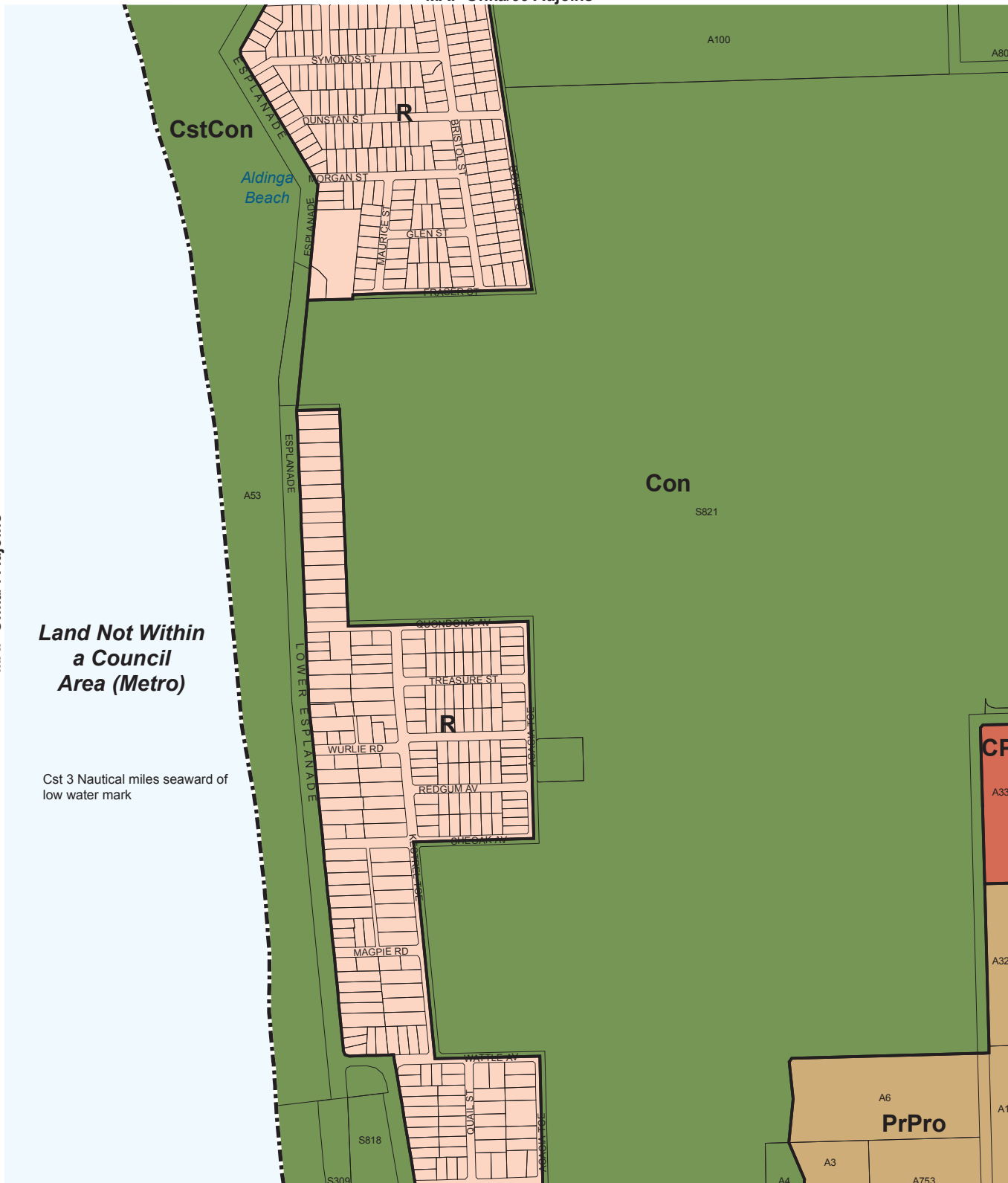


# Overlay Map Onka/104

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

MAP Onka/99 Adjoins



**Land Not Within  
a Council  
Area (Metro)**

Cst 3 Nautical miles seaward of  
low water mark

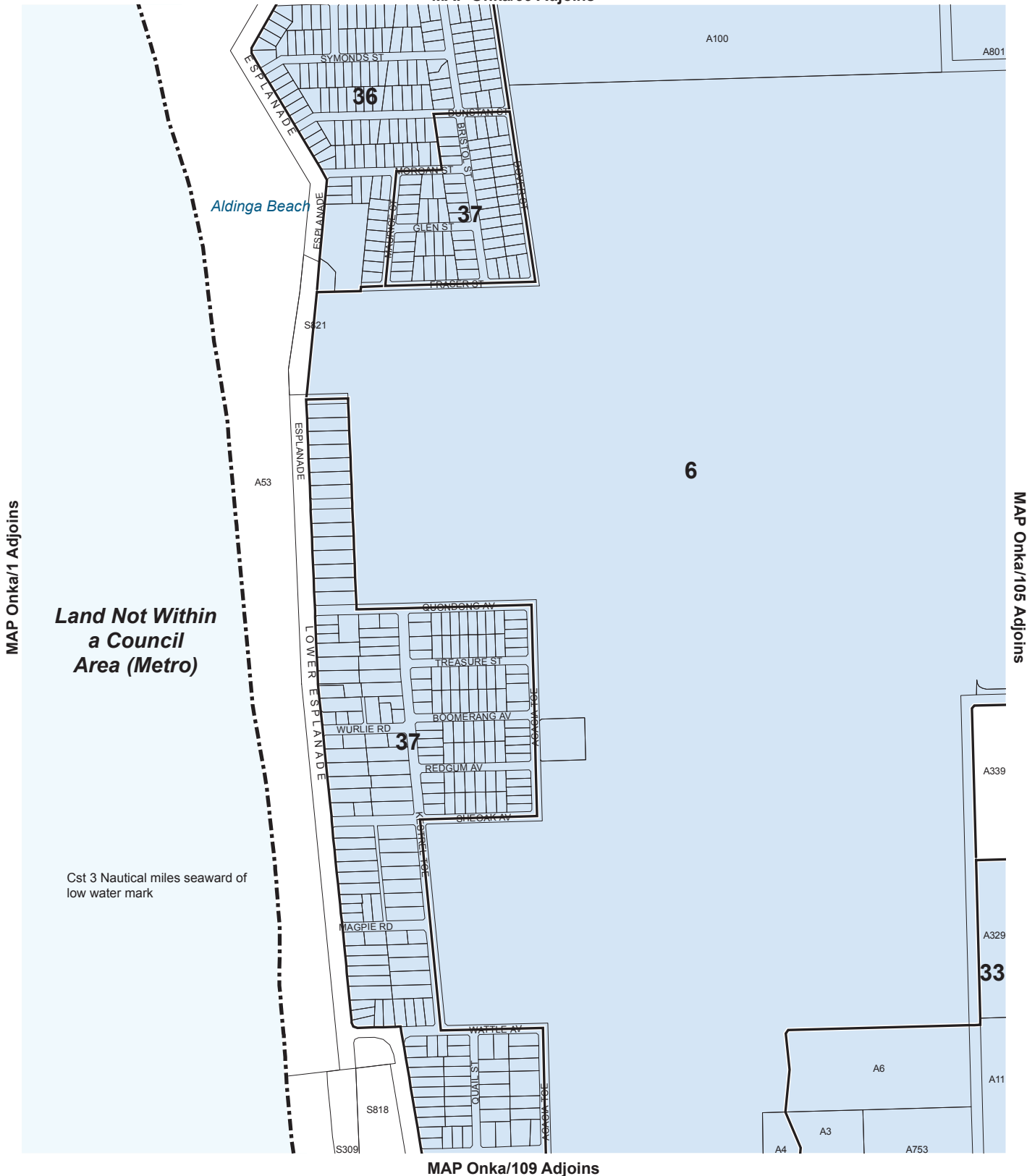
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CP Caravan and Tourist Park
  - CstCon Coastal Conservation
  - Con Conservation
  - PrPro Primary Production
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/104

MAP Onka/99 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 33 Open Space Policy Area
- 36 Aldinga Beach Policy Area
- 37 Aldinga Dunes Policy Area
- 6 Aldinga Sellicks Conservation Policy Area



# Policy Area Map Onka/104

- Policy Area Boundary
- Development Plan Boundary



MAP Onka/100 Adjoins



# Location Map Onka/105

- Local Reserves
- Conservation Park

MAP Onka/100 Adjoins



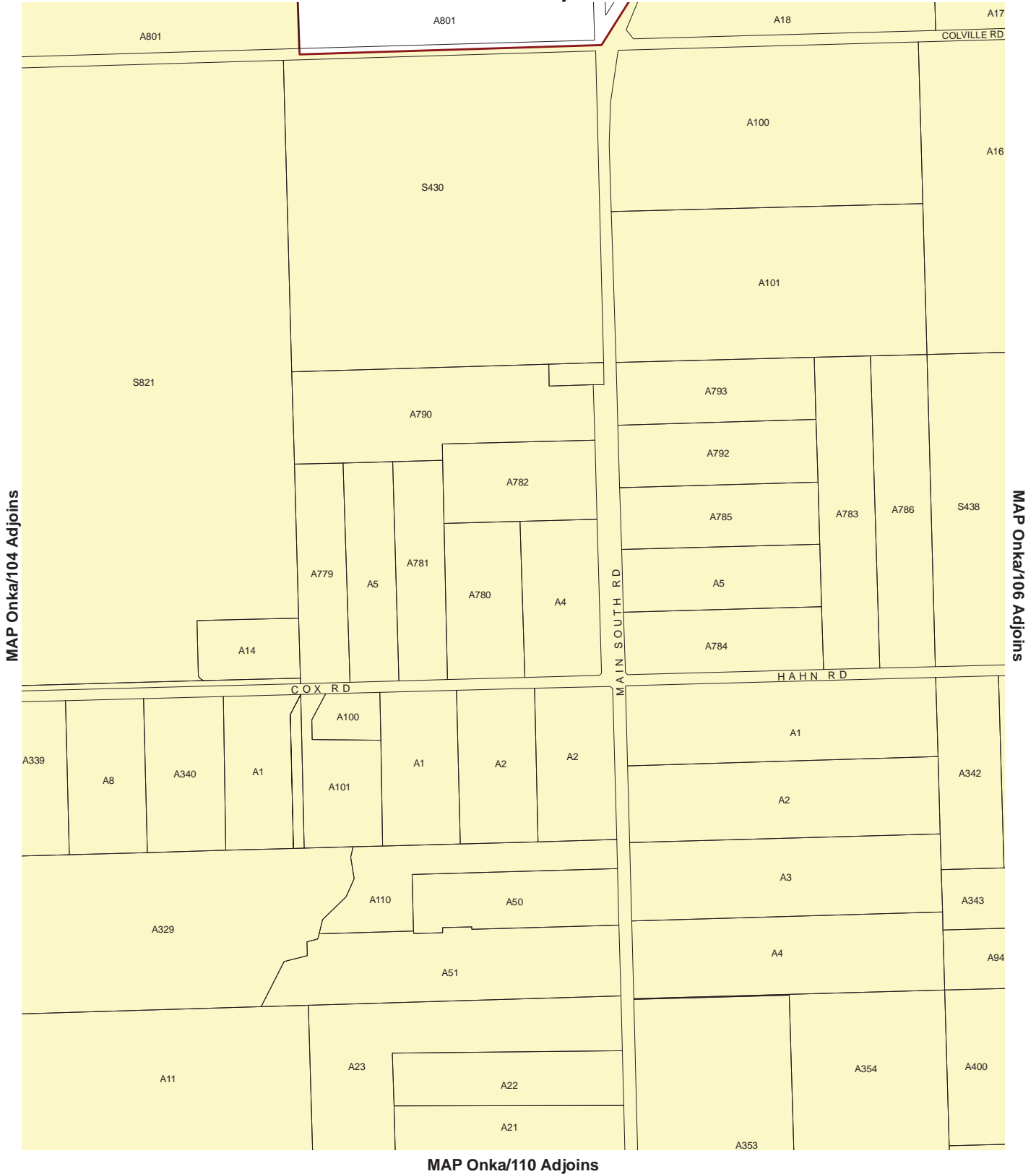
# Overlay Map Onka/105

## TRANSPORT

Secondary Arterial Roads



MAP Onka/100 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 Onka/105

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District





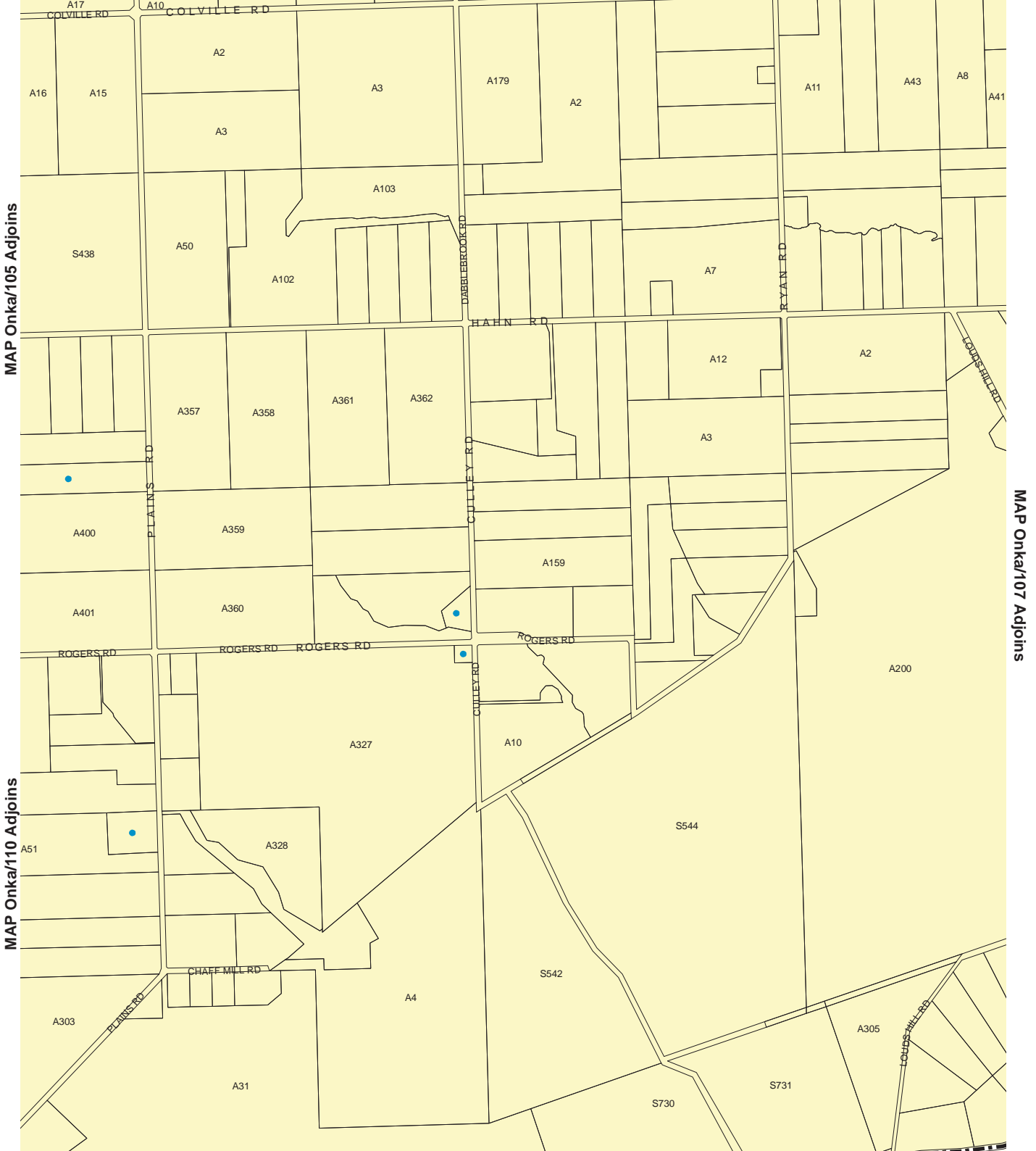


# Location Map Onka/106

----- Development Plan Boundary

MAP Onka/101 Adjoins

MAP Onka/93 Adjoins



MAP Onka/114 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 Onka/106

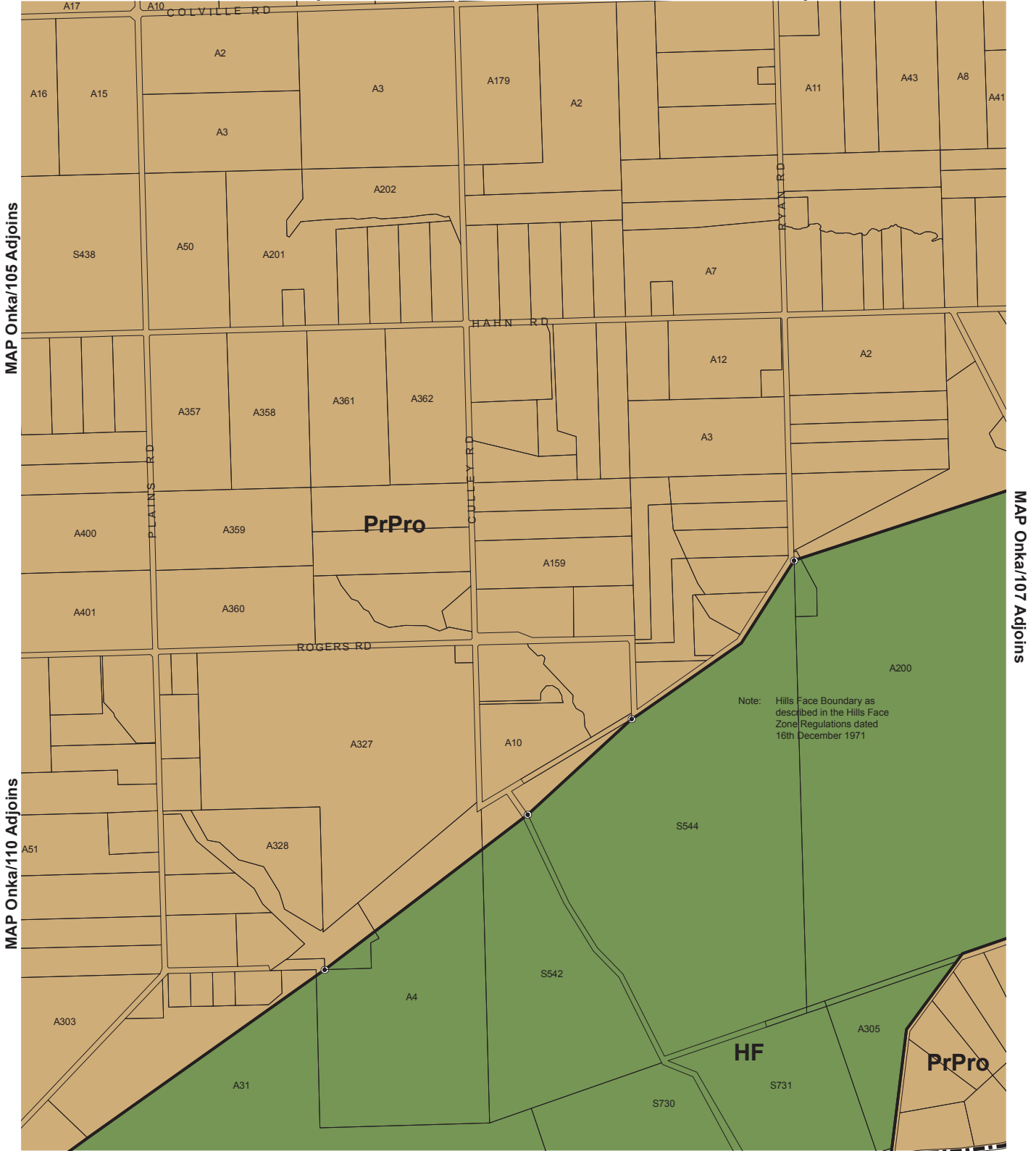
## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary



MAP Onka/101 Adjoins

MAP Onka/93 Adjoins



MAP Onka/114 Adjoins

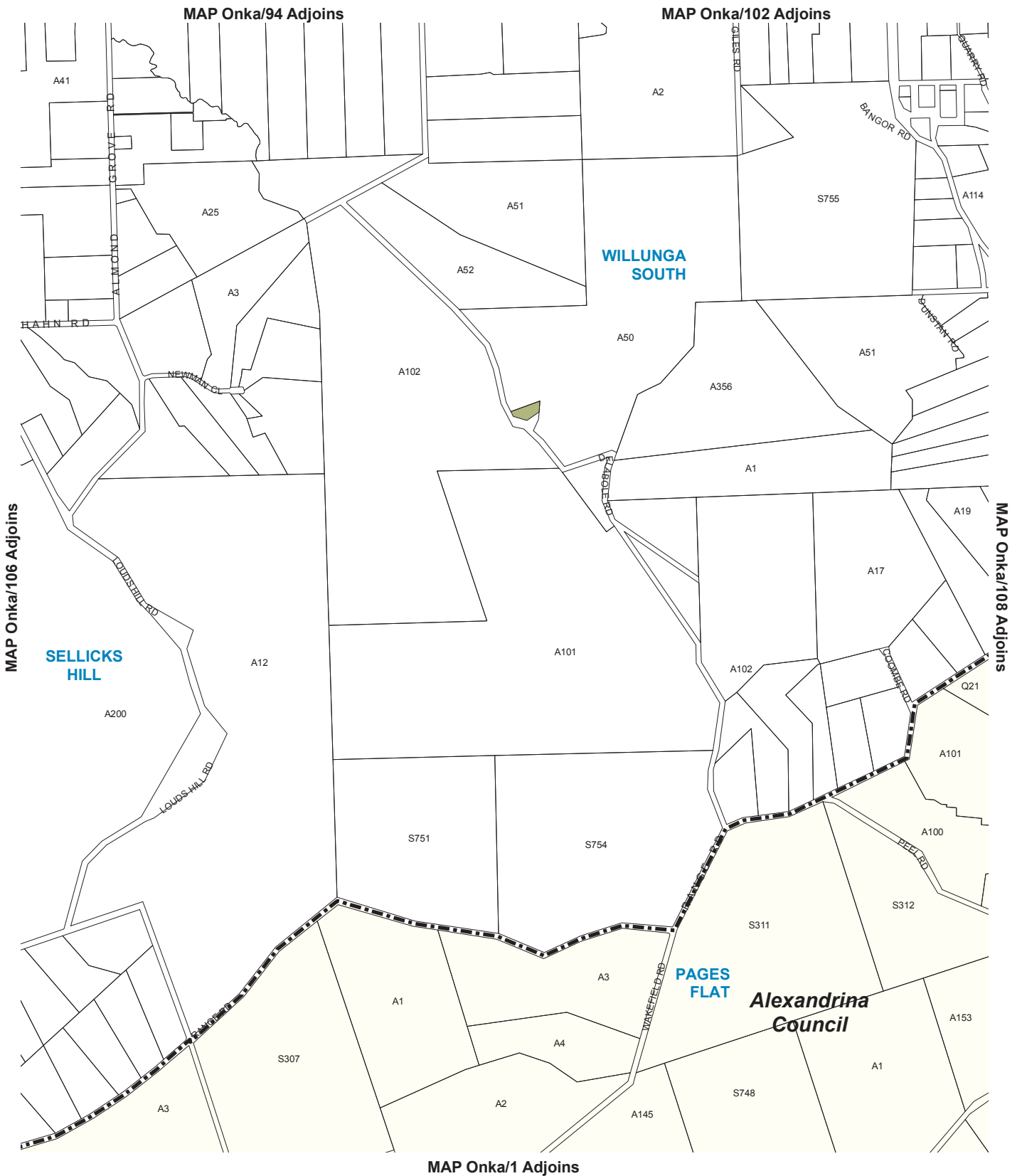
Lamberts Conformal Conic Projection, GDA94



Zones

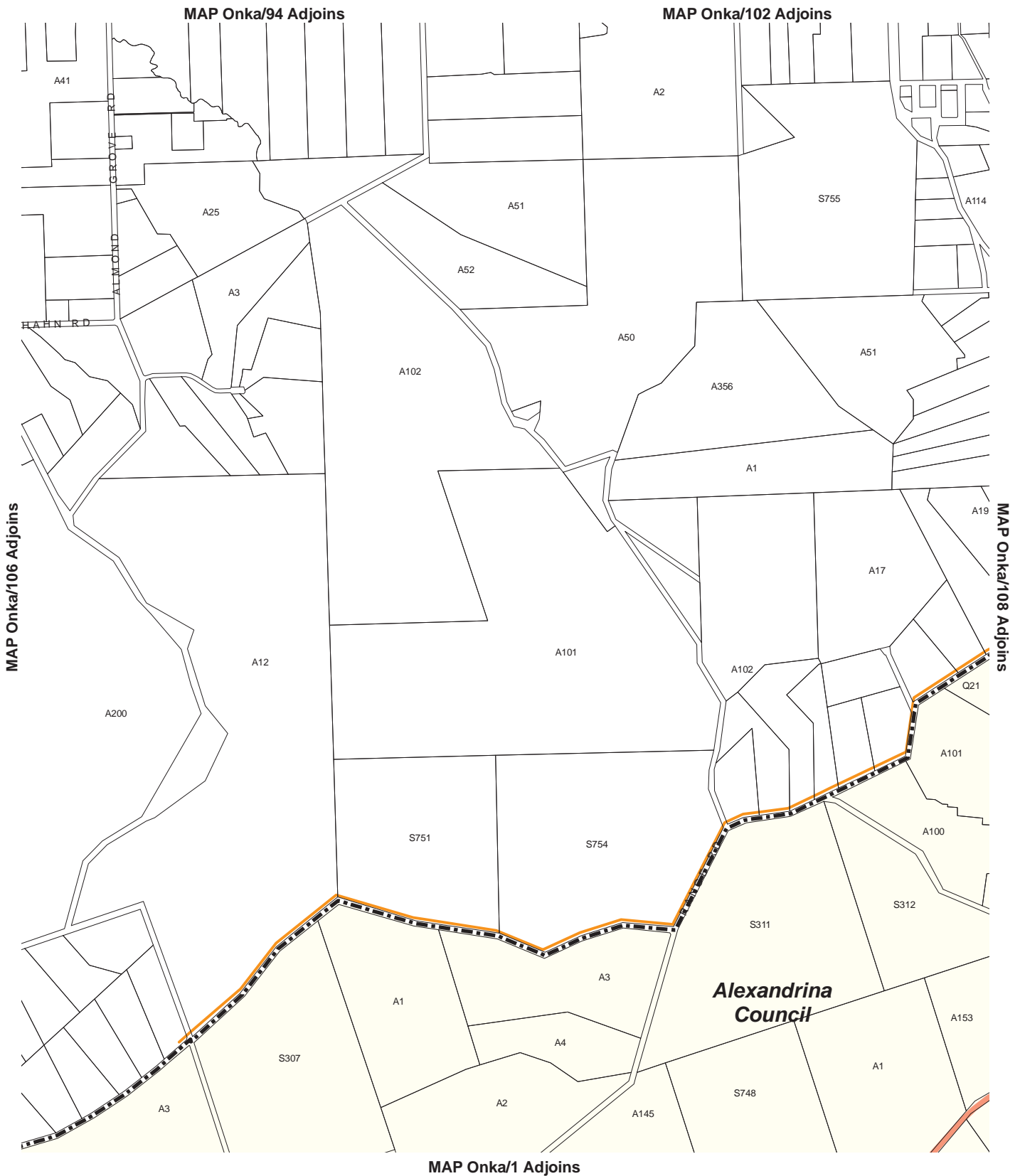
- Hills Face
- Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/106



# Location Map Onka/107

- Local Reserves
- Development Plan Boundary



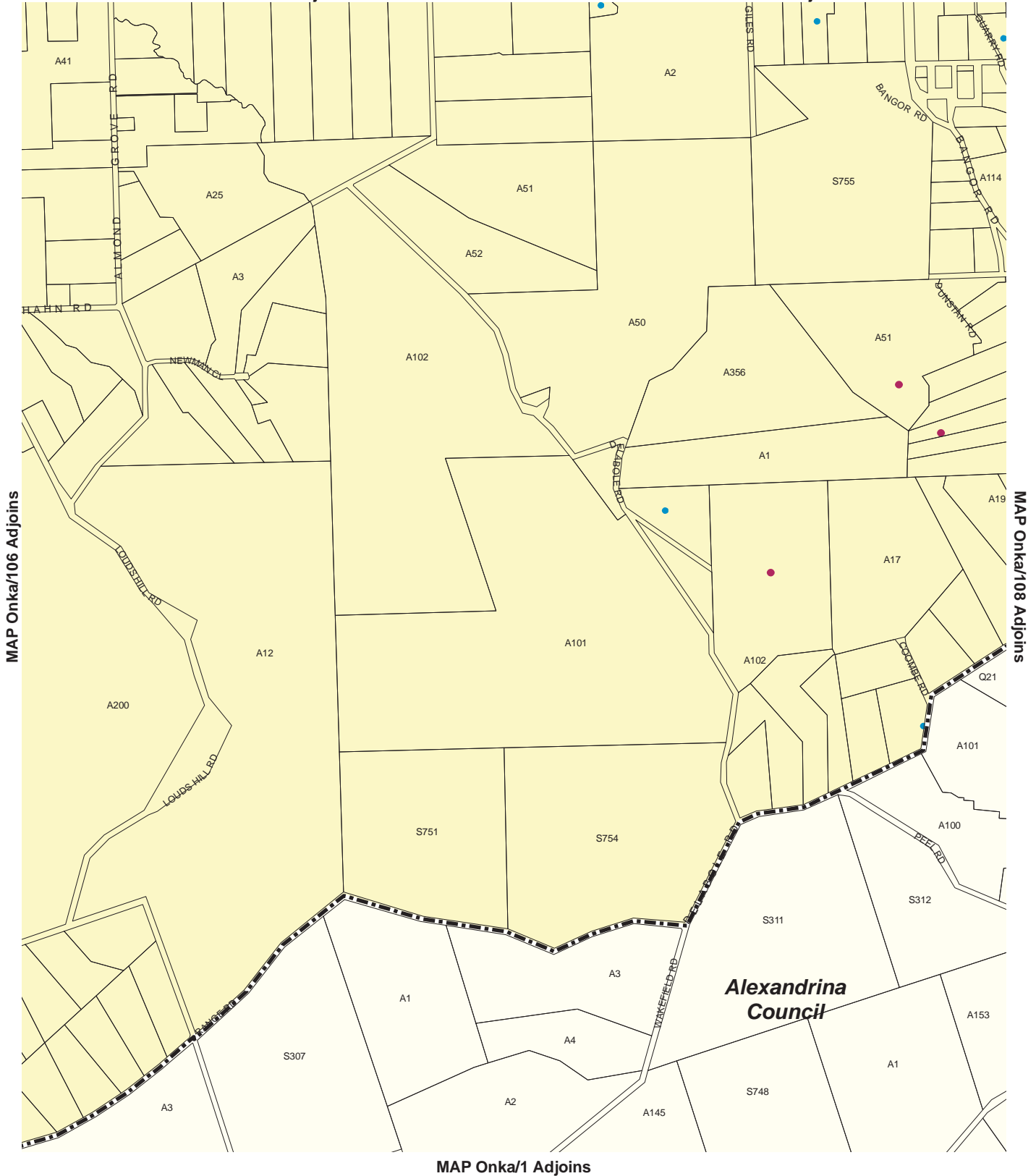
# Overlay Map Onka/107

## TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Onka/94 Adjoins

MAP Onka/102 Adjoins



MAP Onka/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.



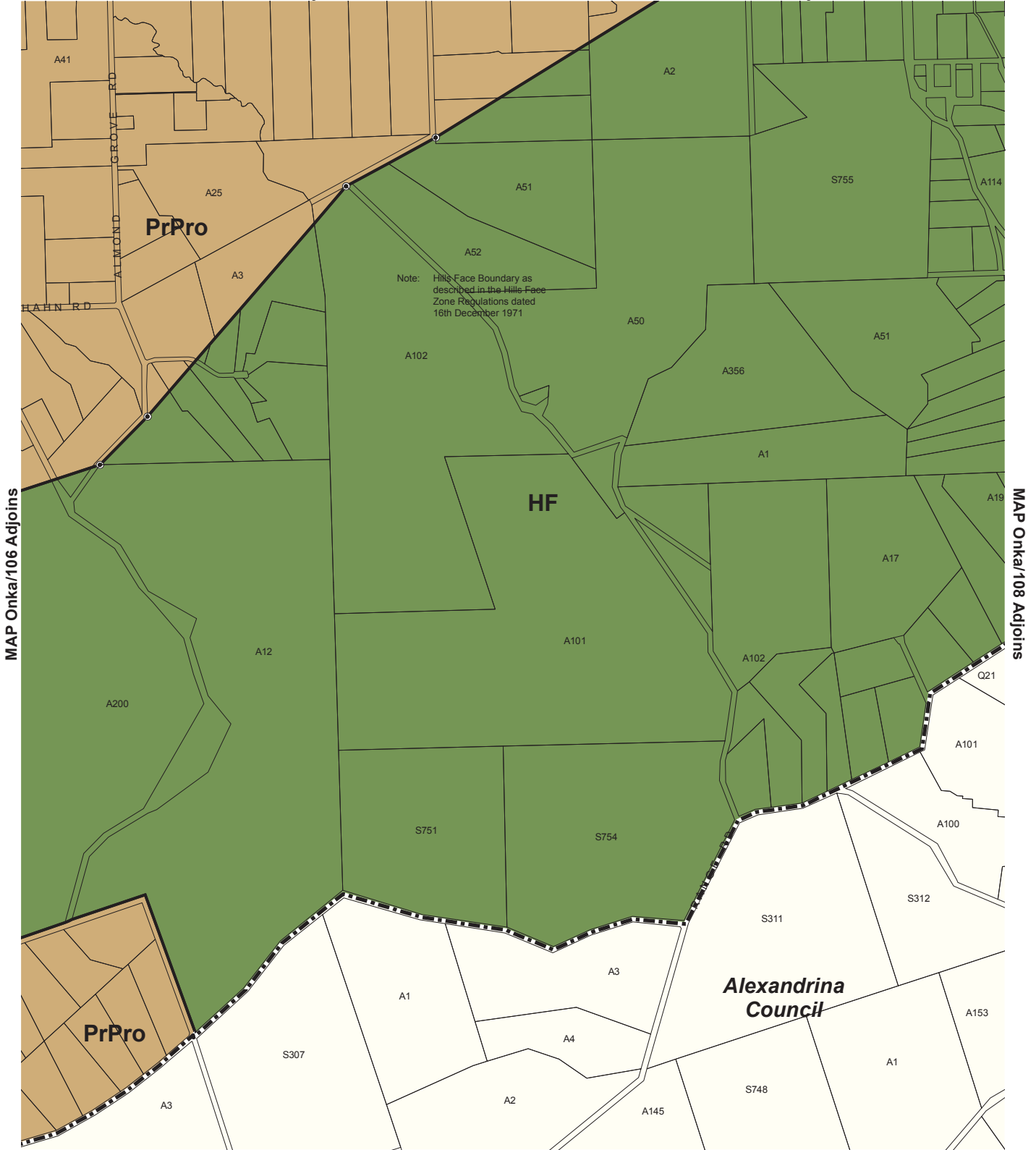
# Overlay Map Onka/107

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Onka/94 Adjoins

MAP Onka/102 Adjoins



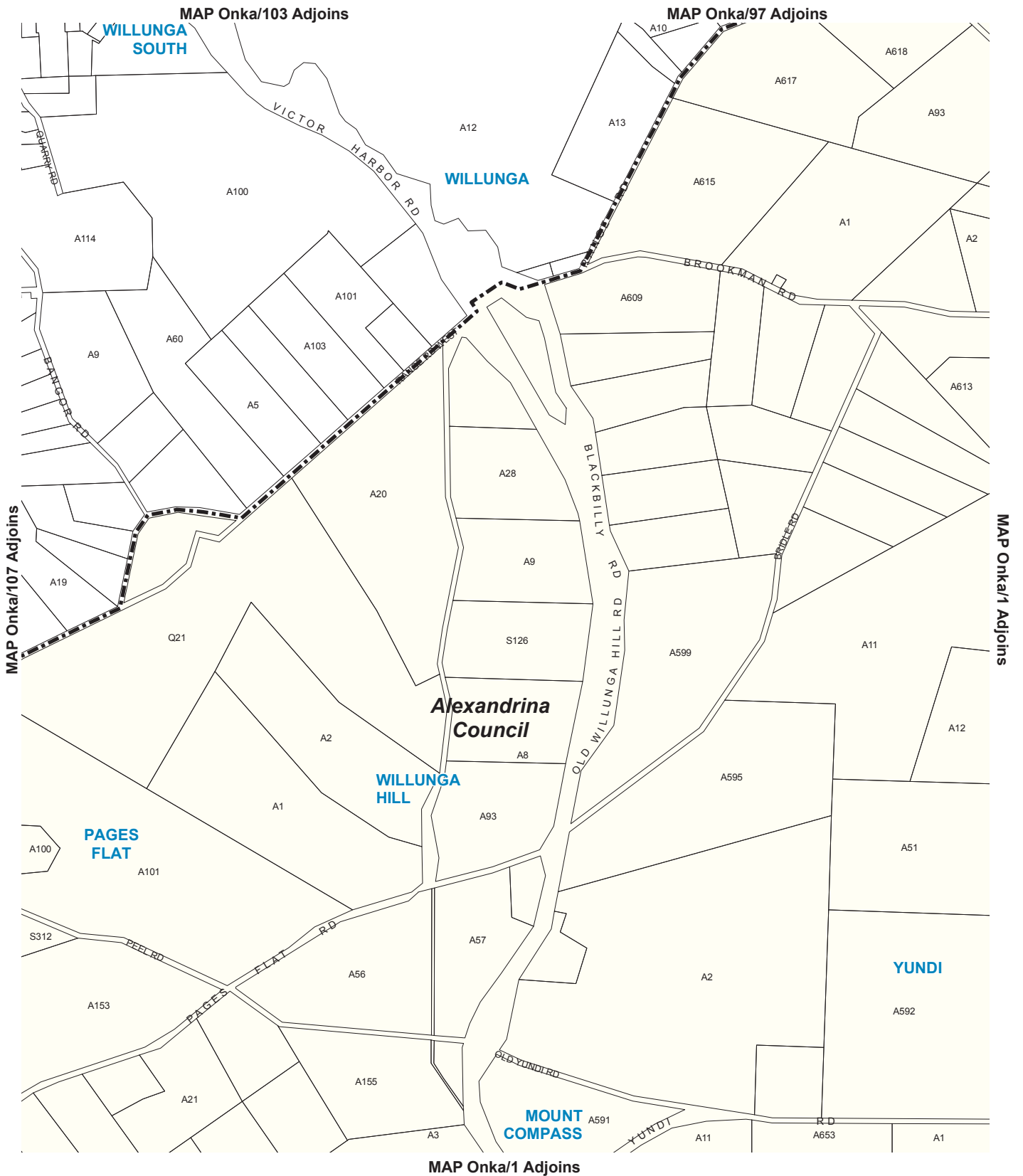
MAP Onka/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



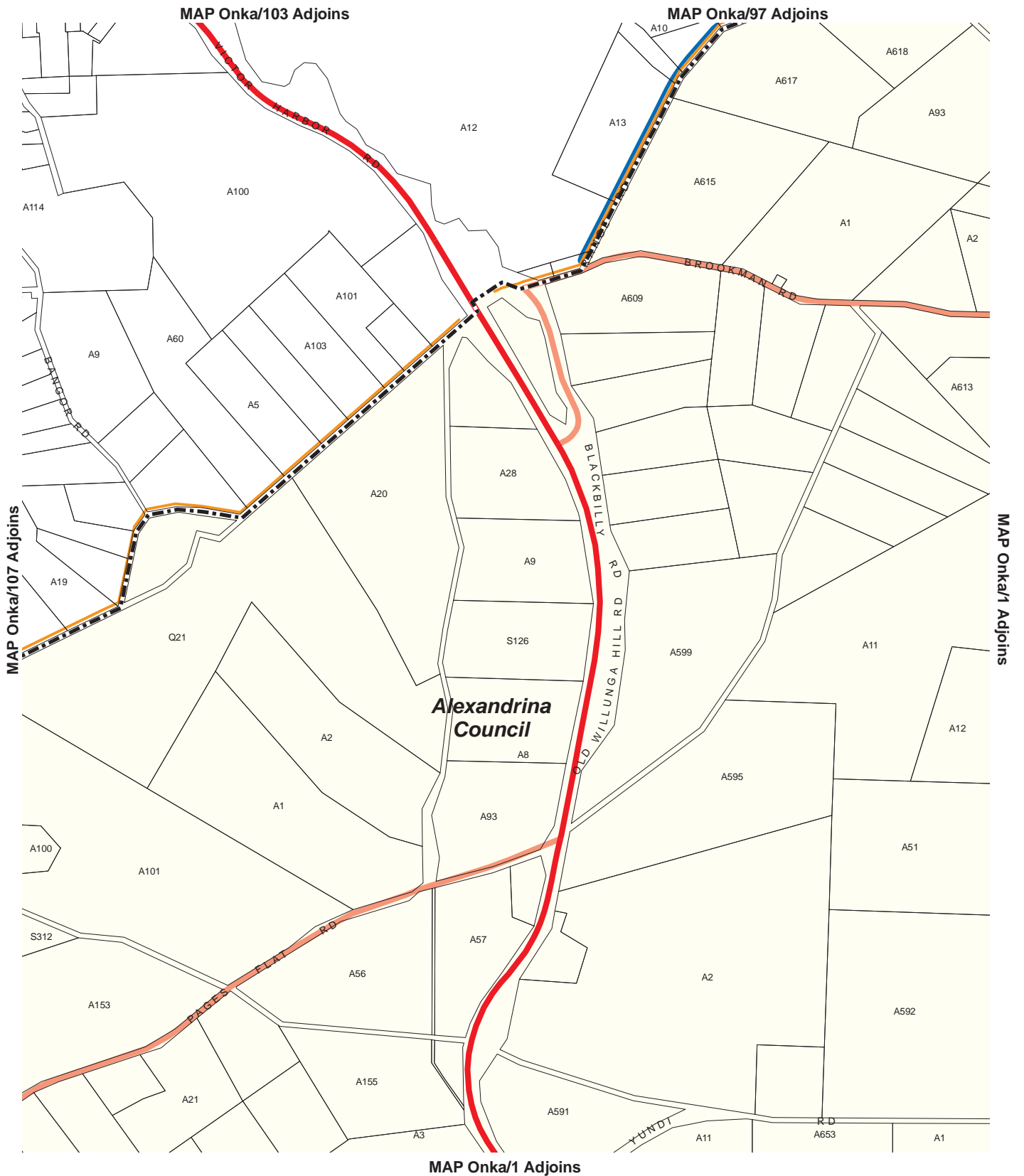
- Zones**
- Hills Face
  - Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/107



# Location Map Onka/108

----- Development Plan Boundary



- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Distributor Roads
- Development Plan Boundary

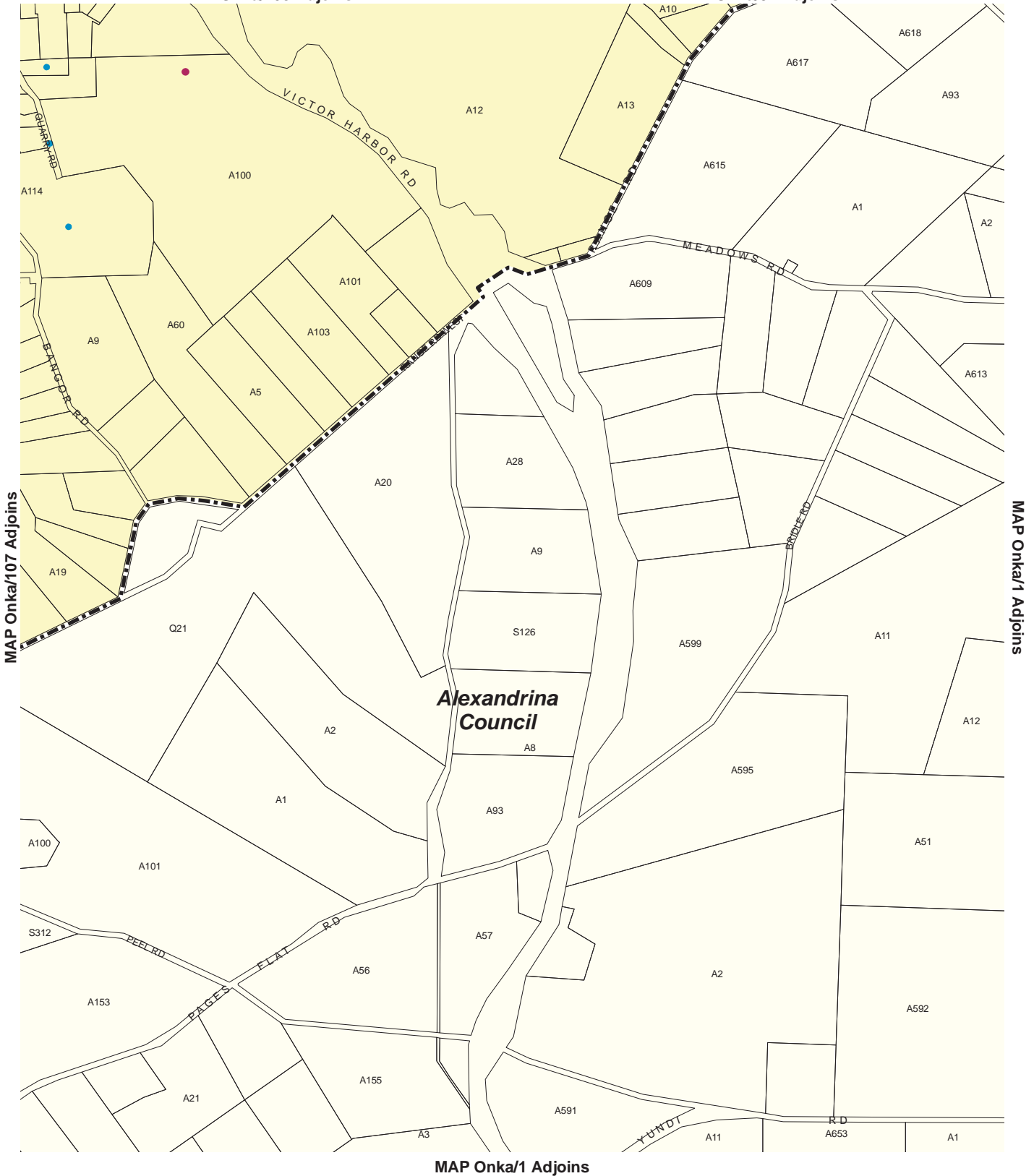


# Overlay Map Onka/108

## TRANSPORT

MAP Onka/103 Adjoins

MAP Onka/97 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 Onka/108

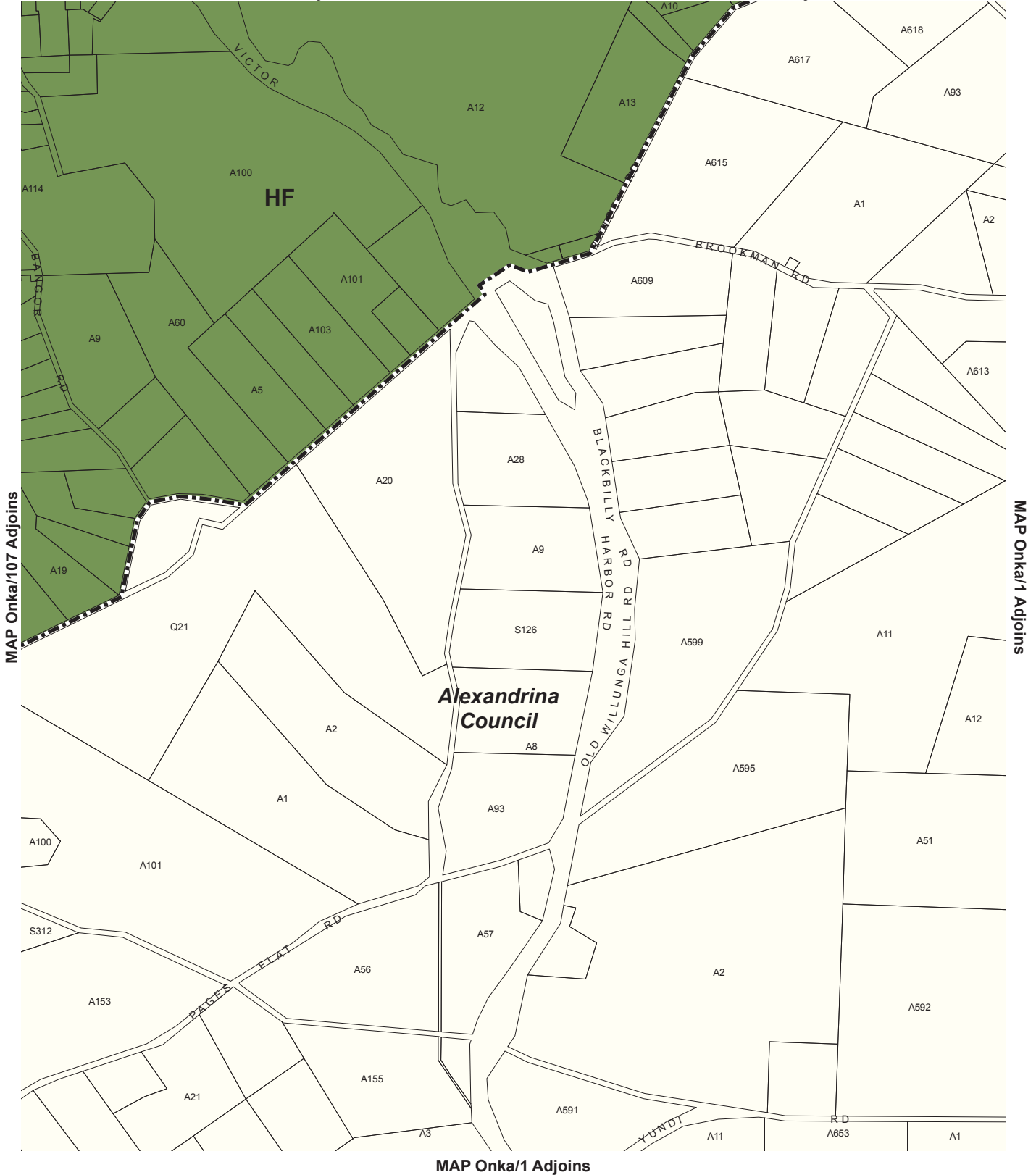
## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary



MAP Onka/103 Adjoins

MAP Onka/97 Adjoins



MAP Onka/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map Onka/108

### Zones

- Hills Face
- Zone Boundary
- Development Plan Boundary

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/104 Adjoins



MAP Onka/111 Adjoins

MAP Onka/110 Adjoins



# Location Map Onka/109

- Local Reserves
- Conservation Park
- Development Plan Boundary

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/104 Adjoins



MAP Onka/111 Adjoins

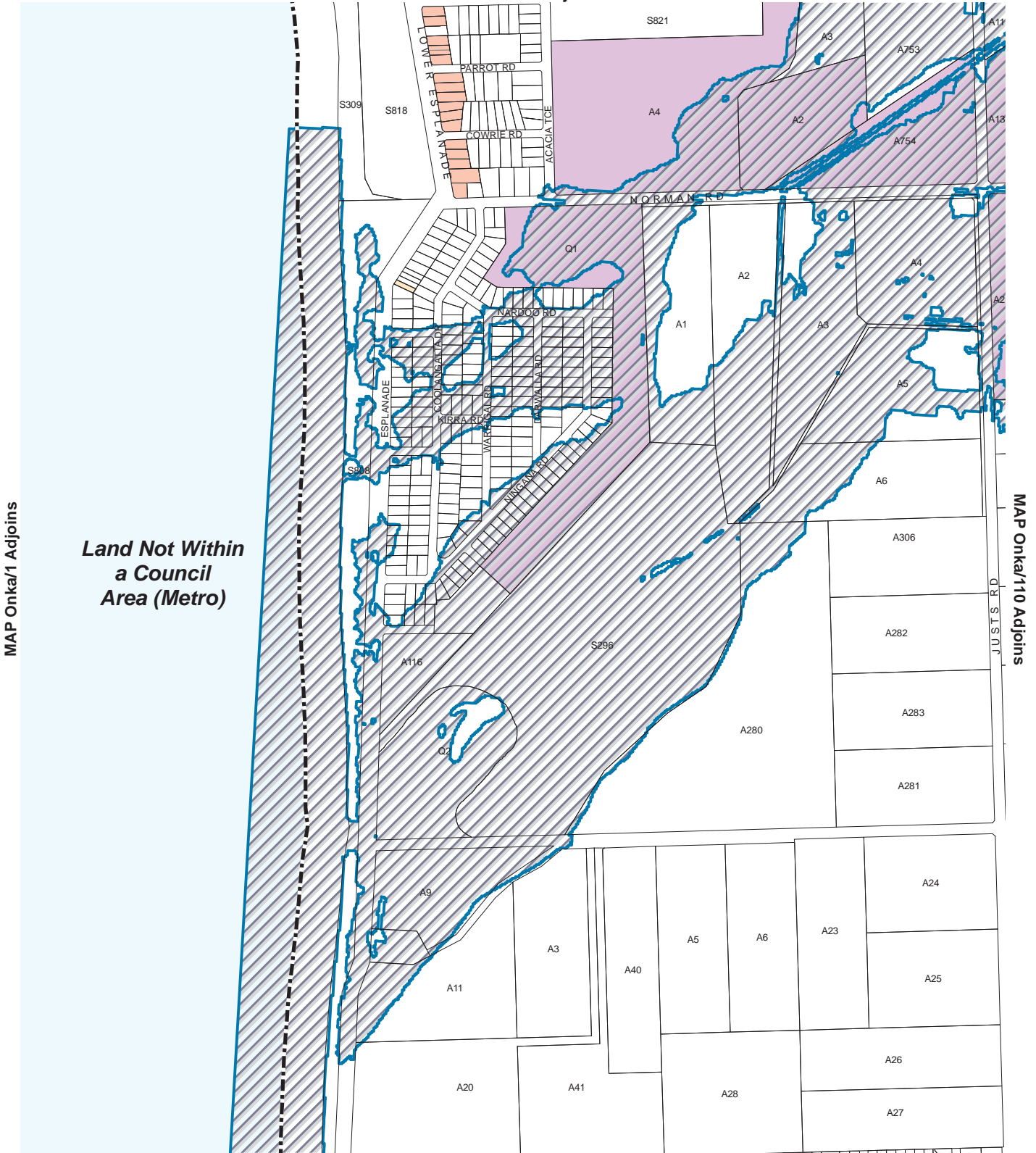
MAP Onka/110 Adjoins



# Overlay Map Onka/109 TRANSPORT






- Collector Roads
- Distributor Roads
- Development Plan Boundary

MAP Onka/104 Adjoins



**Land Not Within  
a Council  
Area (Metro)**

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

-  Flood 100 A.R.I
-  Collector Major (parcel identified for future road widening)
-  Collector Minor (parcel identified for future road widening)
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary

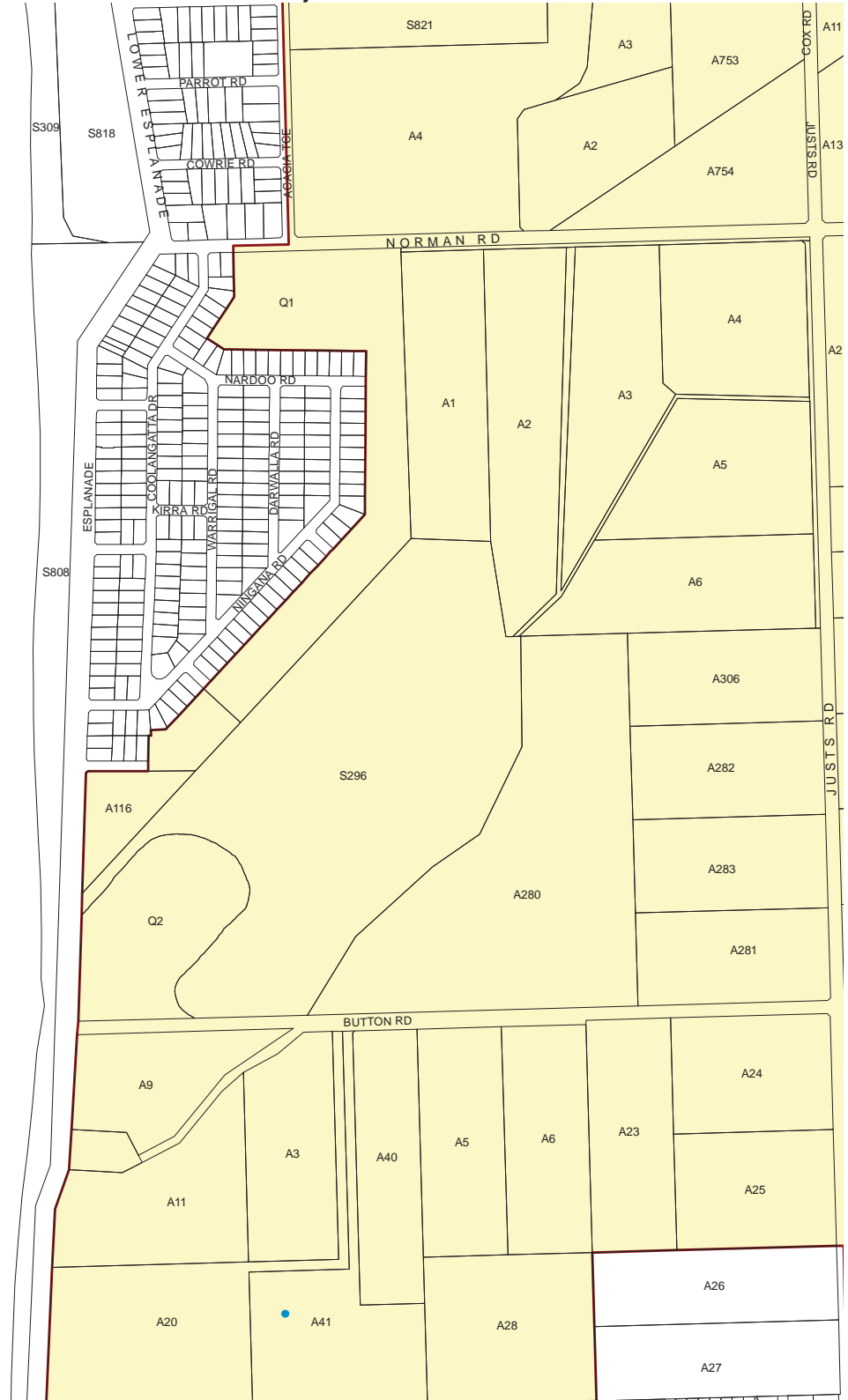


# Overlay Map Onka/109 DEVELOPMENT CONSTRAINTS

MAP Onka/1 Adjoins

Land Not Within  
a Council  
Area (Metro)

MAP Onka/104 Adjoins



MAP Onka/110 Adjoins

MAP Onka/111 Adjoins

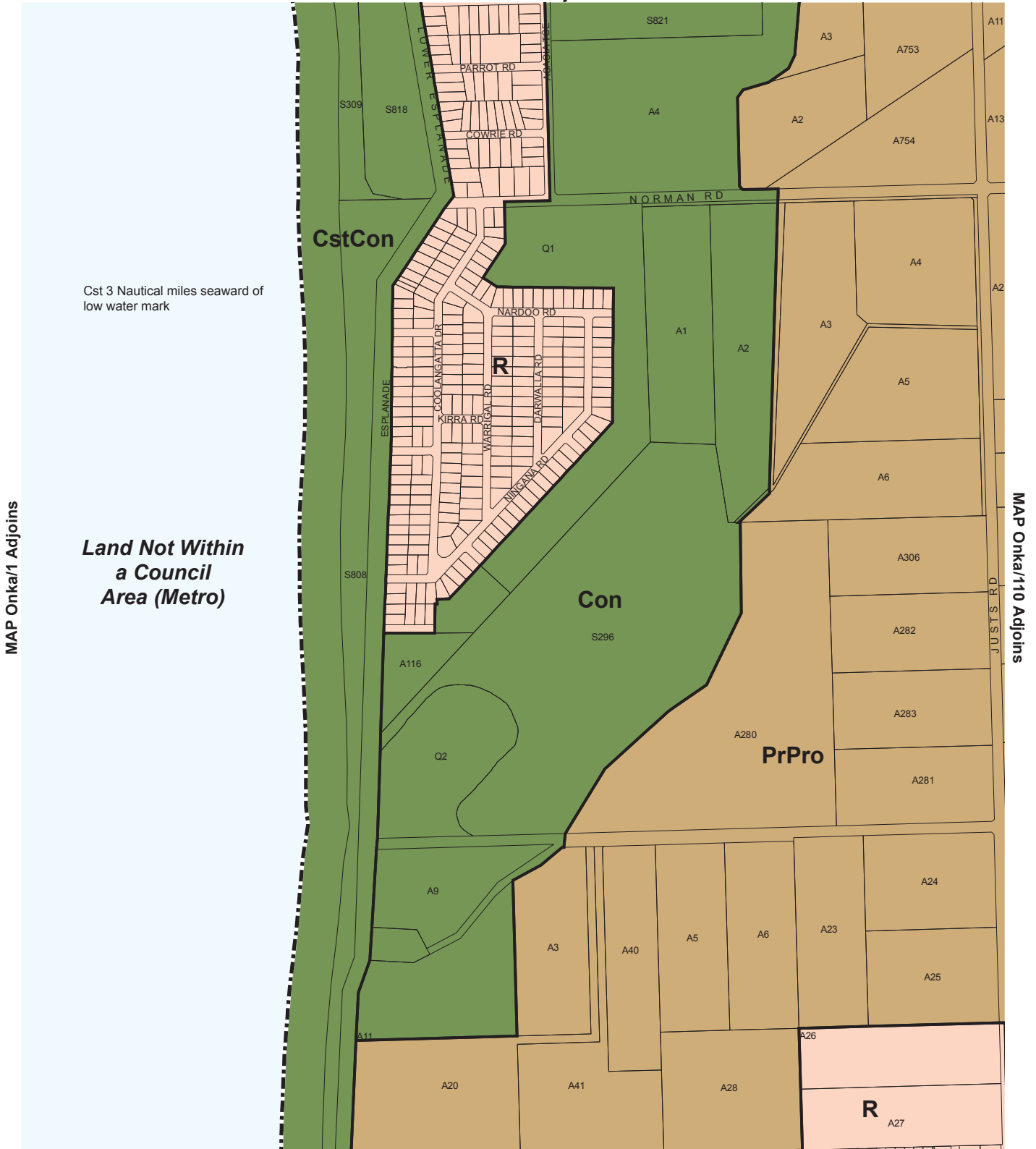
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.



# Overlay Map Onka/109 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Onka/104 Adjoins



Cst 3 Nautical miles seaward of low water mark

**Land Not Within a Council Area (Metro)**

MAP Onka/1 Adjoins

MAP Onka/110 Adjoins

MAP Onka/111 Adjoins

Lamberts Conformal Conic Projection, GDA94

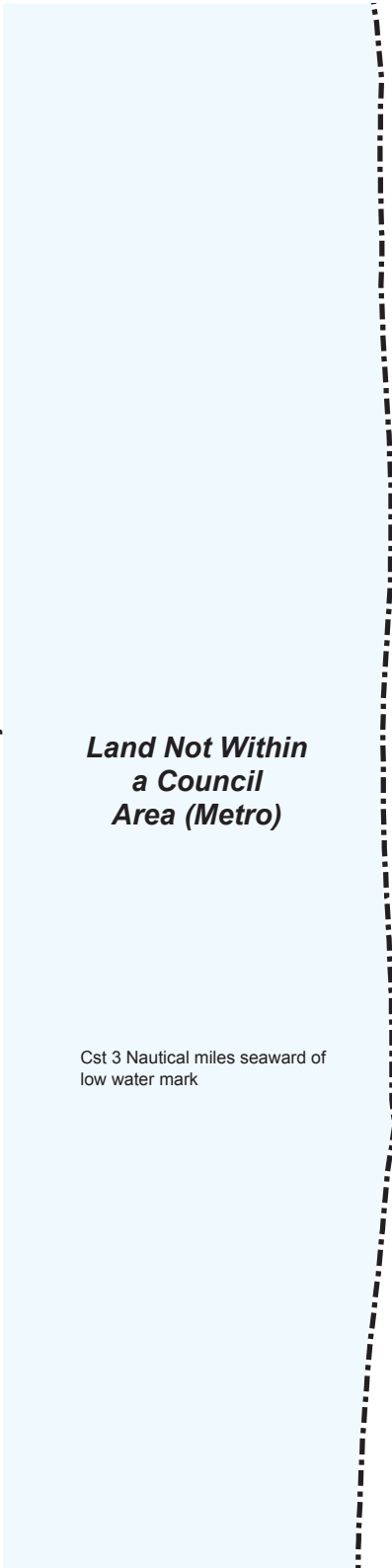


**Zones**

- CstCon Coastal Conservation
- Con Conservation
- PrPro Primary Production
- R Residential
- Zone Boundary
- Development Plan Boundary

# Zone Map Onka/109

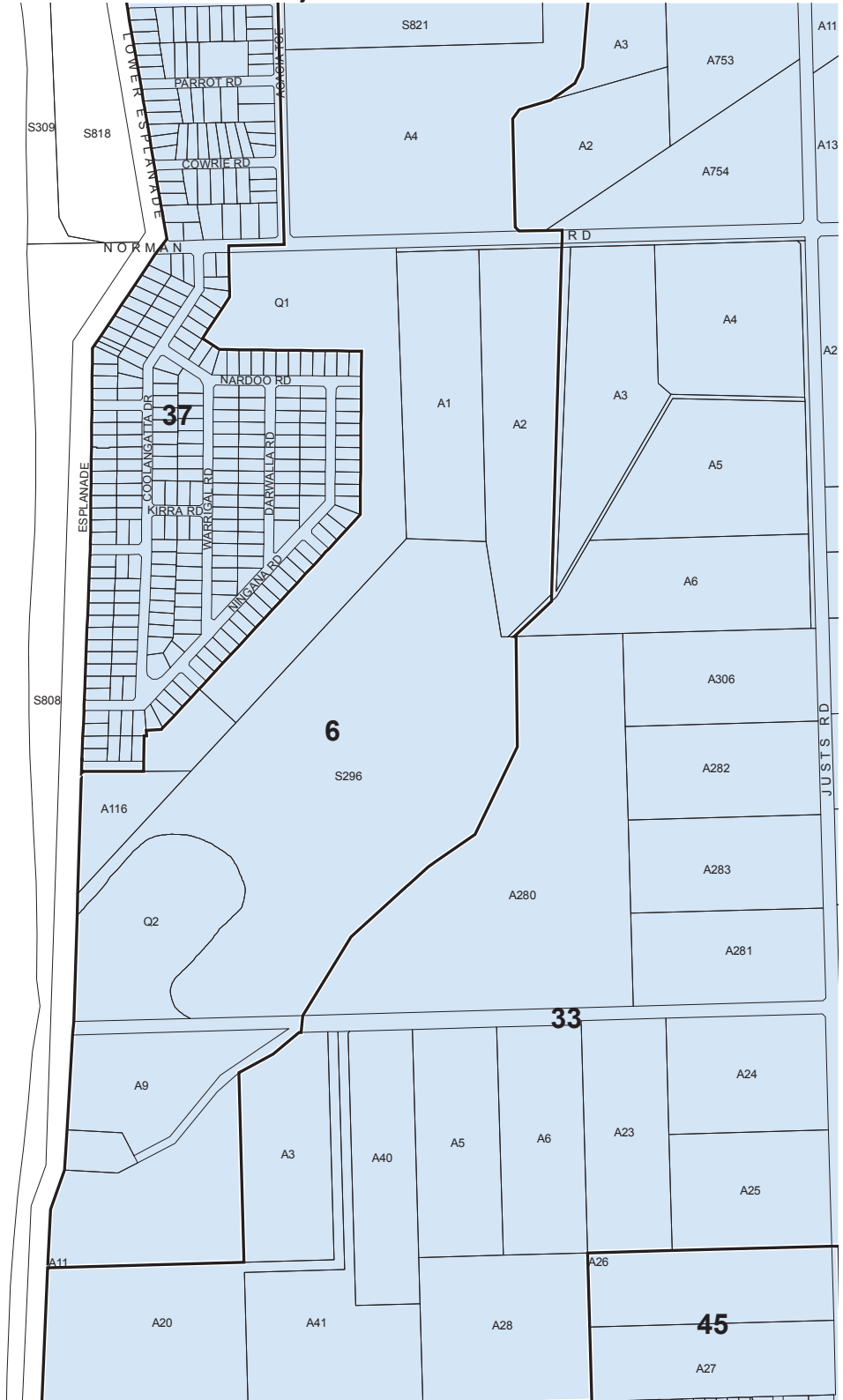
MAP Onka/104 Adjoins



Land Not Within a Council Area (Metro)

Cst 3 Nautical miles seaward of low water mark

MAP Onka/110 Adjoins



MAP Onka/111 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 33 Open Space Policy Area
- 37 Aldinga Dunes Policy Area
- 45 Sellicks Beach Policy Area
- 6 Aldinga Sellicks Conservation Policy Area



# Policy Area Map Onka/109

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/105 Adjoins



# Location Map Onka/110



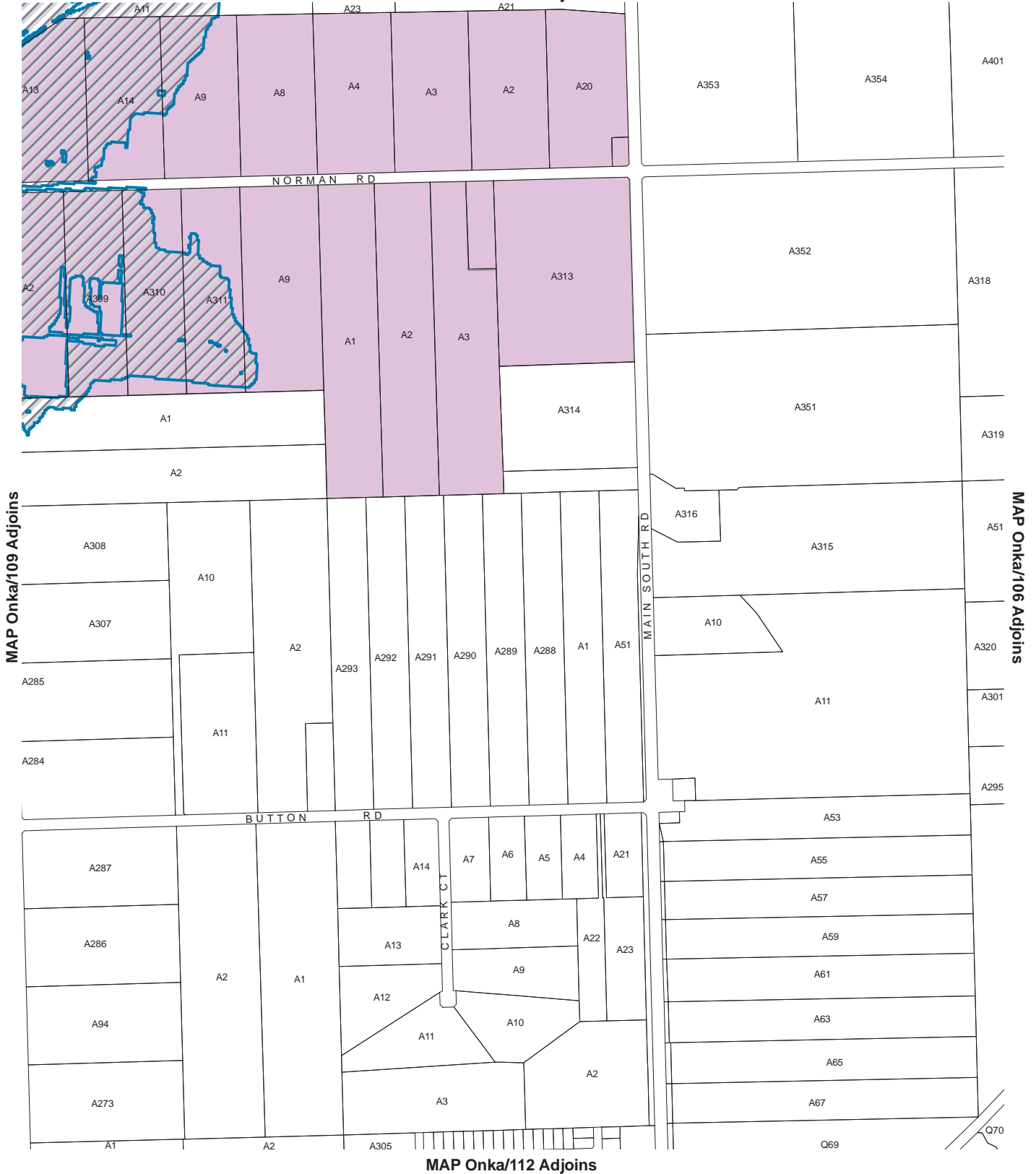
MAP Onka/105 Adjoins



# Overlay Map Onka/110 TRANSPORT

- Secondary Arterial Roads
- Distributor Roads

**MAP Onka/105 Adjoins**



The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening

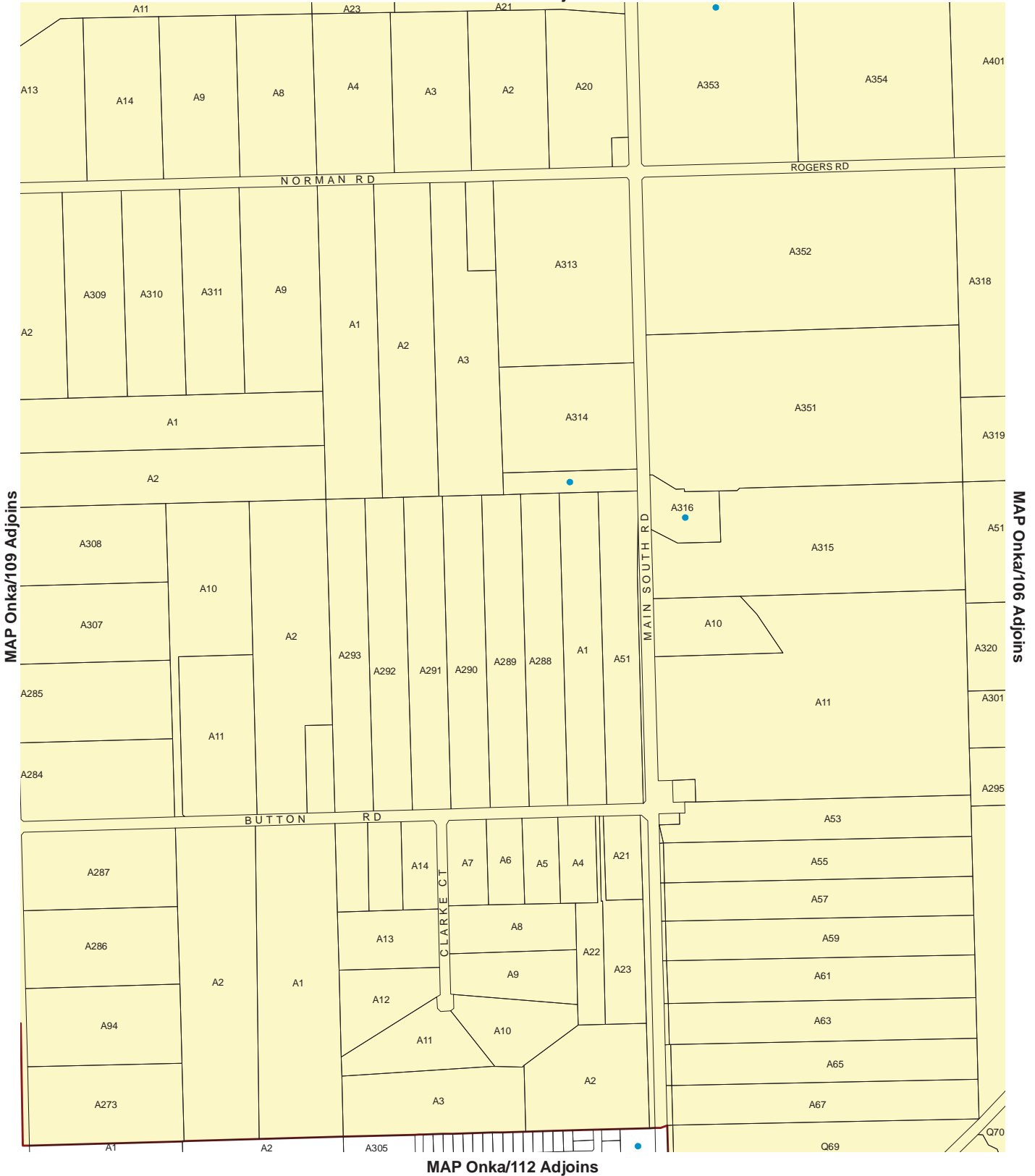


# Overlay Map Onka/110

## DEVELOPMENT CONSTRAINTS

- Flood 100 A.R.I.
- Distributor (parcel identified for future road widening)

MAP Onka/105 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.

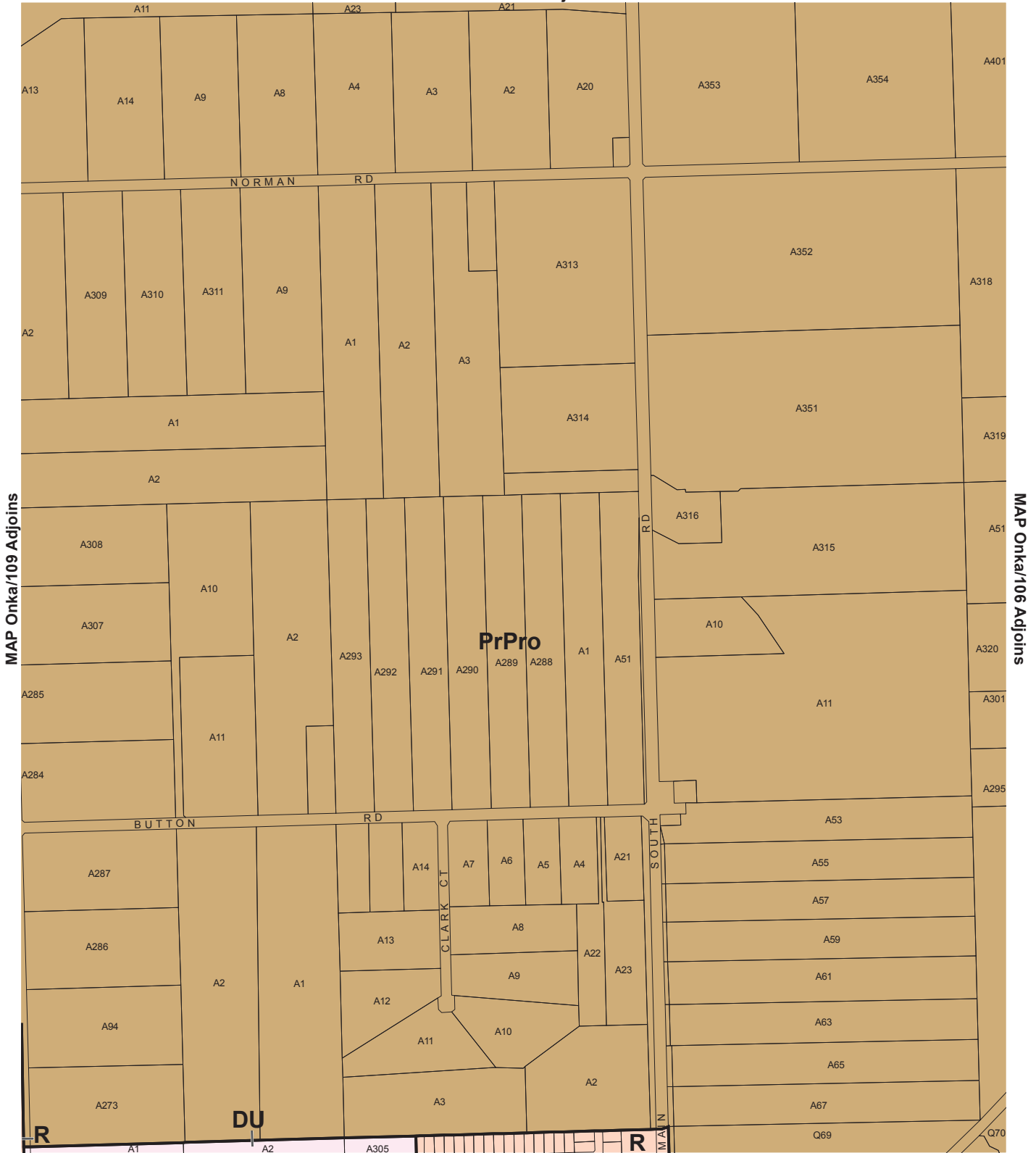


# Overlay Map Onka/110

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/105 Adjoins



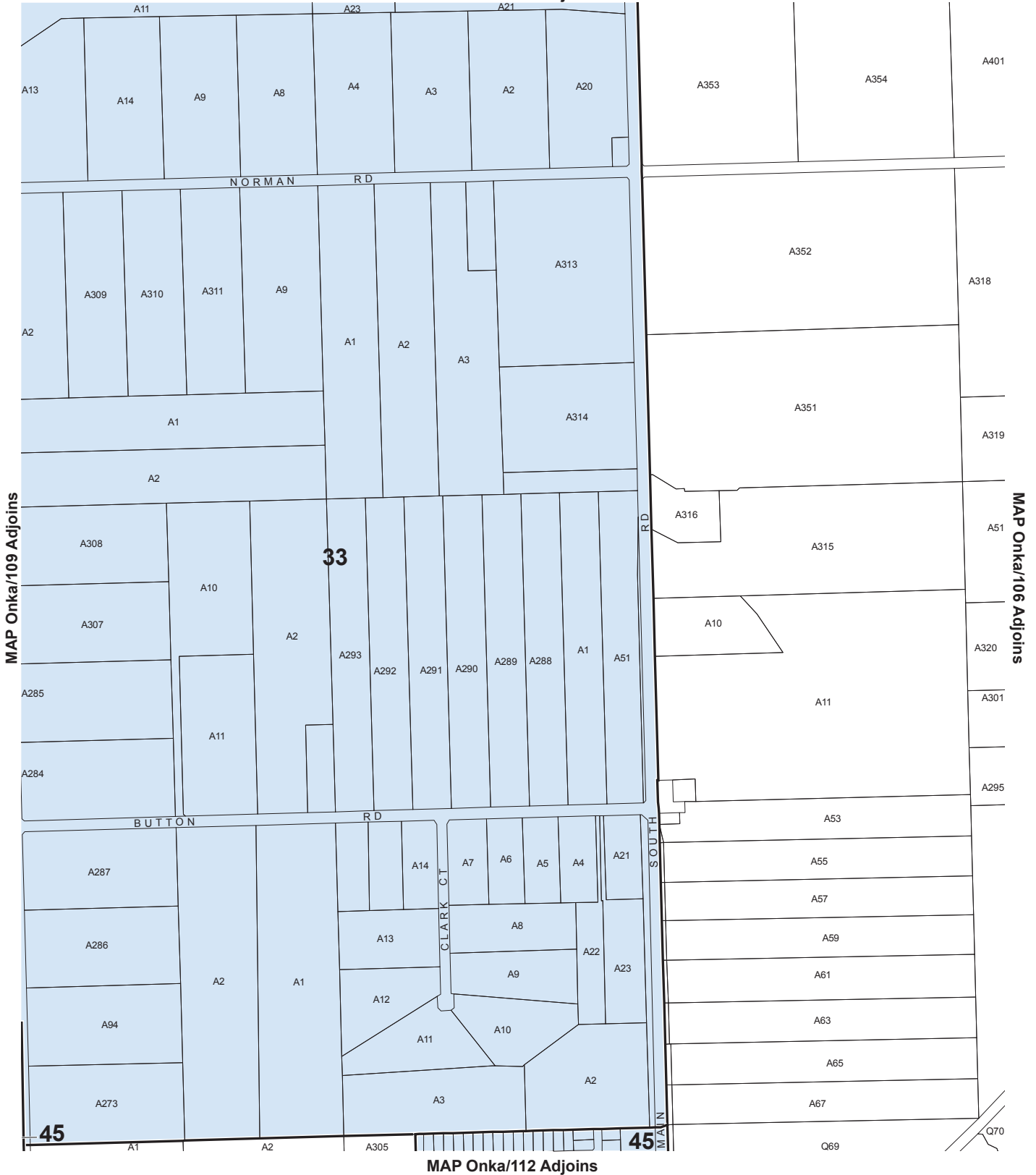
Lamberts Conformal Conic Projection, GDA94



- Zones**
- DU Deferred Urban
  - PrPro Primary Production
  - R Residential
  - Zone Boundary

# Zone Map Onka/110

MAP Onka/105 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

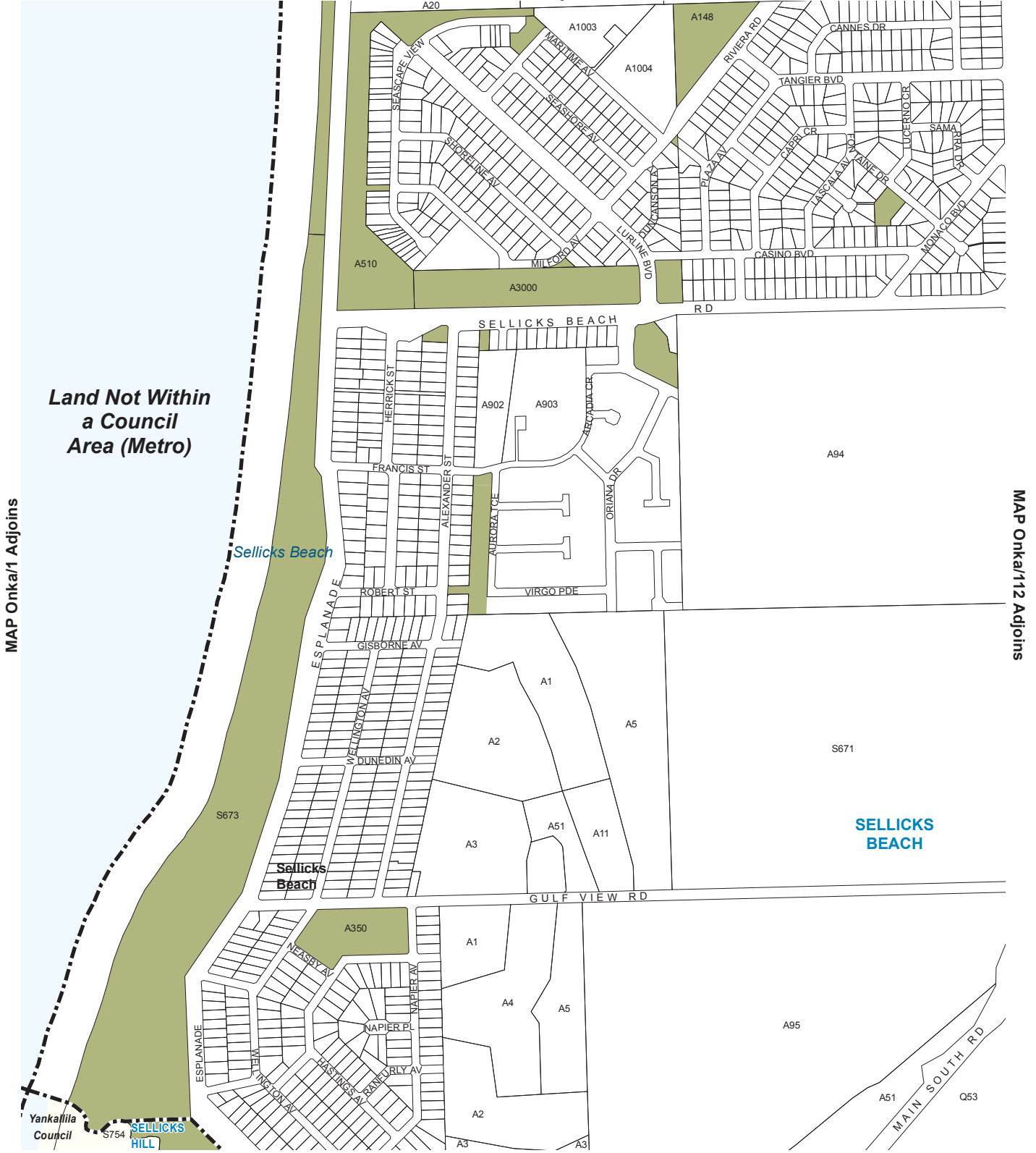
- 33 Open Space Policy Area
- 45 Sellicks Beach Policy Area



# Policy Area Map Onka/110

Policy Area Boundary

MAP Onka/109 Adjoins



Land Not Within a Council Area (Metro)

MAP Onka/1 Adjoins

MAP Onka/112 Adjoins

MAP Onka/113 Adjoins

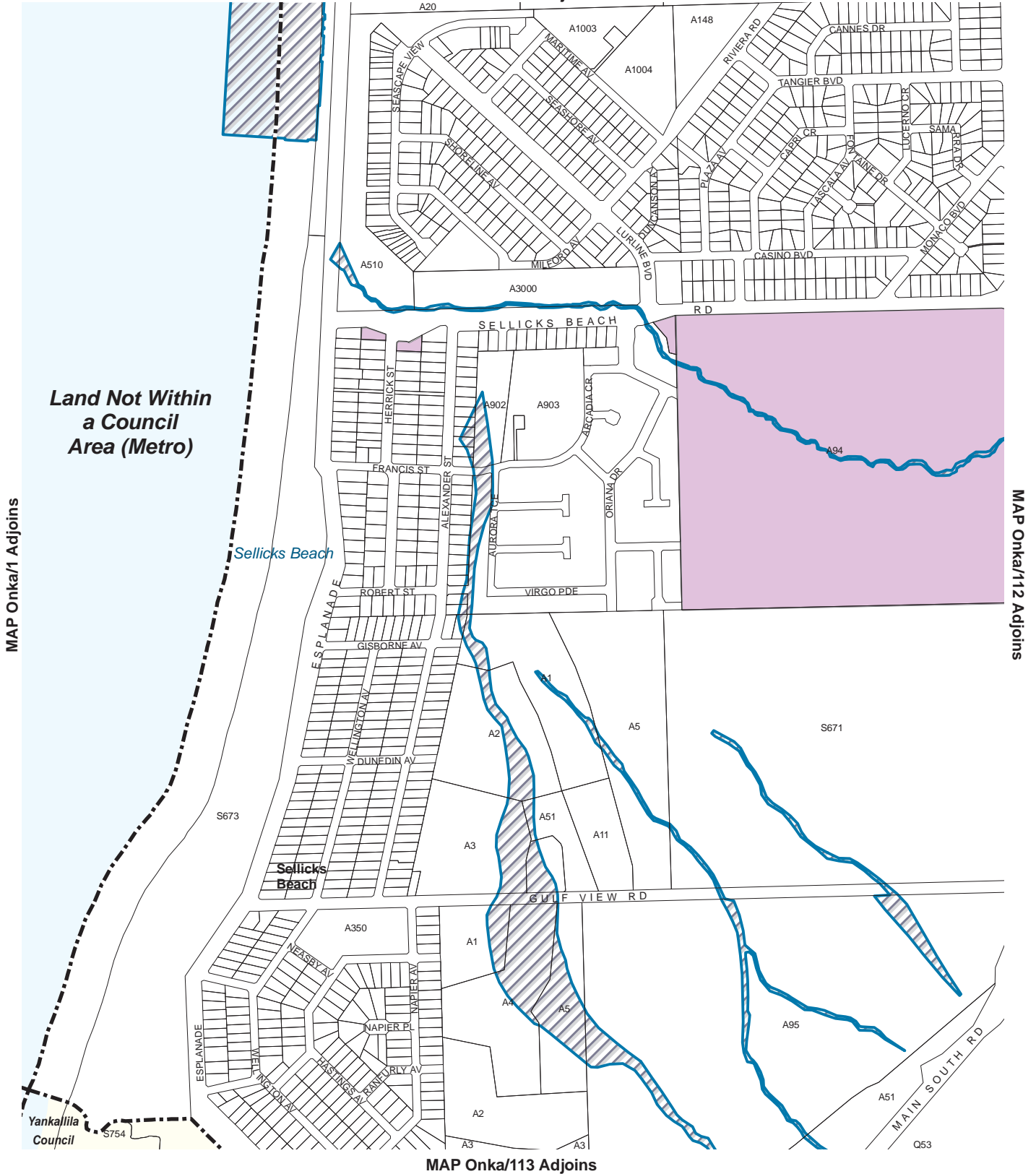


# Location Map Onka/111

- Local Reserves
- Development Plan Boundary



MAP Onka/109 Adjoins






Land Not Within  
a Council  
Area (Metro)

The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



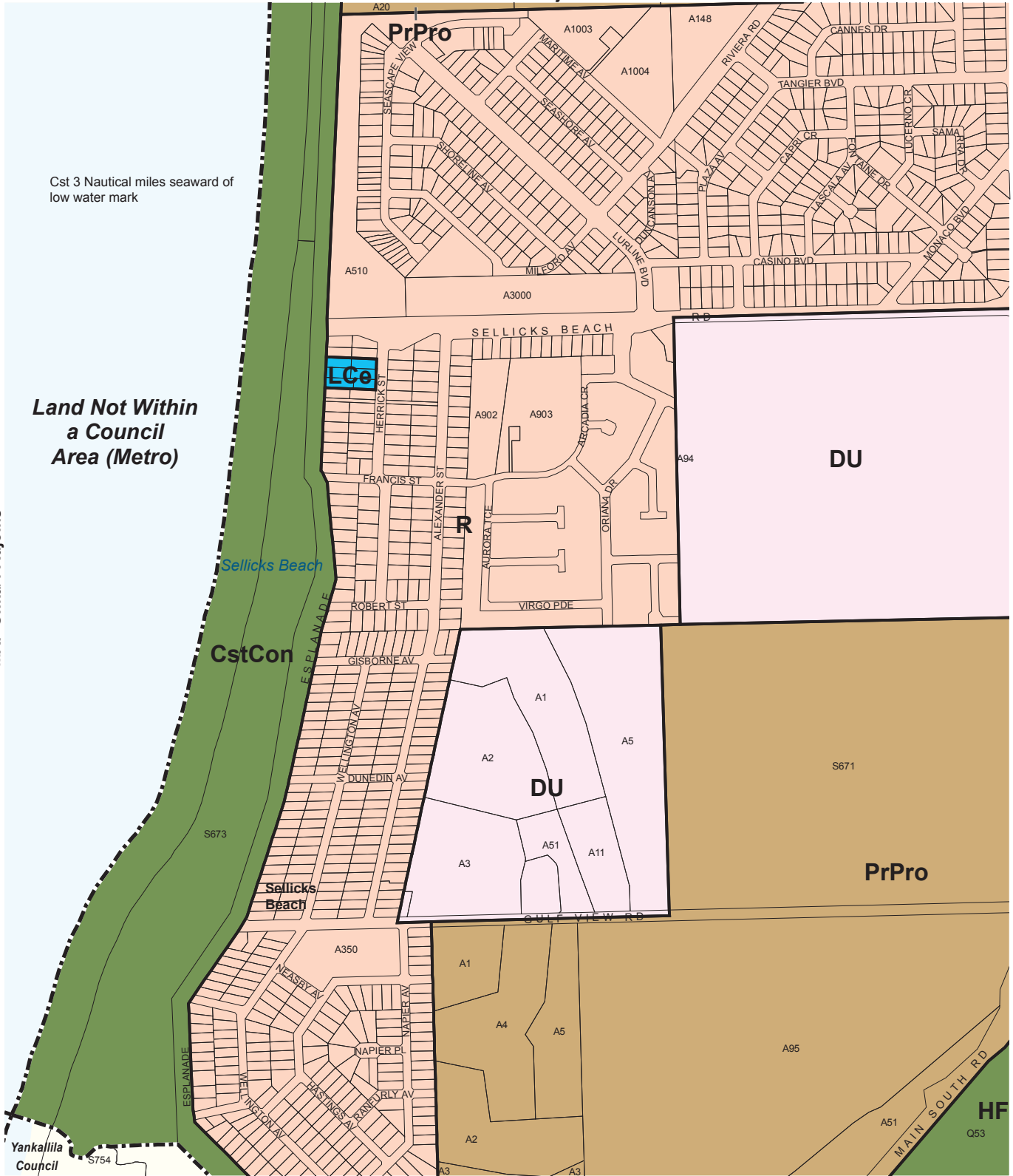
# Overlay Map Onka/111 DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Distributor (parcel identified for future road widening)
-  Development Plan Boundary





MAP Onka/109 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
  - DU Deferred Urban
  - HF Hills Face
  - LCe Local Centre
  - PrPro Primary Production
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/111



MAP Onka/110 Adjoins



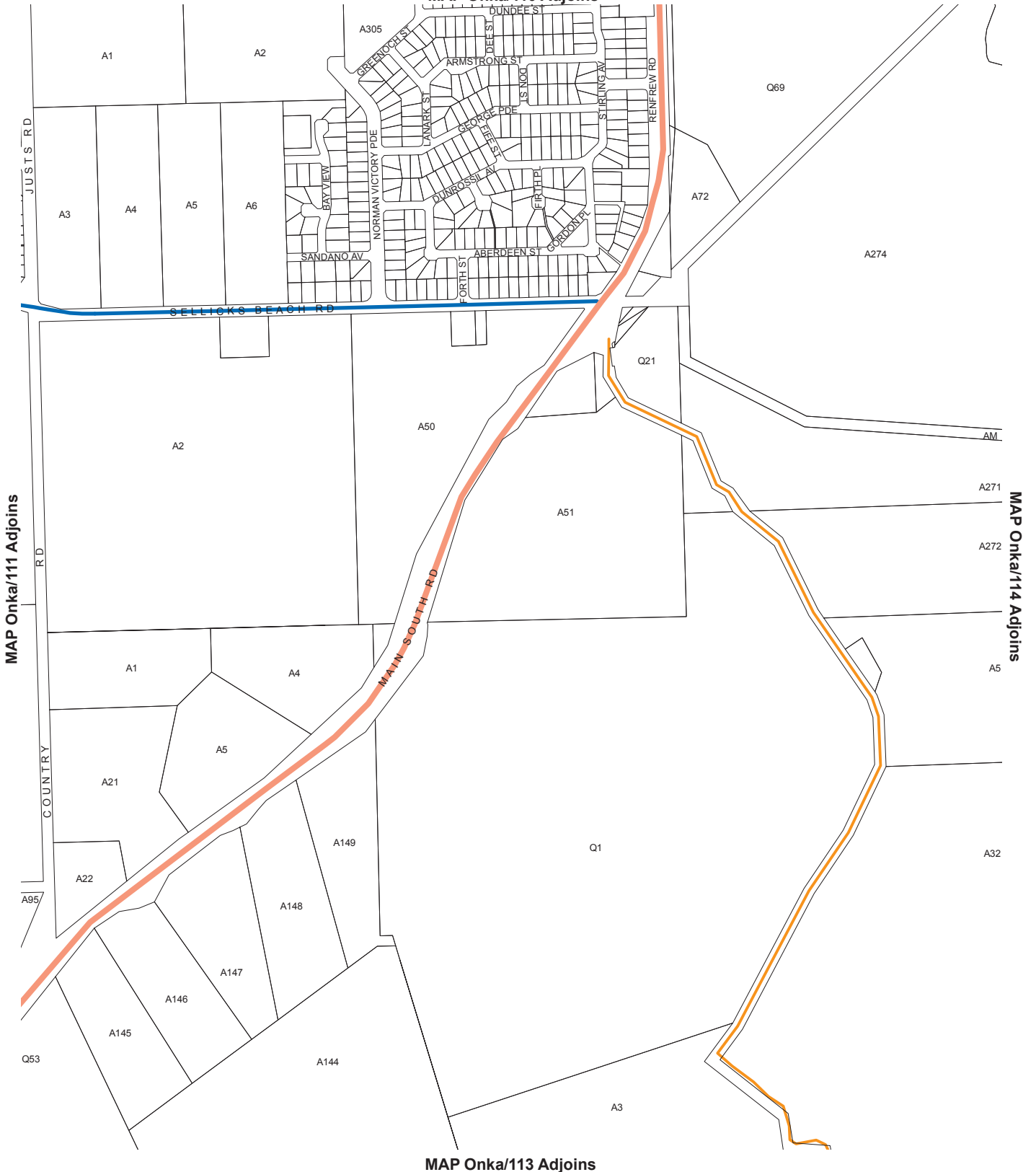
MAP Onka/113 Adjoins



# Location Map Onka/112

- N Future Neighbourhood Centre
- S Future Primary School
- Local Reserves

MAP Onka/110 Adjoins



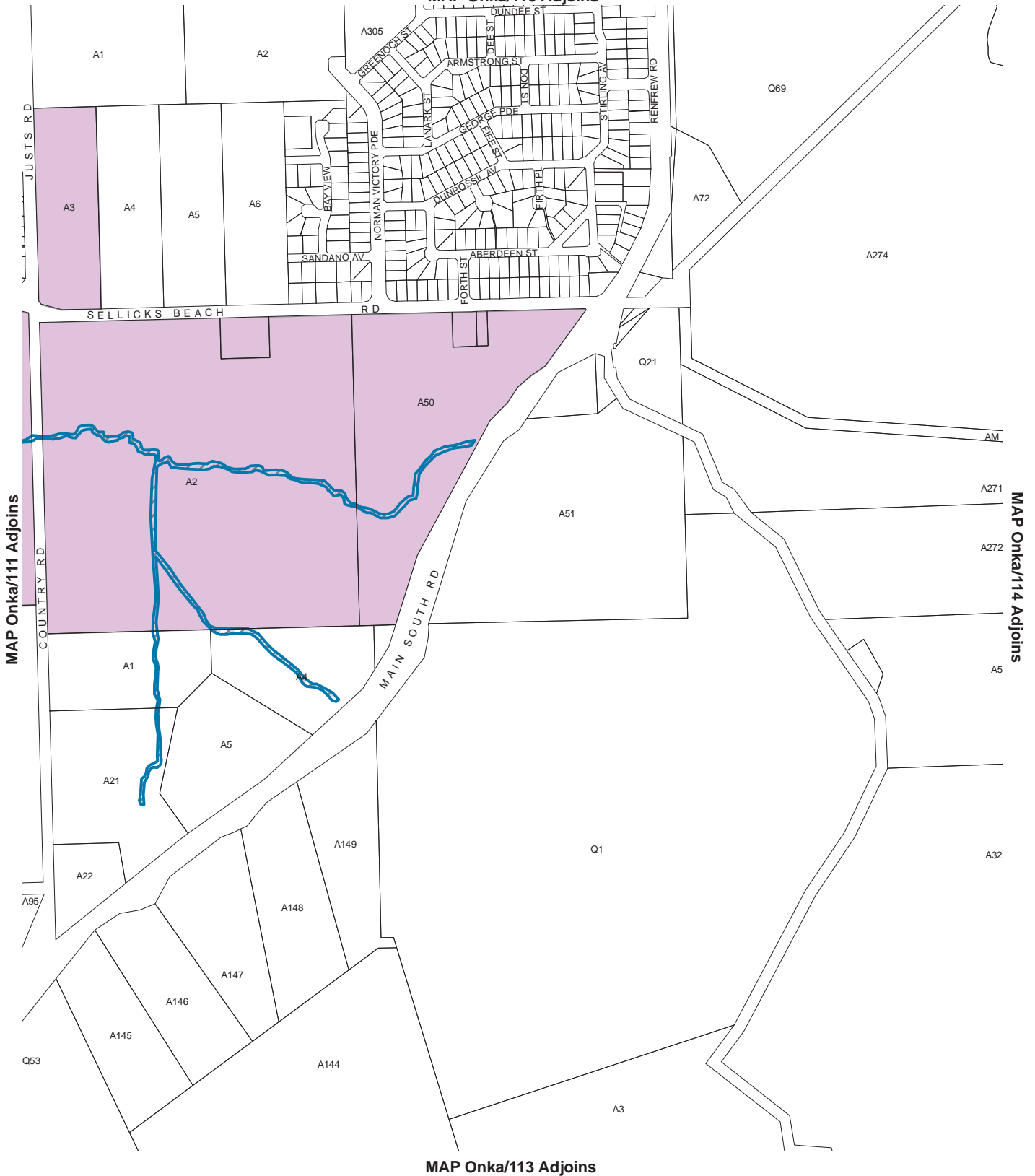
MAP Onka/113 Adjoins



# Overlay Map Onka/112 TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Distributor Roads



**MAP Onka/110 Adjoins**



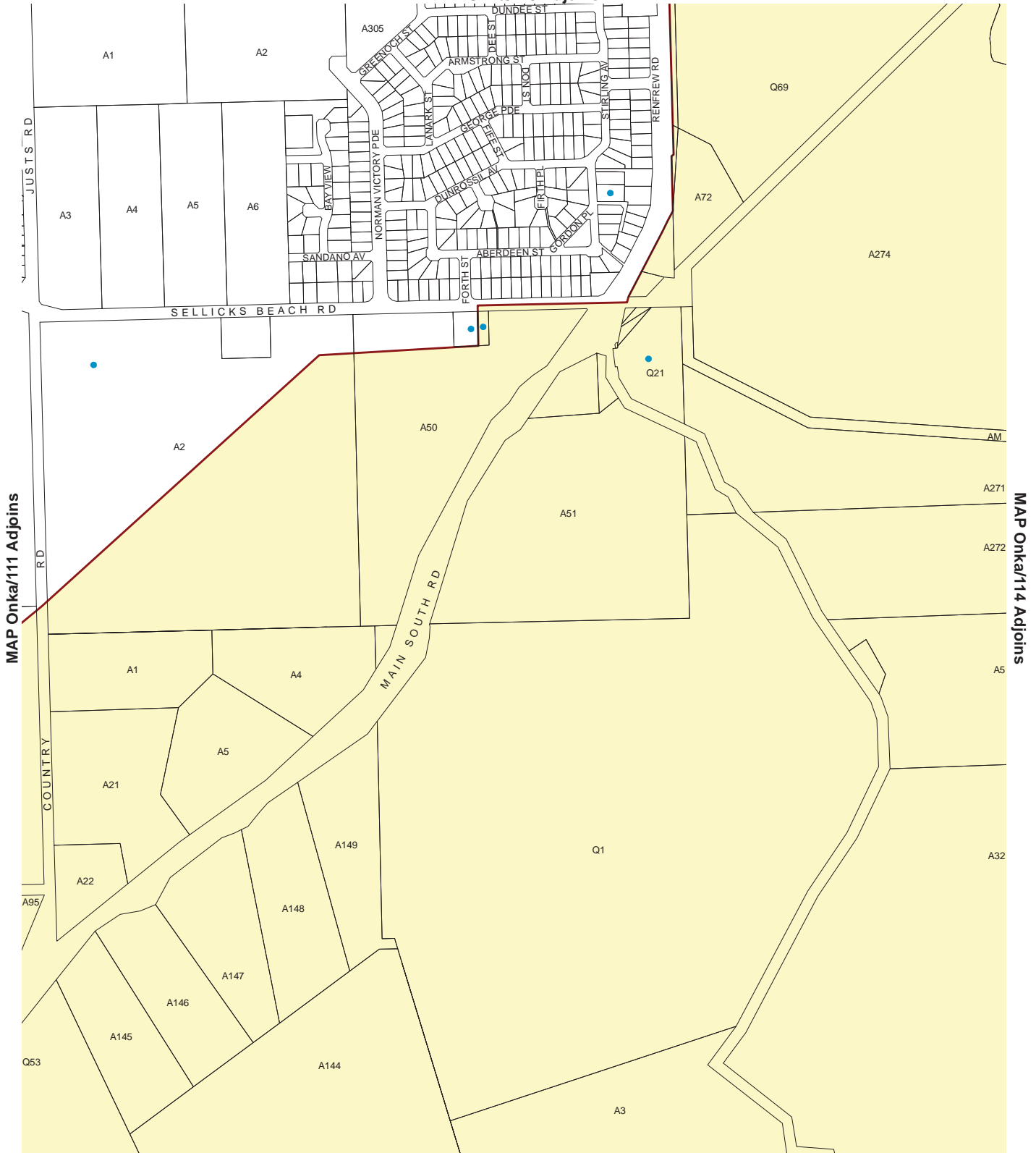
The road reserve distance required for future road widening for the identified allotments is detailed in Table Onka/2 – Building Set Backs from Road Boundaries and Road Widening



# Overlay Map Onka/112 DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Distributor (parcel identified for future road widening)

MAP Onka/110 Adjoins



MAP Onka/113 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.

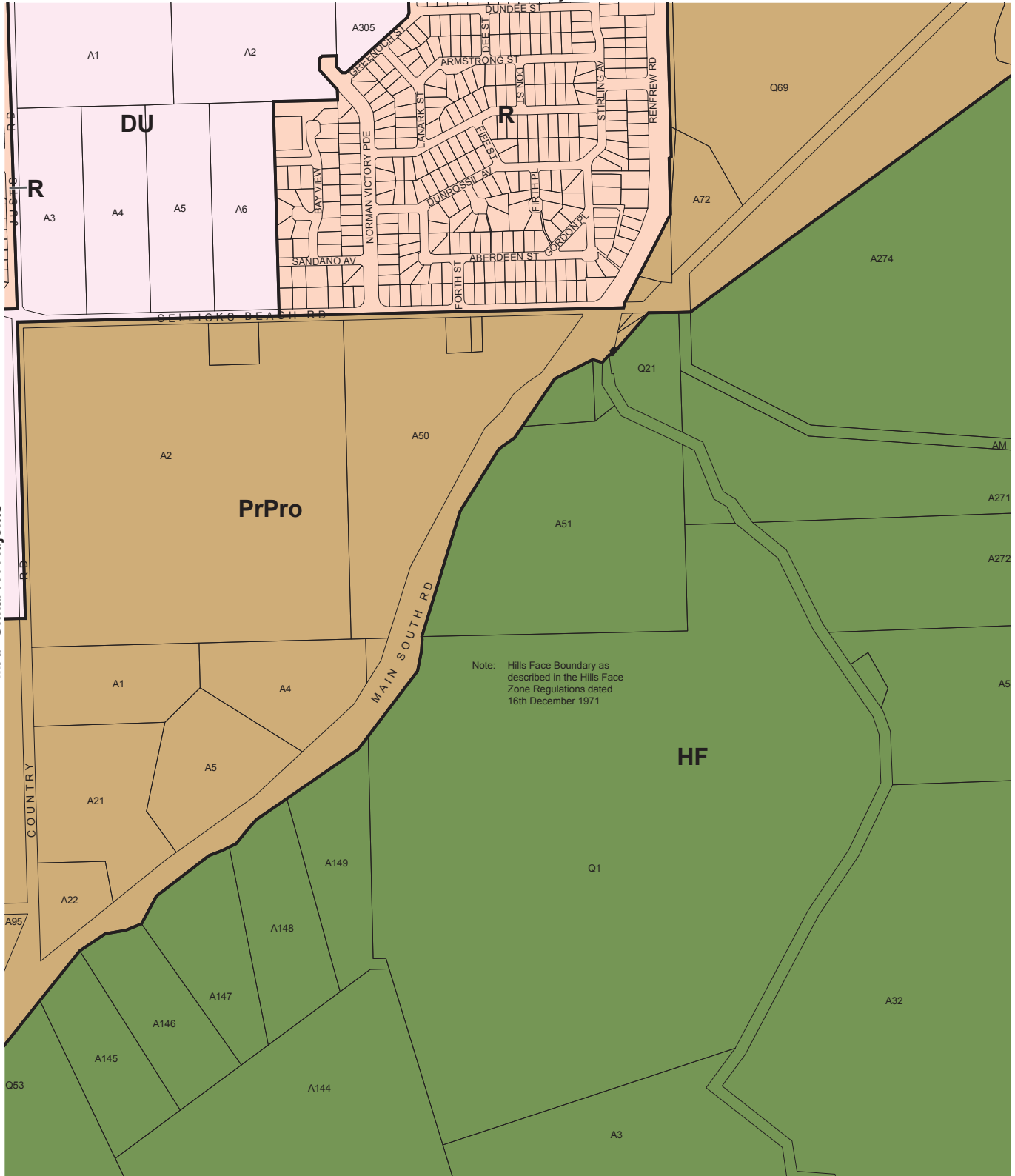


# Overlay Map Onka/112

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Onka/110 Adjoins



Lamberts Conformal Conic Projection, GDA94

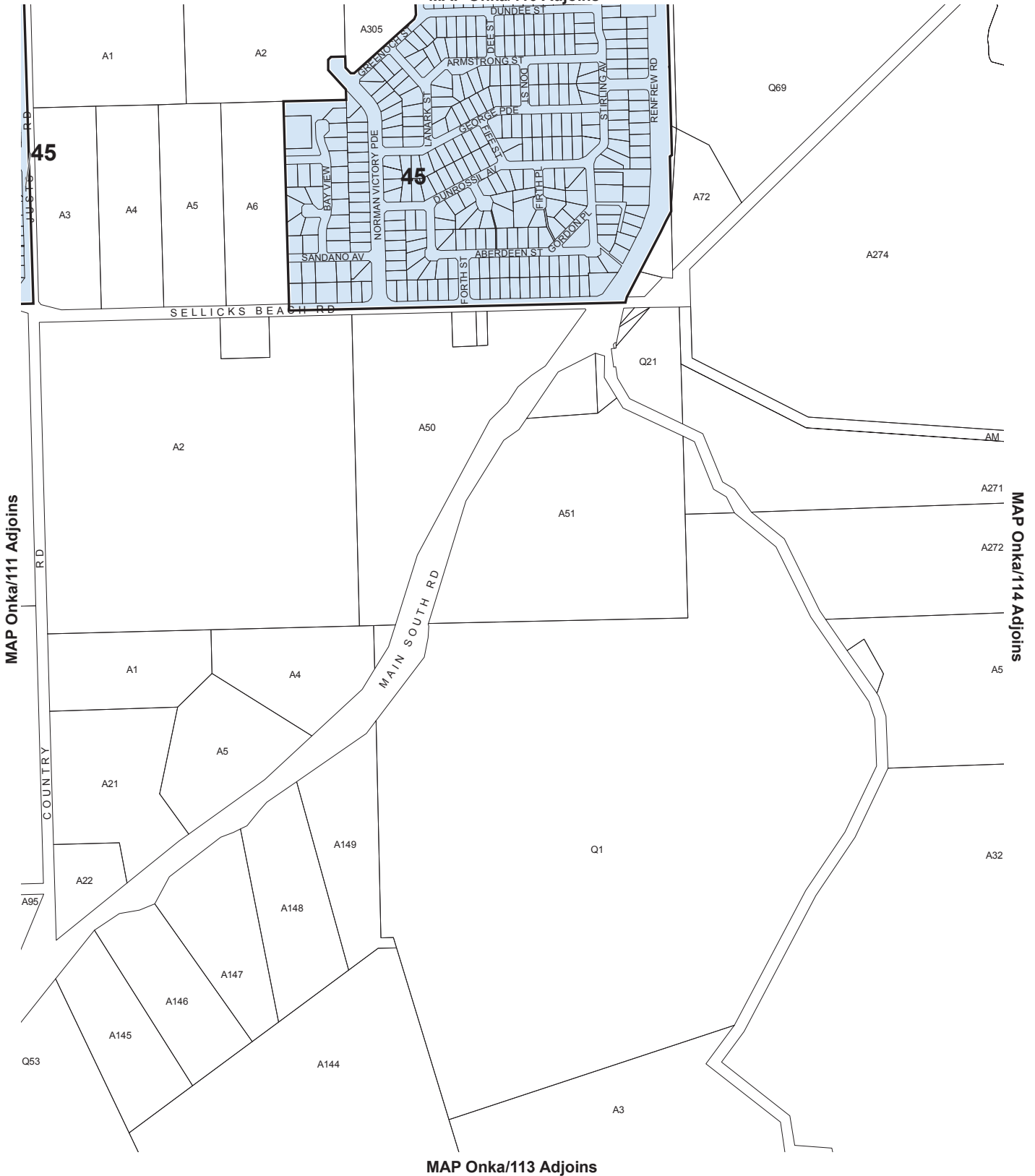


- Zones**
- DU Deferred Urban
  - HF Hills Face
  - PrPro Primary Production
  - R Residential
  - Zone Boundary

# Zone Map Onka/112



MAP Onka/110 Adjoins

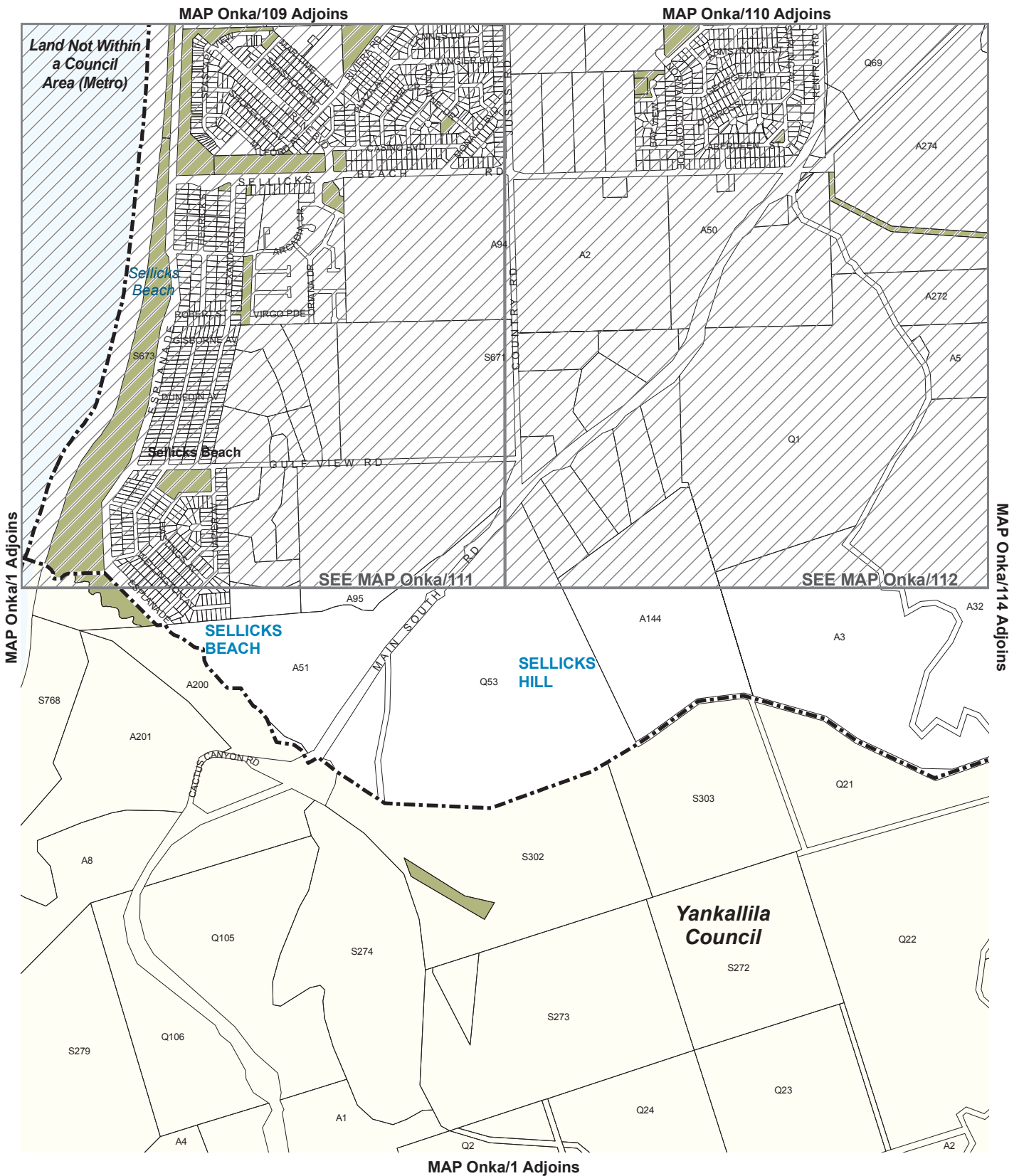


Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
45 Sellicks Beach Policy Area

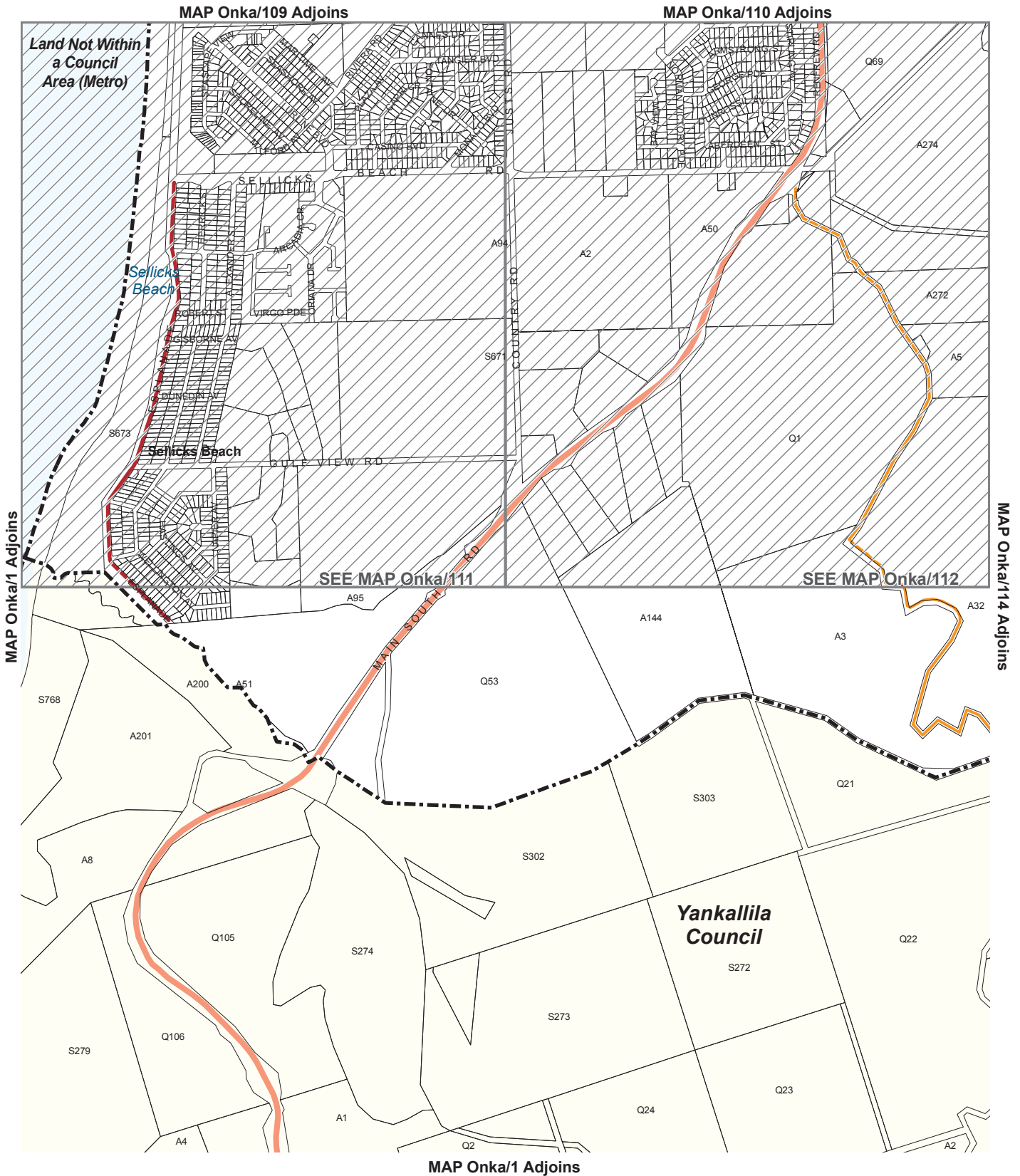
 Policy Area Boundary

# Policy Area Map Onka/112



# Location Map Onka/113

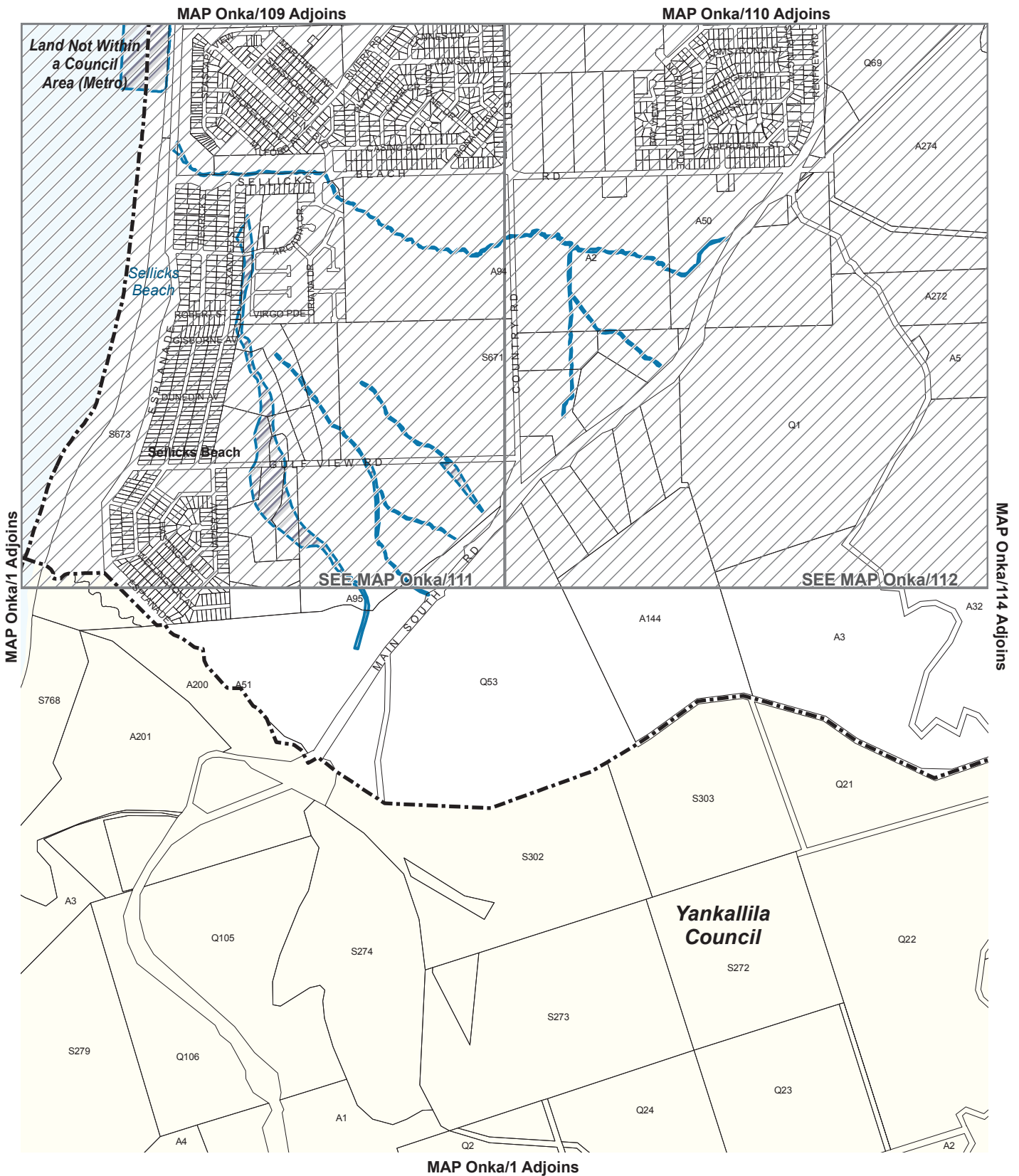
- Local Reserves
- Development Plan Boundary



# Overlay Map Onka/113

## TRANSPORT

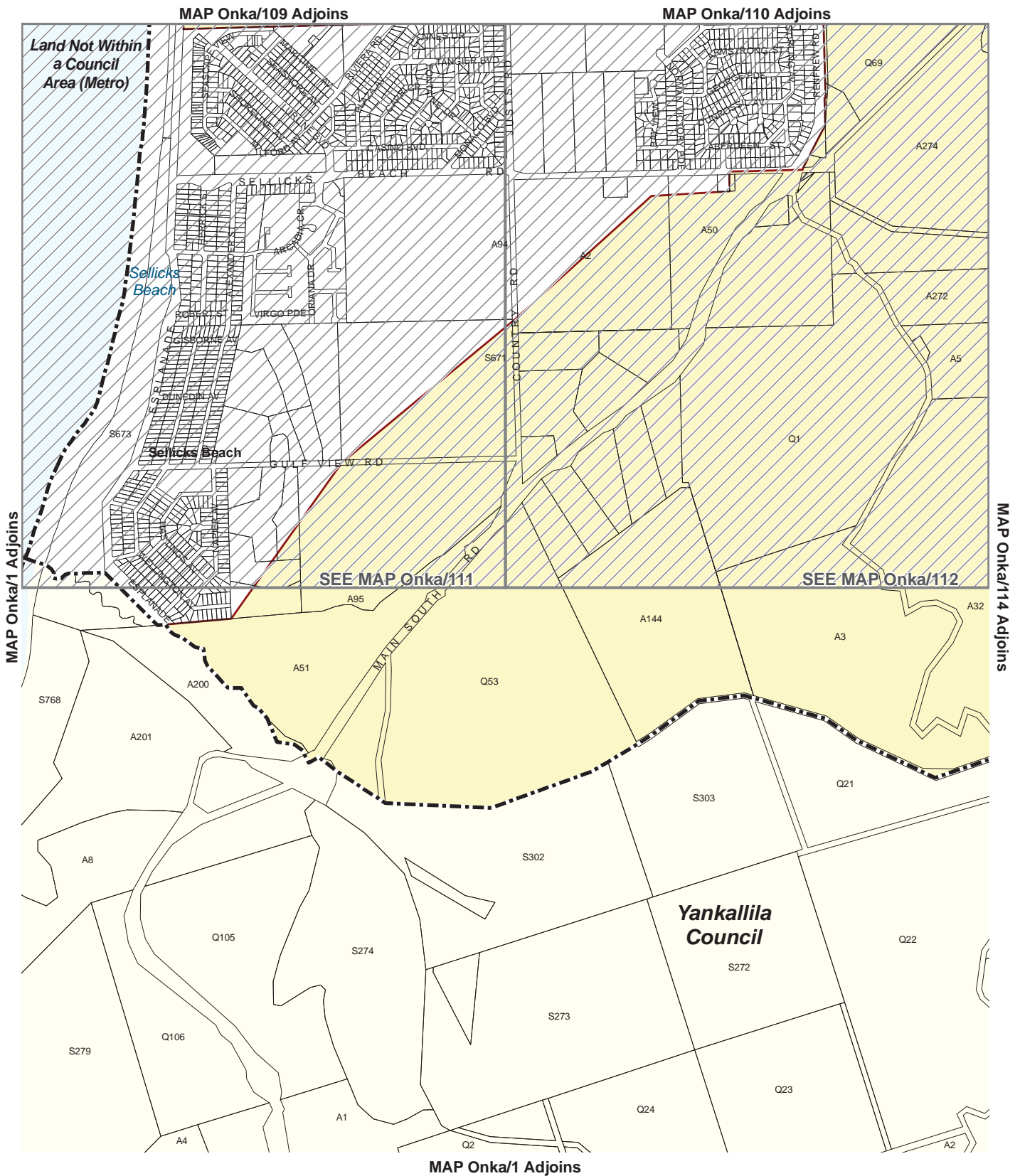
- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Collector Roads
- Development Plan Boundary



# Overlay Map Onka/113

## DEVELOPMENT CONSTRAINTS

-  Flood 100 A.R.I.
-  Development Plan Boundary



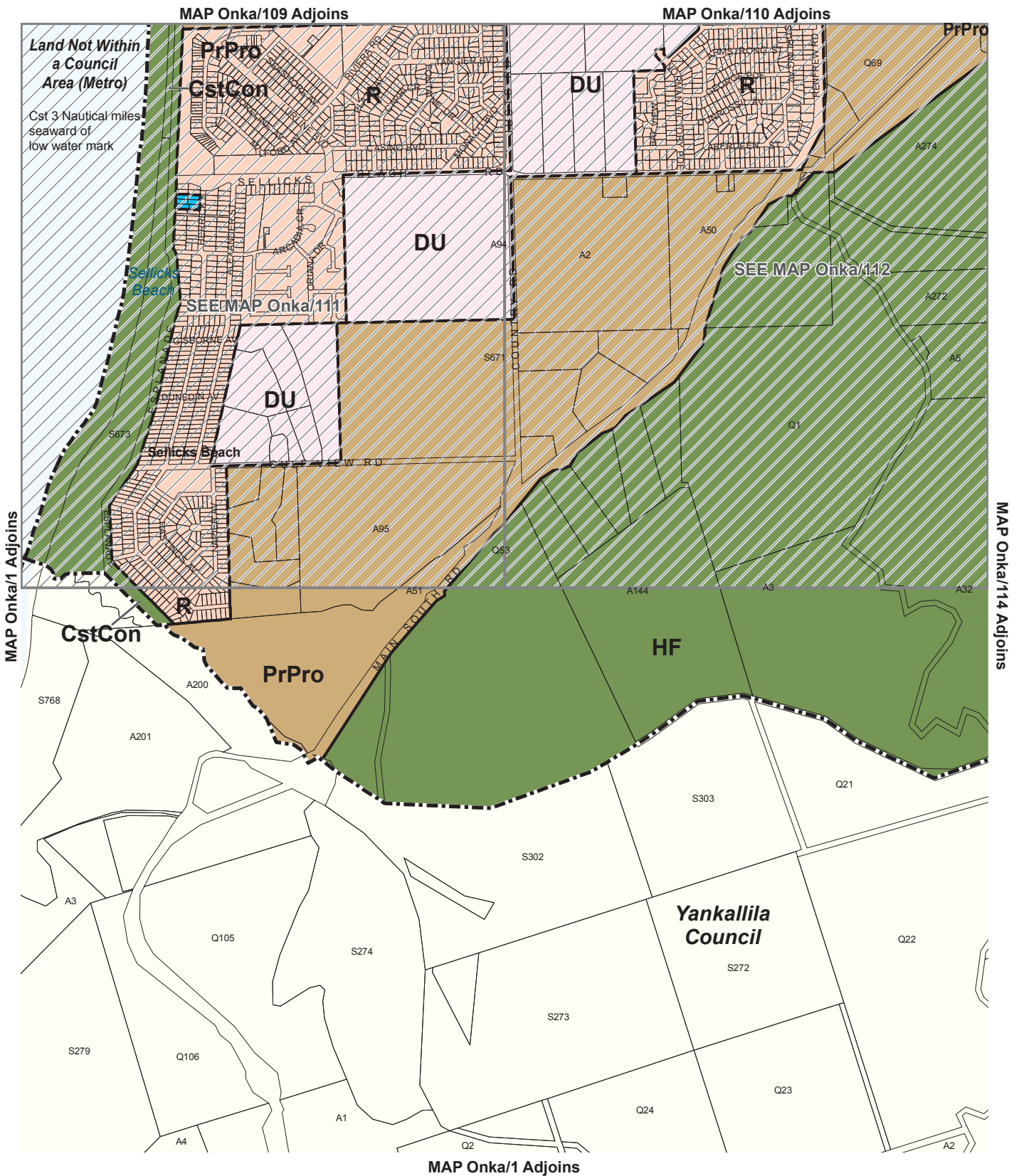
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Onka/113

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

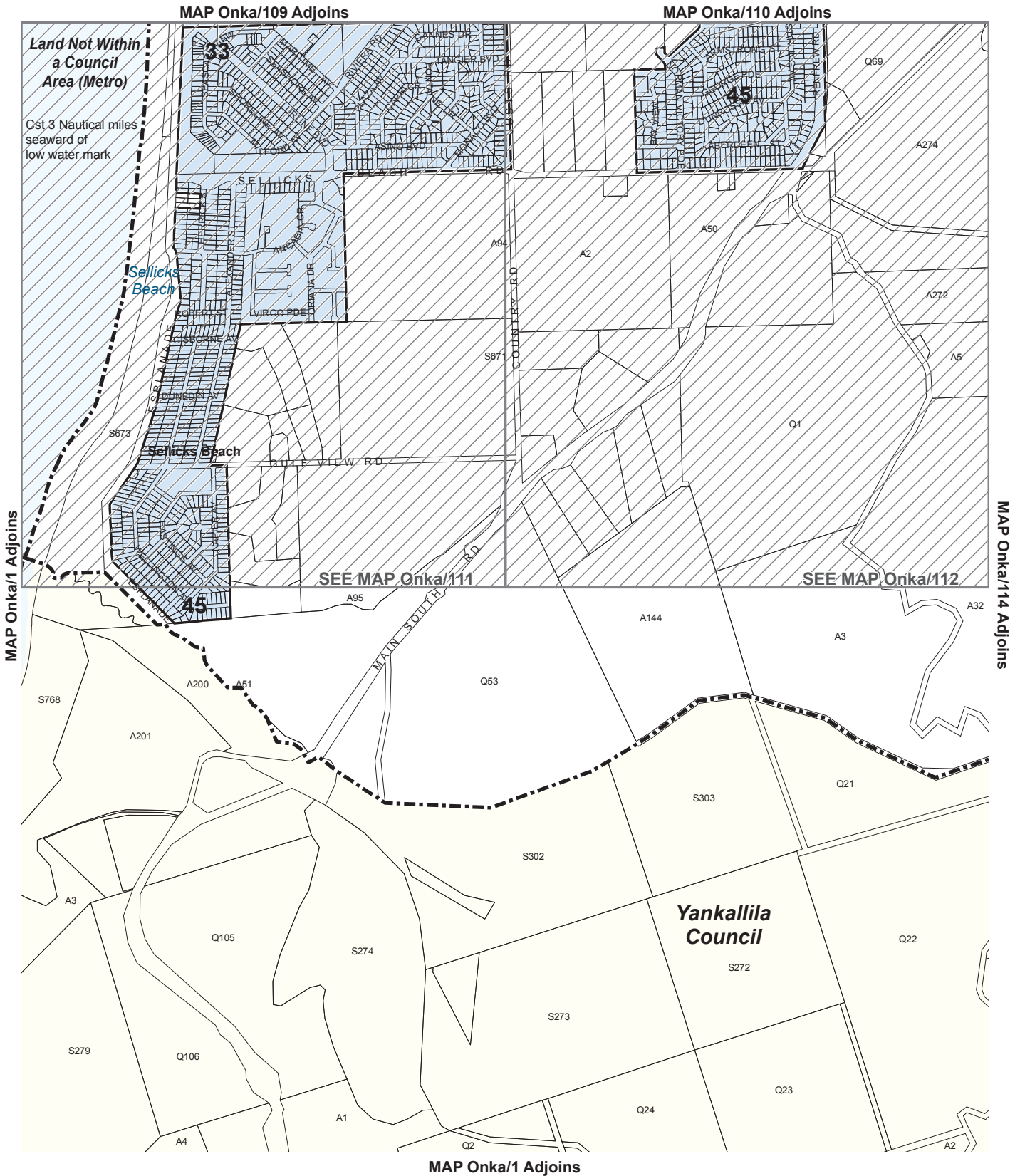


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
  - DU Deferred Urban
  - HF Hills Face
  - PrPro Primary Production
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/113



See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 33 Open Space Policy Area  
 45 Sellicks Beach Policy Area



# Policy Area Map Onka/113

- Policy Area Boundary
- Development Plan Boundary

MAP Onka/106 Adjoins



MAP Onka/1 Adjoins



# Location Map Onka/114

- Local Reserves
- Development Plan Boundary



MAP Onka/106 Adjoins



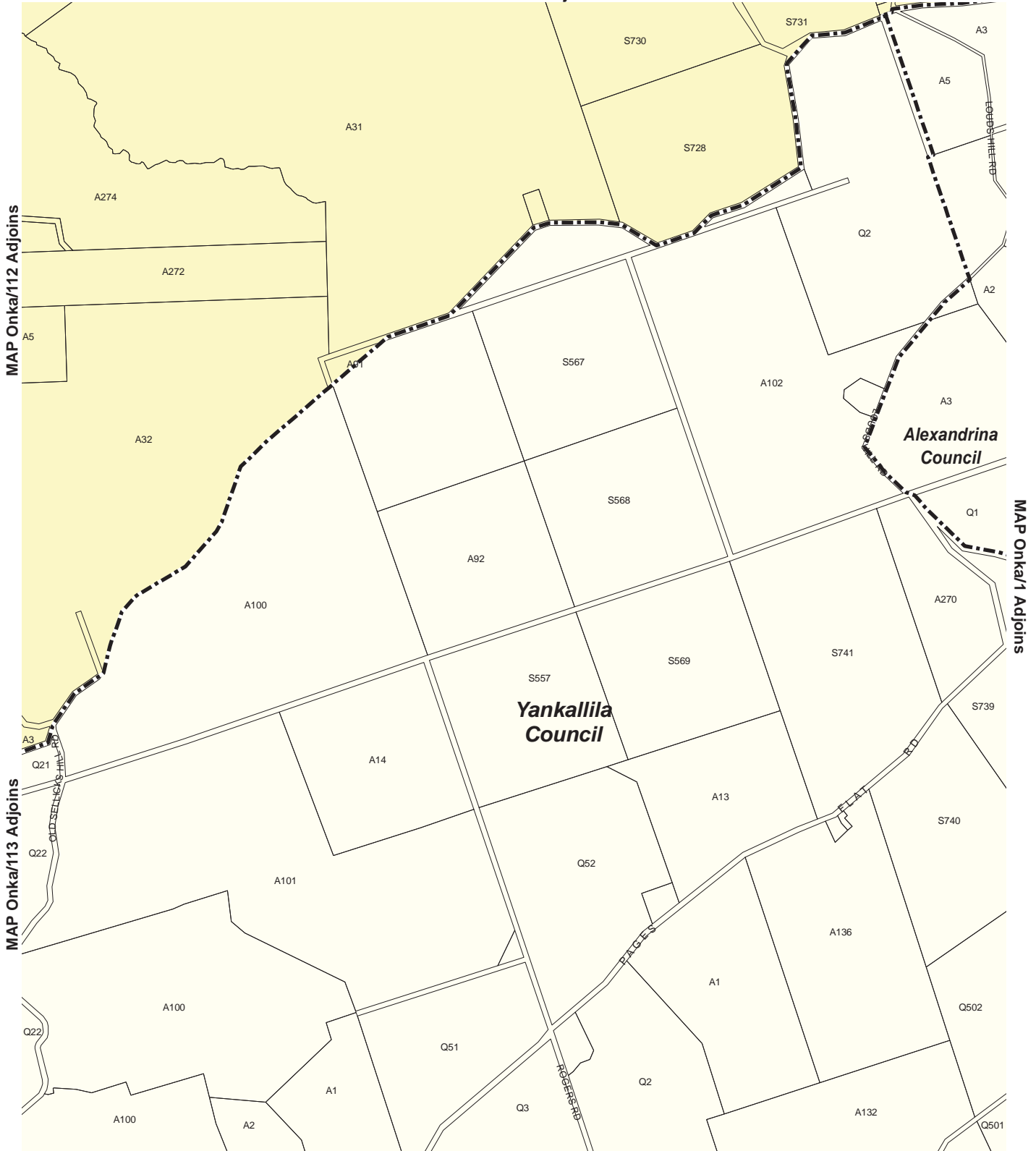
MAP Onka/1 Adjoins



# Overlay Map Onka/114 TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Onka/106 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.

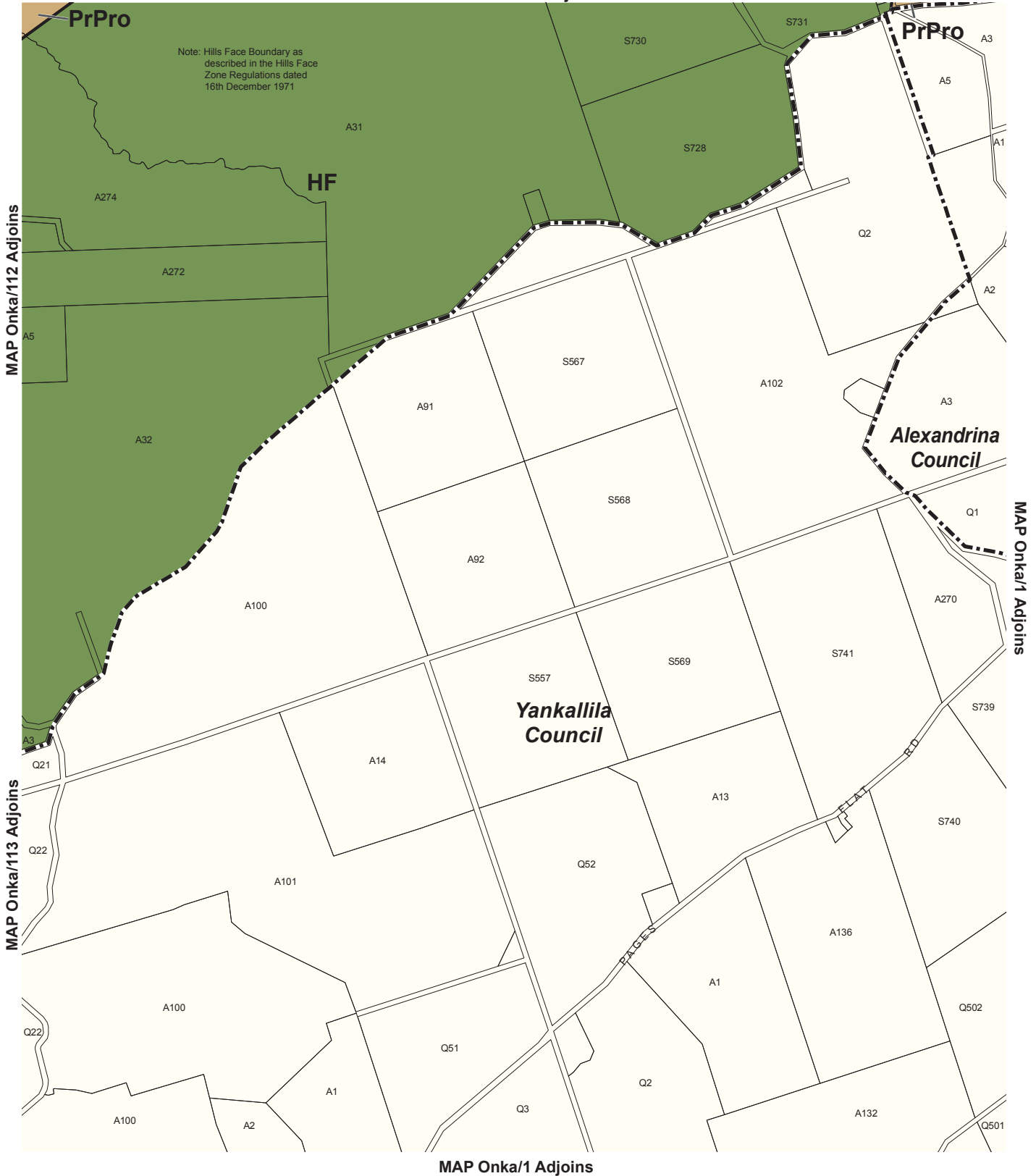


# Overlay Map Onka/114

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

MAP Onka/106 Adjoins



Note: Hills Face Boundary as described in the Hills Face Zone Regulations dated 16th December 1971

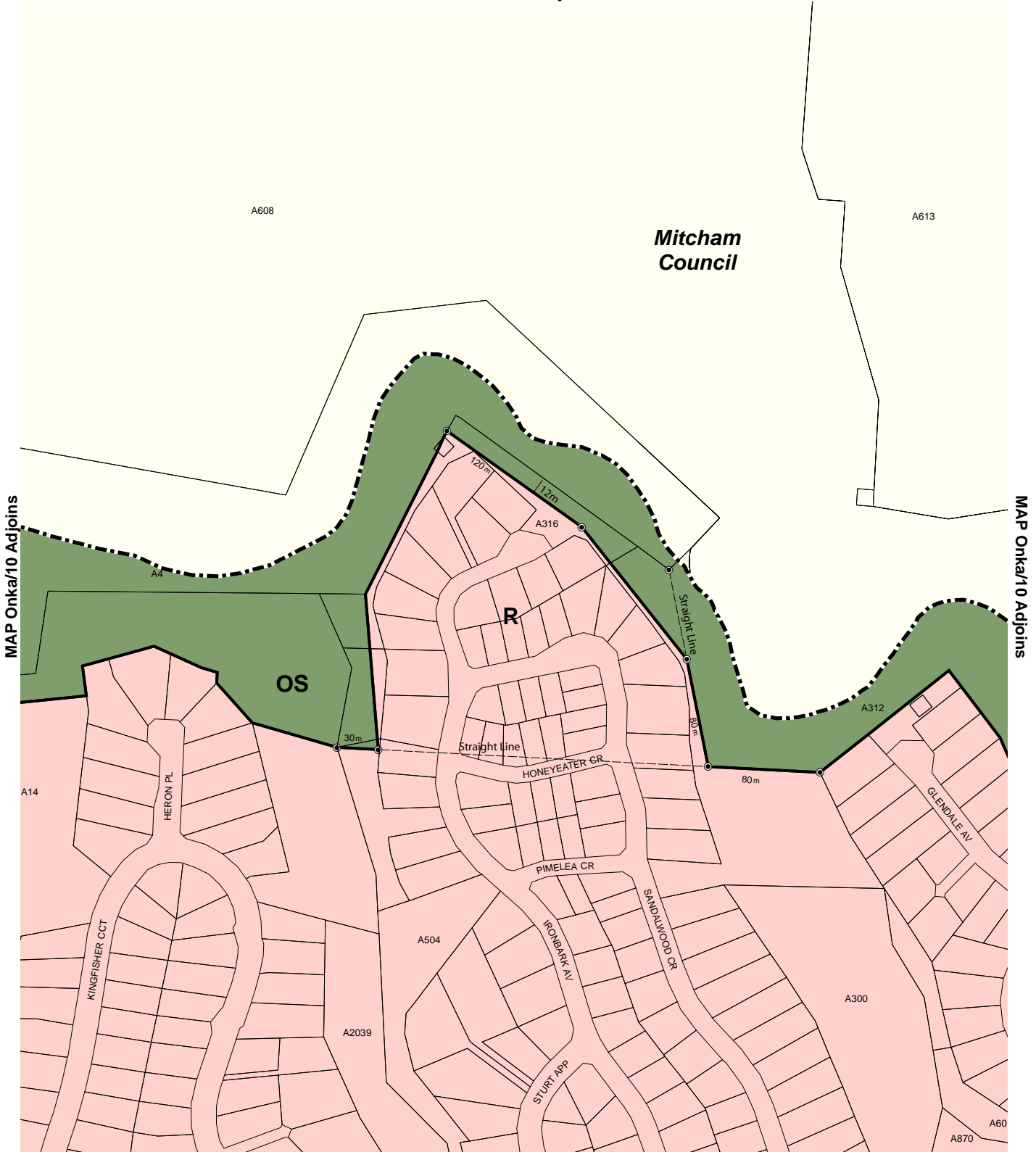
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/114

MAP Onka/10 Adjoins



MAP Onka/10 Adjoins

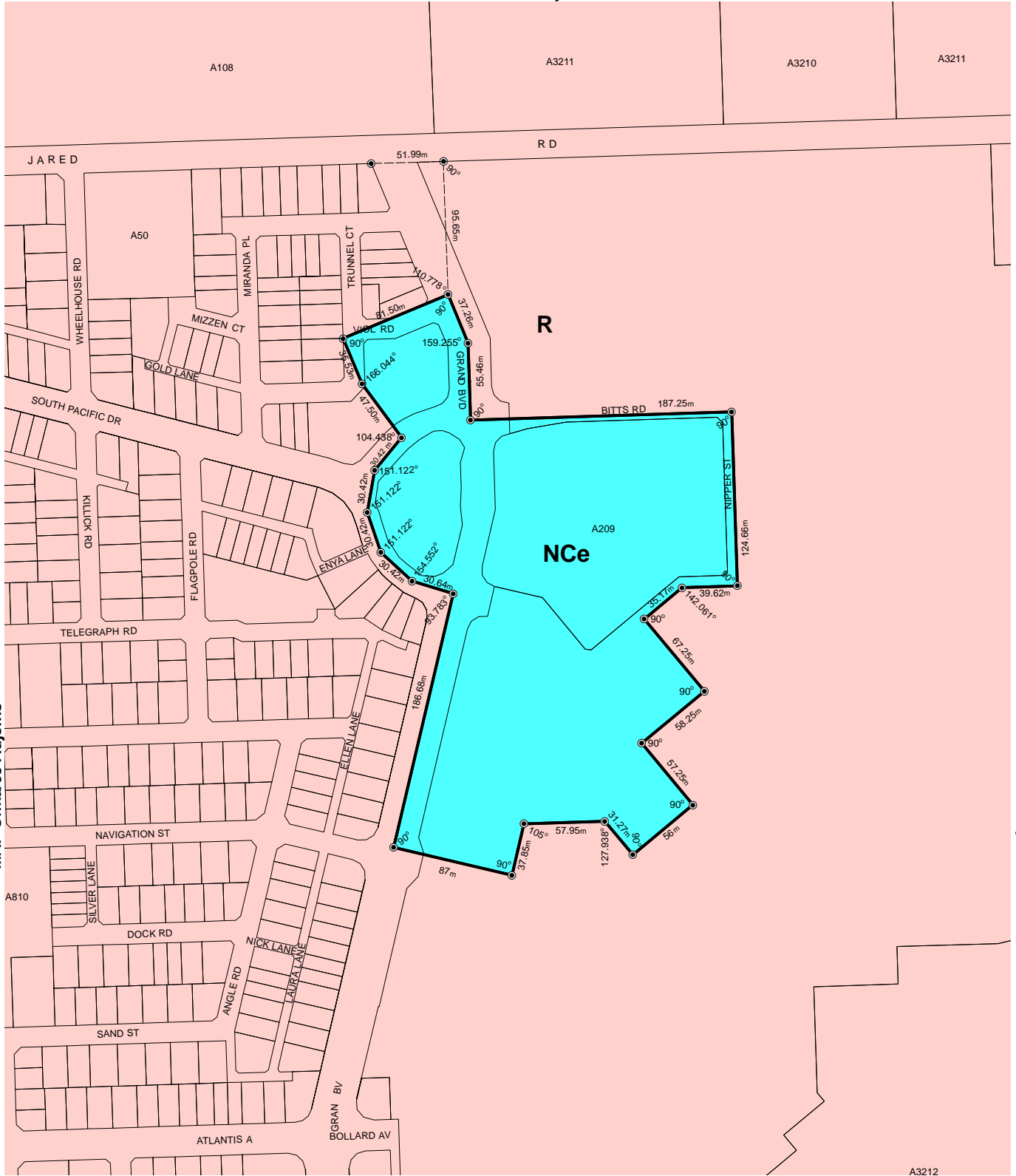
Lamberts Conformal Conic Projection, GDA94



- Zones**
- OS Open Space
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Onka/115 ENLARGEMENT

MAP Onka/58 Adjoins



MAP Onka/63 Adjoins

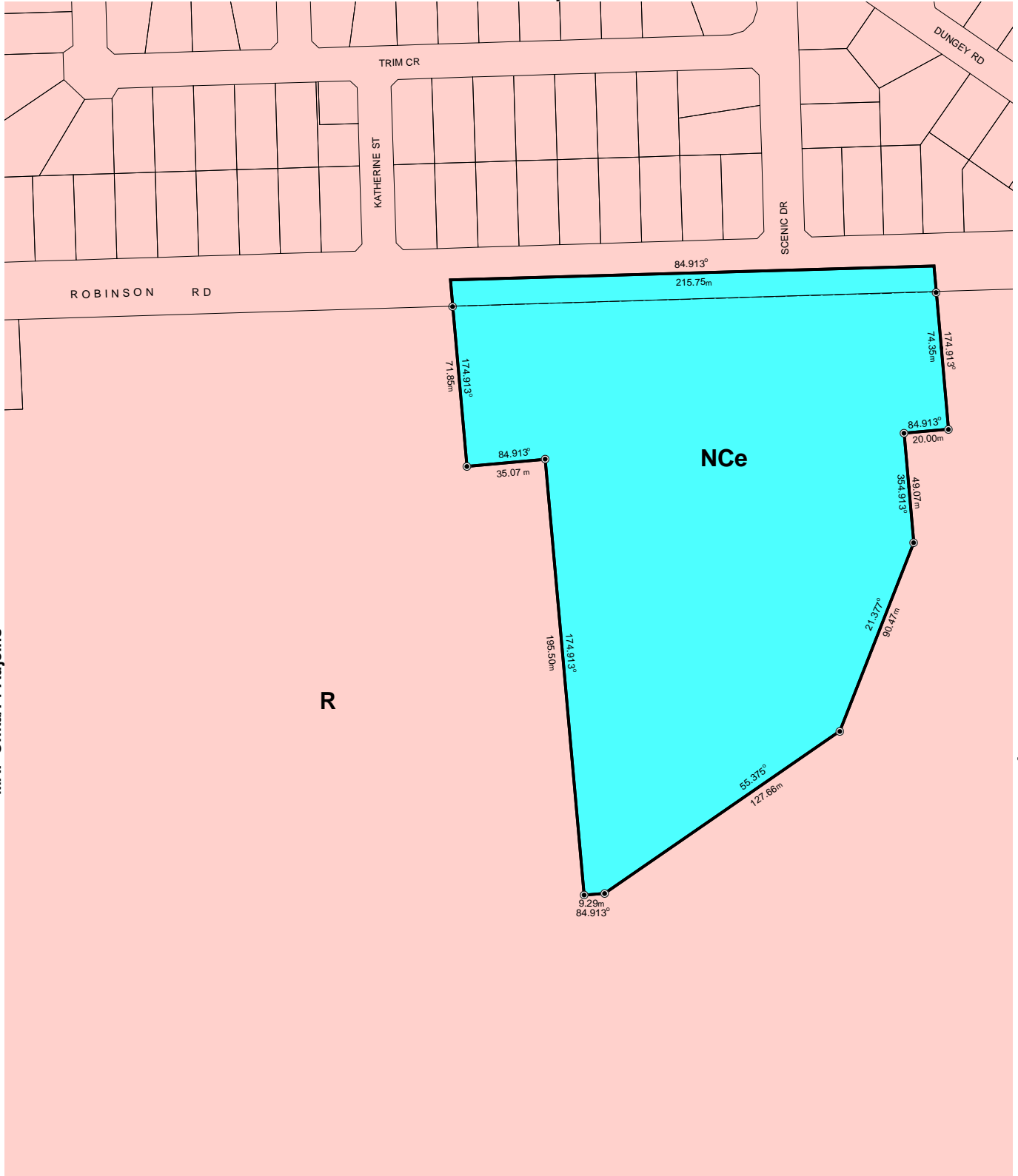
Lamberts Conformal Conic Projection, GDA94



- Zones**
- NCe Neighbourhood Centre
  - R Residential
  - Zone Boundary

# Zone Map Onka/116 ENLARGEMENT

MAP Onka/63 Adjoins



MAP Onka/71 Adjoins

MAP Onka/72 Adjoins

MAP Onka/71 Adjoins

Lamberts Conformal Conic Projection, GDA94

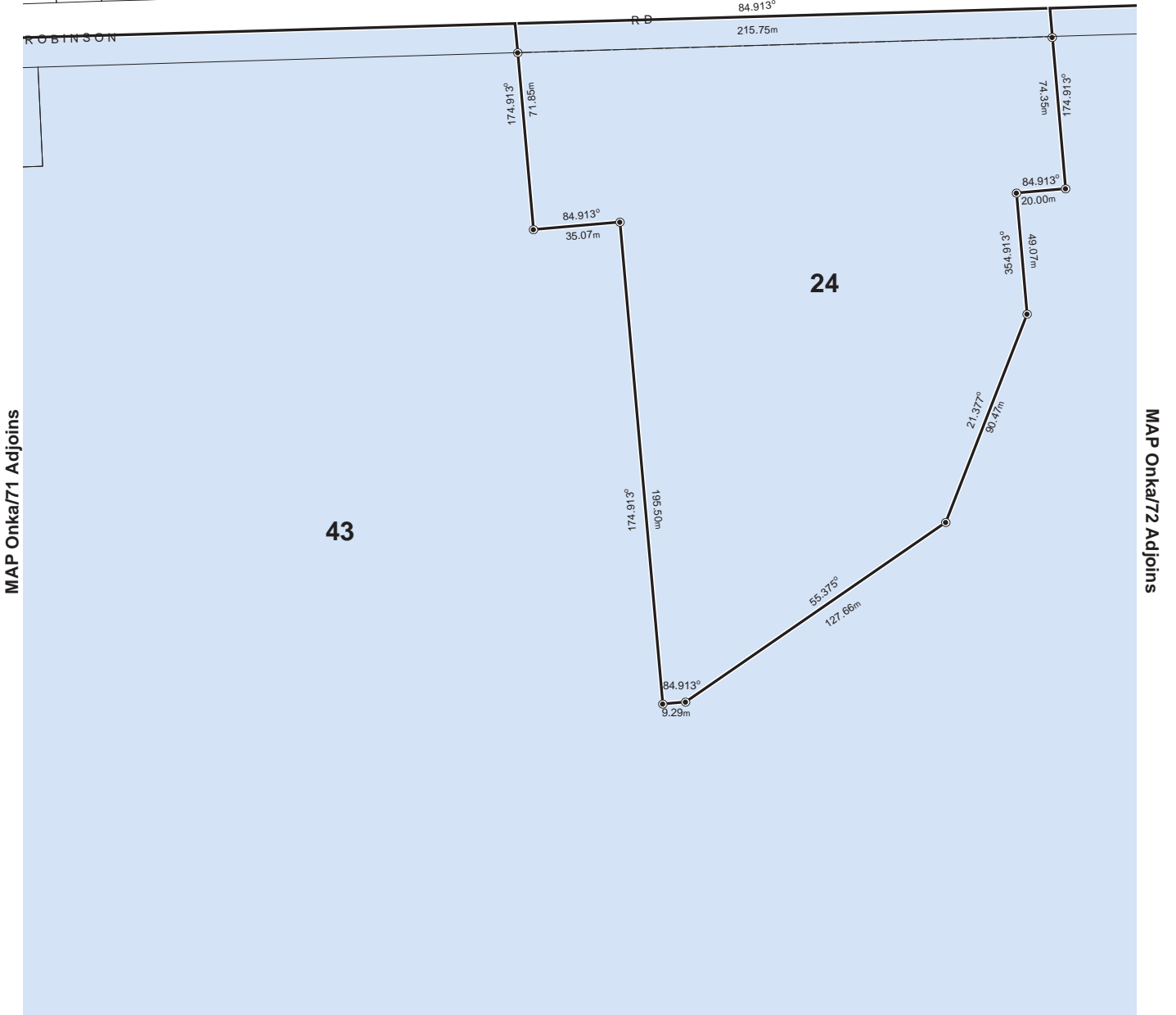
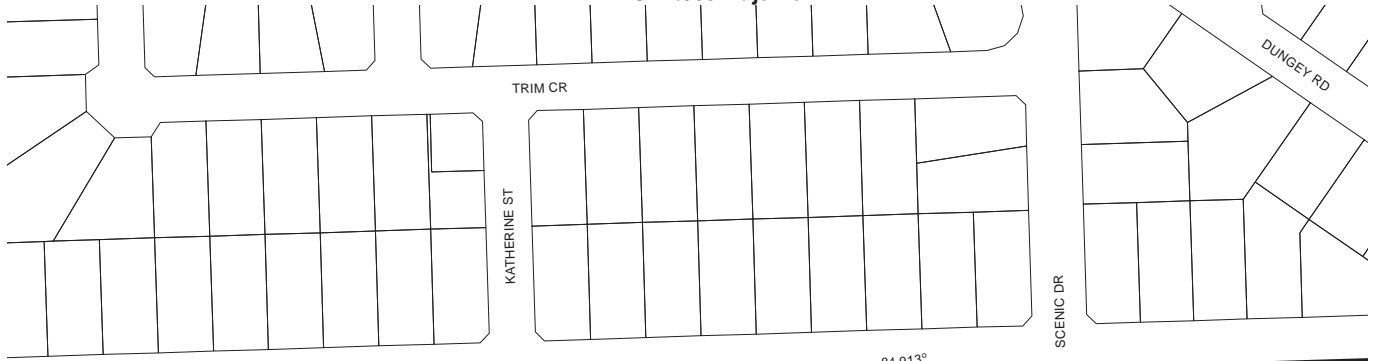


- Zones**
- Nc Neighbourhood Centre
  - R Residential
  - Zone Boundary

# Zone Map Onka/117

## ENLARGEMENT

MAP Onka/63 Adjoins



MAP Onka/71 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 24 Seaford Heights Policy Area
- 43 Seaford Heights Policy Area



# Policy Area Map Onka/117 ENLARGEMENT

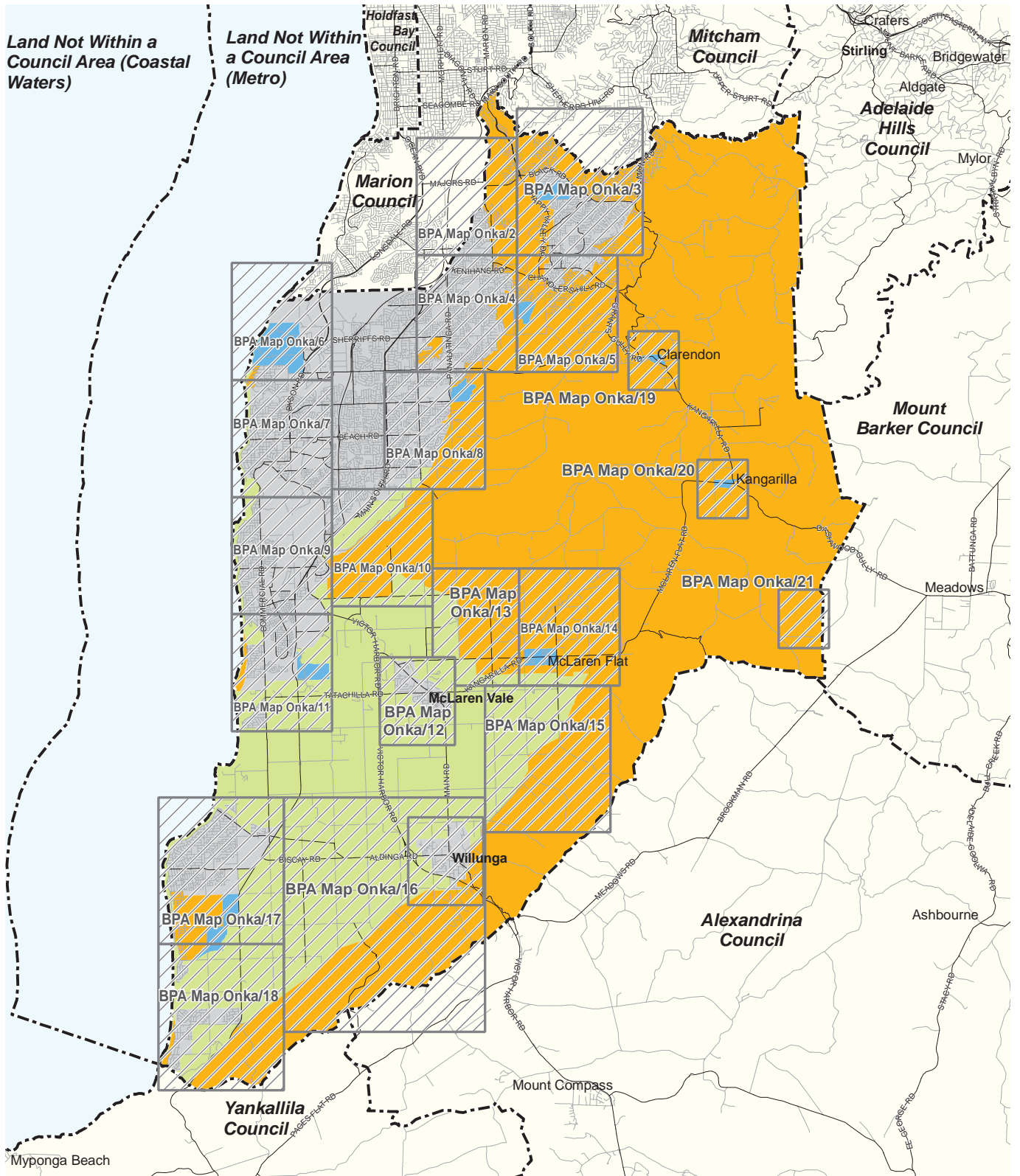
Policy Area Boundary





# **Bushfire Risk BPA Maps**





See enlargement map for accurate representation.



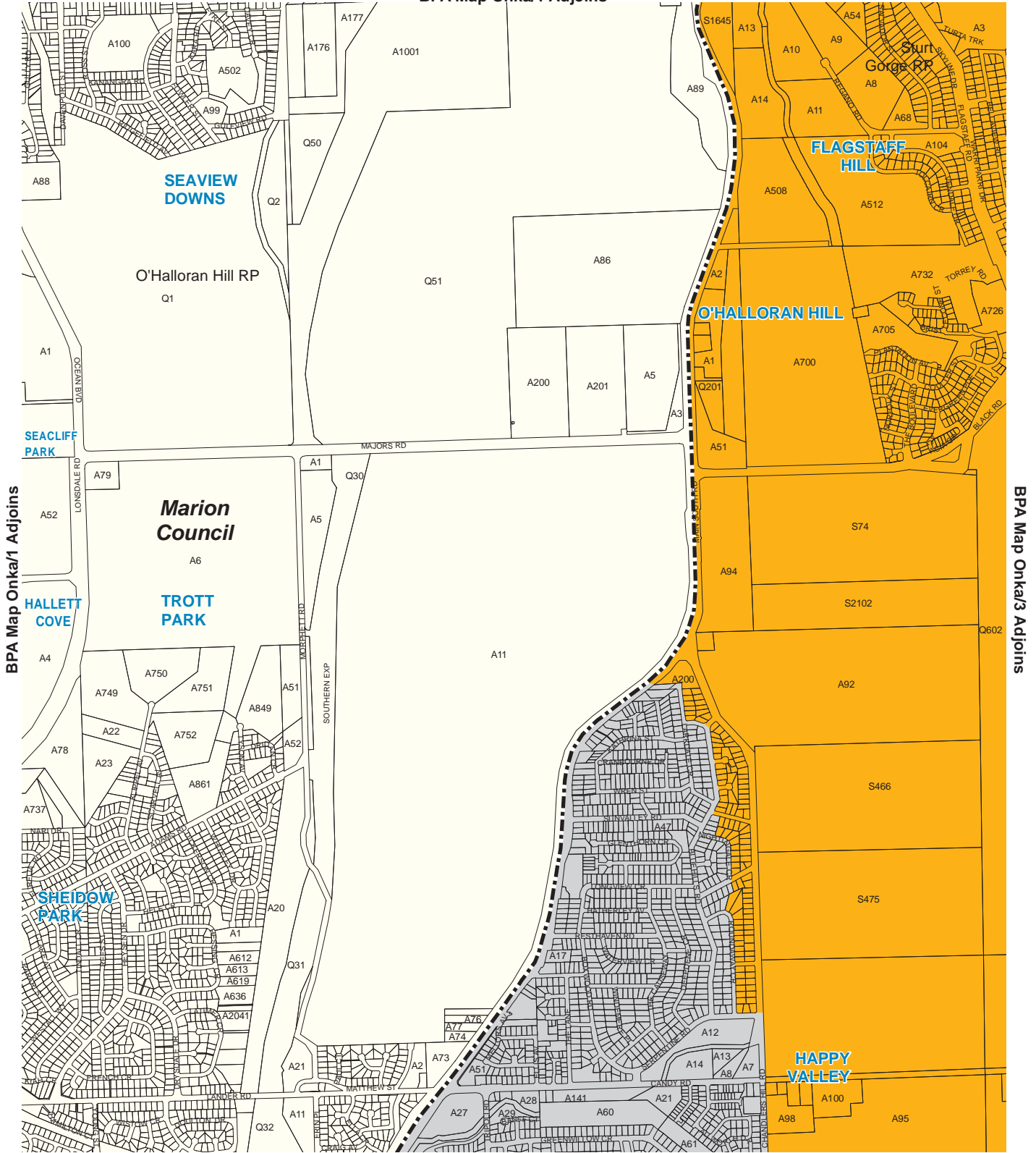
# Bushfire Protection Area

## BPA Map Onka/1

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/1 Adjoins



BPA Map Onka/4 Adjoins

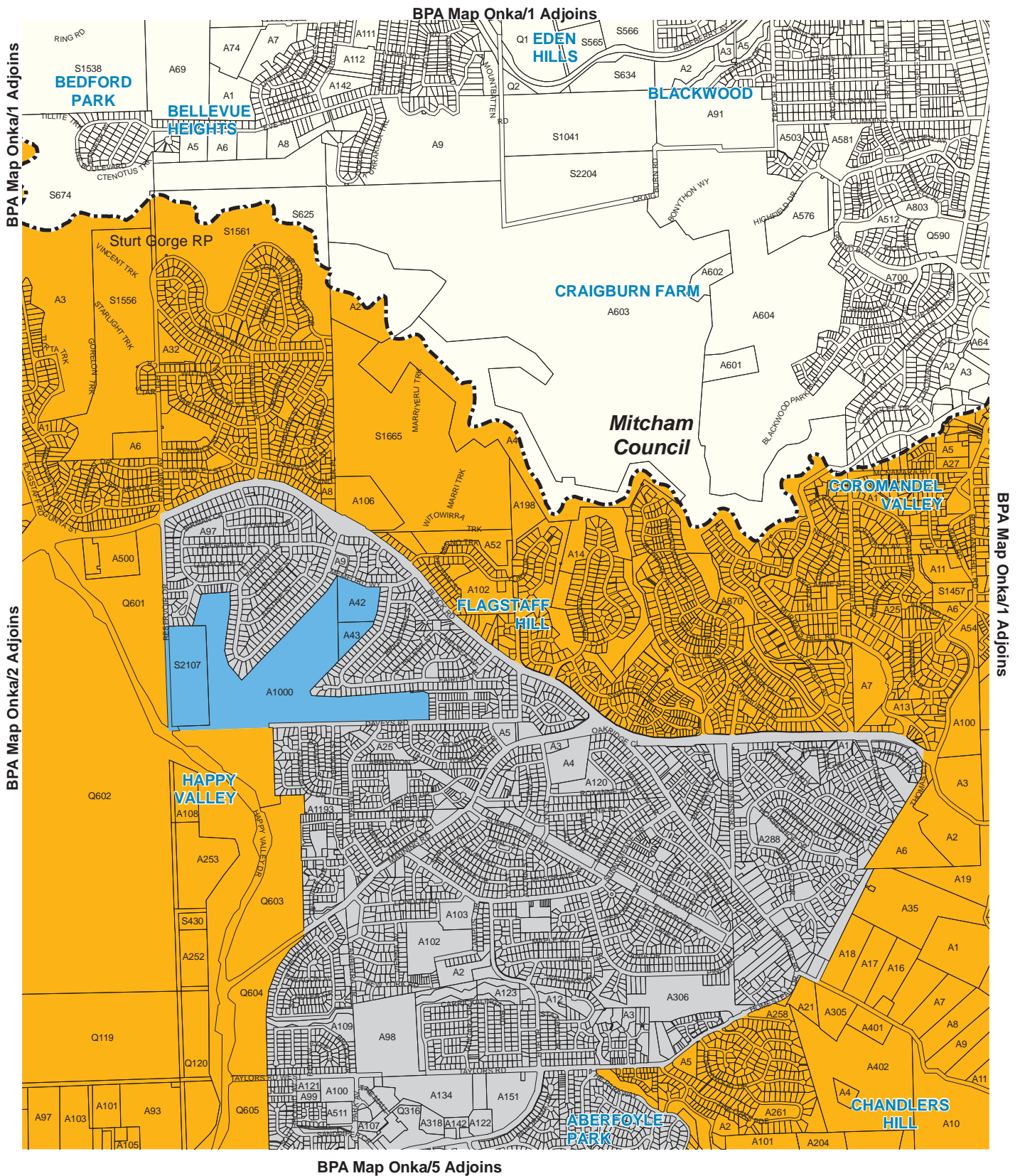


# Bushfire Protection Area

## BPA Map Onka/2

### BUSHFIRE RISK

- High Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



BPA Map Onka/5 Adjoins



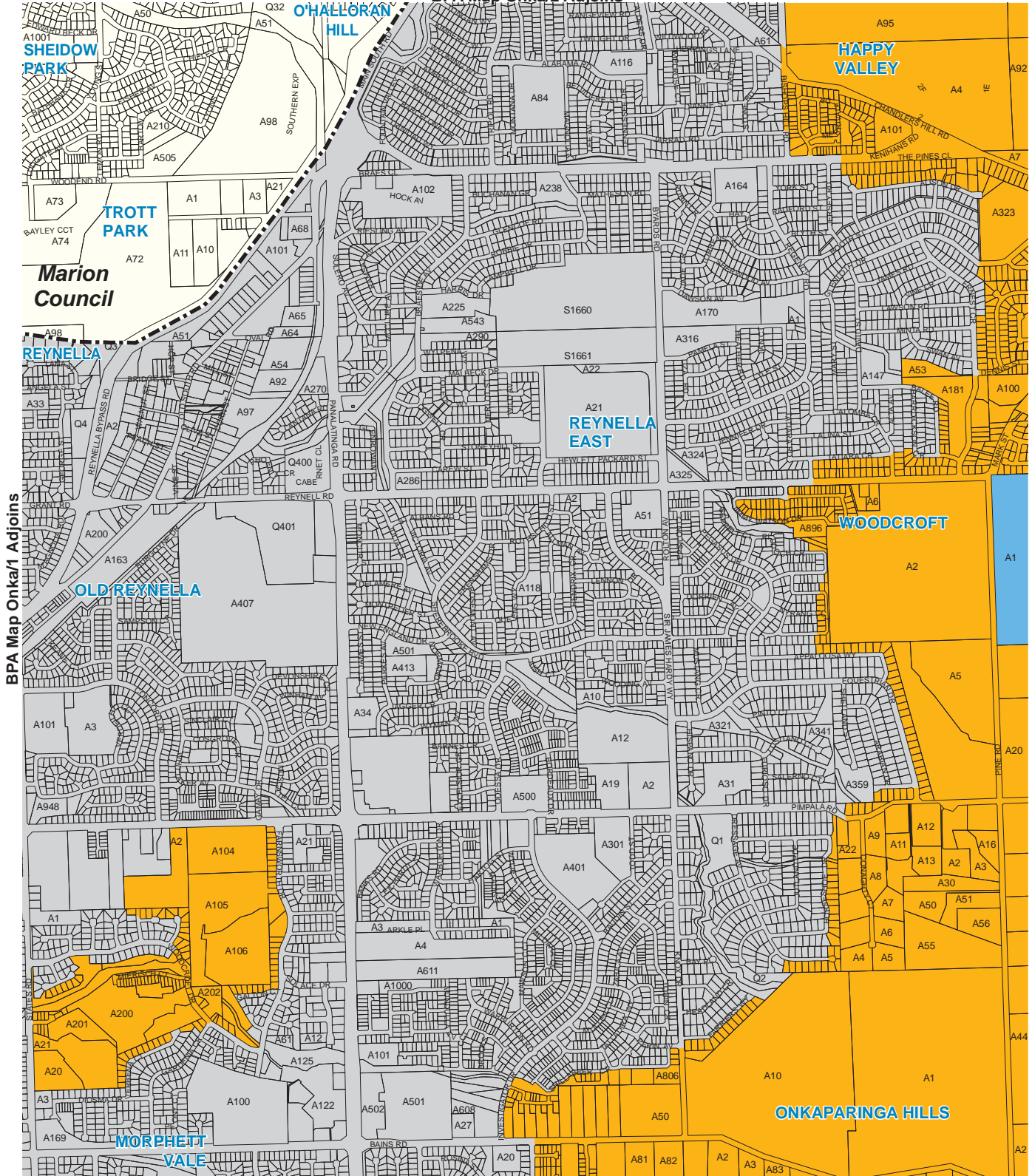
# Bushfire Protection Area

## BPA Map Onka/3

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/2 Adjoins



BPA Map Onka/8 Adjoins

BPA Map Onka/1 Adjoins



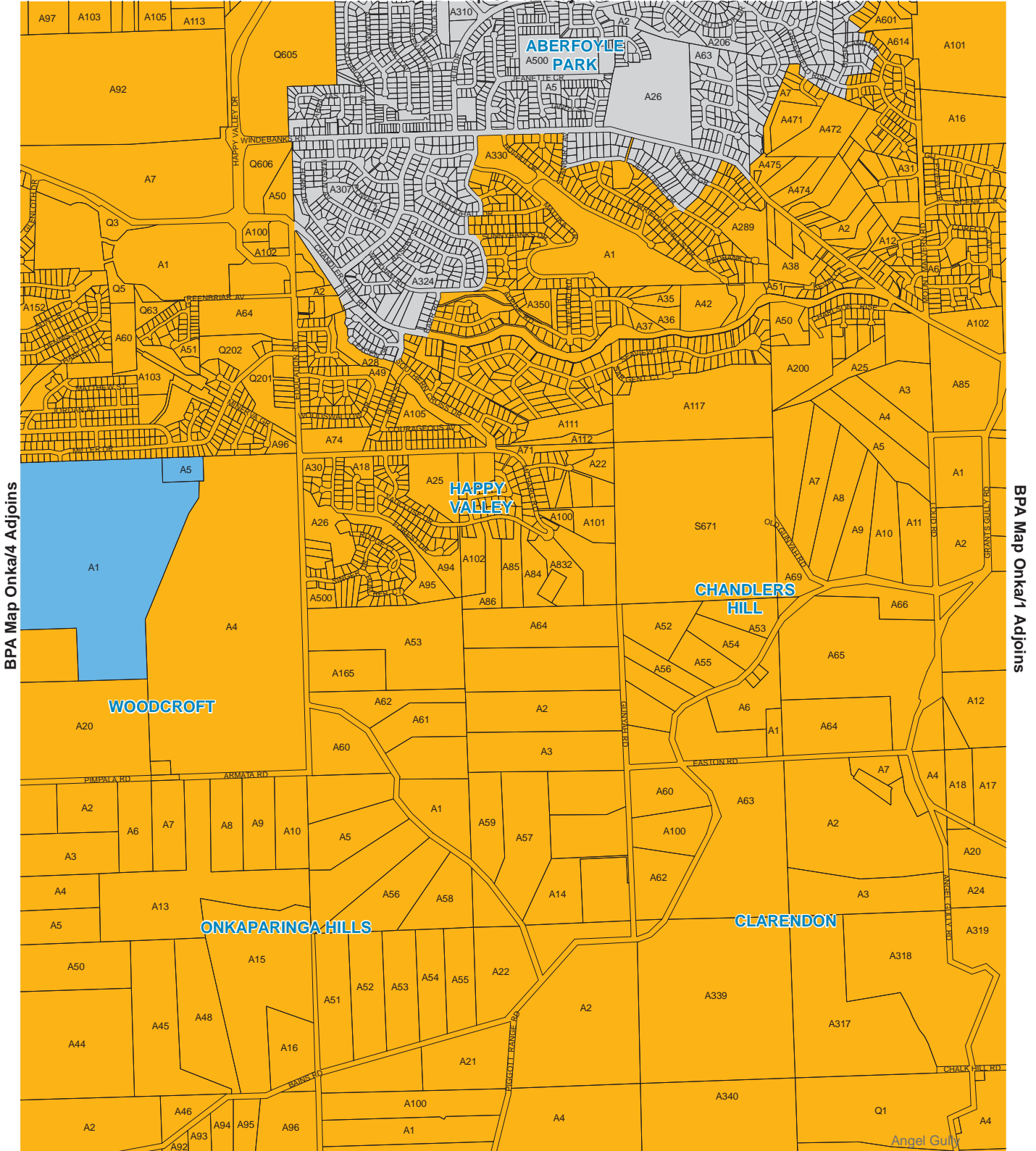
# Bushfire Protection Area

## BPA Map Onka/4

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/3 Adjoins



BPA Map Onka/1 Adjoins



# Bushfire Protection Area

## BPA Map Onka/5

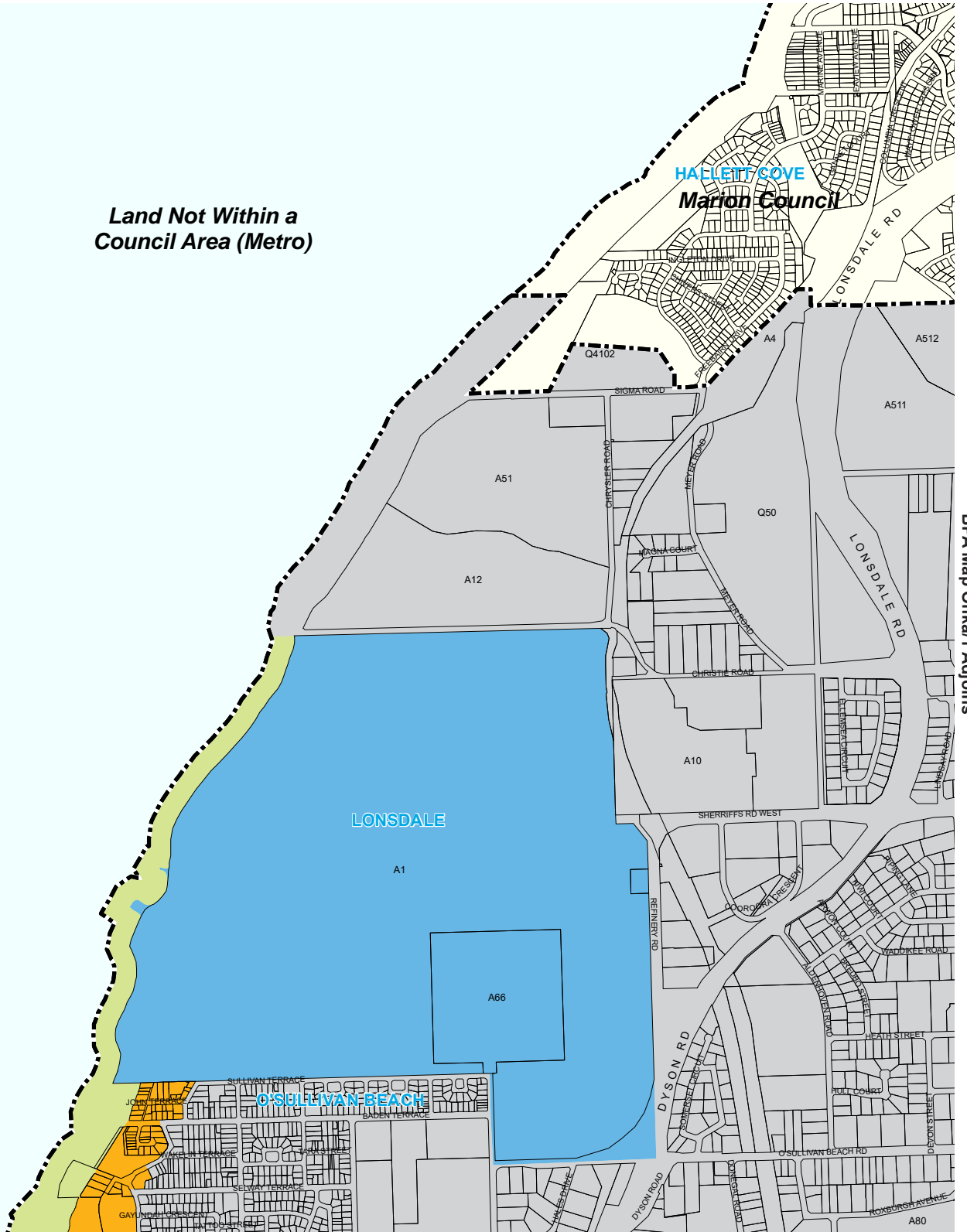
### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Onka/1 Adjoins

BPA Map Onka/1 Adjoins

Land Not Within a Council Area (Metro)



# Bushfire Protection Area

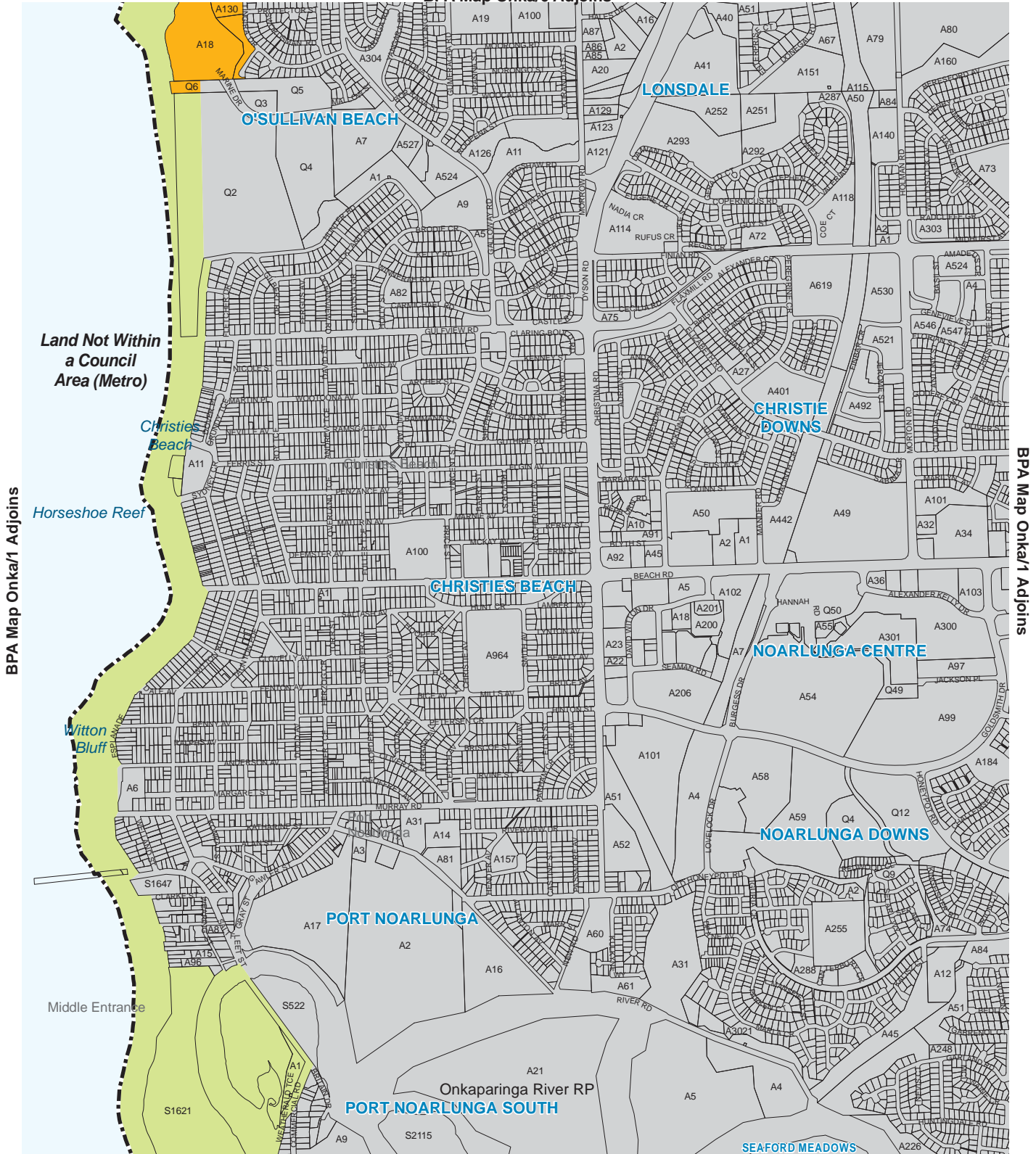
## BPA Map Onka/6

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from Bushfire Protection Planning Provisions
- Development Plan Boundary



BPA Map Onka/6 Adjoins



BPA Map Onka/9 Adjoins



# Bushfire Protection Area

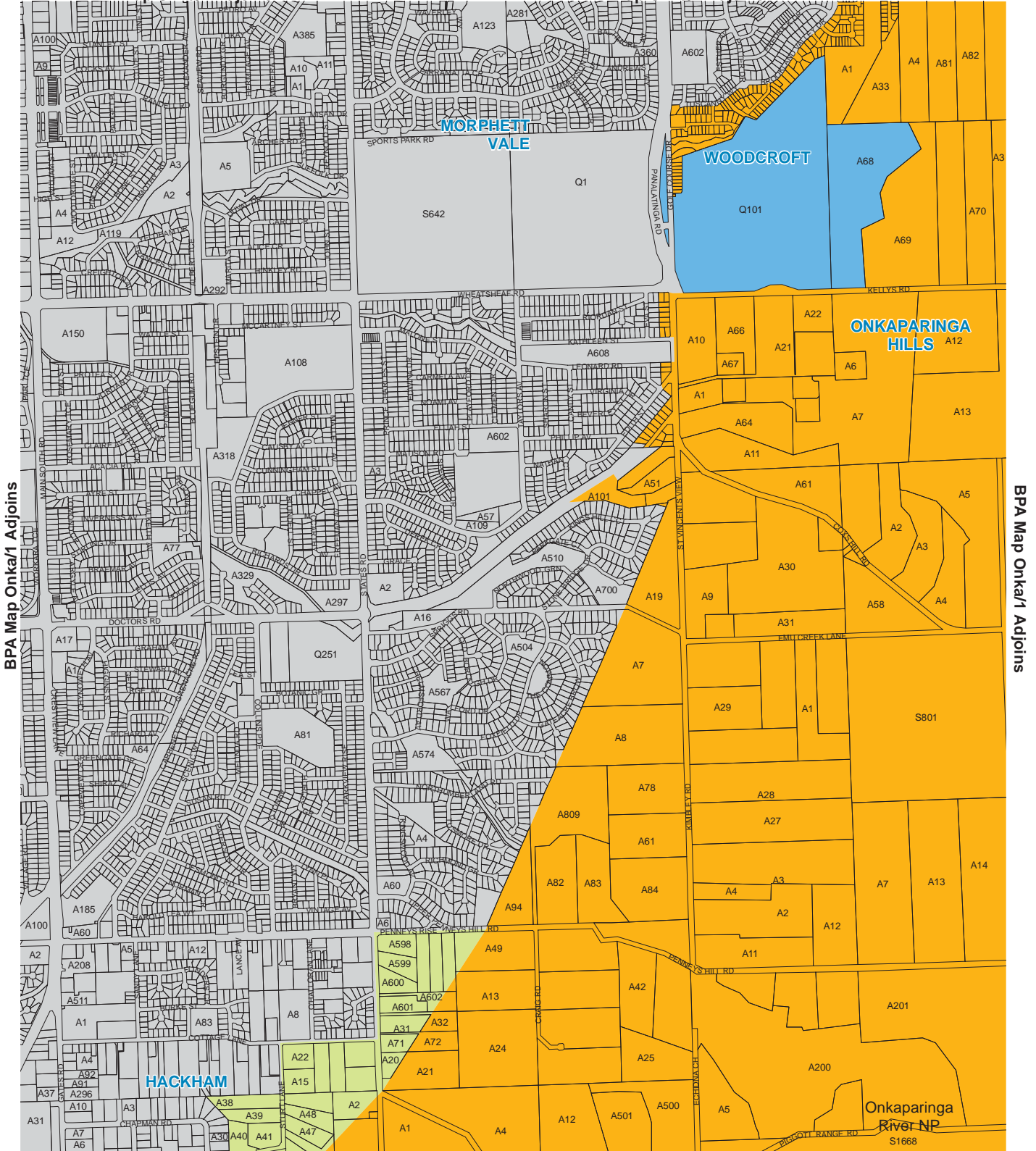
## BPA Map Onka/7

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/1 Adjoins

BPA Map Onka/4 Adjoins



BPA Map Onka/10 Adjoins

BPA Map Onka/1 Adjoins



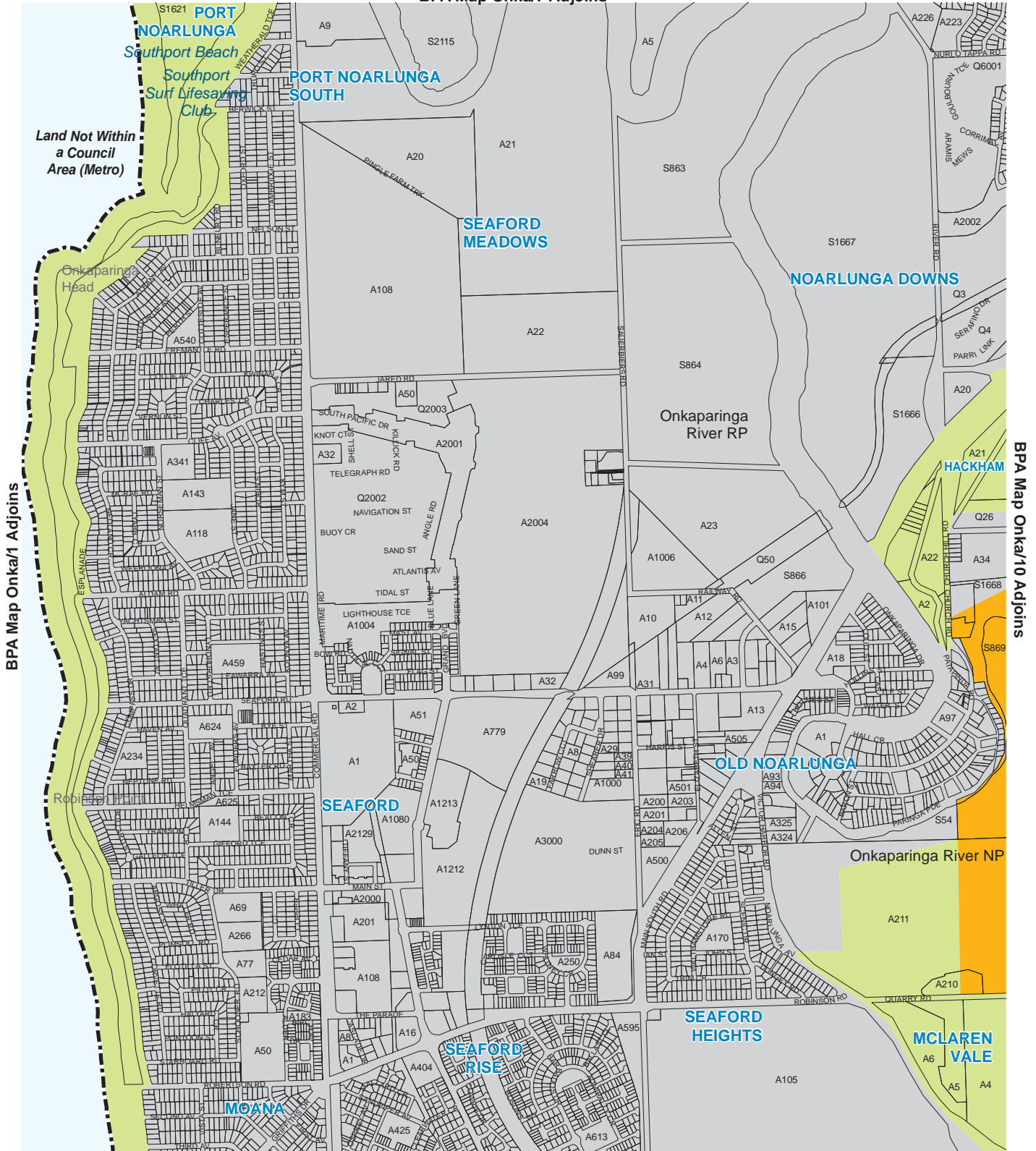
# Bushfire Protection Area

## BPA Map Onka/8

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from Bushfire Protection Planning Provisions

BPA Map Onka/7 Adjoins



BPA Map Onka/11 Adjoins



# Bushfire Protection Area

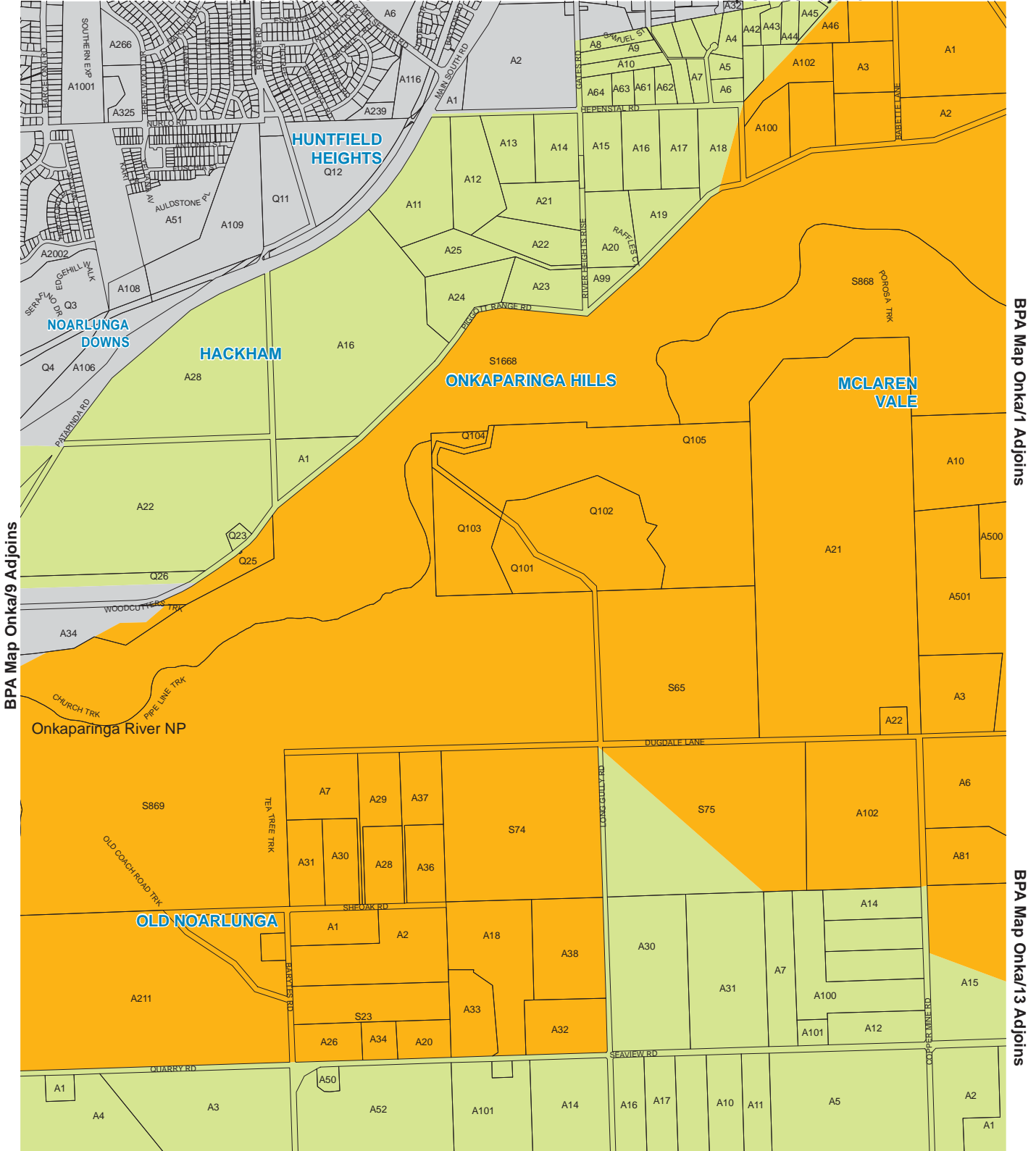
## BPA Map Onka/9

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/1 Adjoins

BPA Map Onka/8 Adjoins



BPA Map Onka/1 Adjoins



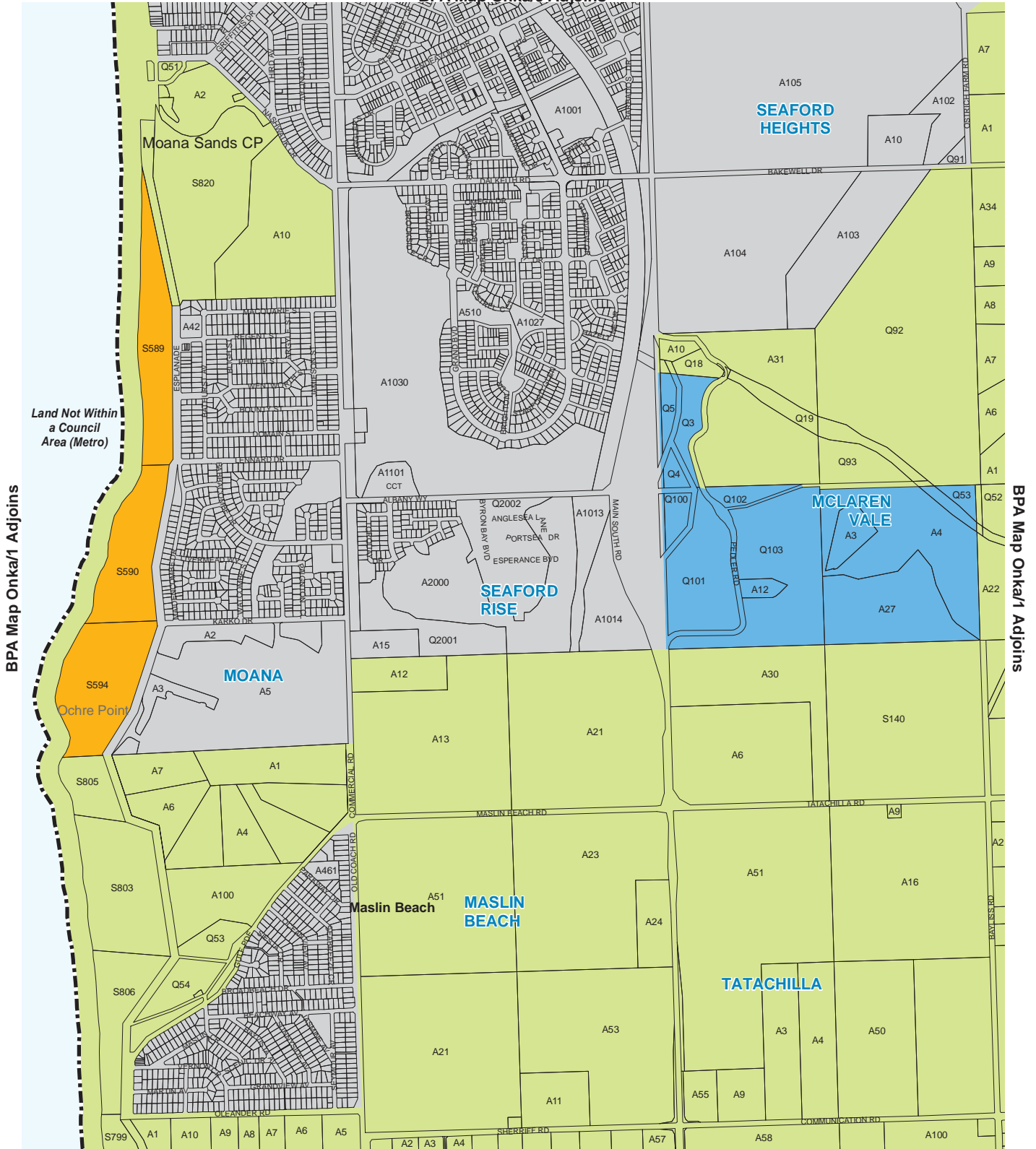
# Bushfire Protection Area

## BPA Map Onka/10

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Onka/9 Adjoins



BPA Map Onka/1 Adjoins



# Bushfire Protection Area

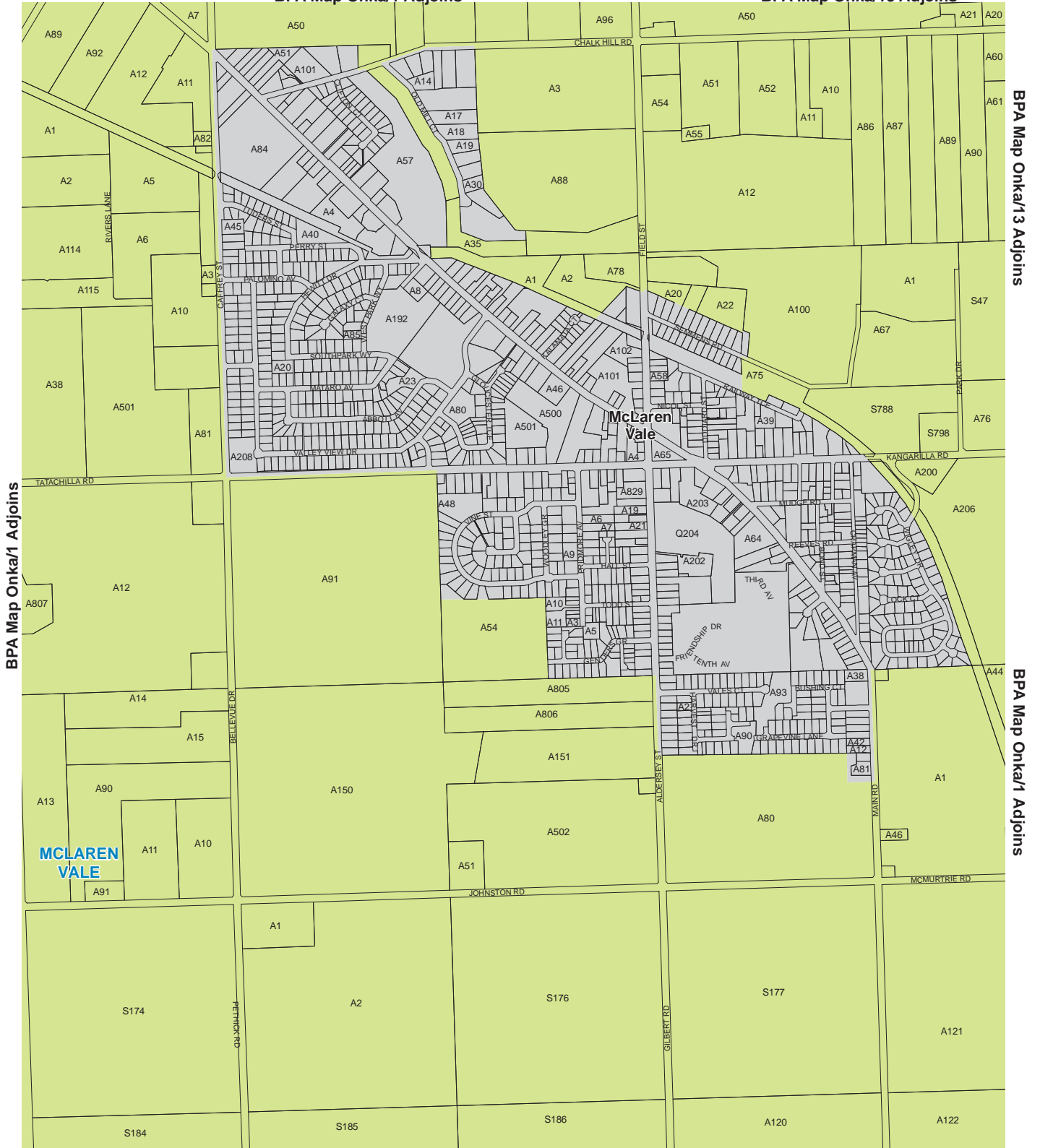
## BPA Map Onka/11

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/1 Adjoins

BPA Map Onka/13 Adjoins



BPA Map Onka/1 Adjoins



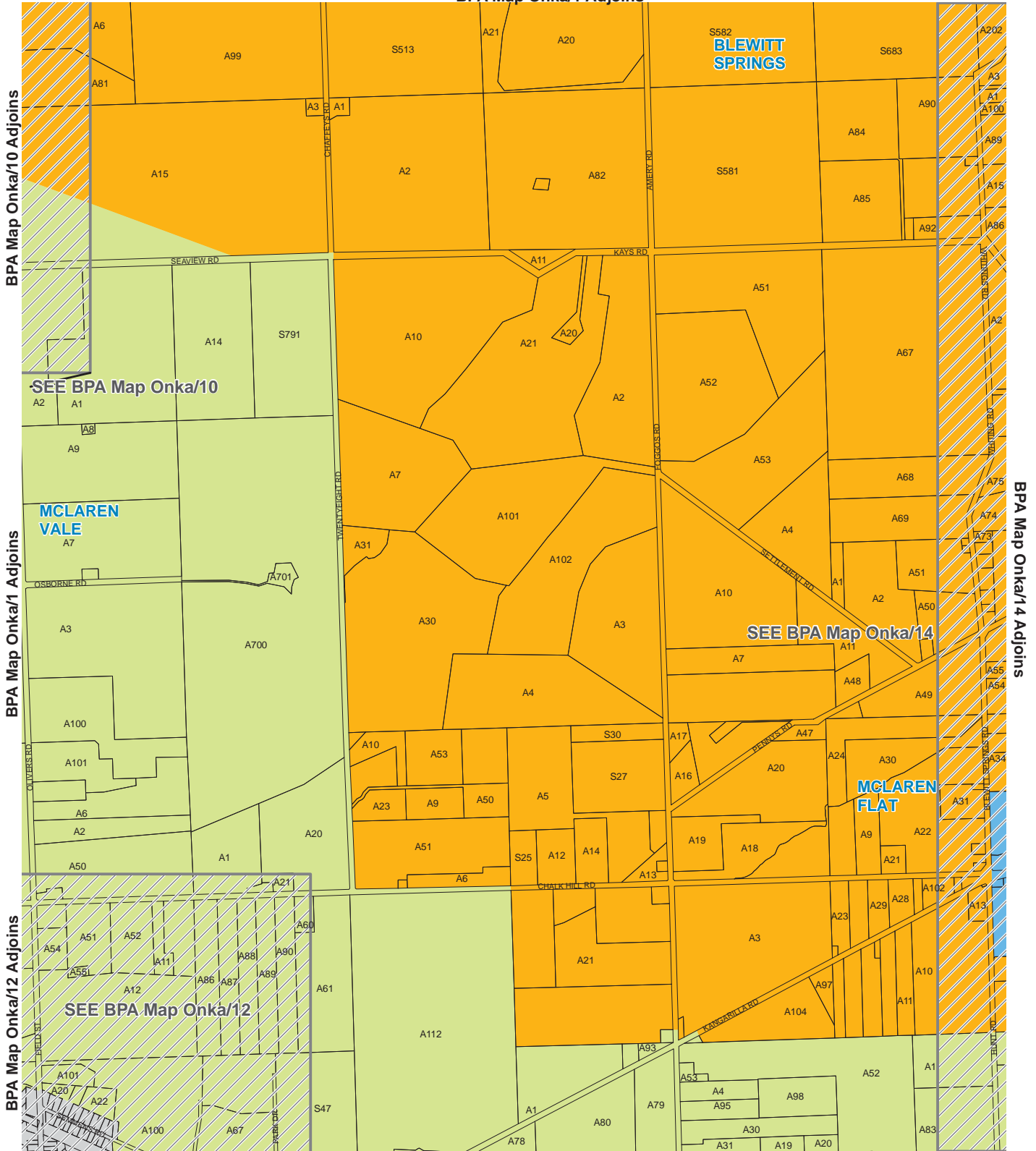
# Bushfire Protection Area

## BPA Map Onka/12

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Onka/1 Adjoins



BPA Map Onka/12 Adjoins

See enlargement map for accurate representation.

BPA Map Onka/1 Adjoins

BPA Map Onka/15 Adjoins

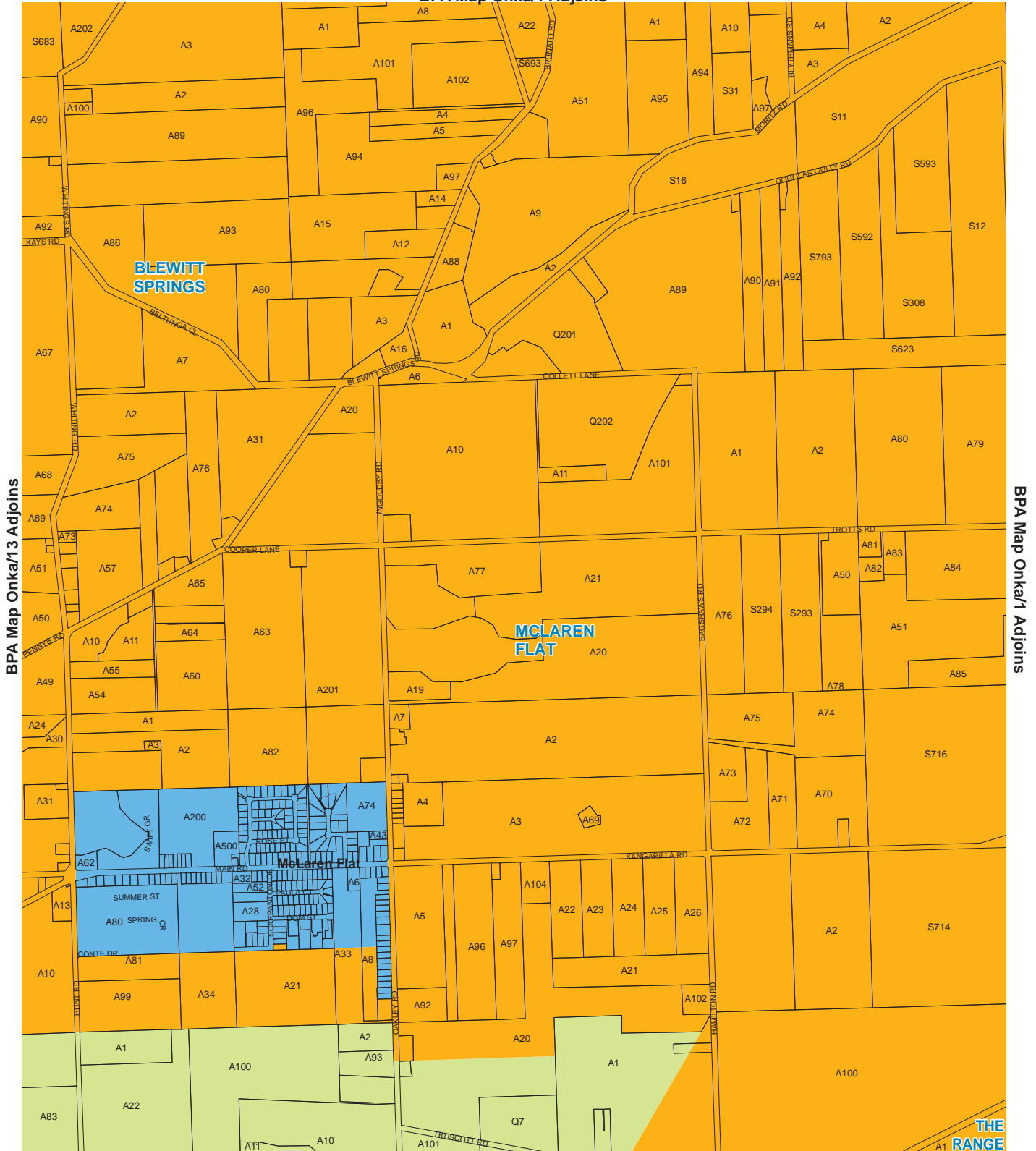
# Bushfire Protection Area

## BPA Map Onka/13

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from Bushfire Protection Planning Provisions

BPA Map Onka/1 Adjoins



BPA Map Onka/15 Adjoins



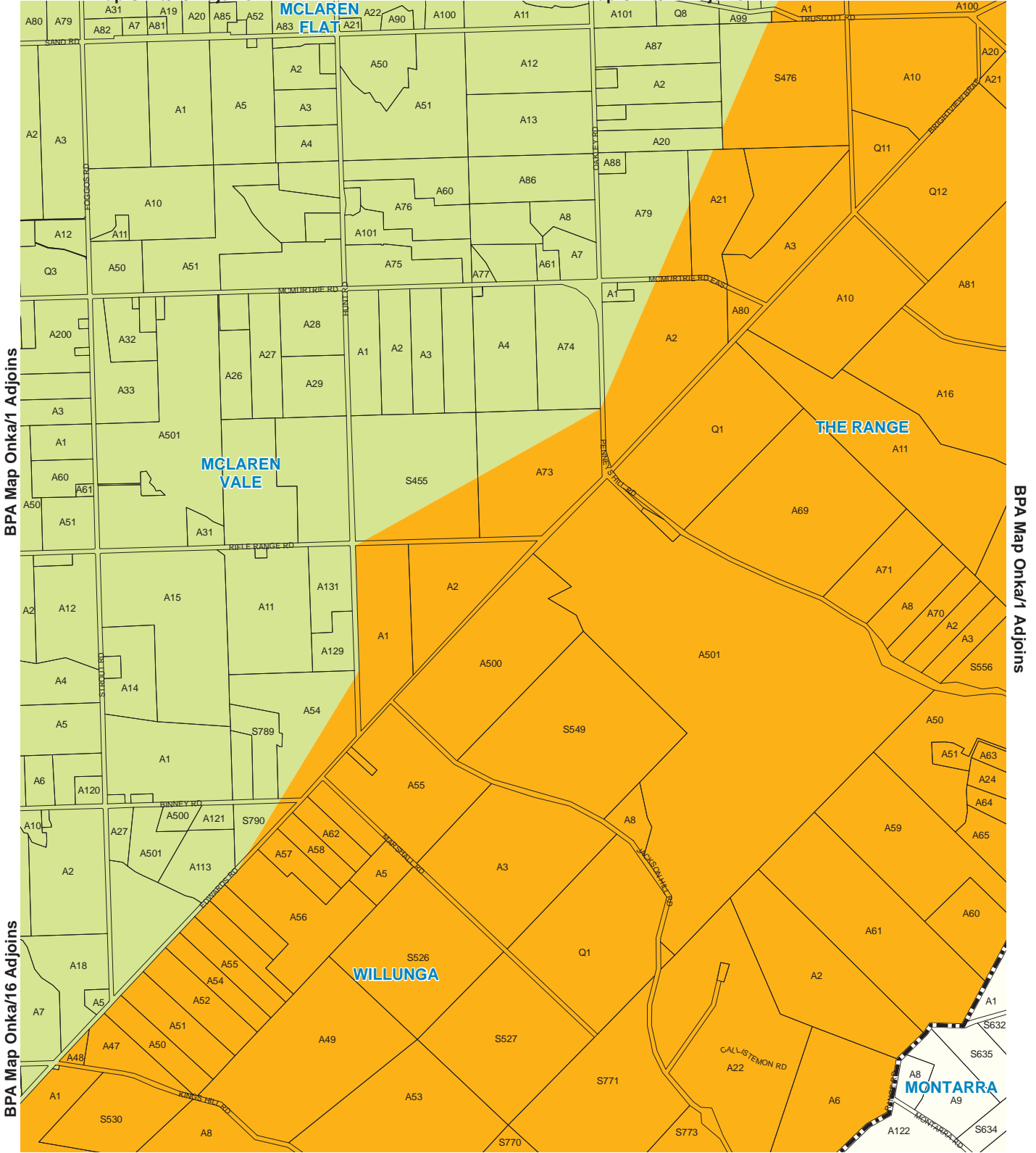
# Bushfire Protection Area BPA Map Onka/14 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk



BPA Map Onka/13 Adjoins

BPA Map Onka/14 Adjoins



BPA Map Onka/1 Adjoins



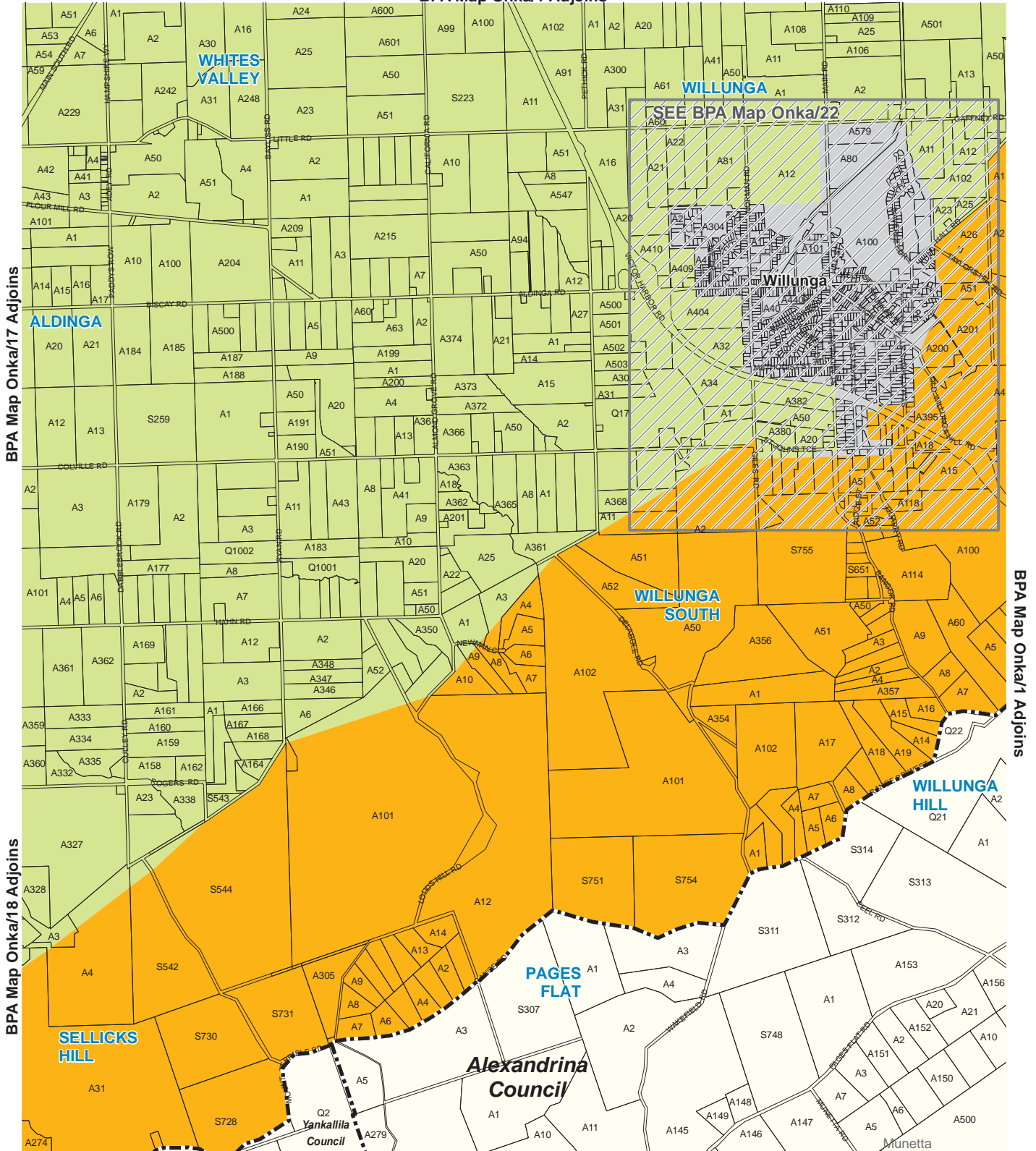
# Bushfire Protection Area

## BPA Map Onka/15

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map Onka/1 Adjoins



See enlargement map for accurate representation.

BPA Map Onka/1 Adjoins



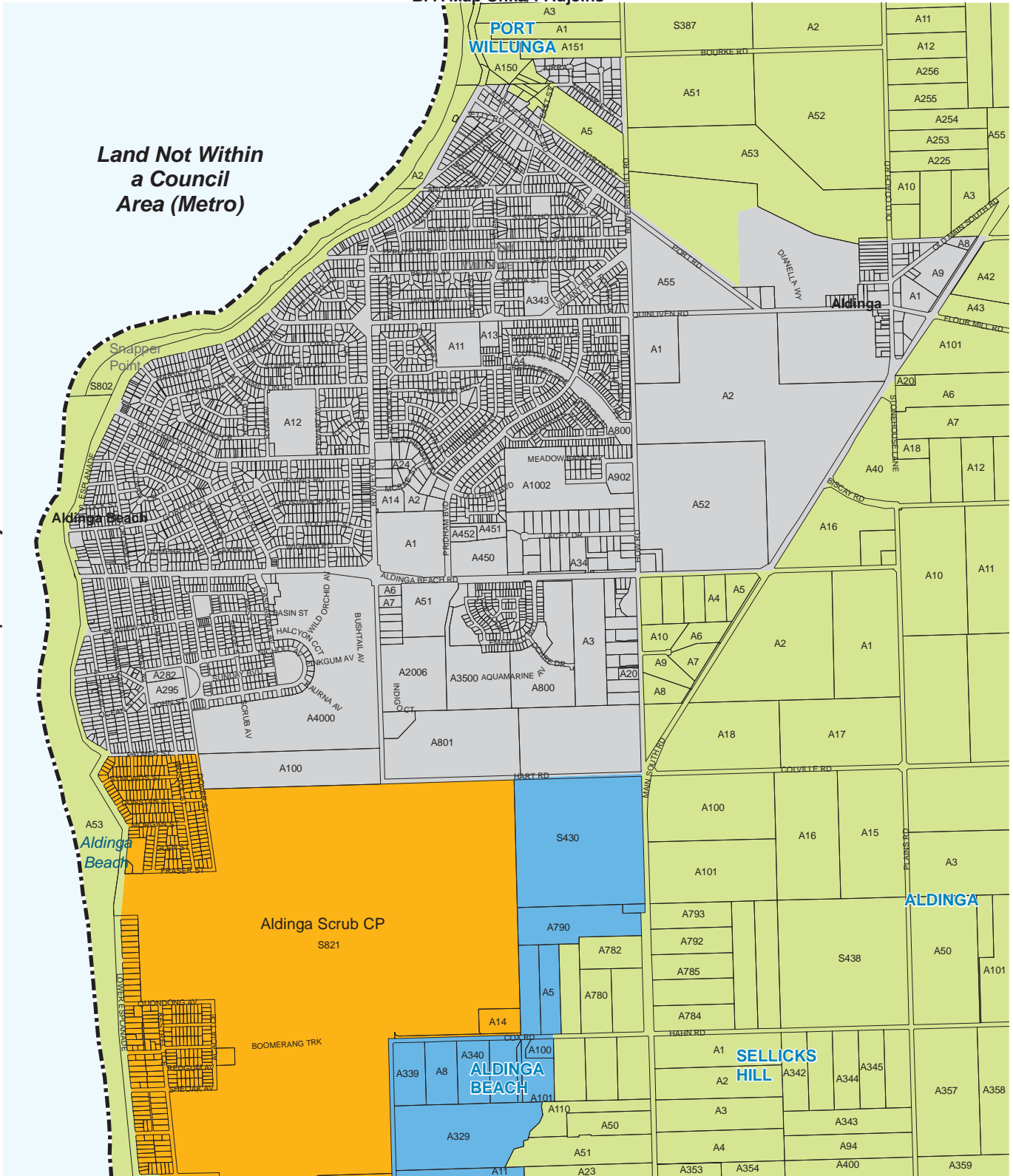
# Bushfire Protection Area

## BPA Map Onka/16

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/1 Adjoins



BPA Map Onka/18 Adjoins



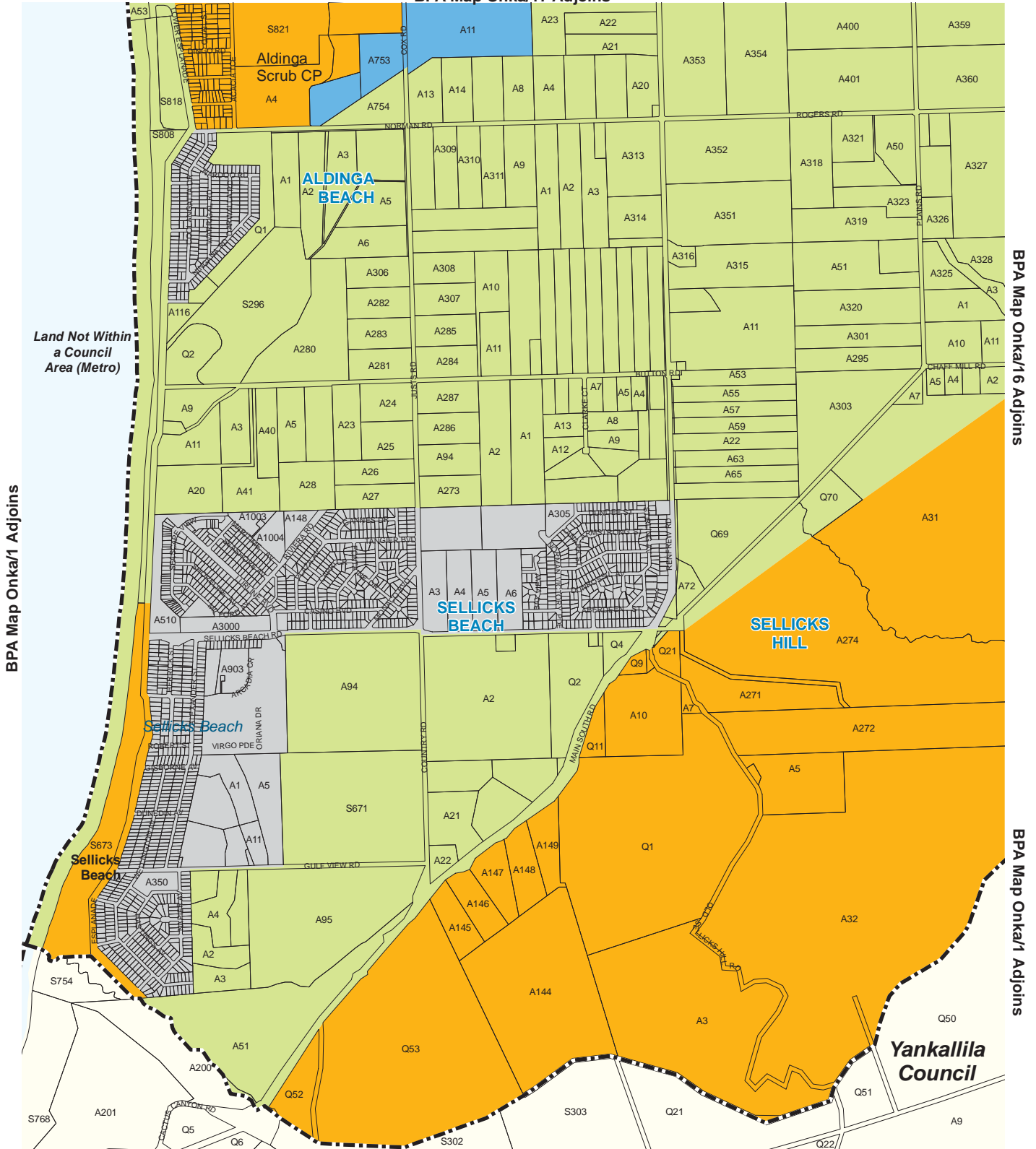
# Bushfire Protection Area

## BPA Map Onka/17

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/17 Adjoins



BPA Map Onka/1 Adjoins



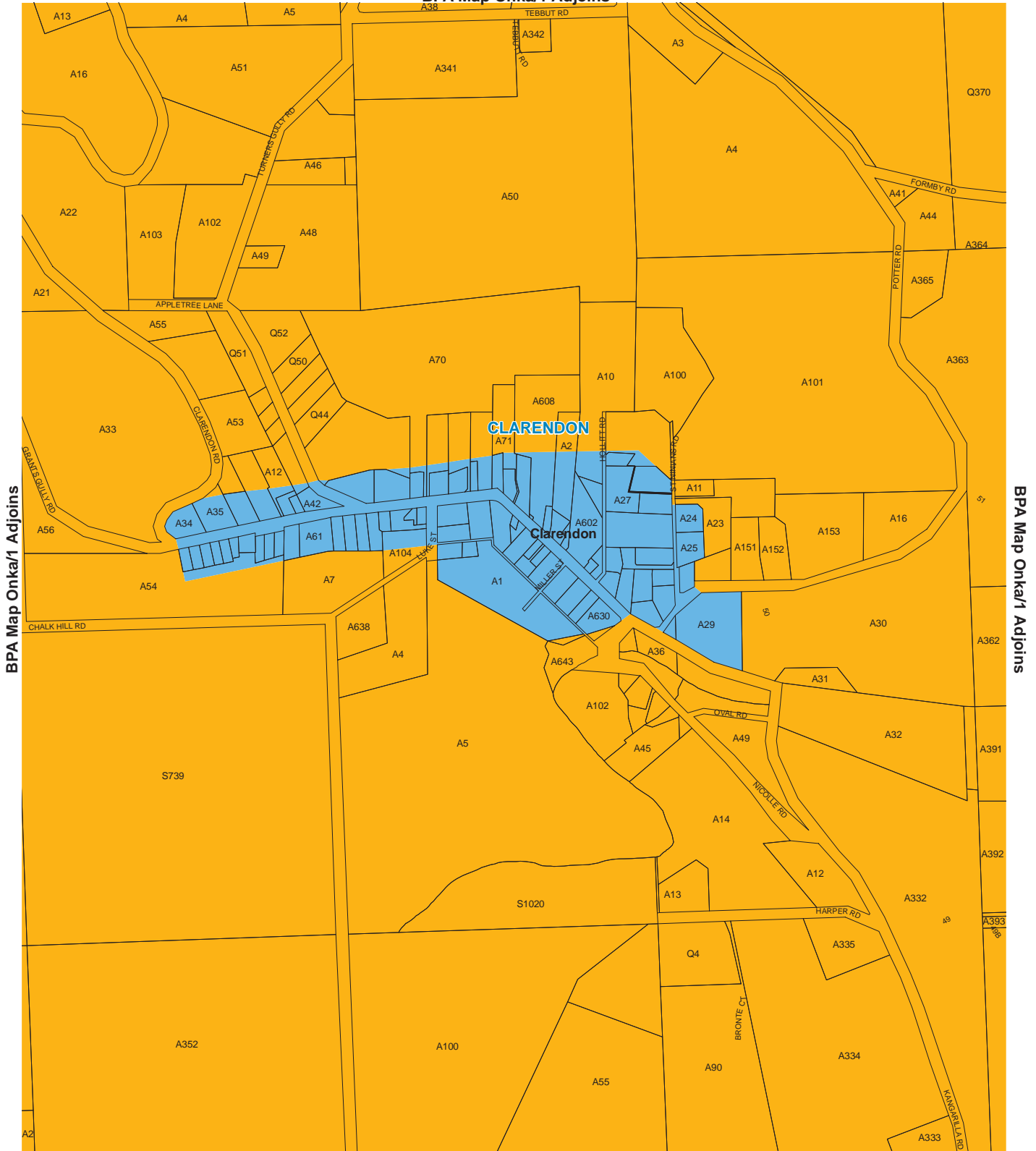
# Bushfire Protection Area

## BPA Map Onka/18

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Onka/1 Adjoins



BPA Map Onka/1 Adjoins

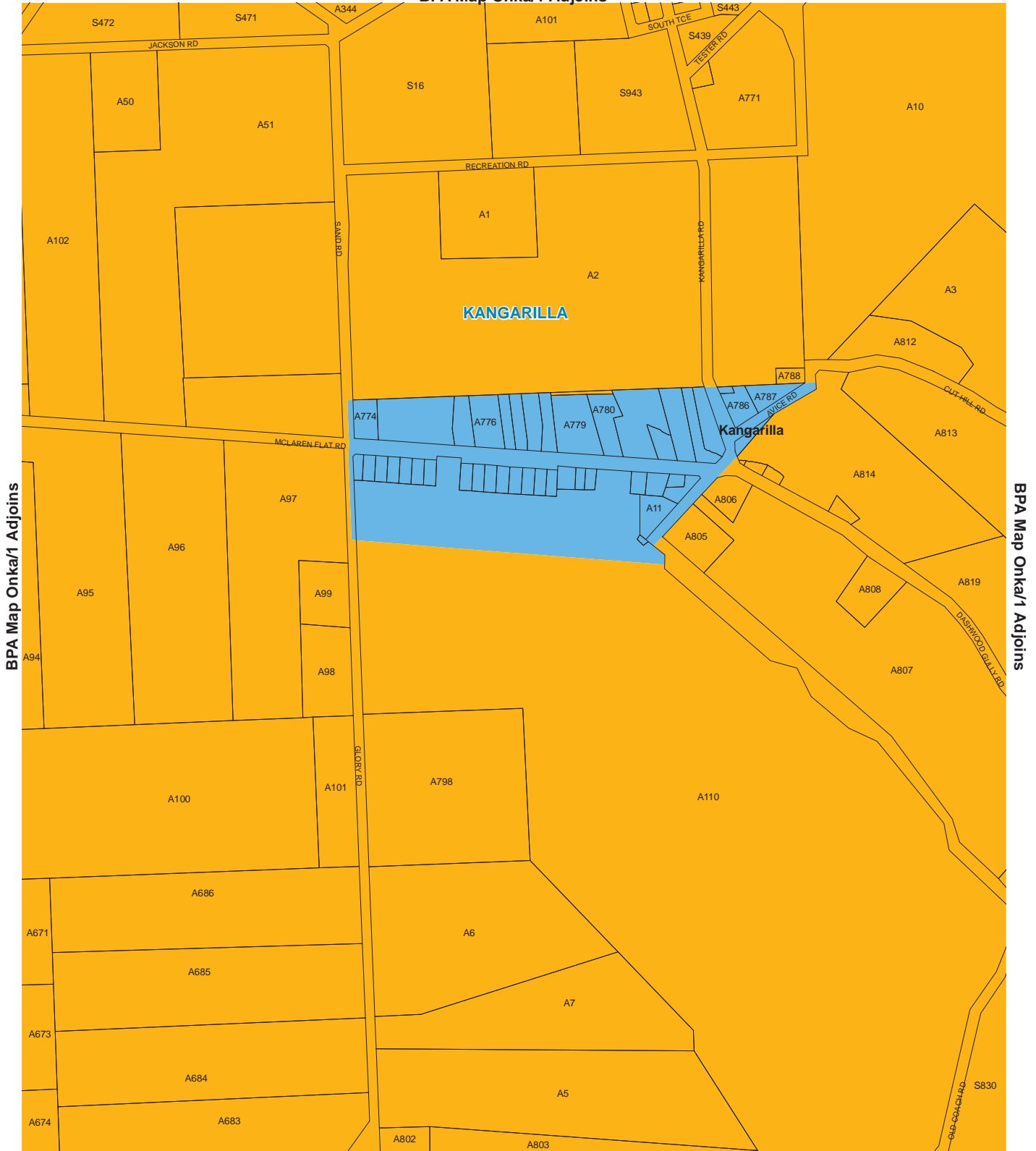
High Bushfire Risk  
Medium Bushfire Risk

# Bushfire Protection Area

## BPA Map Onka/19

### BUSHFIRE RISK

BPA Map Onka/1 Adjoins



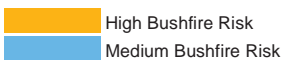
BPA Map Onka/1 Adjoins



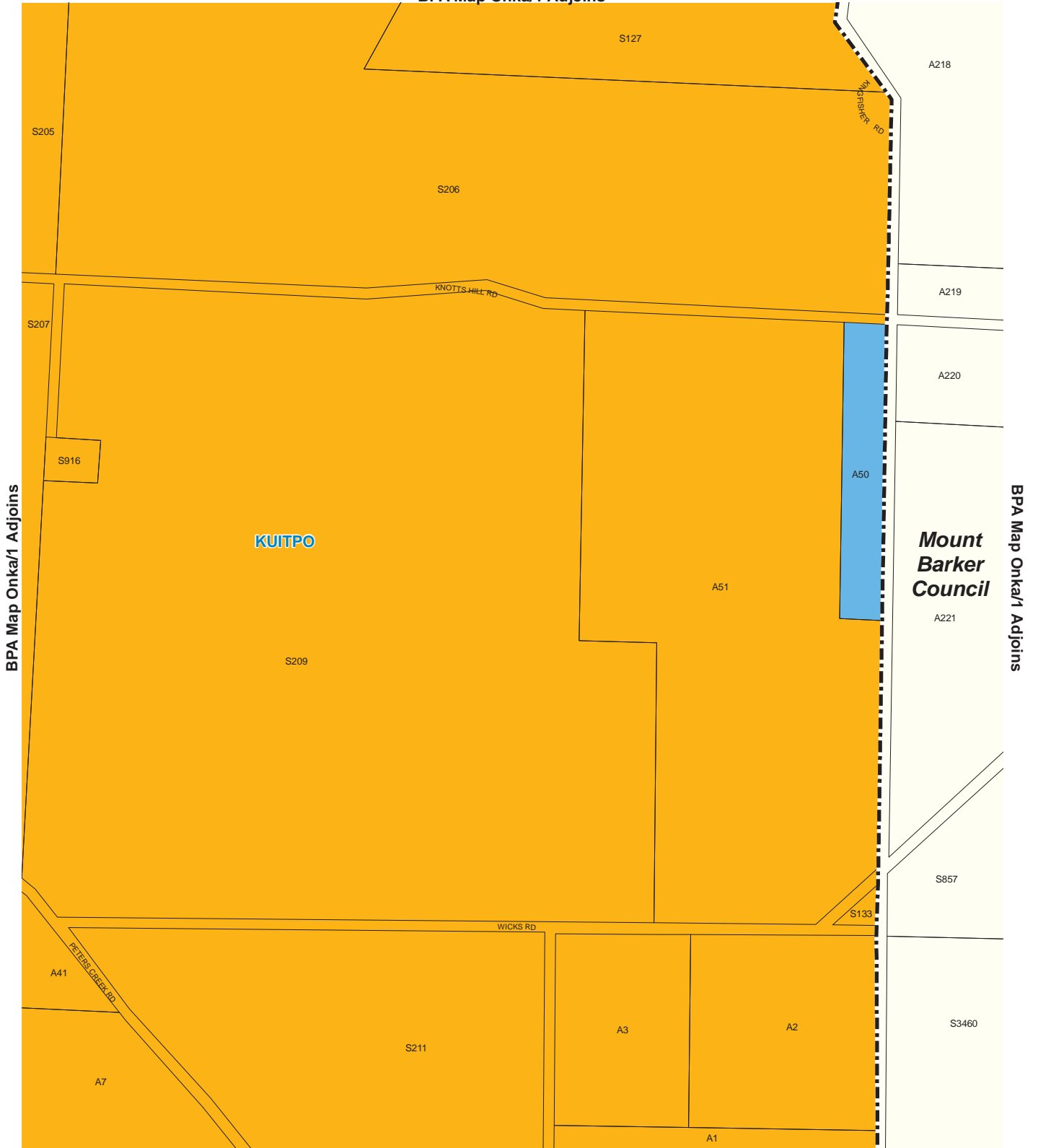
# Bushfire Protection Area

## BPA Map Onka/20

### BUSHFIRE RISK



BPA Map Onka/1 Adjoins






BPA Map Onka/1 Adjoins



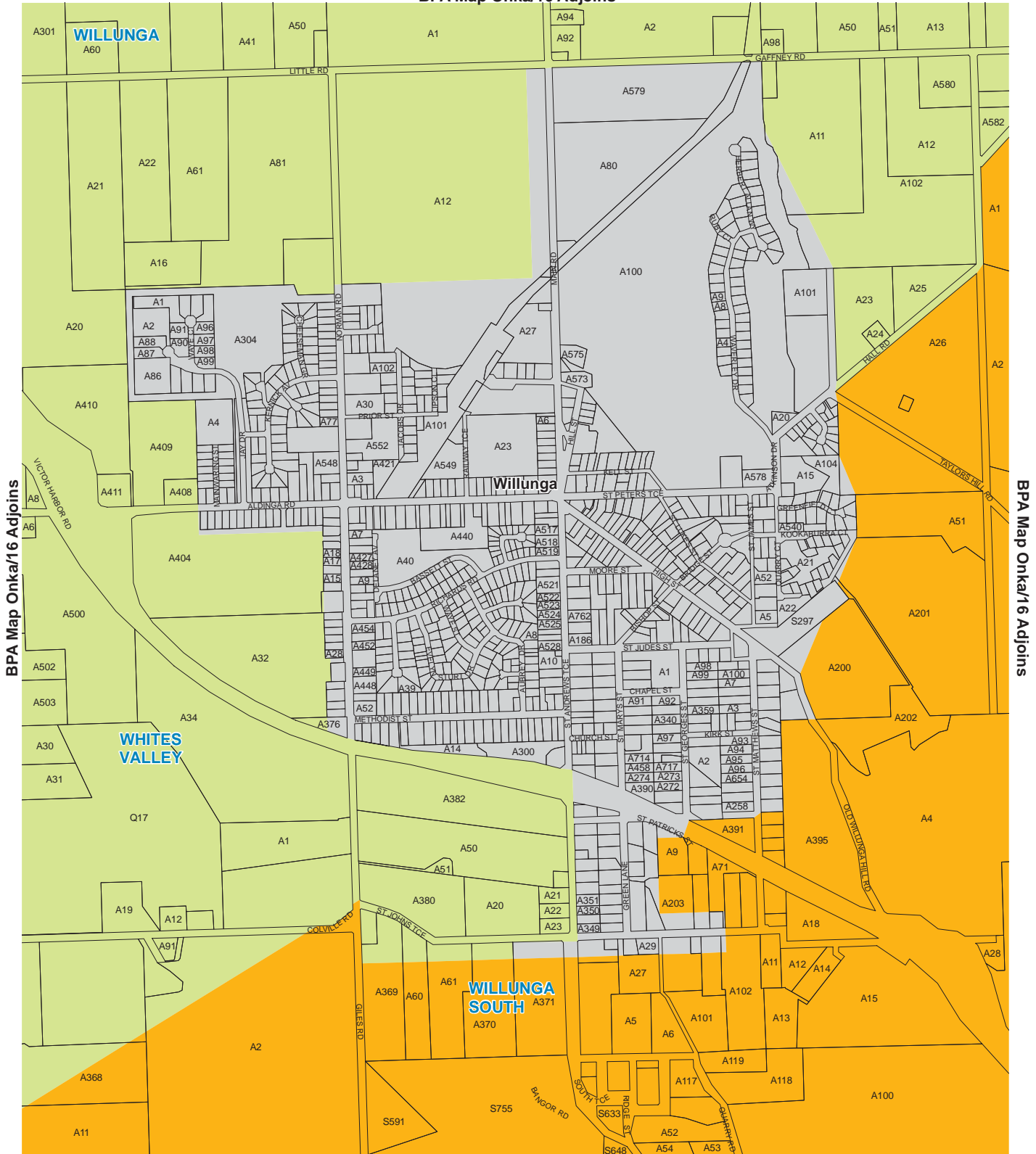
# Bushfire Protection Area

## BPA Map Onka/21

### BUSHFIRE RISK

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary

BPA Map Onka/16 Adjoins



BPA Map Onka/16 Adjoins



# Bushfire Protection Area

## BPA Map Onka/22

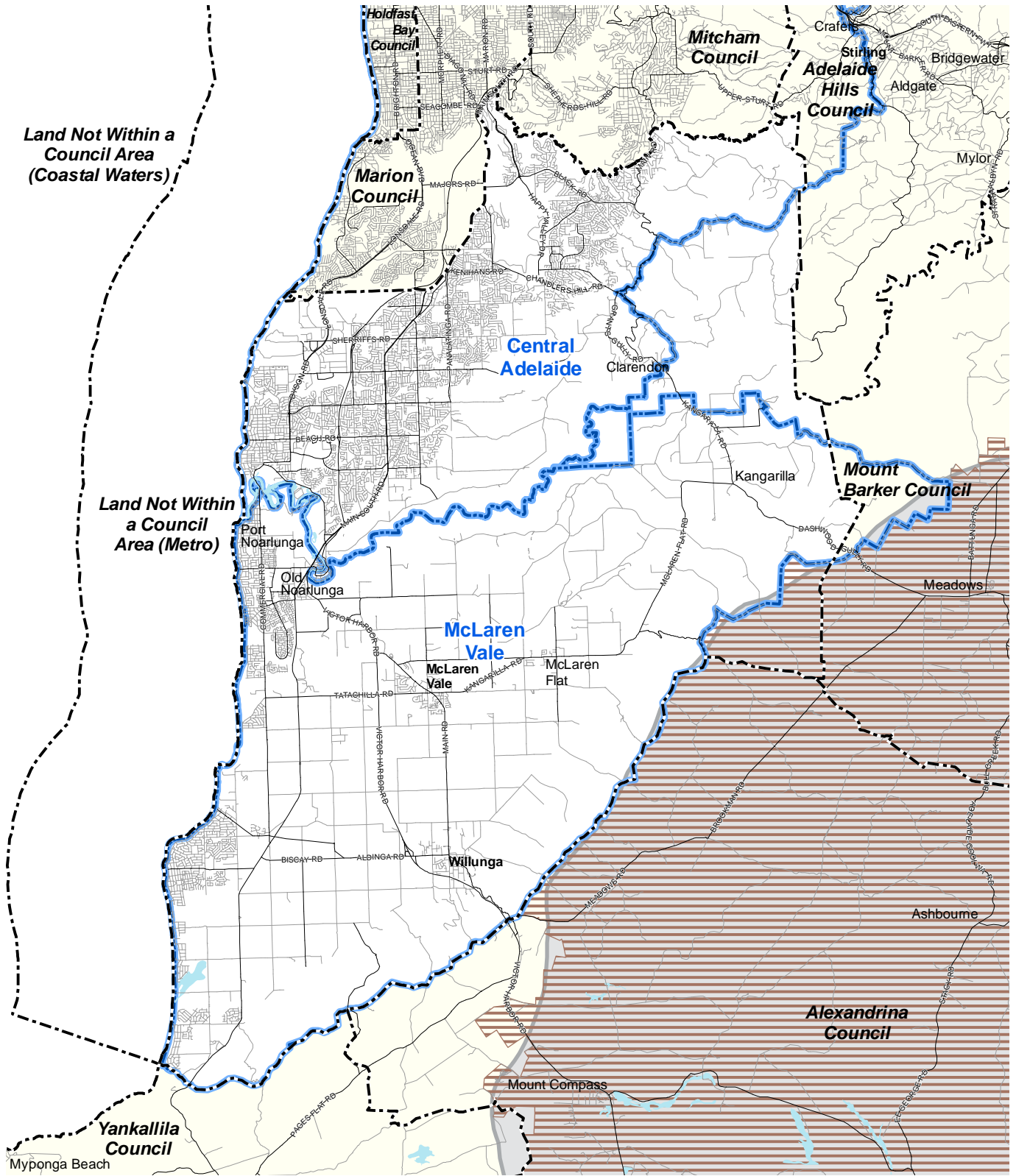
### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions



# **Concept Plan Maps**










**Note:** Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.

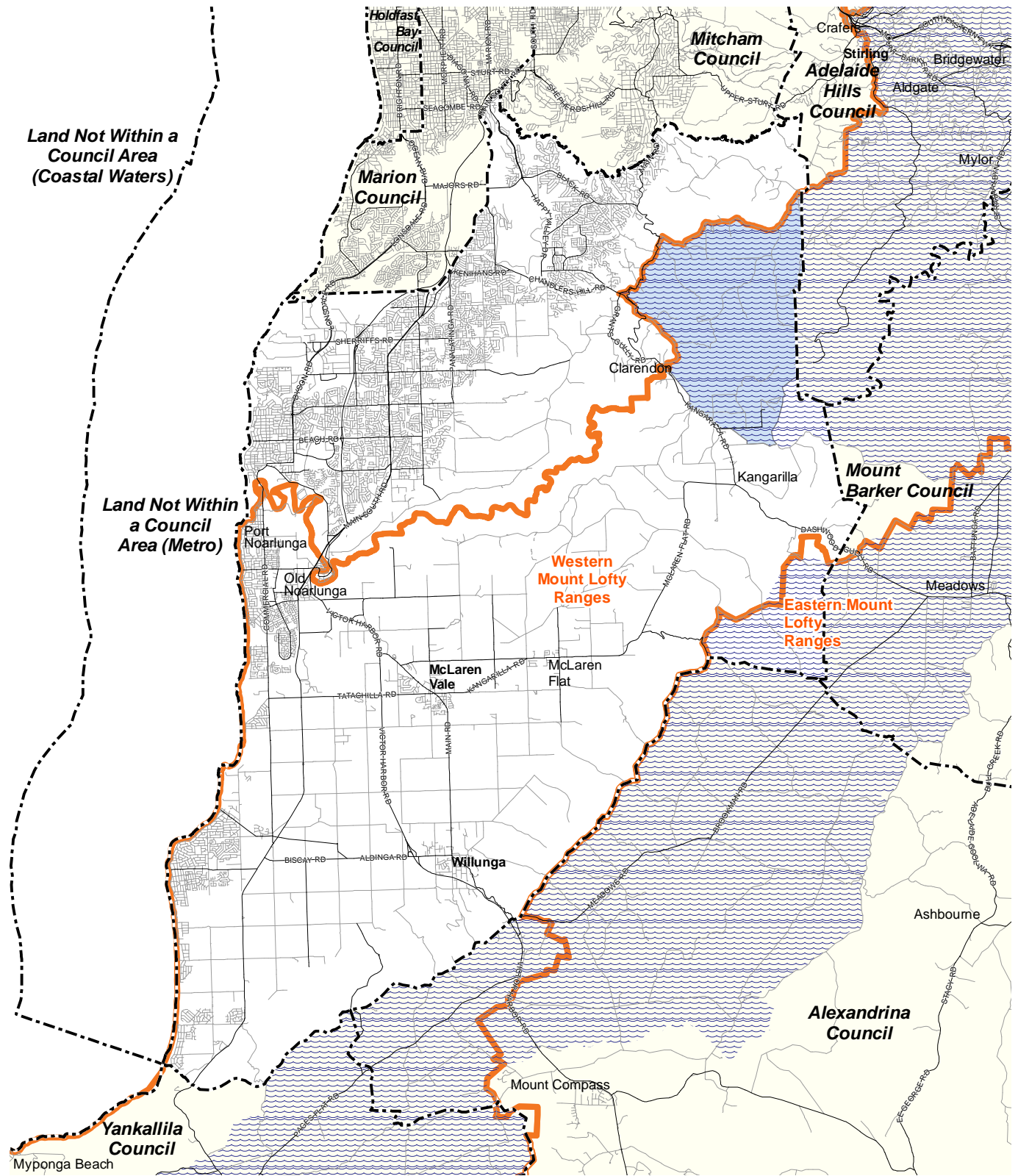


# Concept Plan Map Onka/1

## DEVELOPMENT CONSTRAINTS

## WATER MANAGEMENT AREAS

-  Wetlands of National Importance
-  Prescribed Wells Areas
-  River Murray Protection Area - Tributaries Area
-  Murray Darling Basin
-  Development Plan Boundary



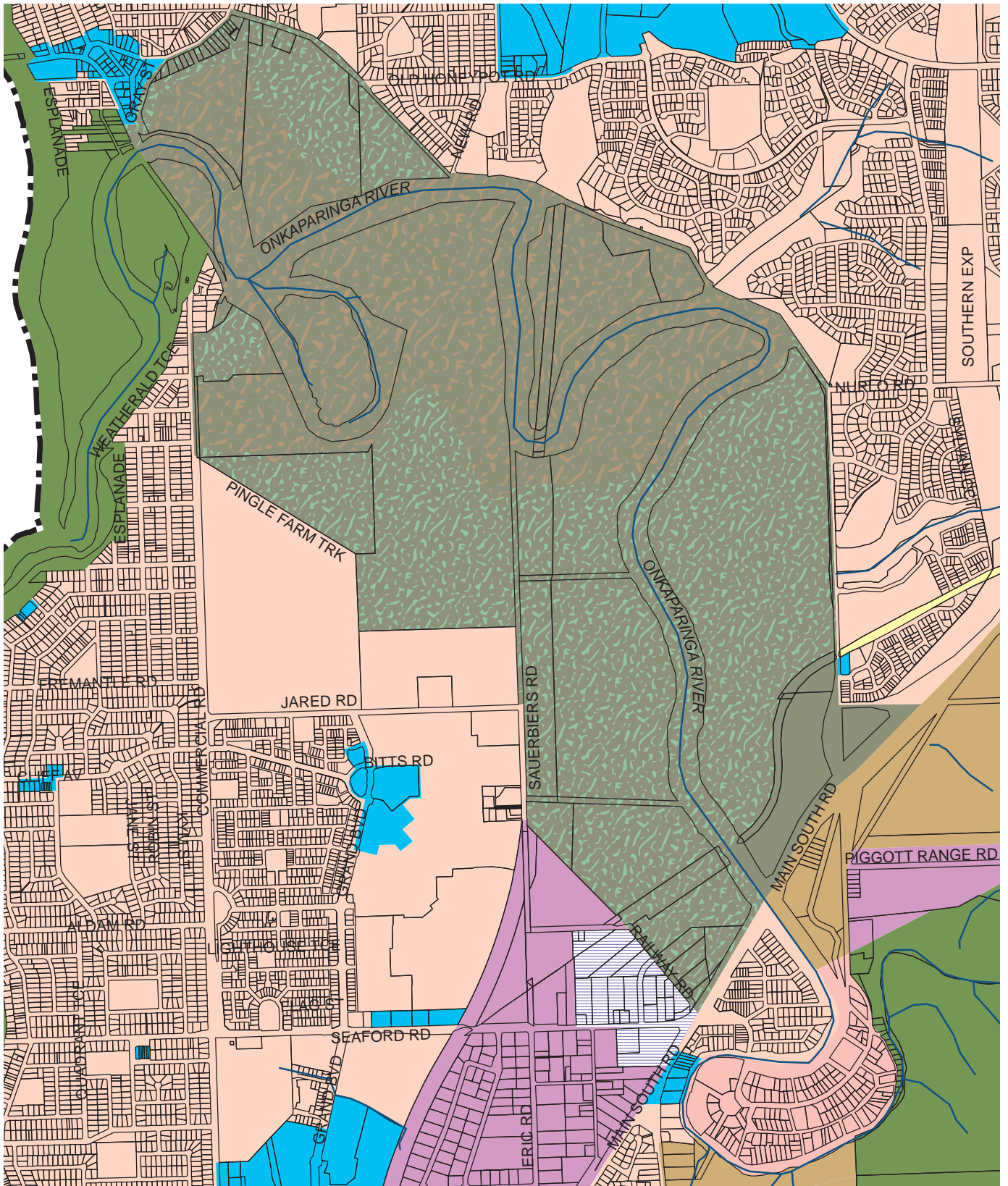
**Note:** Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.
















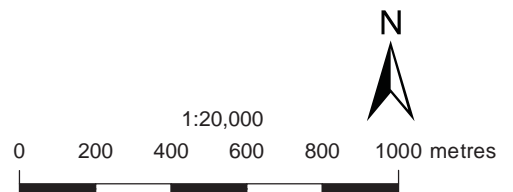
- Watershed Area 1
- Mt Lofty Watershed Boundary
- Prescribed Water Resource Areas
- Development Plan Boundary

# Concept Plan Map Onka/2

## DEVELOPMENT CONSTRAINTS MOUNT LOFTY RANGES WATER MANAGEMENT AREAS



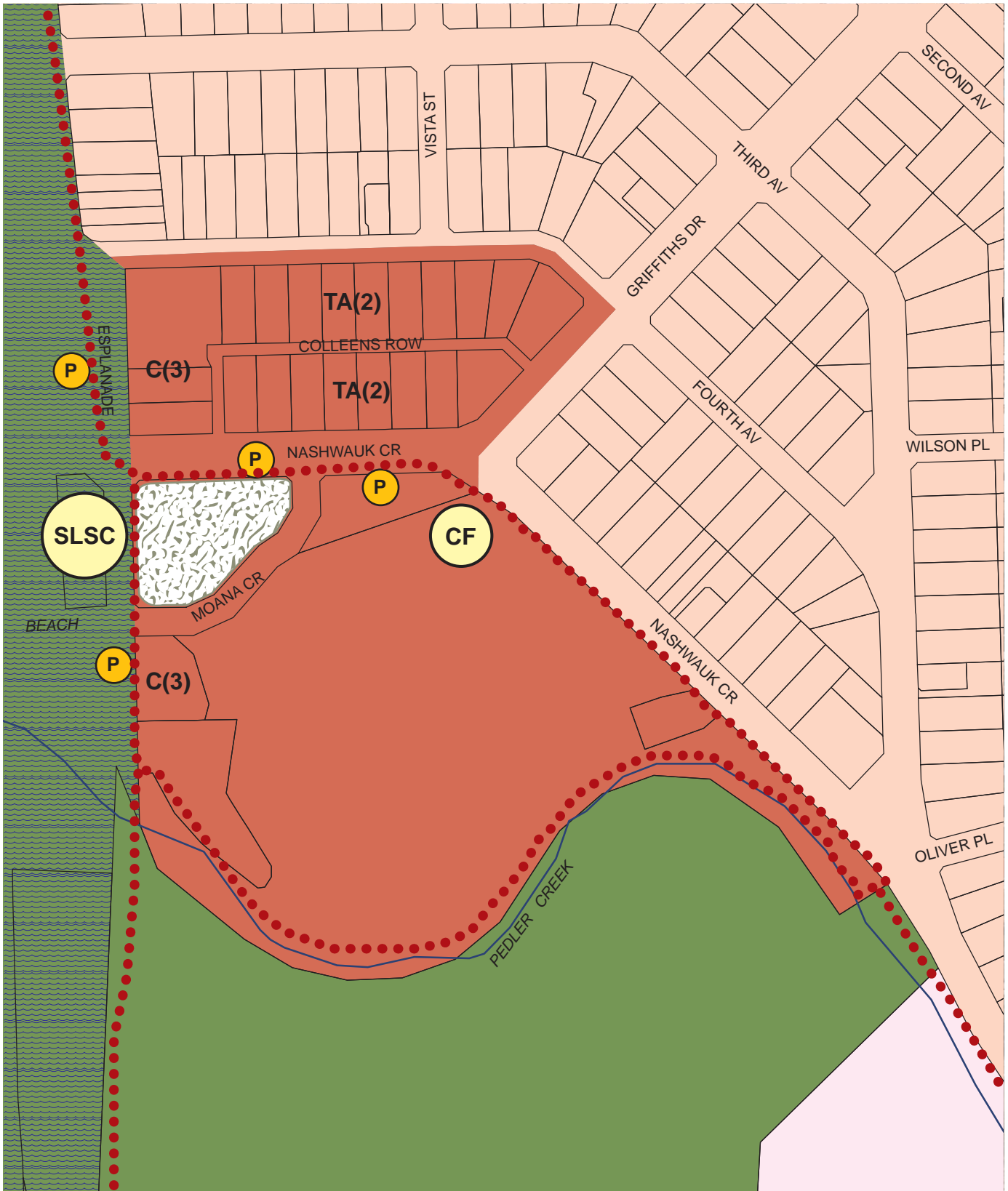
-  Conservation
-  Recreation
-  Metropolitan Open Space System
-  Primary Production / Mining
-  Residential
-  Bulky Goods
-  Watercourses
-  Development Plan Boundary
-  Commercial
-  Community Facilities
-  Country Township
-  Environmental Constraint
-  Urban Employment



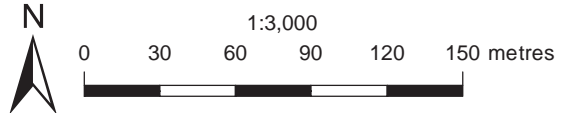
ONKAPARINGA RIVER

# Concept Plan Map Onka/3

## MOSS STUDY AREA



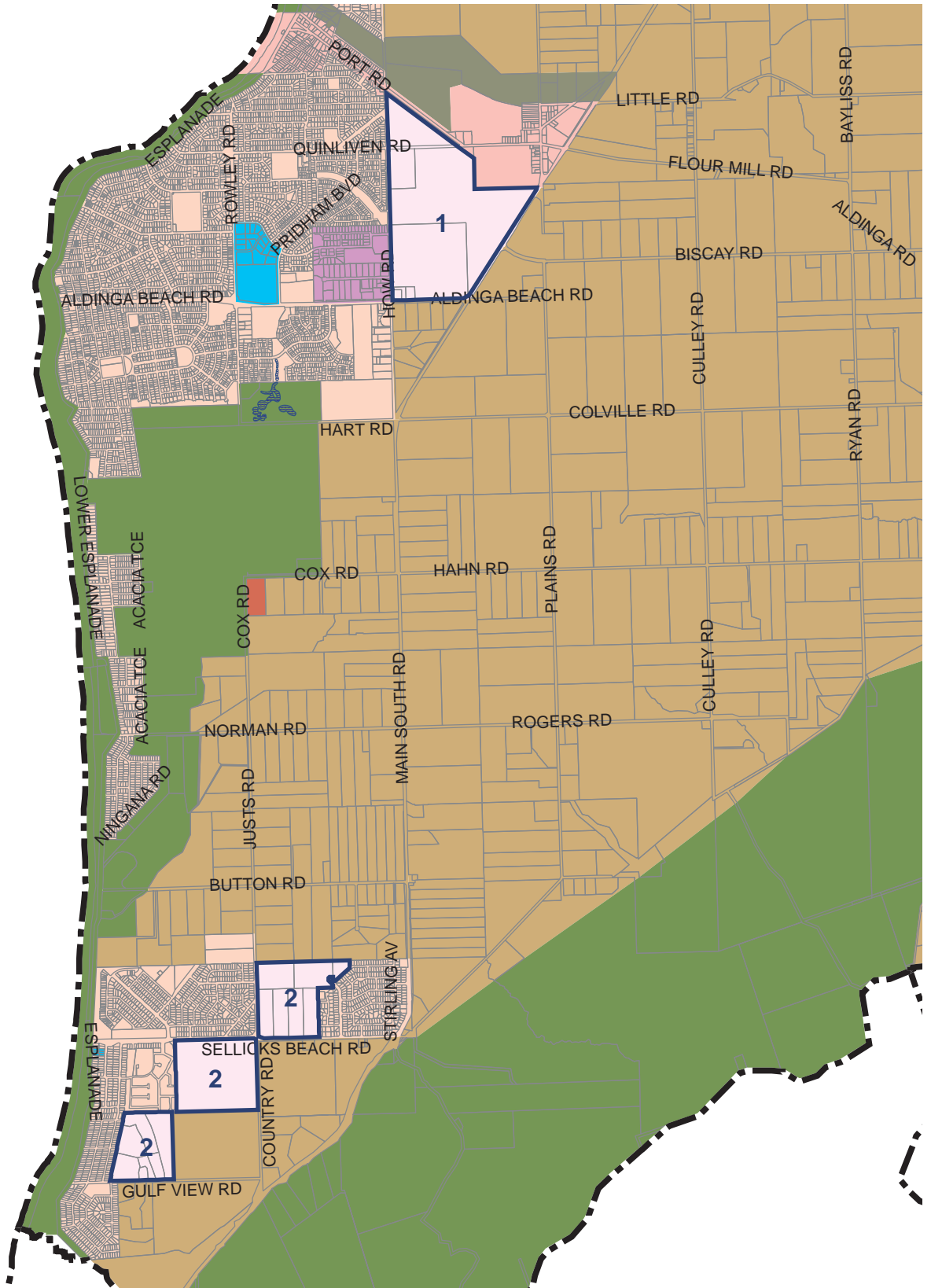
- Deferred Urban
- Environmental Constraint
- Foreshore Environmental
- Caravan & Tourist Park
- Residential
- Open Space
- CF Community Facilities
- SLSC Surf Life Saving Club
- C(3)** Commercial Development - 3 Storey maximum
- TA(2)** Tourist Accommodation on private land - 2 Storey maximum
- Pedestrian/Cycle Path
- P Car Parking



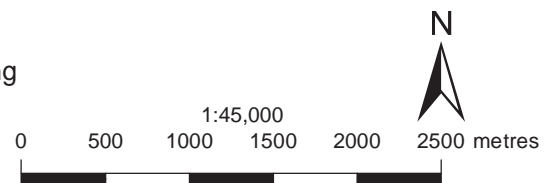
MOANA

# Concept Plan Map Onka/4

MOANA



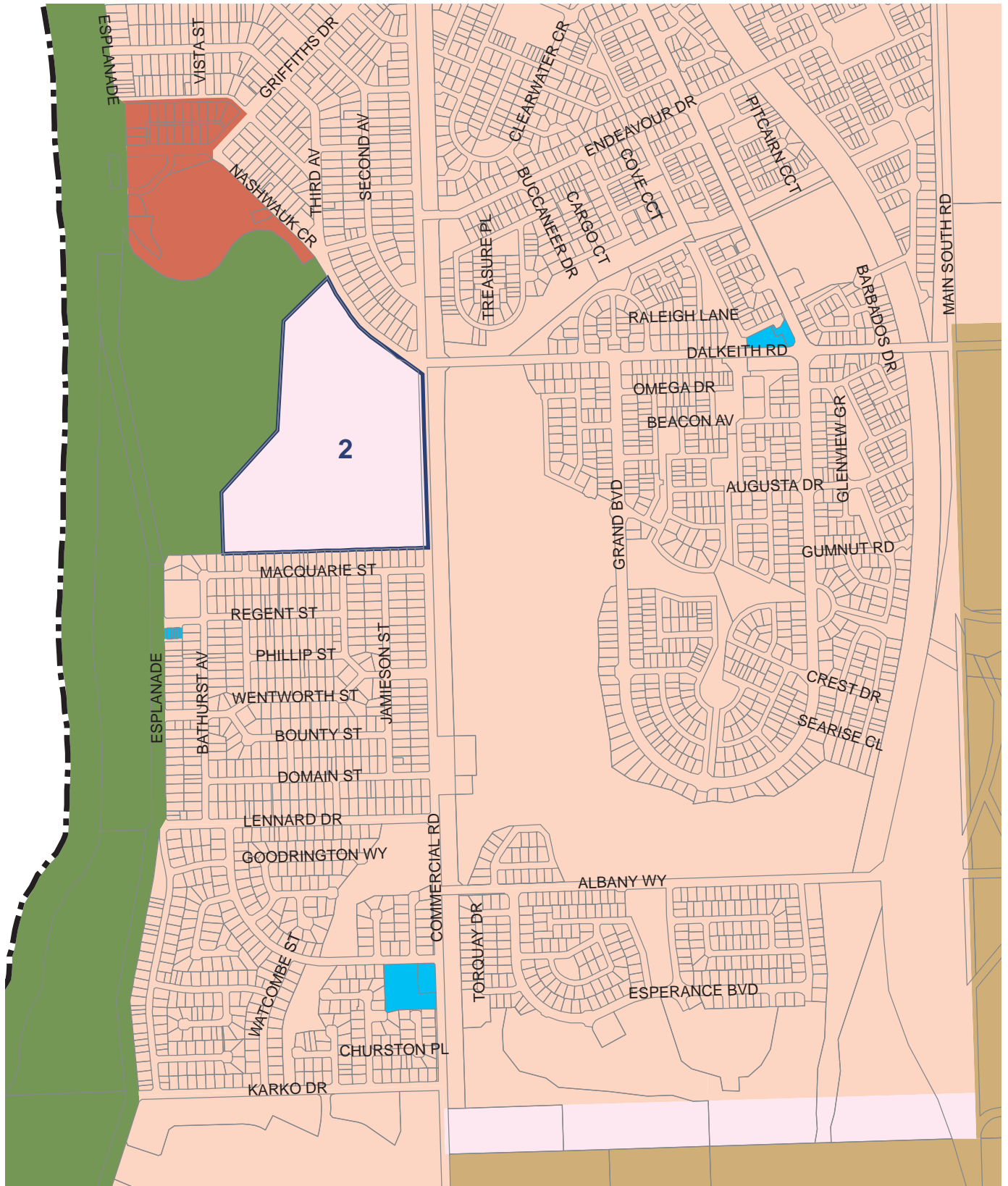
- Commercial
- Country Township
- Deferred Urban
- Environmental Constraint
- Industrial
- Tourism Development
- Open Space
- Primary Production
- Residential
- Development Plan Boundary
- Order of Development Sequencing
- Wetlands



ALDINGA/SELICKS BEACH

# Concept Plan Map Onka/6

## DEVELOPMENT SEQUENCING



- 2 Order of Development Sequencing
- Commercial
- Deferred Urban
- Environmental Constraint
- Miscellaneous
- Primary Production / Mining
- Residential
- Development Plan Boundary

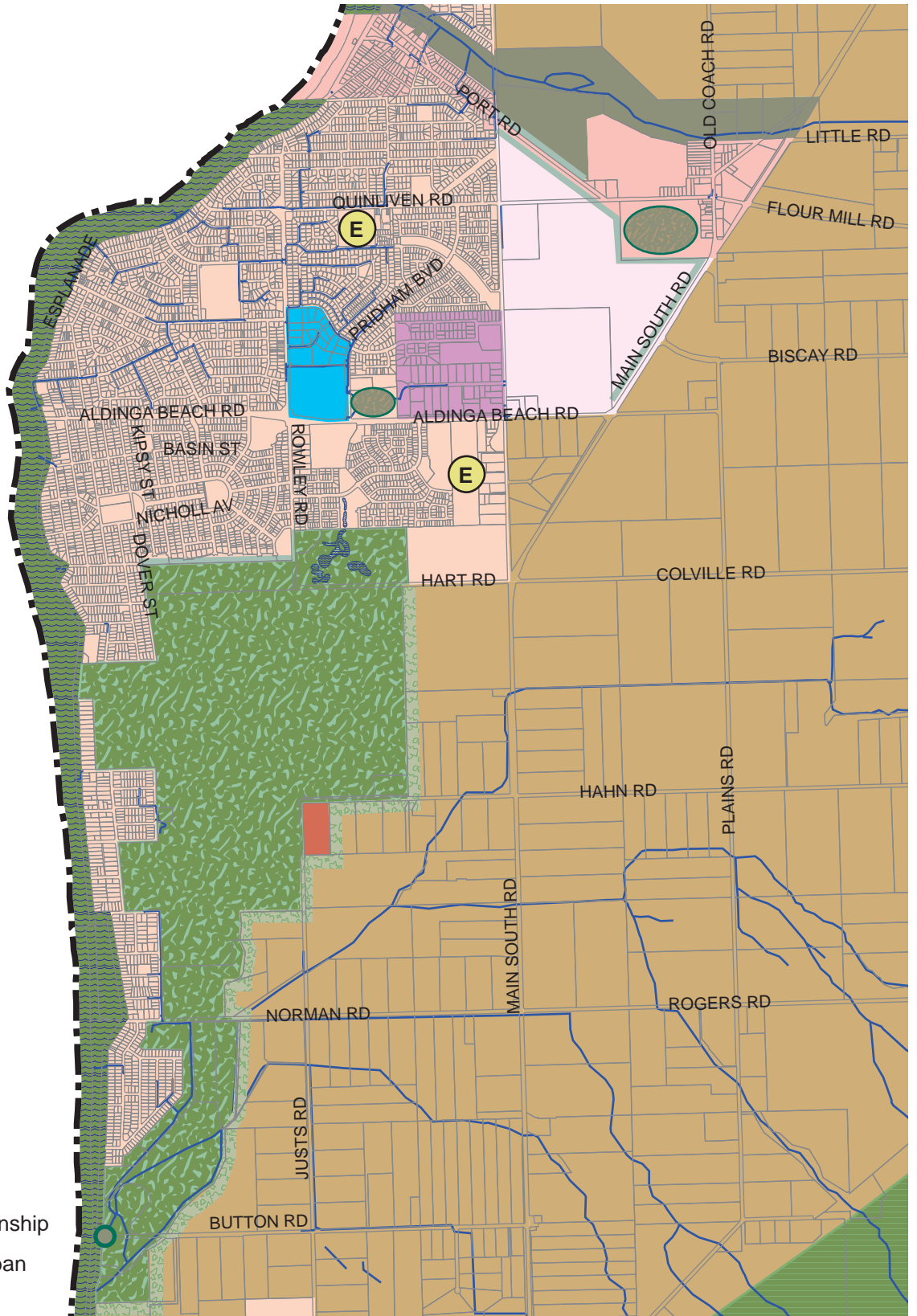


MOANA

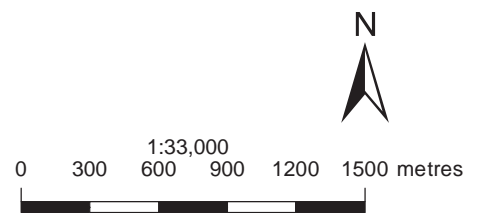
# Concept Plan Map Onka/7

## DEVELOPMENT SEQUENCING





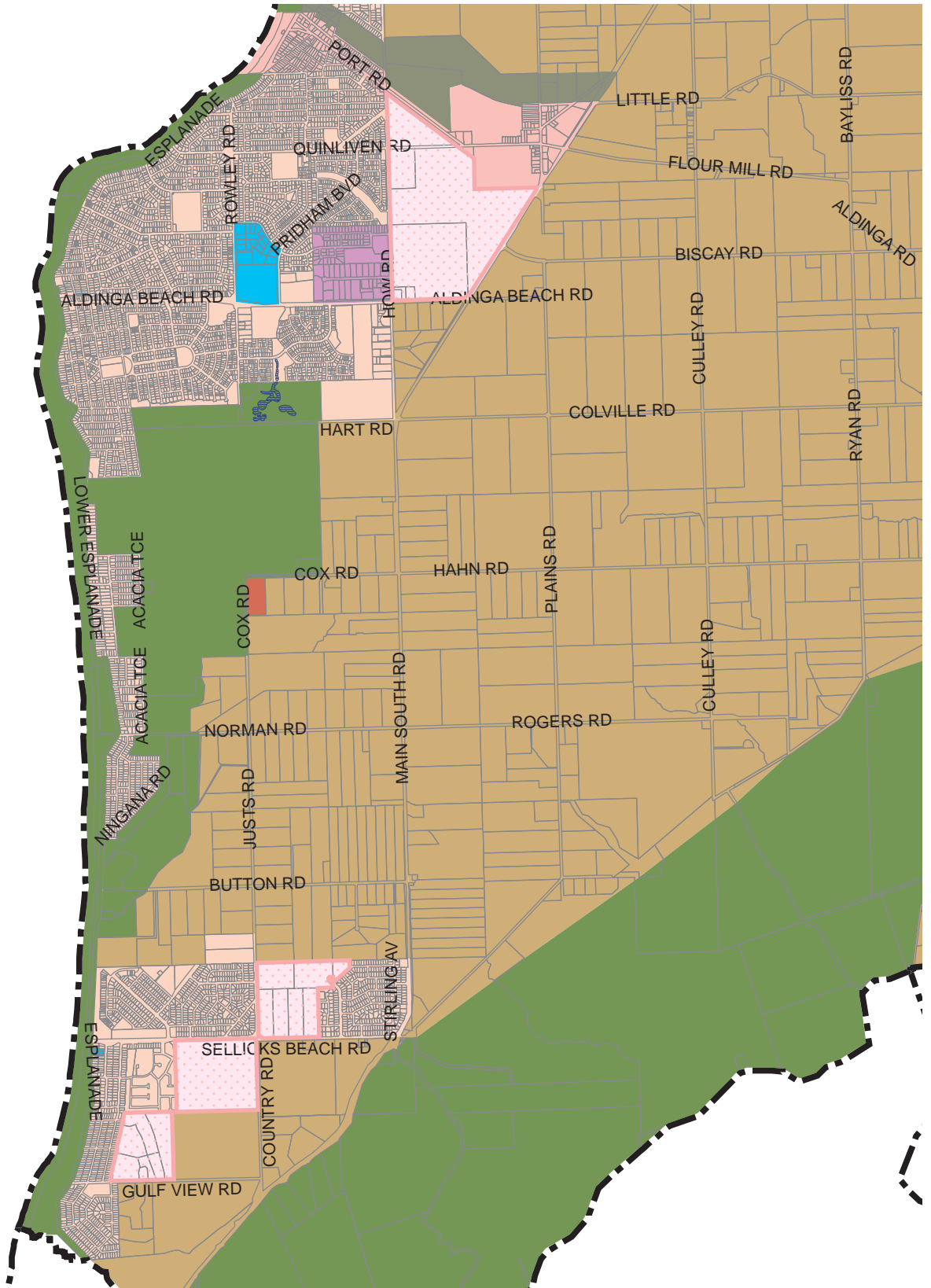
- Commercial
- Country Township
- Deferred Urban
- Industrial
- Tourism Development
- Open Space
- Primary Production
- Residential
- Coastal Conservation
- Conservation
- Hills Face
- District/Neighbourhood Open Space
- Open Space Node
- E Education
- Stormwater
- Landscape Buffer (20 Metres)
- Private Buffer
- Wetlands



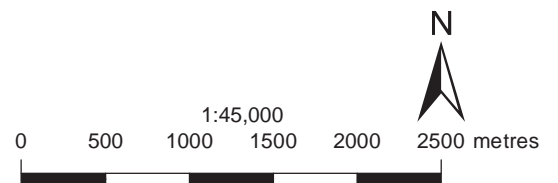
# Concept Plan Map Onka/8

**ALDINGA**

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ONKAPARINGA COUNCIL



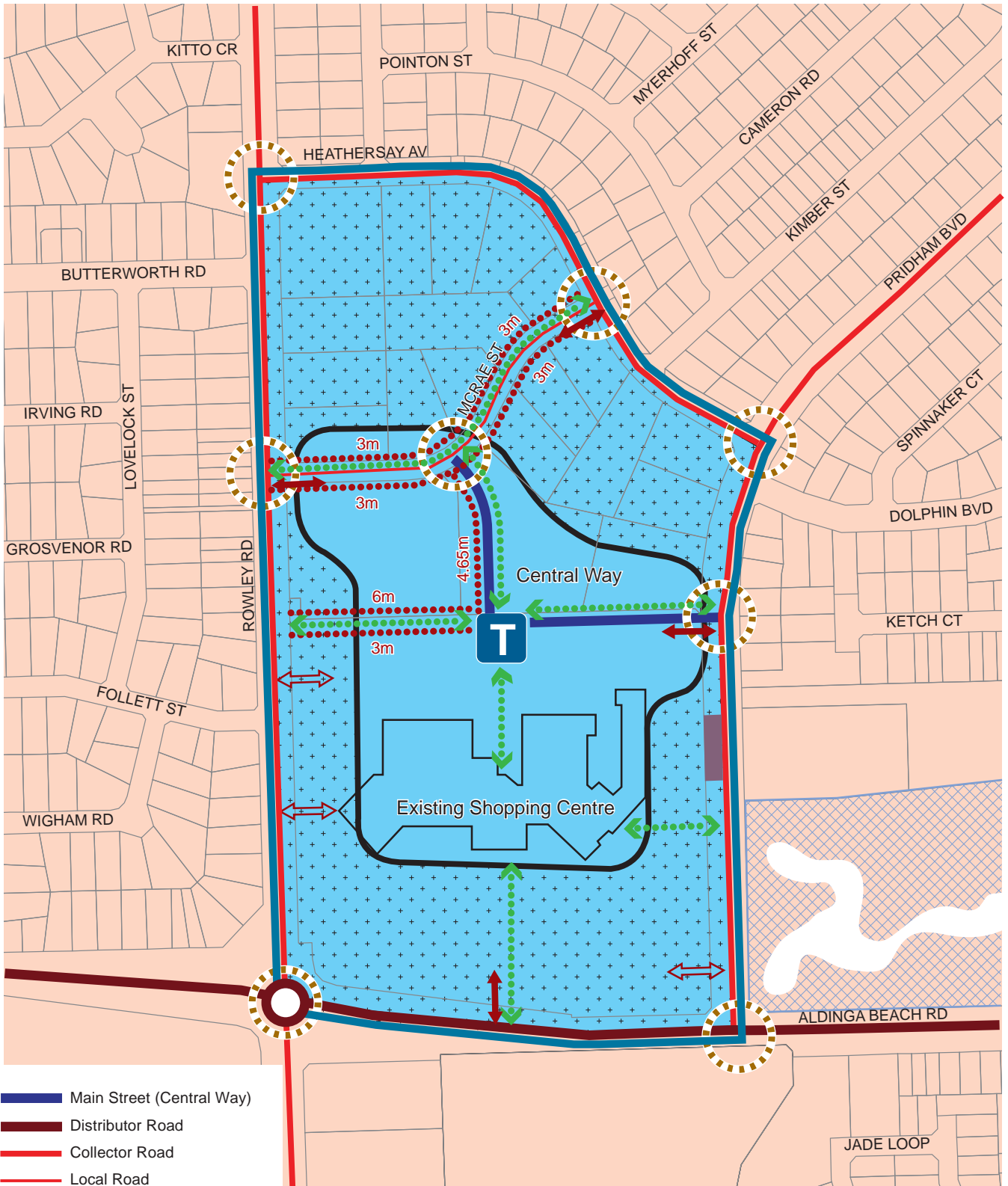
- Commercial
- Country Township
- Deferred Urban
- Environmental Constraint
- Industrial
- Tourism Development
- Open Space
- Primary Production
- Residential
- Development Plan Boundary
- Area Affected
- Wetlands



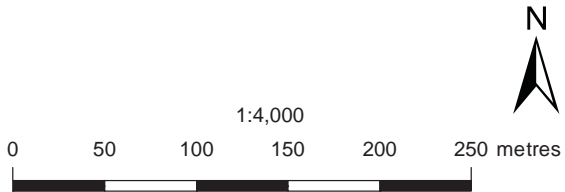
ALDINGA/SELICKS BEACH

# Concept Plan Map Onka/9

## AREA AFFECTED



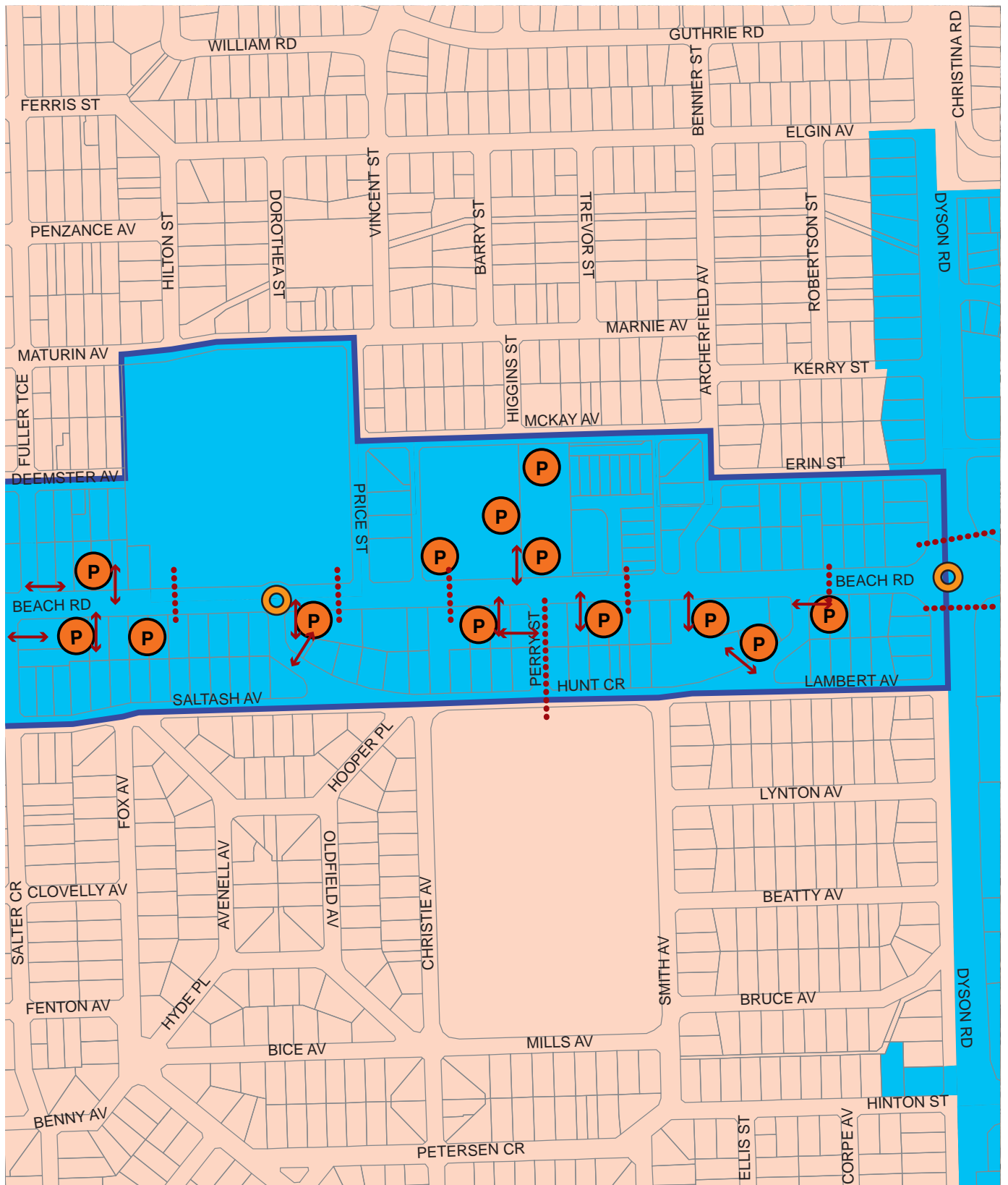
- Main Street (Central Way)
- Distributor Road
- Collector Road
- Local Road
- 3m Building Setback (metres)
- Major Vehicle Access
- Secondary Vehicle Access
- Pedestrian / Cycle Links
- Town Square
- Landmark Corner Sites
- Detention Basin
- Core Area
- Transition Area
- Commercial
- Residential
- Bus Parking
- Concept Area Boundary



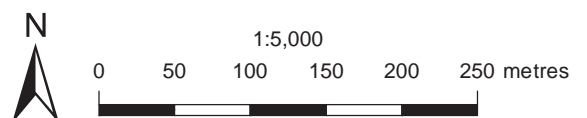
ALDINGA BEACH

# Concept Plan Map Onka/10

## DISTRICT CENTRE



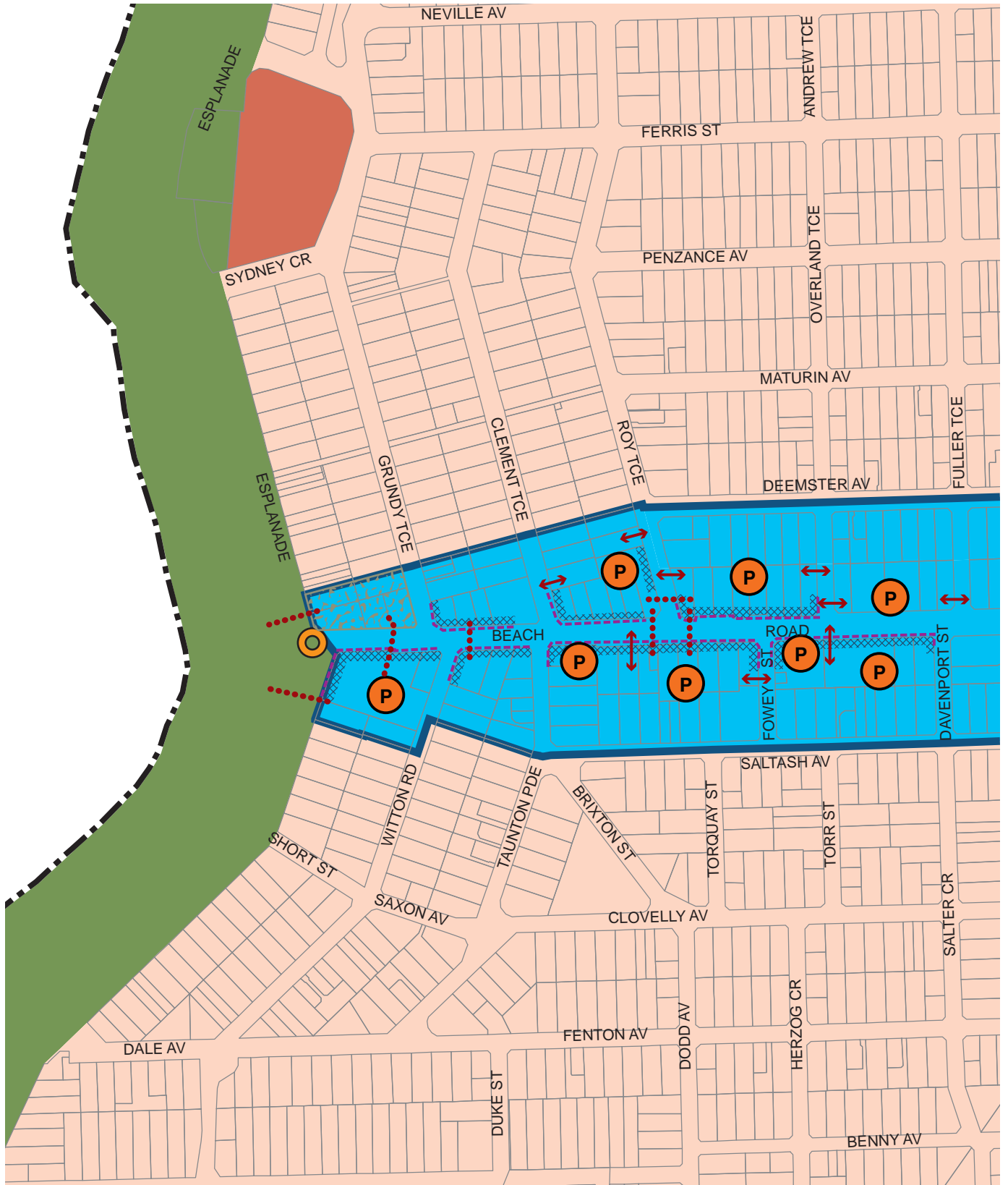
- Commercial
- Residential
- P Carpark to be consolidated
- Traffic Control Device
- Pedestrian Access
- Vehicle Access
- Concept Area Boundary
- Development Plan Boundary



BEACH ROAD EAST

# Concept Plan Map Onka/11

## DISTRICT CENTRE



	Carpark		Commercial		Residential
	Traffic Control Device		Coastal Conservation		Public Open Space
	Windows and awnings to road boundary		Caravan & Tourist Park		
	Outdoor trading encouraged				
	Pedestrian Access				
	Vehicle Access				
	Concept Area Boundary				
	Development Plan Boundary				

1:5,000

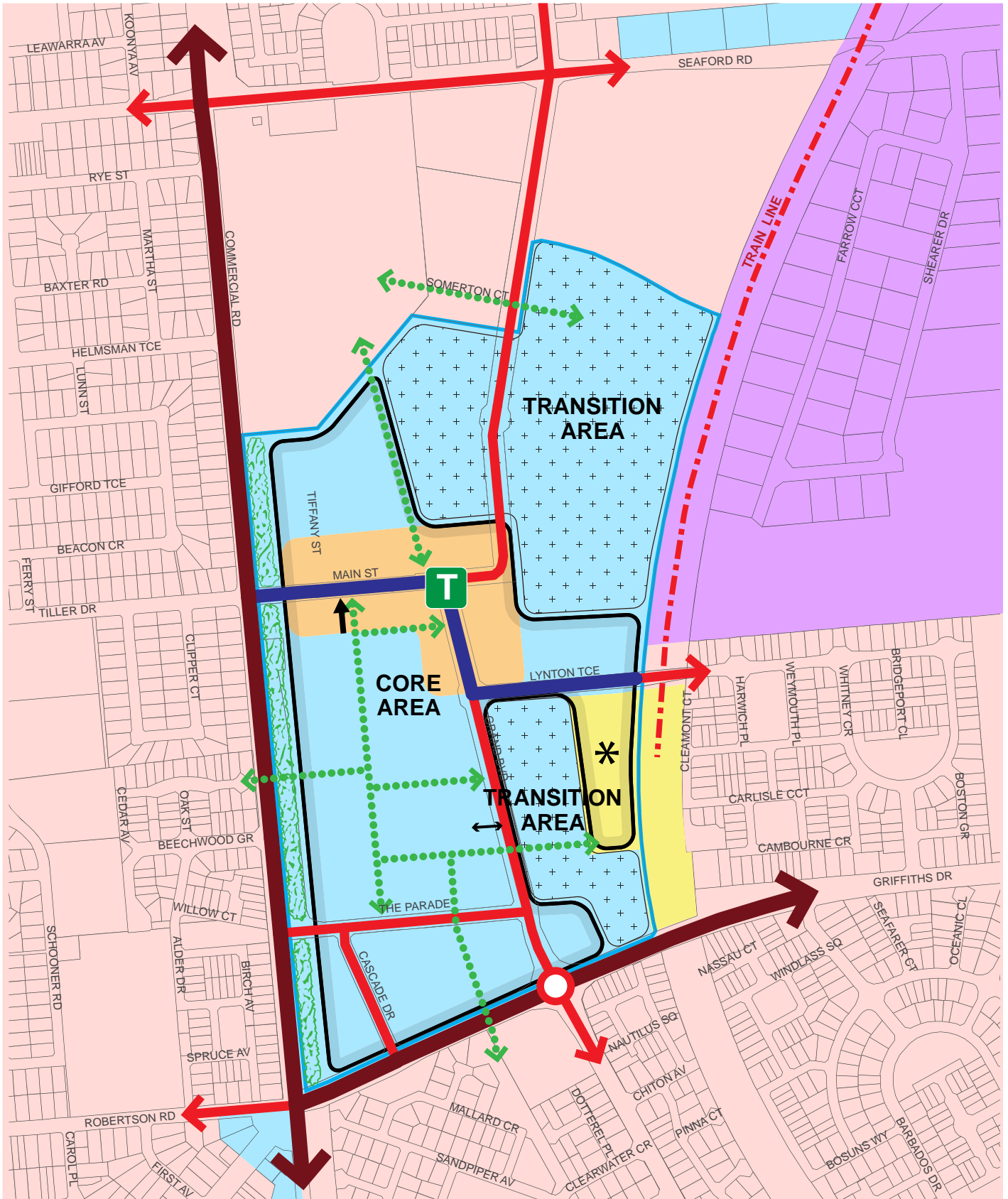
0 50 100 150 200 250 metres

**BEACH ROAD WEST**

# Concept Plan Map Onka/12

## DISTRICT CENTRE

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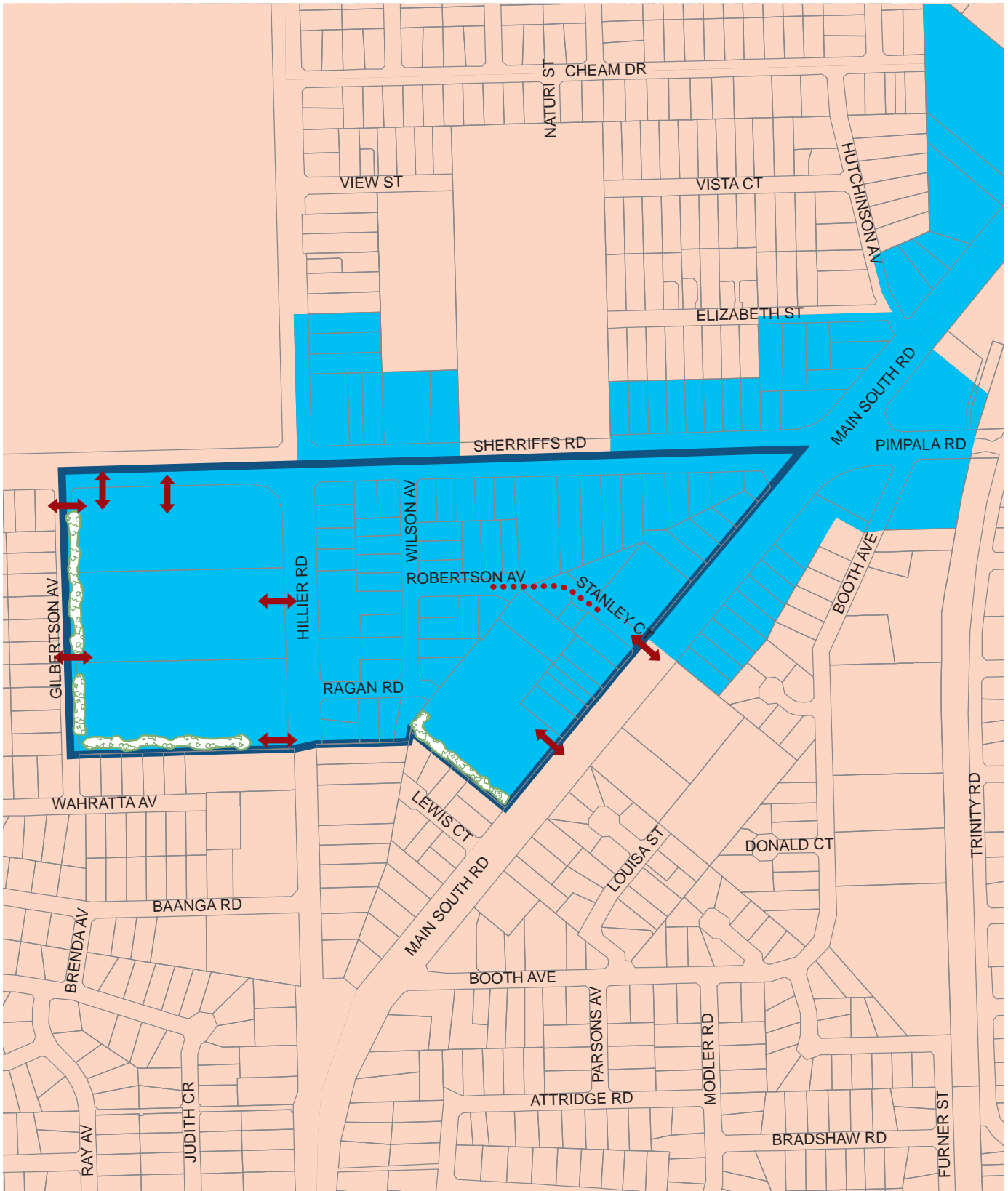
- |                            |                      |                             |
|----------------------------|----------------------|-----------------------------|
| Concept Plan Boundary      | Commercial           | Core Area                   |
| Landscape Corridor         | Urban Employment     | Transition Area             |
| Main Street                | Main Street Precinct | Train Station / Interchange |
| Arterial Road              |                      |                             |
| Local Road                 |                      |                             |
| Main Street Vehicle Access |                      |                             |
| Future Vehicle Access      |                      |                             |
| Walking / Cycling Links    |                      |                             |
| Town Square                |                      |                             |
| Transit Node               |                      |                             |
| Residential                |                      |                             |



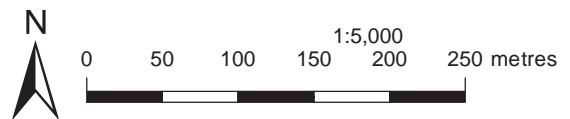
SEAFORD

# Concept Plan Map Onka/13

## DISTRICT CENTRE ZONE



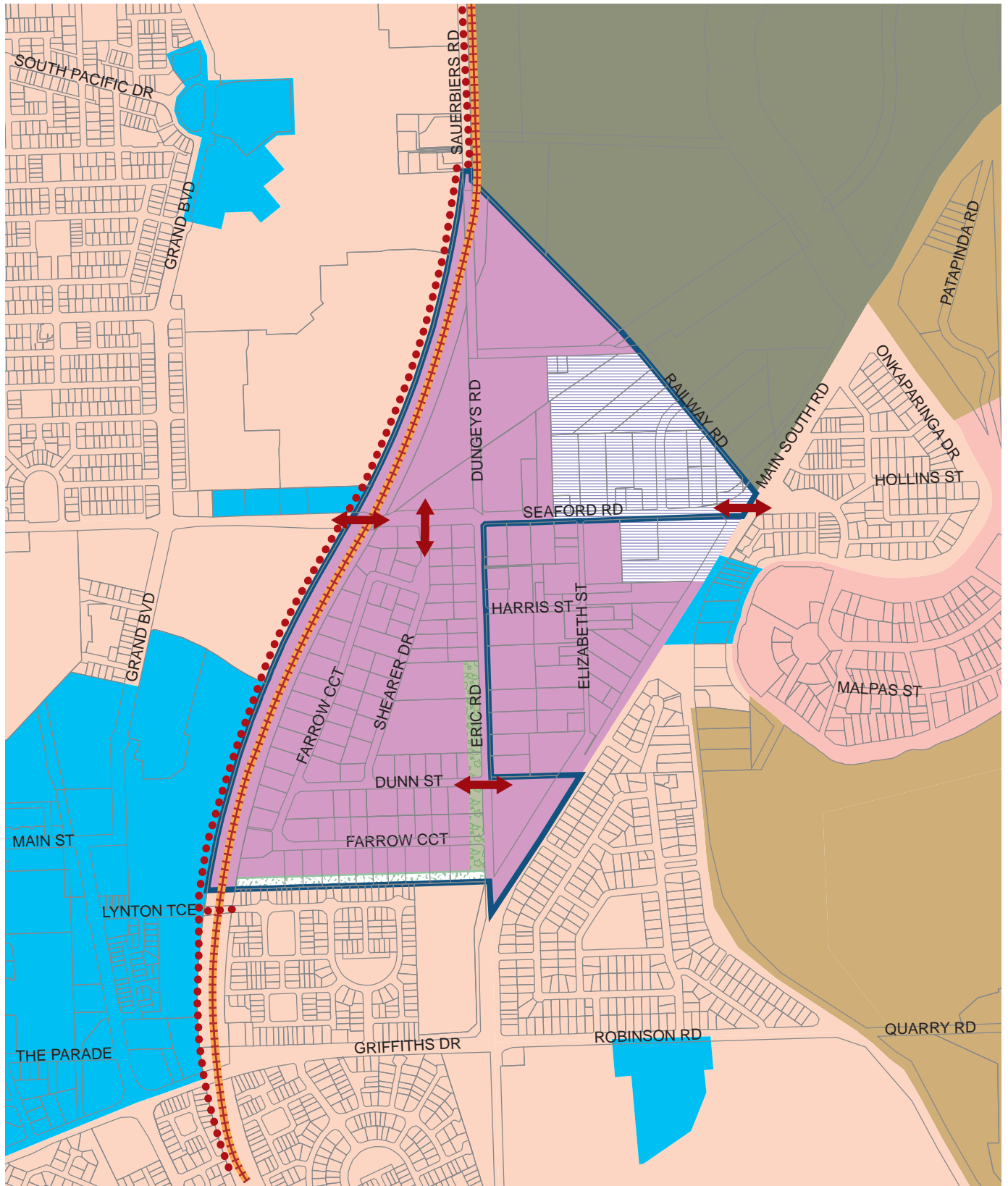
- Commercial
- Residential
- Landscaping
- Possible Linkages
- Main Access / Egress Links
- Concept Area Boundary
















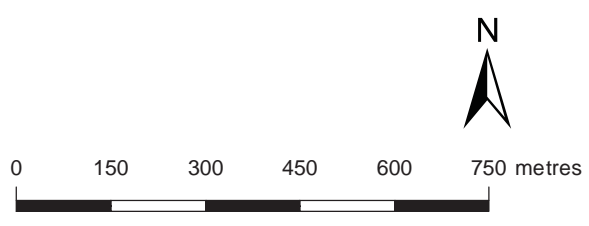
SHERRIFFS ROAD

# Concept Plan Map Onka/15

## DISTRICT CENTRE



-  Bulky Goods
-  Commercial
-  Country Township
-  Urban Employment
-  Open Space
-  Primary Production
-  Residential
-  Concept Area Boundary
-  Access Road
-  Future Transport Corridor
-  Pedestrian/Cycle Links
-  Buffer (20m)
-  Landscaping



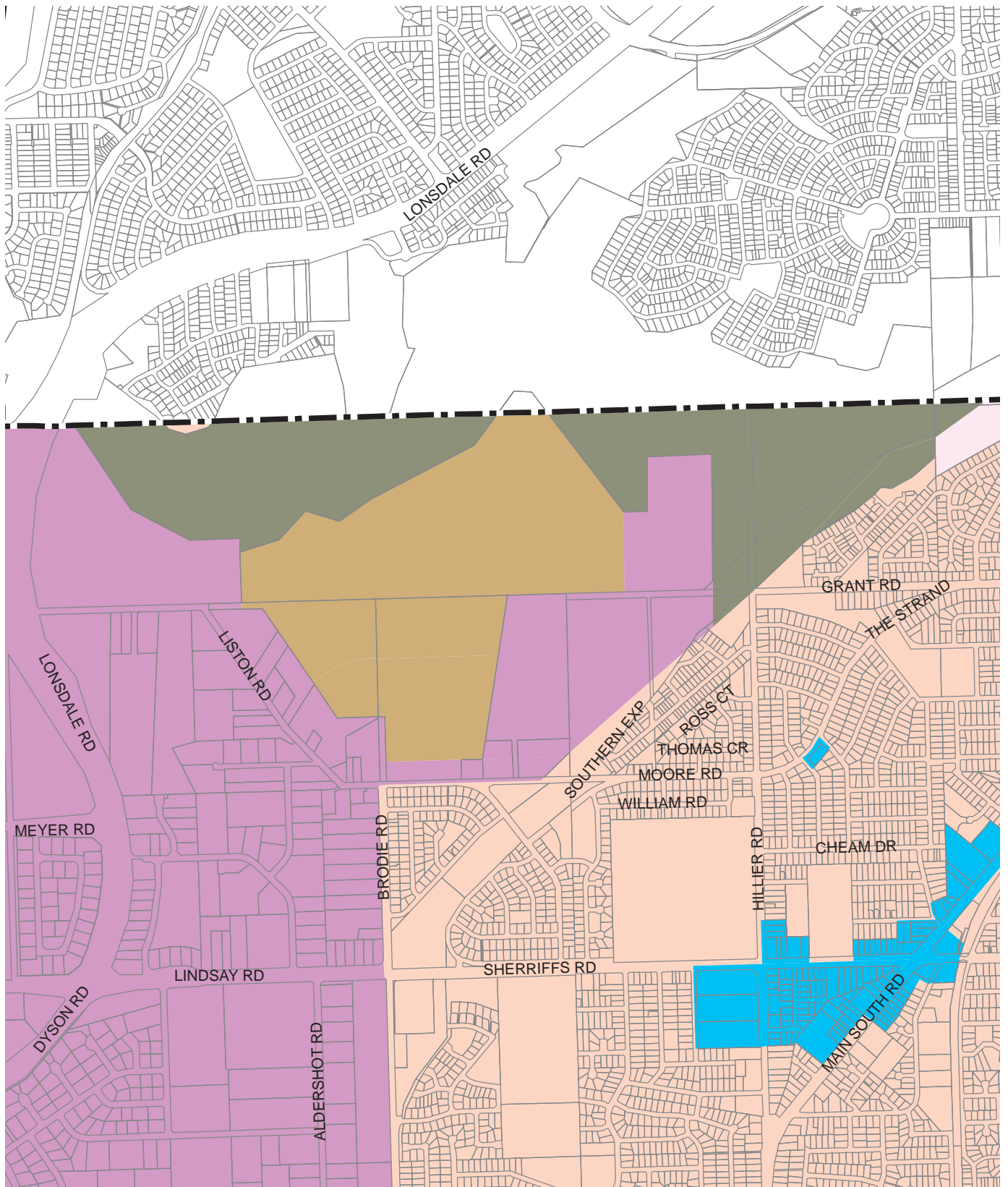
SEAFORD

# Concept Plan Map Onka/16

## SEAFORD

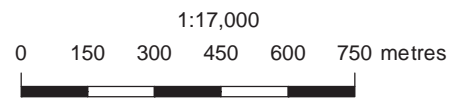
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ONKAPARINGA COUNCIL





- Commercial
- Deferred Urban
- Urban Employment
- Open Space
- Mineral extraction
- Residential

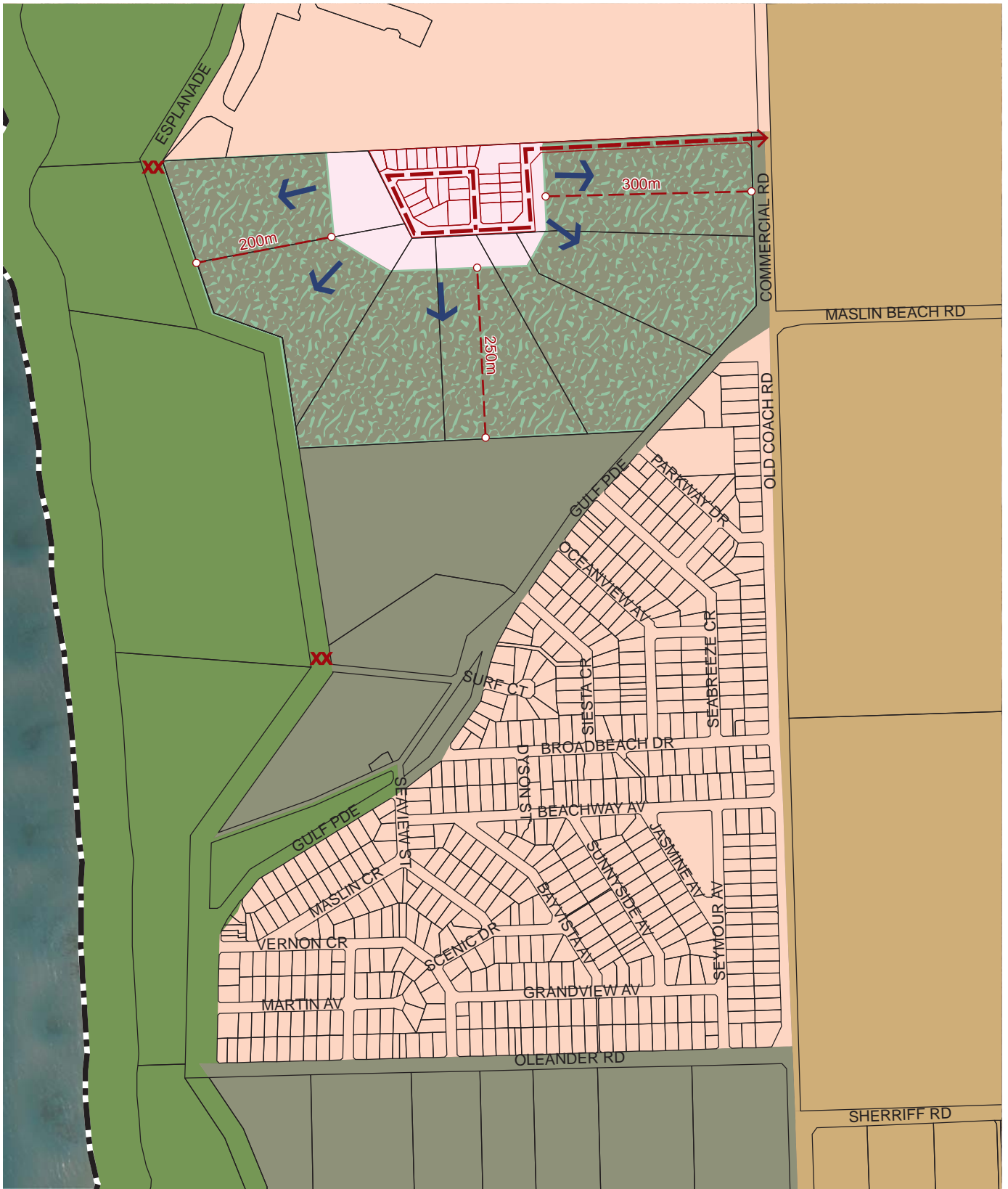
--- Development Plan Boundary



# Concept Plan Map Onka/17

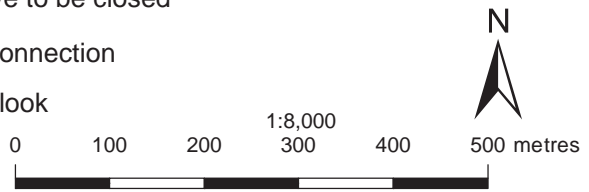
## WORTHING MINE AND ENVIRONS

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ONKAPARINGA COUNCIL



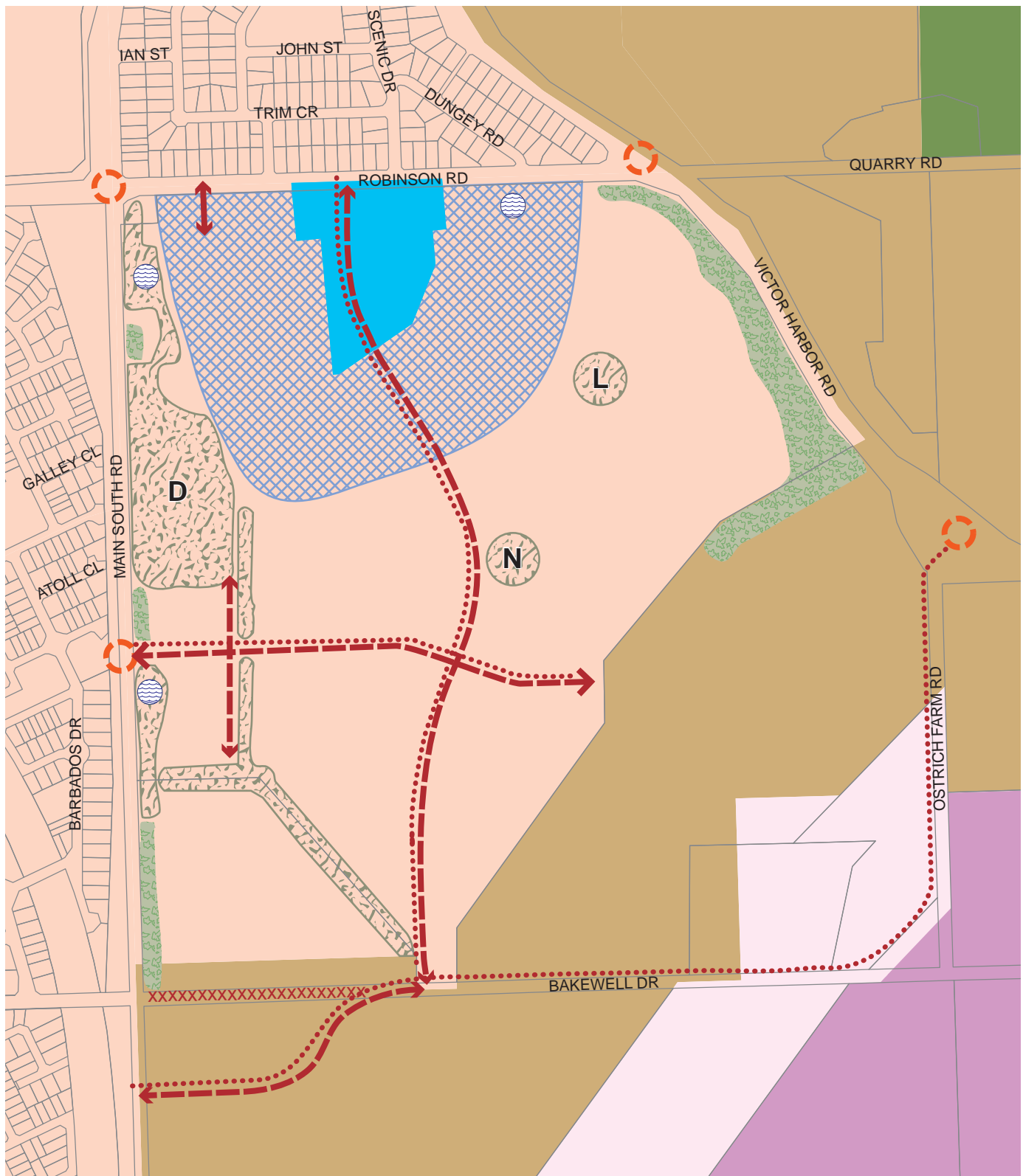
- Coastal
- Metropolitan Open Space System
- Open Space
- Local Open Space
- Primary Production
- Residential
- Proposed Living
- Development Plan Boundary

- Proposed Land Division
- XX Road Reserve to be closed
- New Road Connection
- Dwelling Outlook



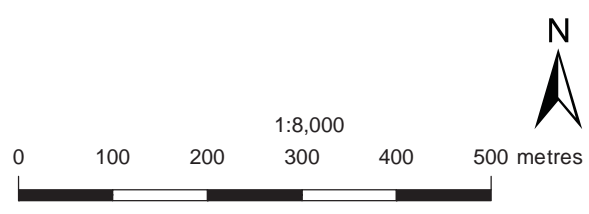
# Concept Plan Map Onka/18

## LIVING AREA



- Neighbourhood Centre
- Residential
- Medium Density Housing
- Hills Face
- Urban Employment
- Primary Production
- Deferred Urban
- Public Open Space
- L Local Open Space
- N Neighbourhood Open Space
- D District Open Space

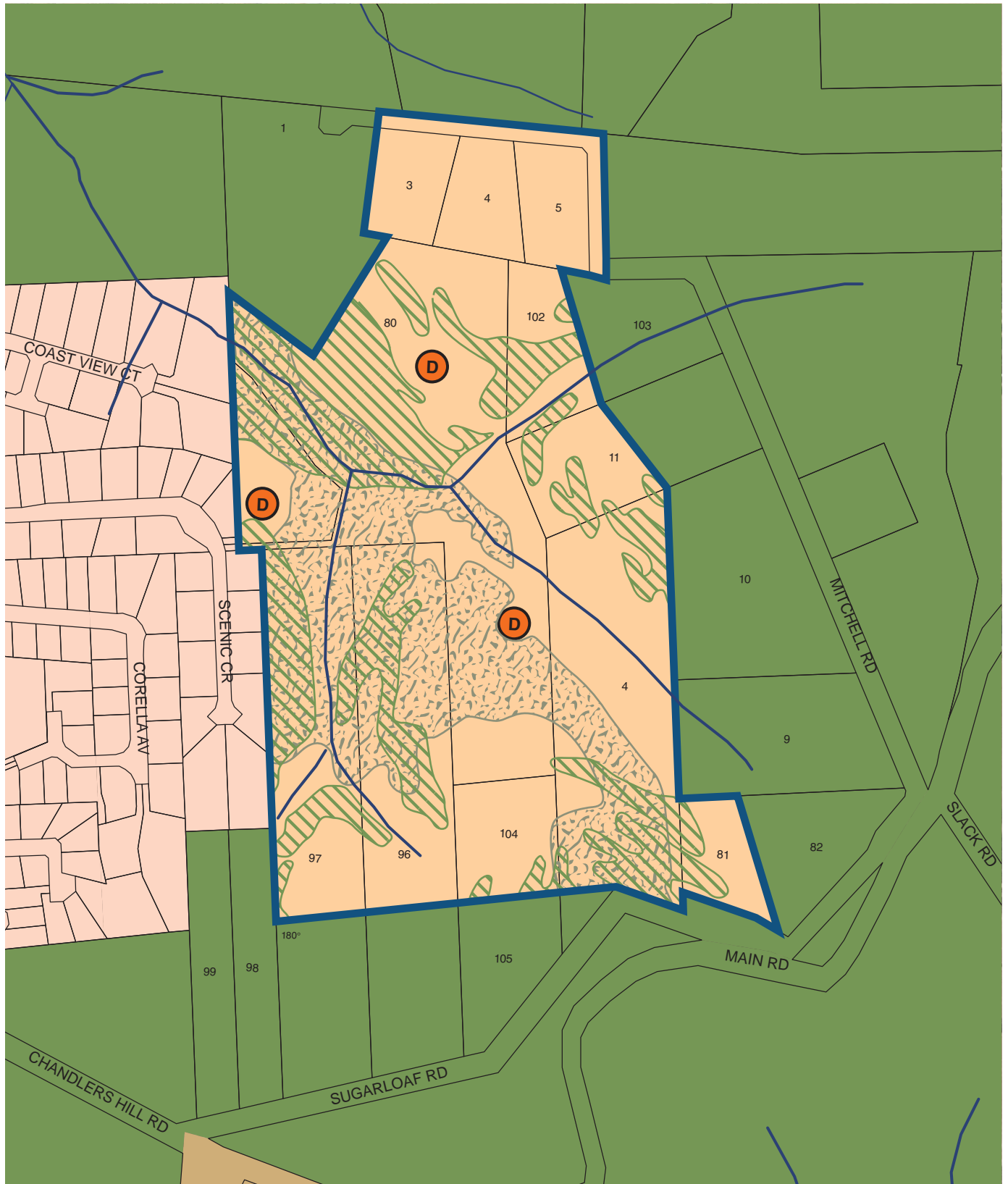
- Buffer To Main South Road and Victor Harbor Road
- Wetland/Detention Basin
- xxxxx Future Road Closer
- Upgrade Intersection
- Bicycle Routes
- Proposed Road
- Access













# Concept Plan Map Onka/19

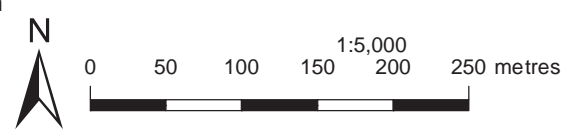
## SEAFORD HEIGHTS

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-  Potential Dwelling Site
-  Land Steeper than 1 in 4
-  Area of Significant Vegetation
-  Allotment Numbers
-  Watercourse
-  Concept Area Boundary

-  Environmental Constraint
-  Primary Production
-  Residential
-  Rural Living

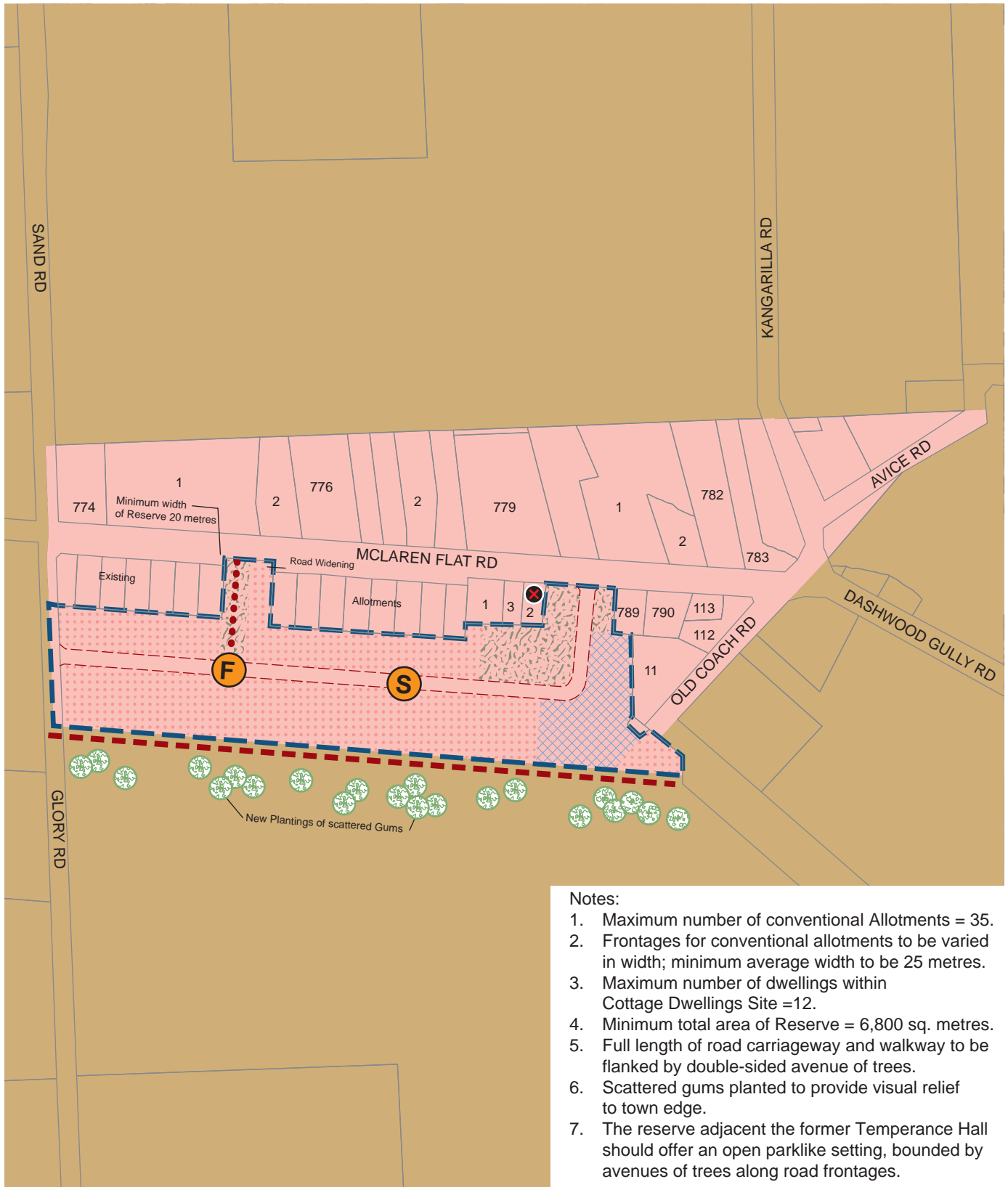


CHANDLERS HILL

# Concept Plan Map Onka/20

## RURAL LIVING

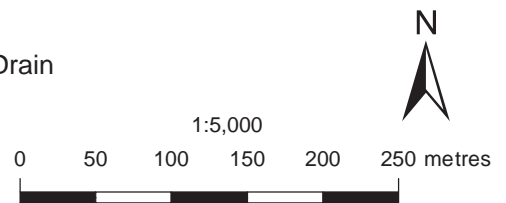
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ONKAPARINGA COUNCIL



**Notes:**

1. Maximum number of conventional Allotments = 35.
2. Frontages for conventional allotments to be varied in width; minimum average width to be 25 metres.
3. Maximum number of dwellings within Cottage Dwellings Site = 12.
4. Minimum total area of Reserve = 6,800 sq. metres.
5. Full length of road carriageway and walkway to be flanked by double-sided avenue of trees.
6. Scattered gums planted to provide visual relief to town edge.
7. The reserve adjacent the former Temperance Hall should offer an open parklike setting, bounded by avenues of trees along road frontages.

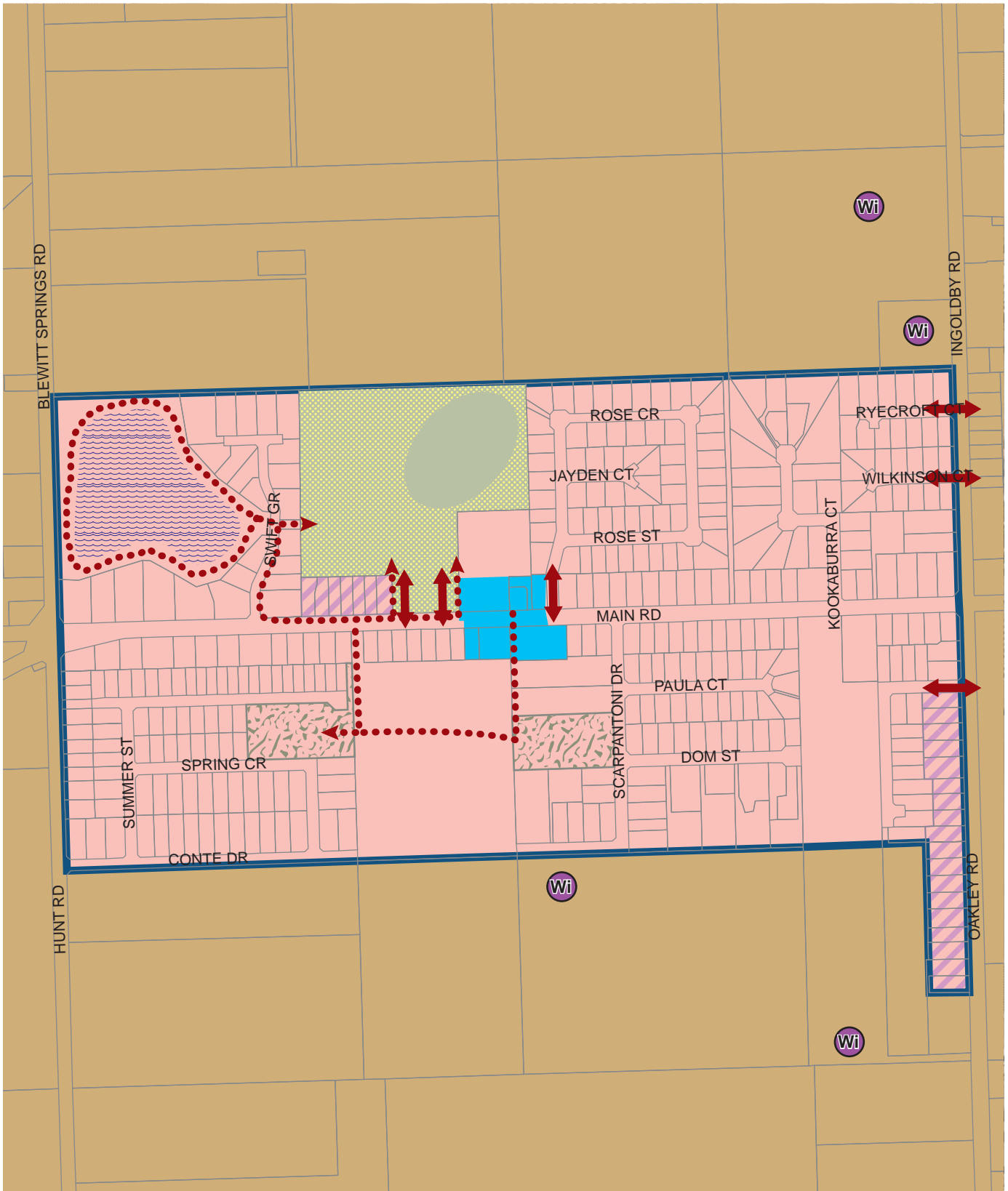
- Primary Production
- Country Township
- Conventional Allotments
- Cottage Dwellings Site
- Reserve
- F Central Feature within divided road
- S Traffic slow-point
- X Former Temperance Hall
- Boundary of affected land
- G New plantings of scattered gums
- Walkway
- Fire track/Surface Diversion Drain
- Proposed Road Carriageway



KANGARILLA TOWNSHIP

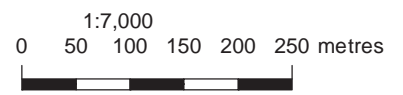
# Concept Plan Map Onka/21

## BROADACRE DIVISION



- Country Township
- Primary Production
- Mixed Use / Home Industry
- Community / Recreation
- Wetland Stormwater Retention
- Wi Winery
- Walking Trail/Pedestrian Link
- Concept Area Boundary

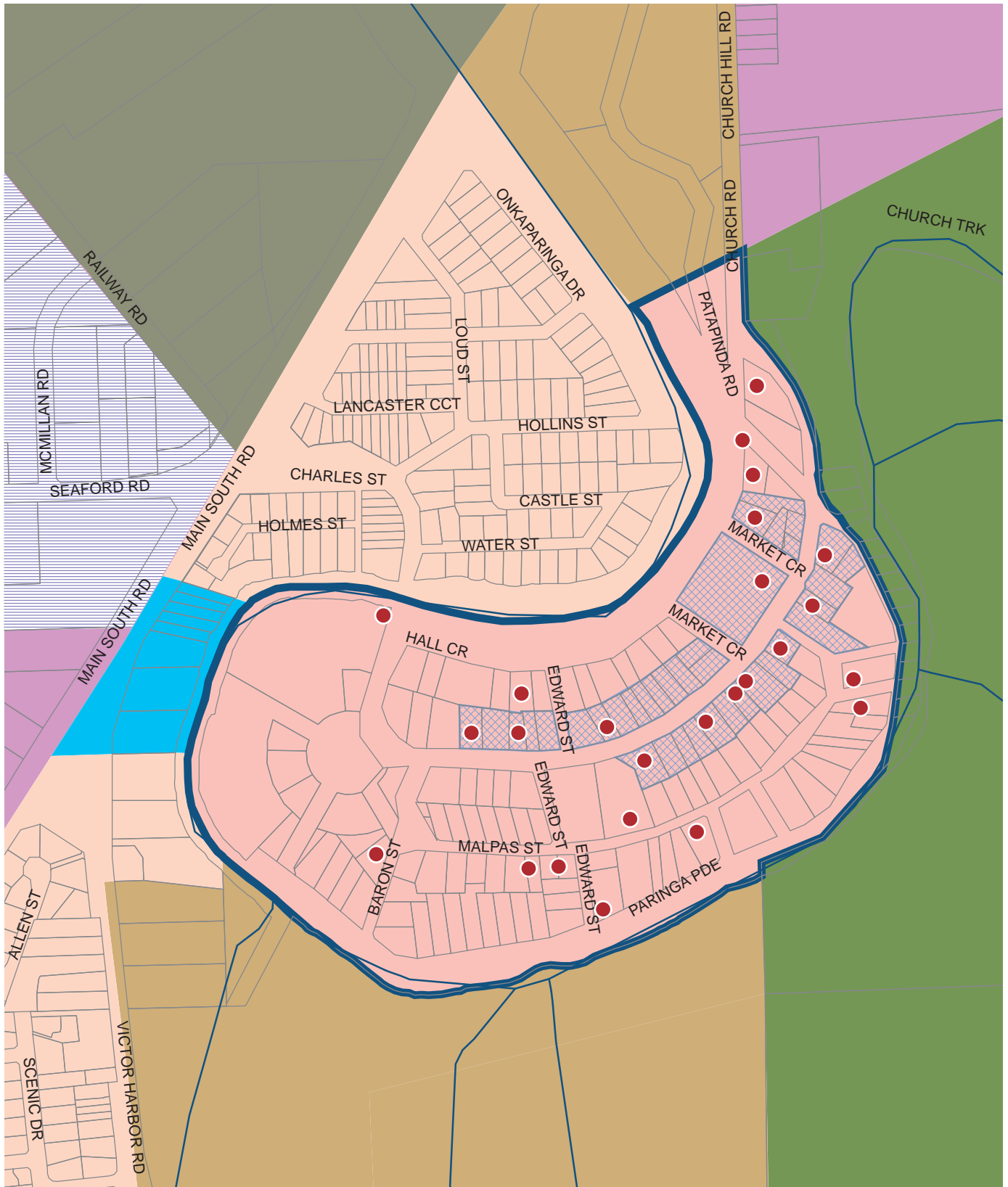
- Town Centre
- Open Space



McLAREN FLAT TOWNSHIP

# Concept Plan Map Onka/22

## TOWNSHIP STRATEGY




 Bulky Goods

 Commercial

 Country Township

 Environmental Constraint

 Urban Employment

 Open Space

 Primary Production

 Residential

 Historic Township Boundary

 Buildings and structures contributing to existing historical character

 Area of Non-Residential Development

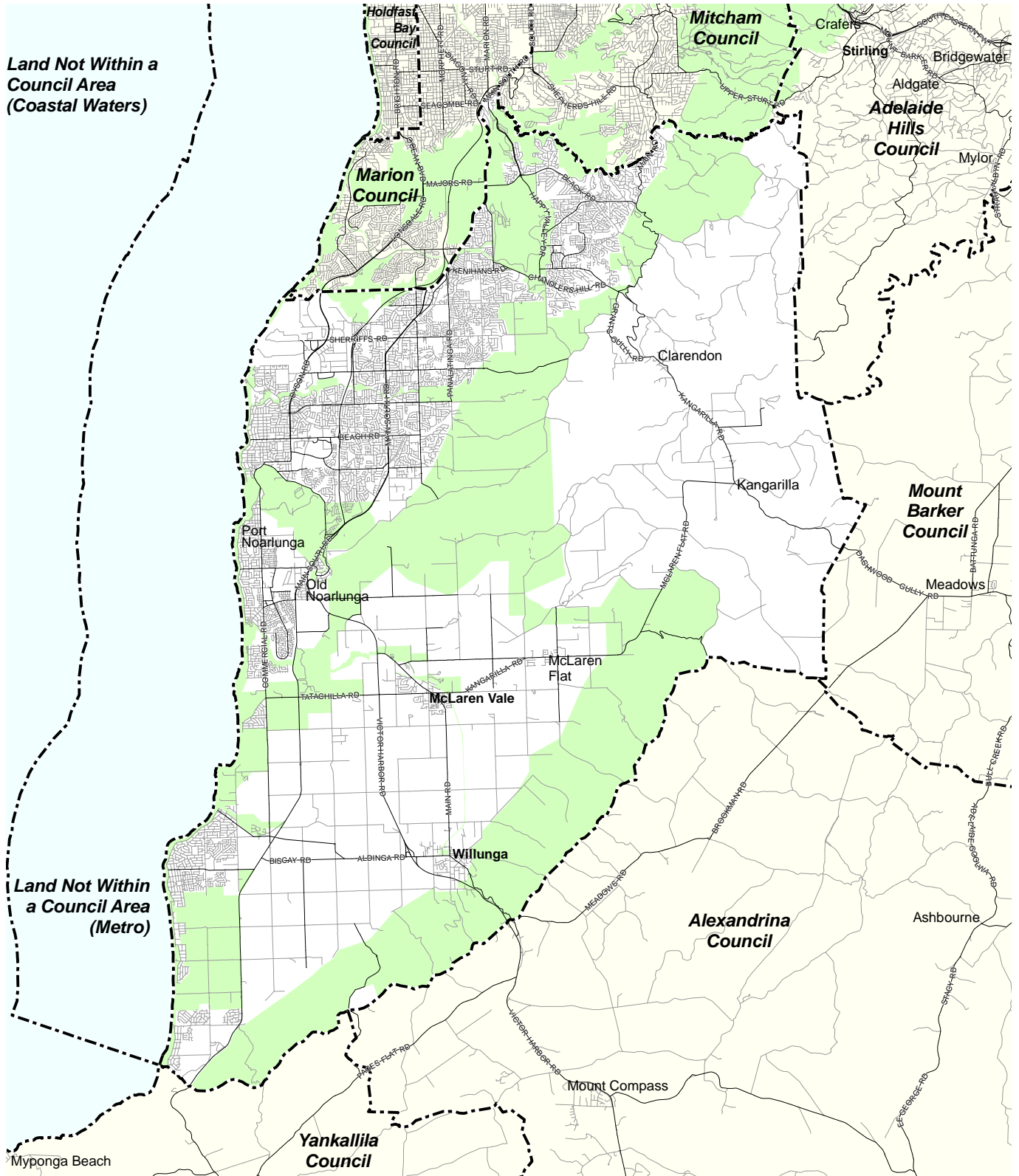


OLD NOARLUNGA

# Concept Plan Map Onka/23

## HISTORIC TOWNSHIP

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Land Not Within a Council Area (Coastal Waters)

Land Not Within a Council Area (Metro)



0

15km



# Concept Plan Map Onka/24

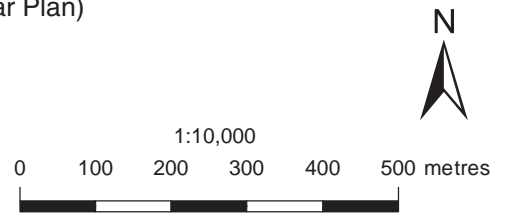
## METROPOLITAN OPEN SPACE SYSTEM

- MOSS
- Development Plan Boundary



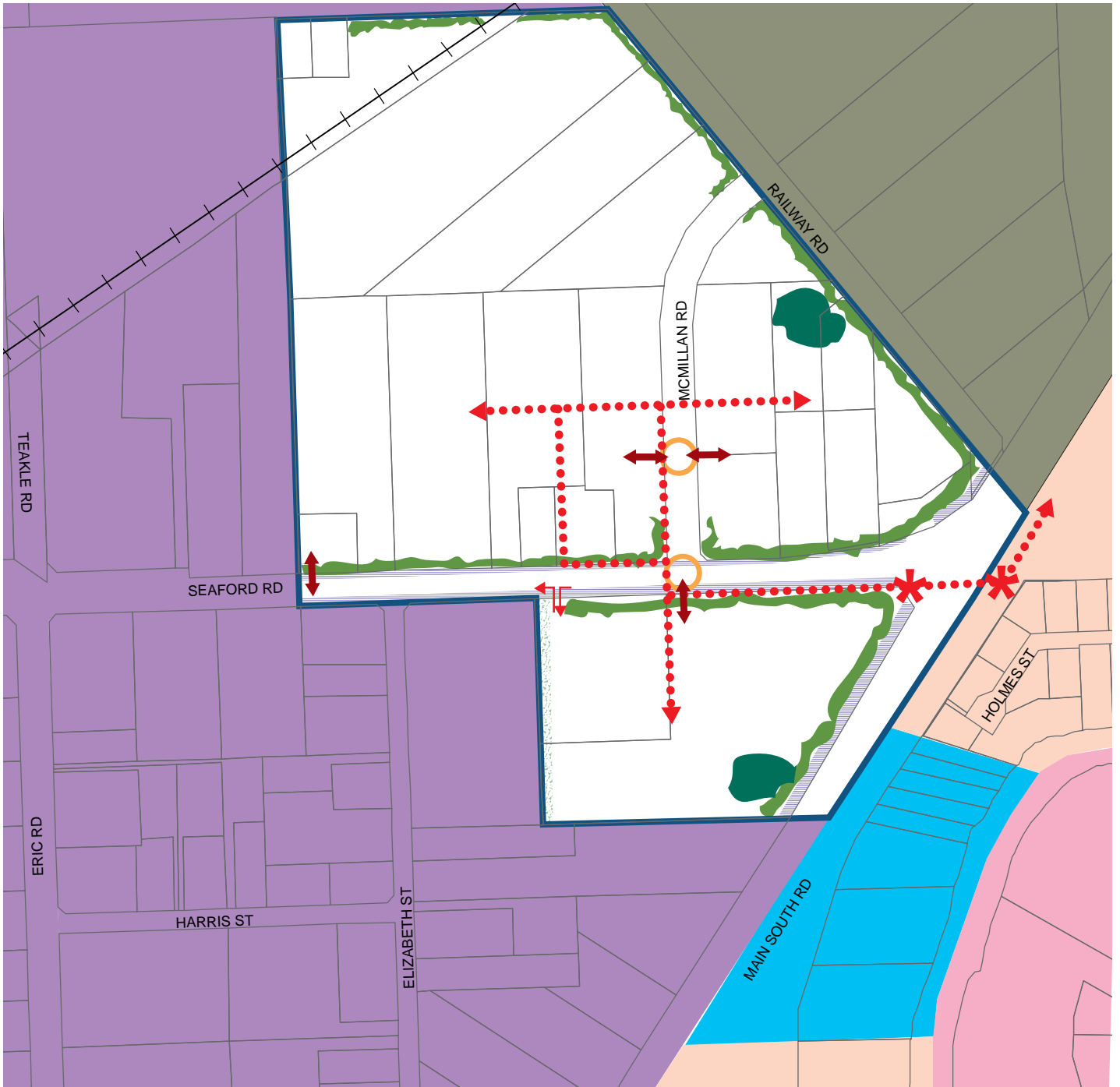


- Residential
- Commercial
- Existing Retail Core
- Beach Road Boulevard
- Bridge Over Rail
- Movement Network
- New Access
- 400m Central Development Area
- Existing Traffic Signals
- Possible Signals/Intersection Upgrade
- Streetscape Enhancement / Gateway
- "Greenway" (identified in 30 Year Plan)
- N Train Station and Plaza
- Future Main Street
- Railway
- Concept Plan Boundary

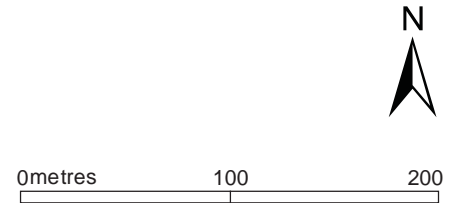


# Concept Plan Map Onka/25

## NOARLUNGA REGIONAL CENTRE



- Commercial
- Urban Employment
- Open Space
- Residential
- Township
- All Direction Access Point
- Left in, Left out Access Point
- Key Pedestrian Route
- Landscaping
- Road Widening
- Concept Area Boundary
- Buffer
- Tree Protection Area
- Future Roundabout
- Pedestrian Controlled Crossing Point

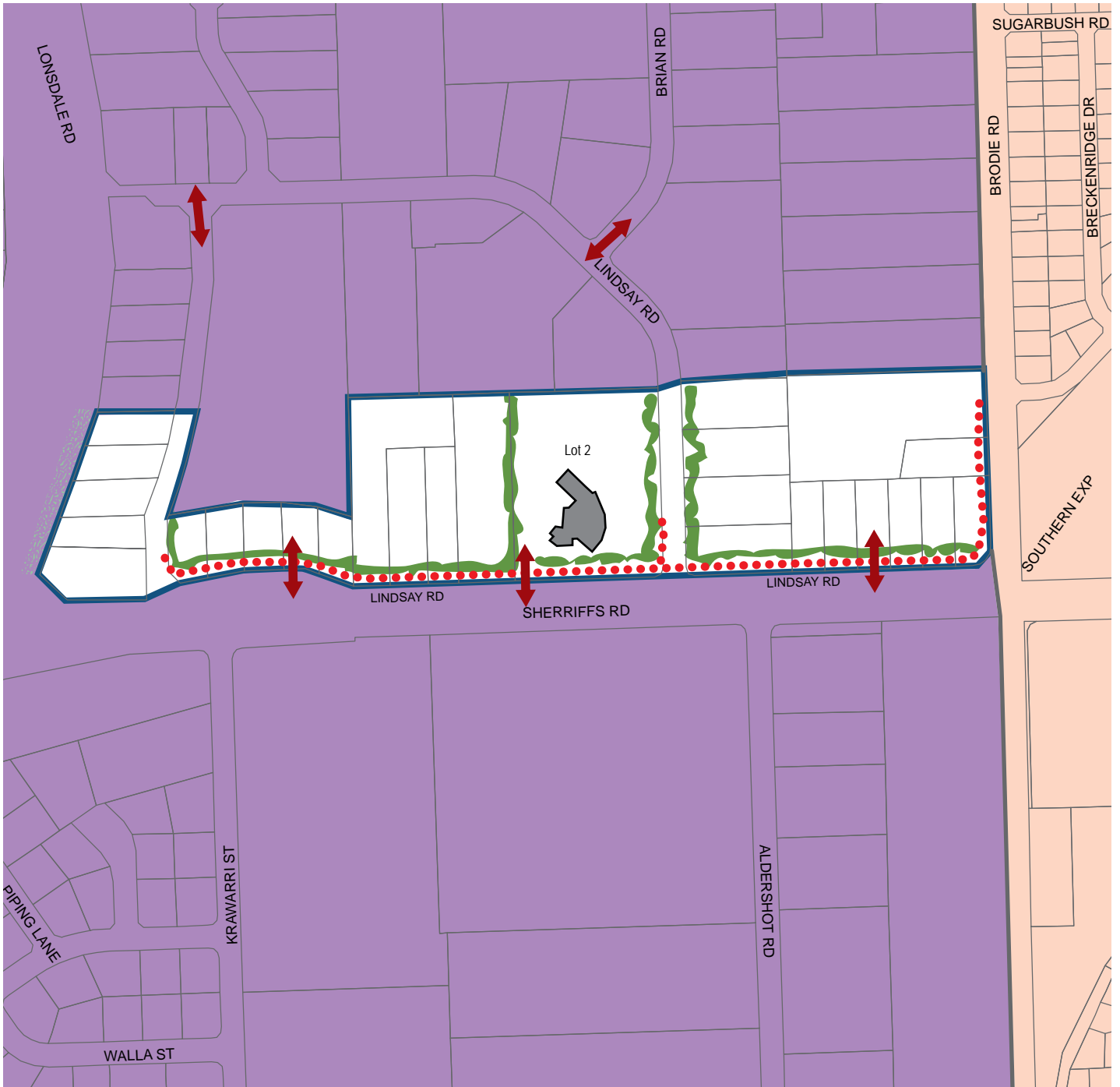







SEAFORD ROAD

# Concept Plan Map Onka/26

## BULKY GOODS

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-  Urban Employment
-  Residential
-  Hotel/Motel
-  Access Road
-  Buffer
-  Key Pedestrian Route
-  Landscaping
-  Concept Area Boundary



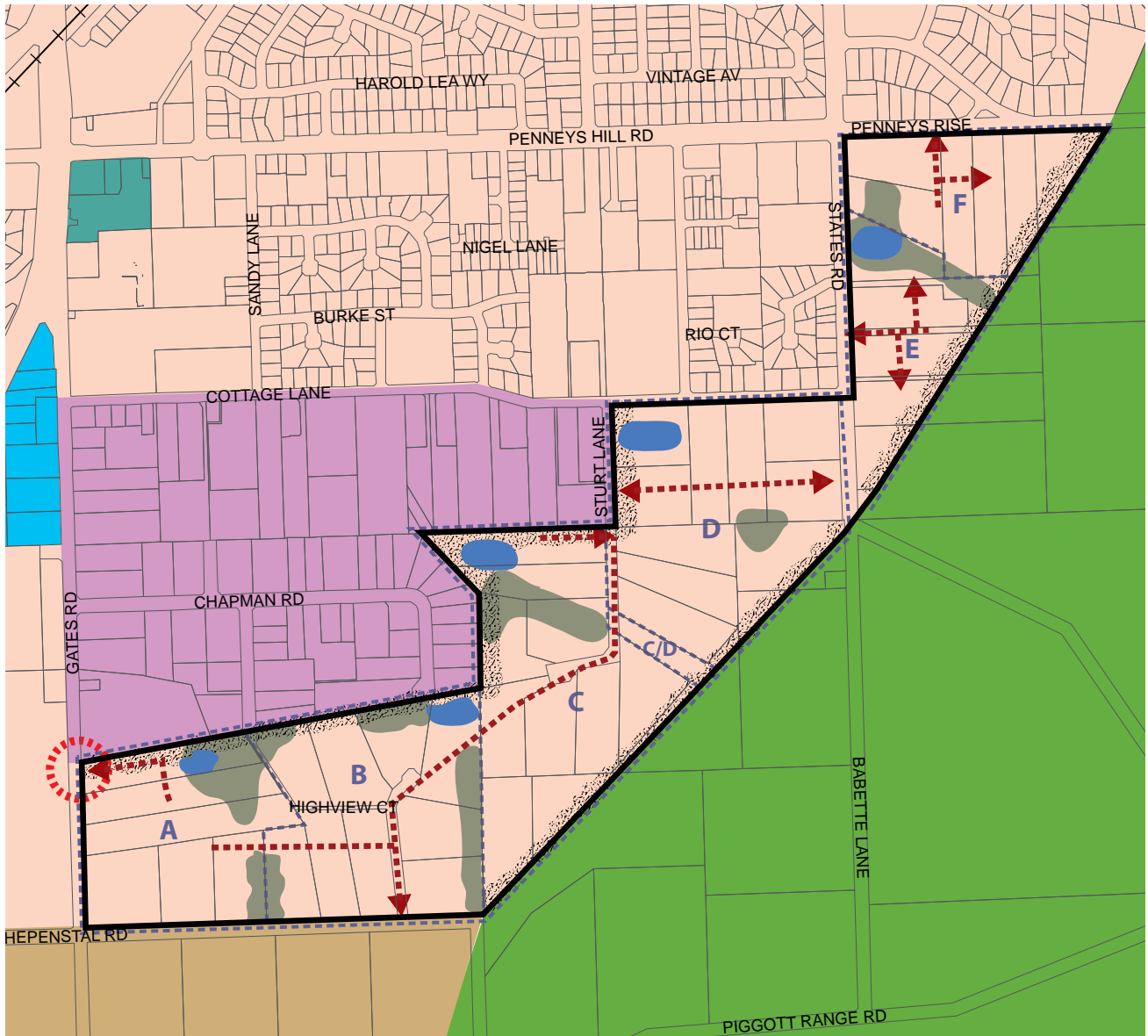
0metres 100 200 300

SHERRIFFS ROAD

# Concept Plan Map Onka/27

## BULKY GOODS

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ONKAPARINGA COUNCIL

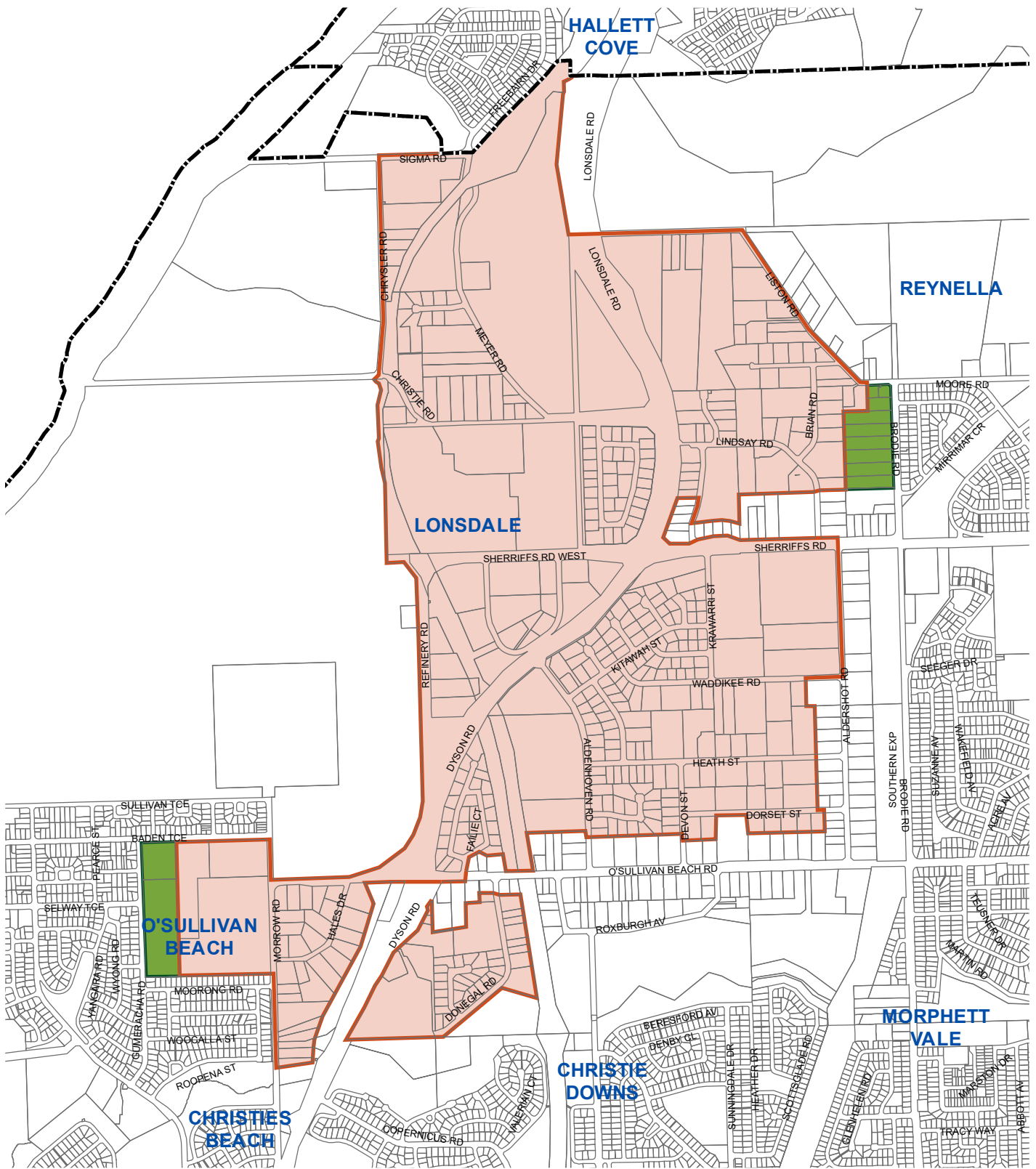


- Commercial
- Hills Face
- Urban Employment
- Neighbourhood Centre
- Primary Production
- Residential
- Buffer
- Detention Basin (Stormwater)
- Open Space
- Intersection Treatment
- New Road Link
- Infrastructure Precincts
- Concept Plan Boundary



# Concept Plan Map Onka/28

## HACKHAM / ONKAPARINGA HILLS INFRASTRUCTURE



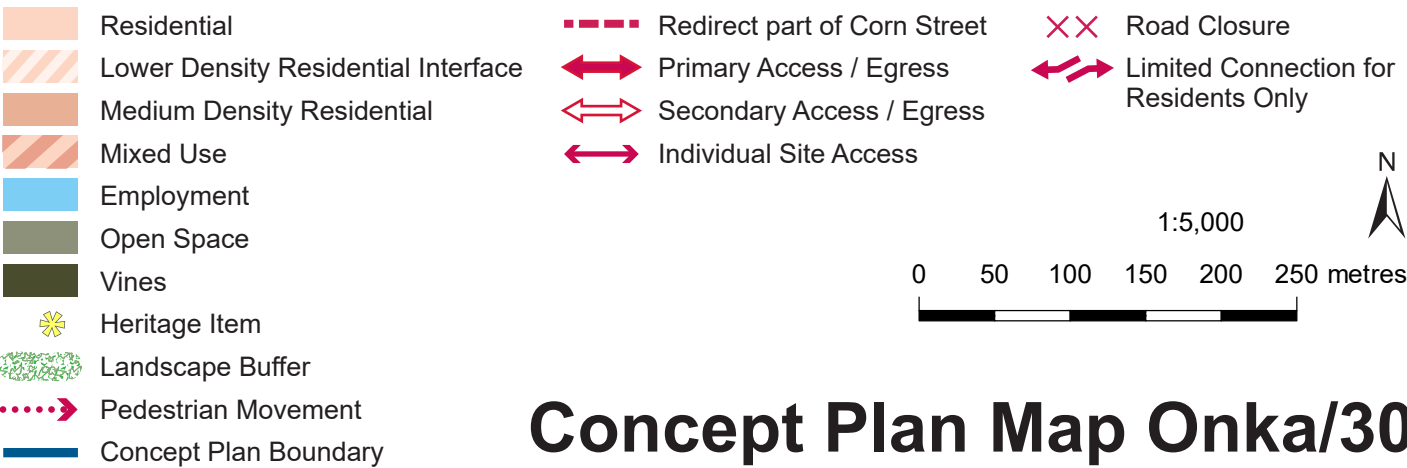
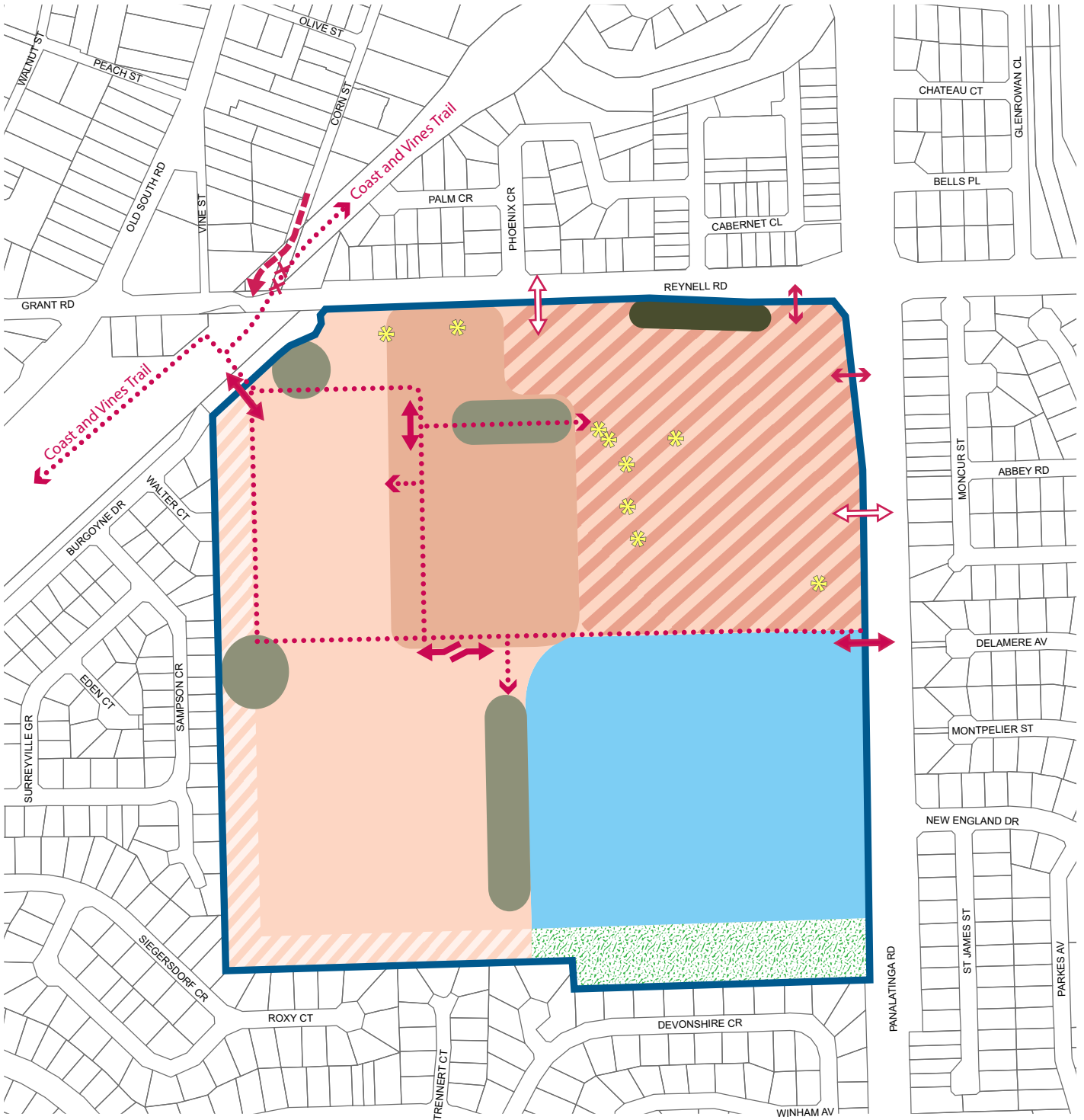
1:20,000



# Concept Plan Map Onka/29

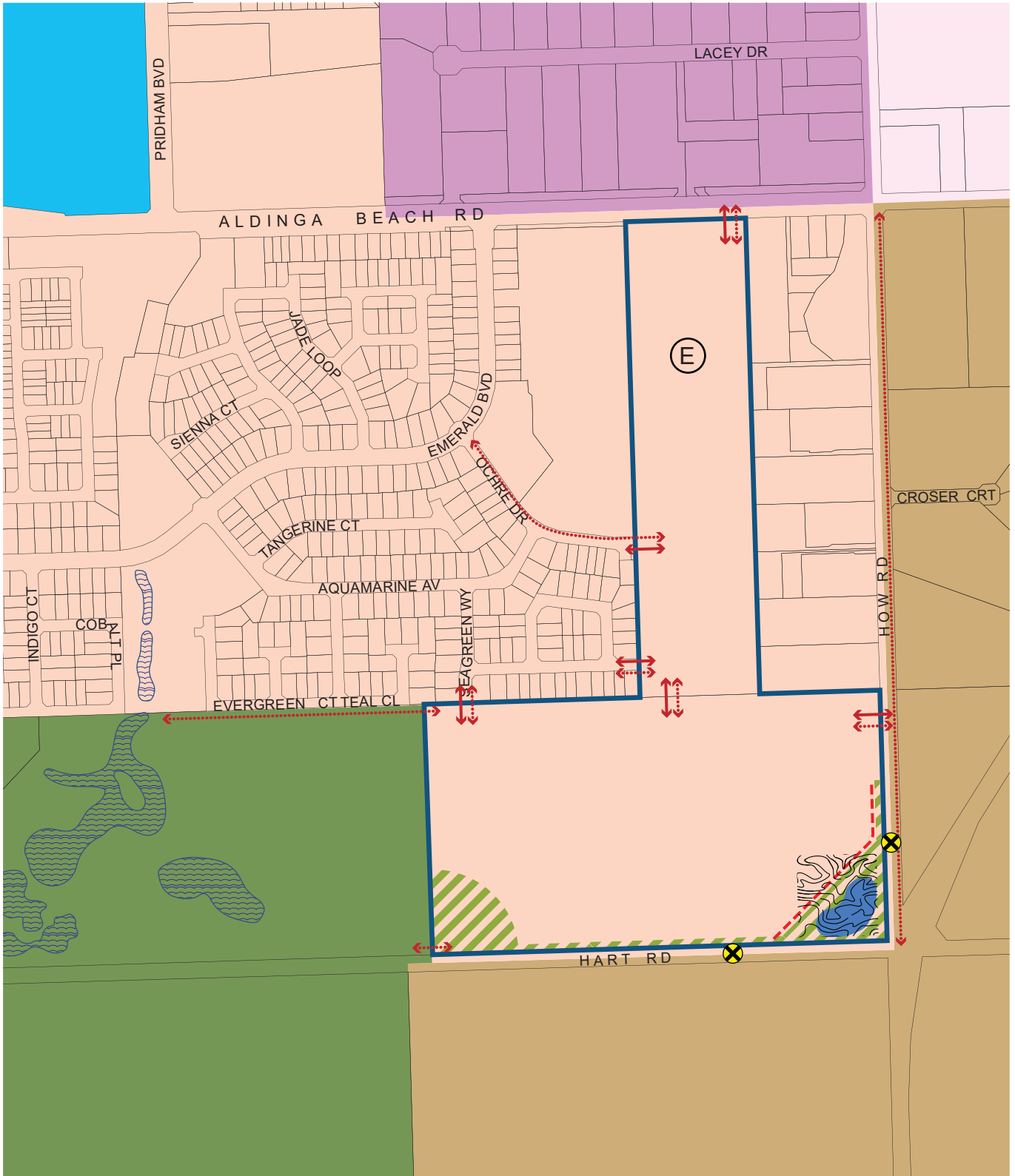
## CORE INDUSTRY AND INTERFACE AREA

-  Interface Area
-  Core Industry Area
-  Local Government Area Boundary



# Concept Plan Map Onka/30

## OLD REYNELLA



- Commercial
- Conservation
- Deferred urban
- Industrial
- Primary production
- Residential
- E Education establishment
- Detention basin
- Interface Area
- Wetlands
- Localized area for future investigation of contamination activities
- Consider need for localized acoustic treatment
- X Road limited to emergency and maintenance vehicles
- Vehicle access
- Pedestrian access
- Concept area boundary



# Concept Plan Map Onka/31

## HART ROAD